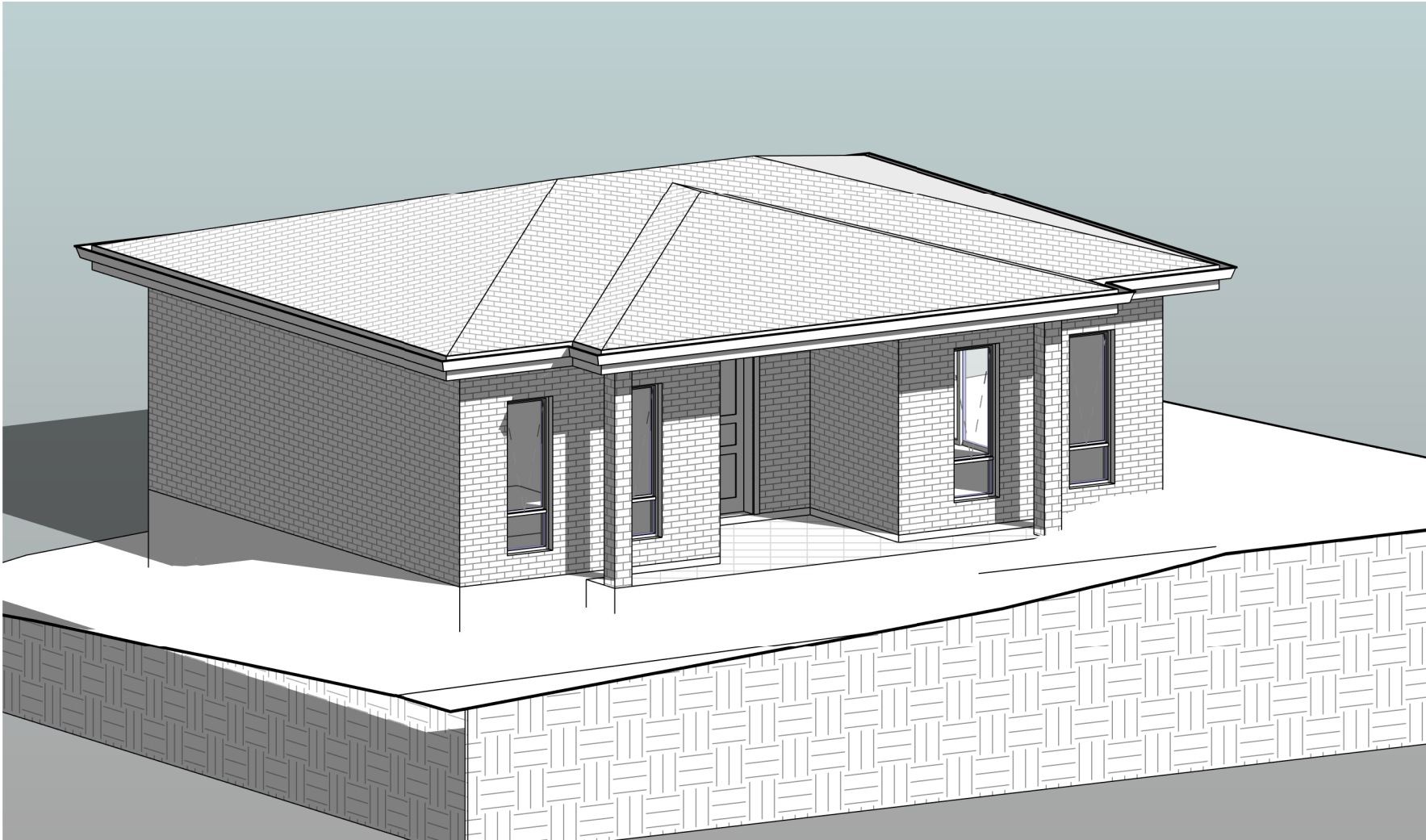


PROPOSED SECONDARY DWELLING AT 1277 CANTERBURY ROAD, PUNCHBOWL



ALL STANDARDS AND CODES INCLUDING BUT NOT LIMITED TO THE BCA/ NCC AND ANY REFERENCED AS/NZS STANDARD TO APPLY AND BE CONFORMED WITH AS REQUIRED.

- ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 - 2001 (THE DEMOLITION OF STRUCTURES)
- CONVENTIONAL TIMBER ROOF FRAMING TO COMPLY WITH AS 1684.4-2006 TIMBER FRAMING CODE - COMPLY WITH PART 3.4.3 OF BCA - WALL CLADDING 3.5.3
- STEEL ROOF TO BE INSTALLED WITH A THERMAL BREAK WITH R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.3. (1)(2) OF BCA 2022
- METAL FRAME EXTERNAL WALLS TO BE INSTALLED WITH A THERMAL BREAK WITH AN R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.5(1)(2)
- STEEL STRUCTURES TO AS 4100
- RESIDENTIAL SLABS AND FOOTINGS TO AS 2870
- DAMP PROOF COURSE AND FLASHINGS TO AS 2904
- All Glazing to be in accordance with H1 D8 of BCA 2022
- SKYLIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, CONSTRUCTION OF CEILINGS, WALLS AND FLOORS, EVAPORATIVE COOLERS TO BE SEALED IN ACCORDANCE WITH PART 13.4.(2)(3)(4)(5)(6)(7) OF BCA 2022.
- INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND TO BE INSTALLED IN ACCORDANCE WITH PART 13.2.2(1)(2)(3) OF BCA 2022
- INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING AND COOLING DUCTWORK TO BE COMPLETED IN ACCORDANCE WITH PART 13.7(2)(3)(4) OF BCA 2022.
- HARD WIRED SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH PART NSW 9.5.1 OF NCC 2022
- WATERPROOFING TO WET AREAS AND BATHROOM CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3740-1994 WATERPROOFING OF WET AREAS WITH IN RESIDENTIAL BUILDINGS + PART 2.1, PART3.8.1 OF BCA
- TREATMENT FOR THE PROTECTION OF THE BUILDING FROM SUBTERRANEAN TERMITES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3660.1. IN SELECTING APPROPRIATE MATERIAL + COMPLY WITH PART 3.1.3 OF THE BCA.
- SUB FLOOR VENTILATION UNDER SUSPENDED FLOORS MUST BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA.
- NON-SLIP NOSING'S OR TREADS TO STAIRS TO COMPLY WITH CLAUSE 3.9.1.4 OF THE BCA
- ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH BCA REQUIREMENTS
- FIRE RATED MASONRY WALL WITH AN FRL OF 60/60/60 AS PER PART 9.2.3 OF NCC 2022
- A HIGH IMPACT VAPOR BARRIER TO COMPLY AS PER THE REQUIREMENTS OF CLAUSE 3.2.2.6 OF THE BCA
- MASONRY CONSTRUCTION TO COMPLY WITH AS 3700
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3 OR 3500.5
- ALL ENCLOSED WATER CLOSET DOORS ARE TO SWING OUT OR TO BE PROVIDED WITH LIFT OFF HINGES OR THE LIKE IF THE DOOR IS WITHIN 1200MM OF THE PAN IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 2 OF THE NCCS (BCA)
- ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.9.1.2 OF VOLUME 2 OF THE NCCS-BCA
- THE FINISH OF ALL OF THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.4 OF VOLUME 2 OF THE NCCS-BCA
- ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.5 OF VOLUME 2 OF THE NCCS-BCA
- PAINTING TO AS 2311
- HOUSING WIND LOADINGS AS 4055
- MECHANICAL VENTILATION TO BE PROVIDED AS PER BCA PART 10.6.3, 10.8.2 & 10.8.3

DRAWING LIST

Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.03	WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A01.04	LANDSCAPING PLAN AND IMPERVIOUS AREA
A02.01	EXISTING HOUSE PLAN
A02.02	PROPOSED SECONDARY FLOOR PLAN
A03	ELEVATIONS AND SECTION
A04	SHADOW DIAGRAM - 21ST JUN
A05	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX
A06	SCHEDULE OF EXTERNAL FINISHES
A07	BASIX REQUIREMENTS
A08	NOTIFICATION PLANS

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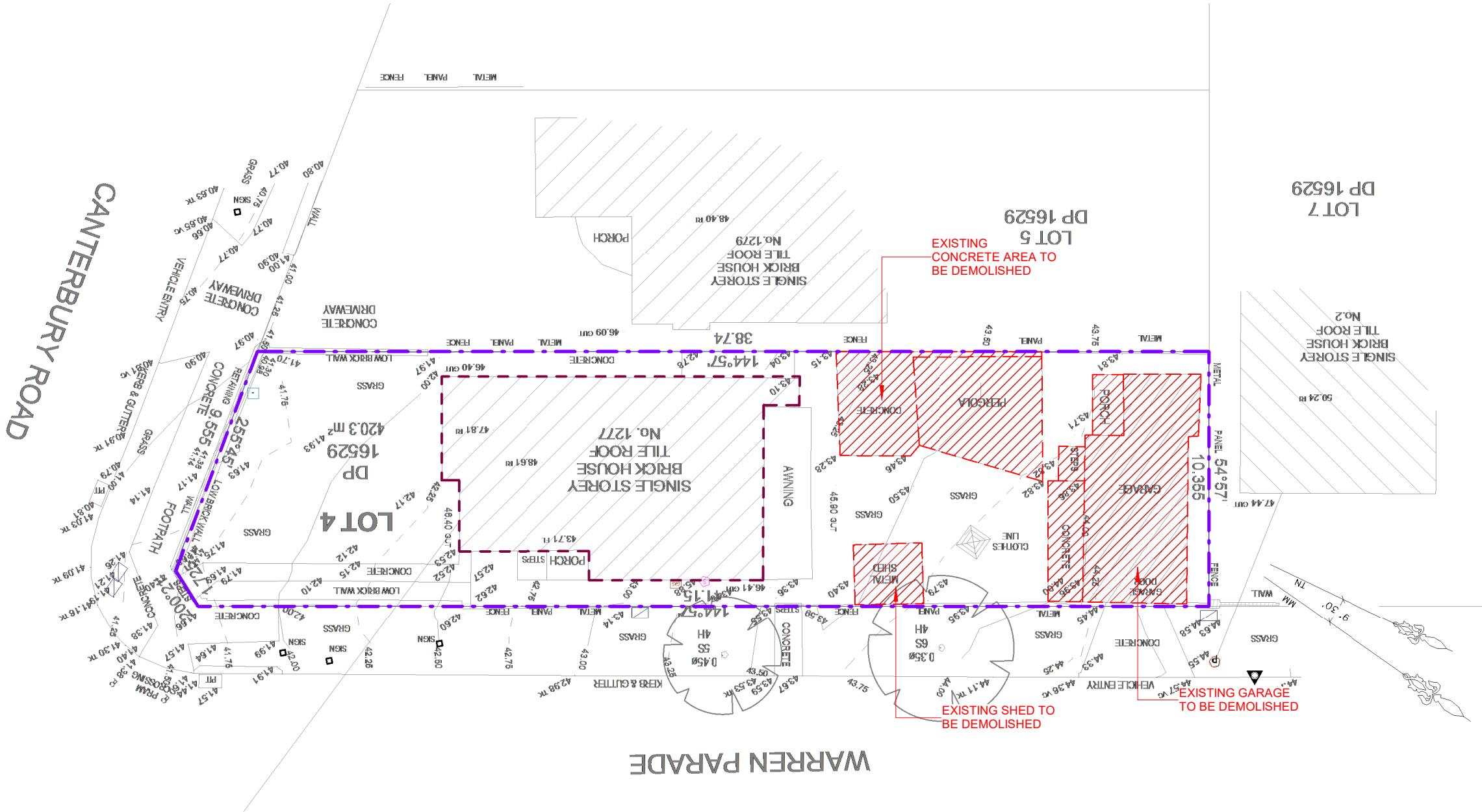
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529

COVER SHEET

JOB NUMBER: 24494	DWG NUMBER: A00	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 DEMOLITION PLAN
1 : 200

- LEGEND:**
- ITEMS TO BE DEMOLISHED IN ACCORDANCE TO "AS2601 - 2001 THE DEMOLITION OF STRUCTURES"
 - SITE BOUNDARY

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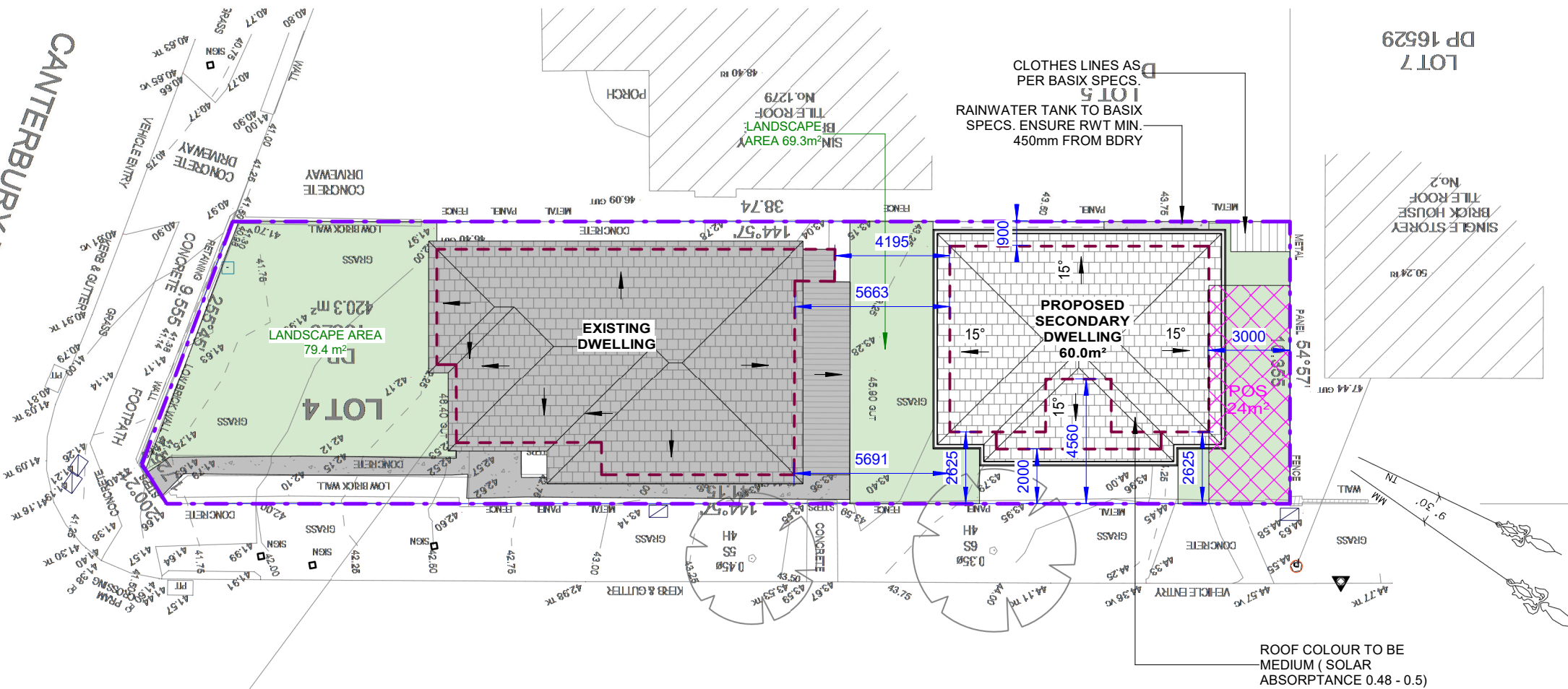
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
DEMOLITION PLAN

JOB NUMBER: 24494	DWG NUMBER: A01.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

CANTERBURY ROAD

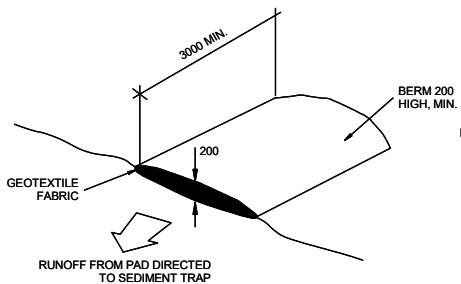


SITE CALCULATIONS			
FLOOR AREA CALCULATIONS			
SITE AREA	420.3m ²		
AREA OF THE EXISTING DWELLING	101.2m ²		
AREA OF PROPOSED SECONDARY DWELLING:	60.0m ²		
PROPOSED TOTAL FLOOR AREA:	161.2m ²	38.4% OF SITE	
SITE COVERAGE CALCULATIONS			
EXISTING HOUSE: (INCLUDING PORCH)	103.4m ²		
SECONDARY DWELLING: (INCLUDING PORCH & ALFRESCO)	68.4m ²		
TOTAL SITE COVERAGE:	171.8m ²	40.9% OF SITE	
LANDSCAPING CALCULATIONS			
MIN. TOTAL LANDSCAPED AREA:	84.1m ²		
MIN. 20% OF SITE AREA: 0.20 x 420.3m ²			
MIN. LANDSC. BEHIND BUILDING LINE:	42.0m ²		
50% OF MIN. TOTAL LANDSC. AREA = 0.50 x 84.1m ²			
PROPOSED LANDSCAPING BEHIND:	69.3m ²	> 42.0m ²	OK
PROPOSED TOTAL LANDSCAPING:	148.7m ²	> 84.1m ²	OK

1 SITE PLAN, SITE ANALYSIS PLAN & ROOF PLAN, DEMOLITION PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
1 : 200

LEGENDS:

- SITE BOUNDARY
- DEMOLISH IN ACCORDANCE TO "AS 2601-2001 THE DEMOLITION OF STRUCTURES"
- PRIVATE OPEN SPACE GRADIENT NOT STEEPER THAN 1:50
- MIN. REQUIRED LANDSCAPED AREA
- EXISTING EASEMENT

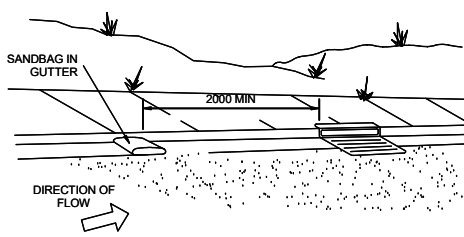


VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

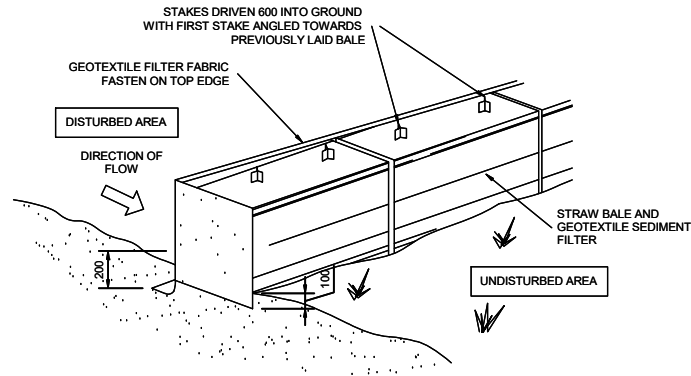
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



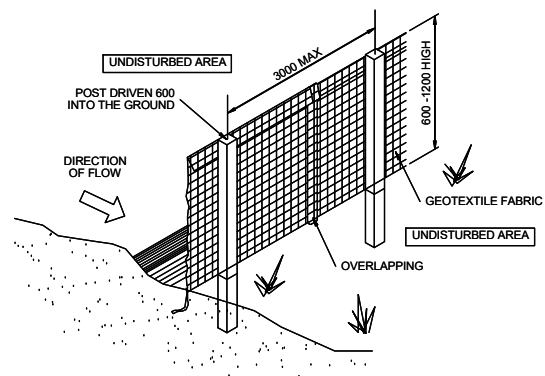
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

NTS



SEDIMENT AND EROSION FENCE DETAIL

NTS

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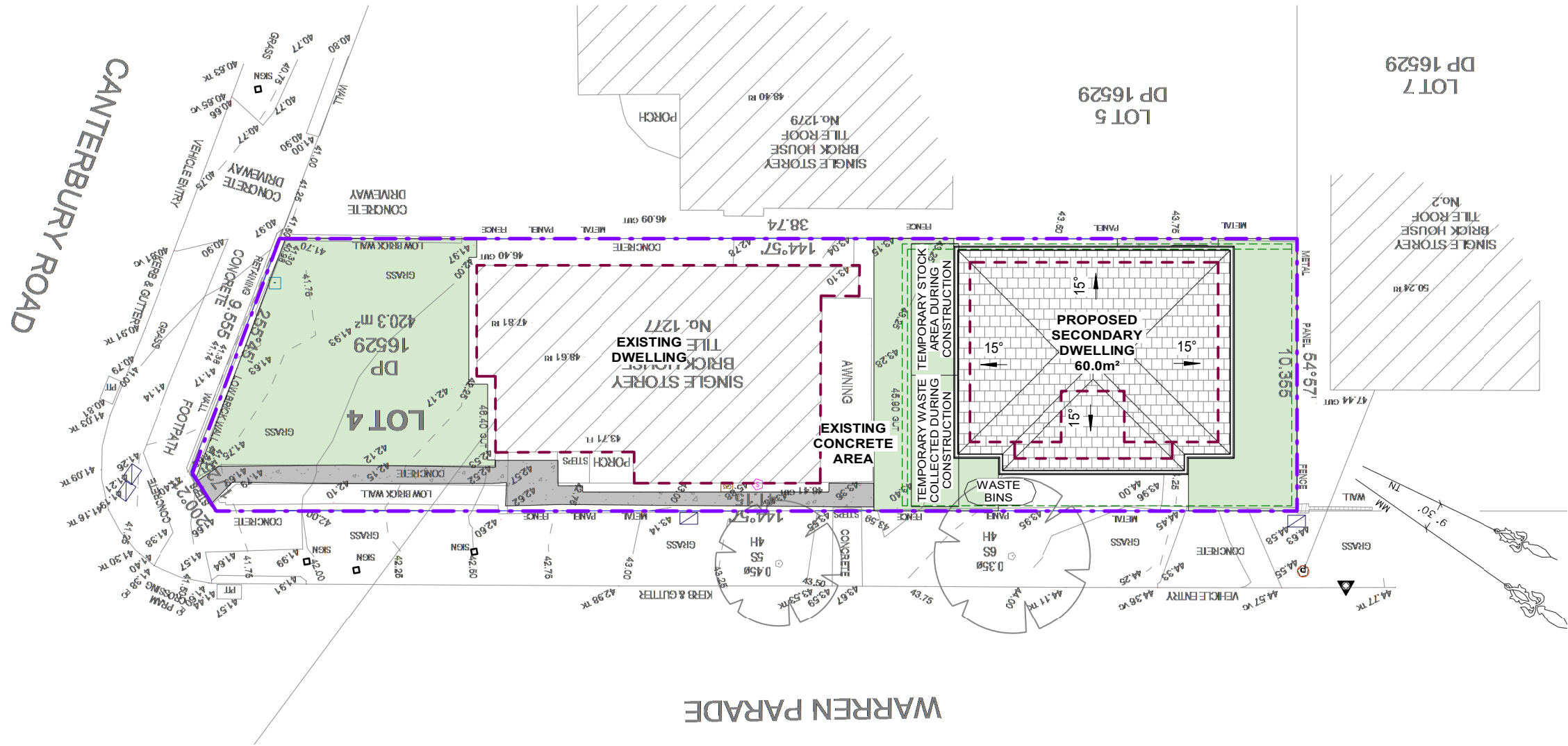
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
SITE PLAN & ROOF PLAN, SITE ANALYSIS
PLAN

JOB NUMBER: 24494	DWG NUMBER: A01.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
1 : 200

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED SECONDARY DWELLING OUTLINE
 - SEDIMENT CONTROL FENCE
 - TEMPORARY FENCE

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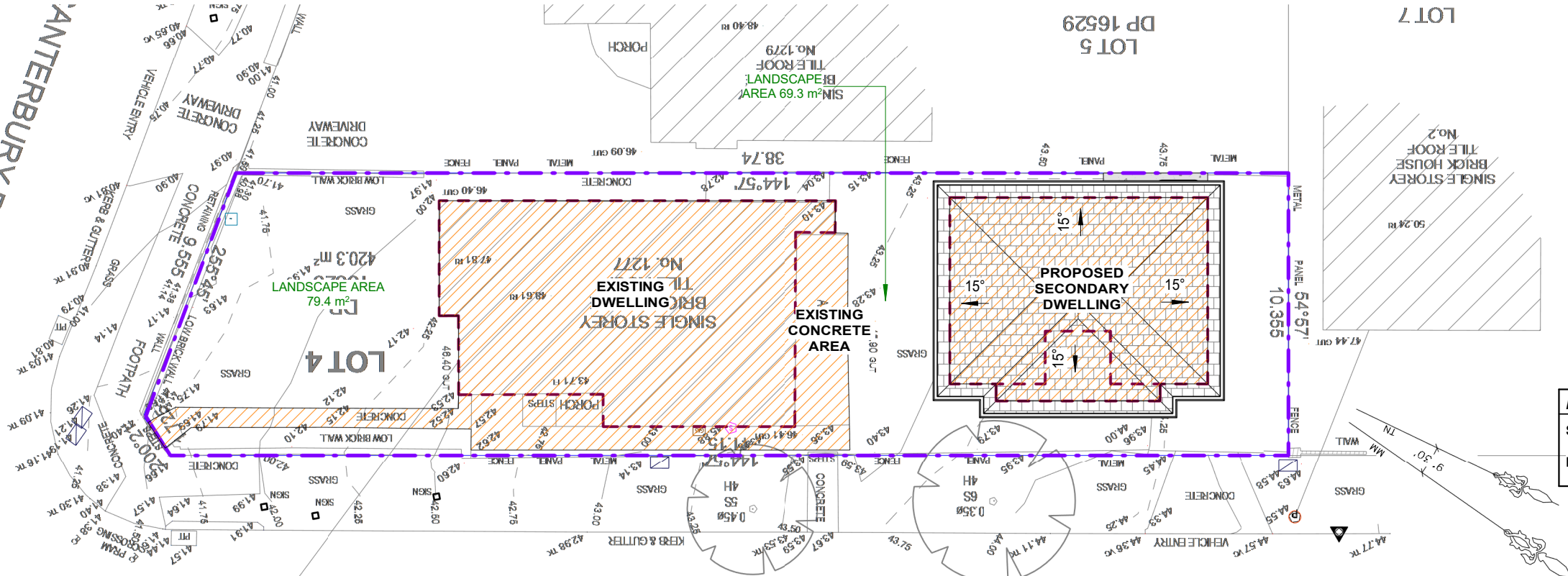
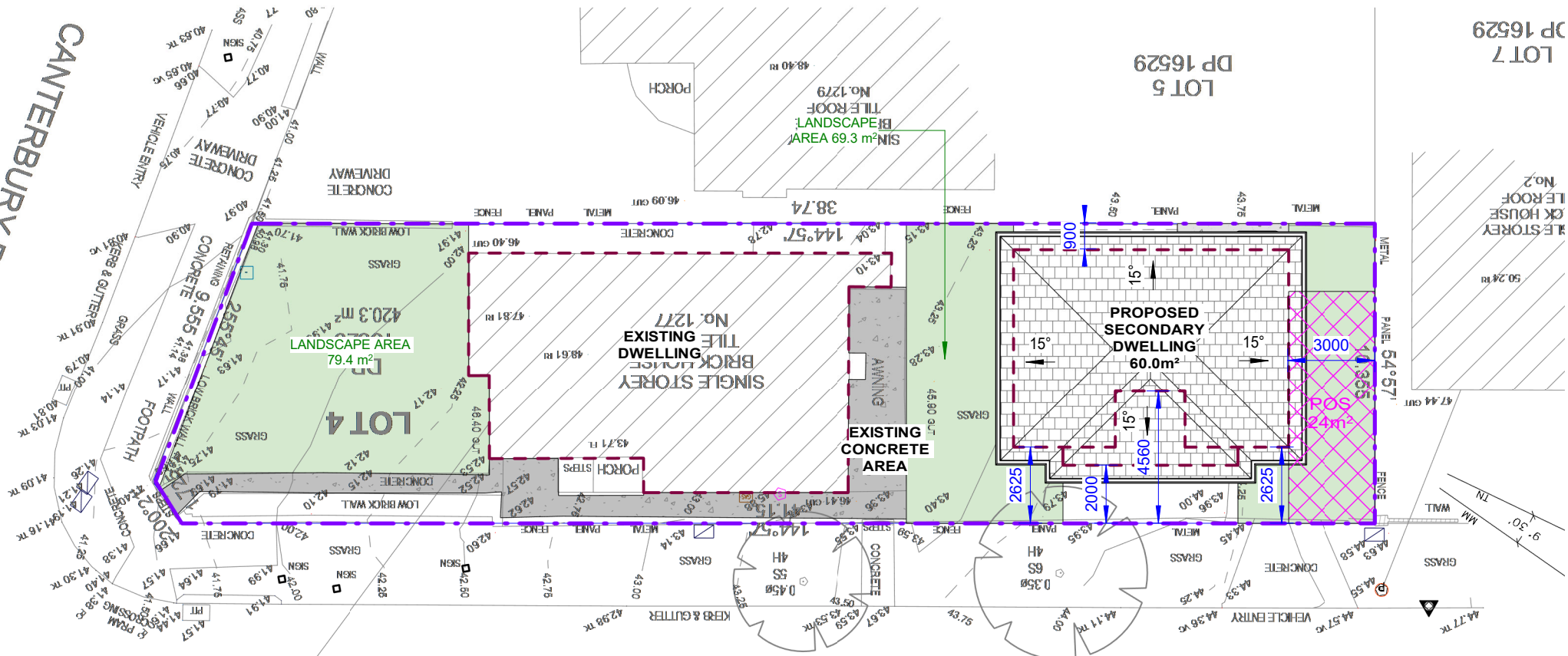
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
**WASTE MANAGEMENT PLAN AND
SEDIMENT & EROSION CONTROL PLAN**

JOB NUMBER: 24494	DWG NUMBER: A01.03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

CANTERBURY ROAD

CANTERBURY ROAD



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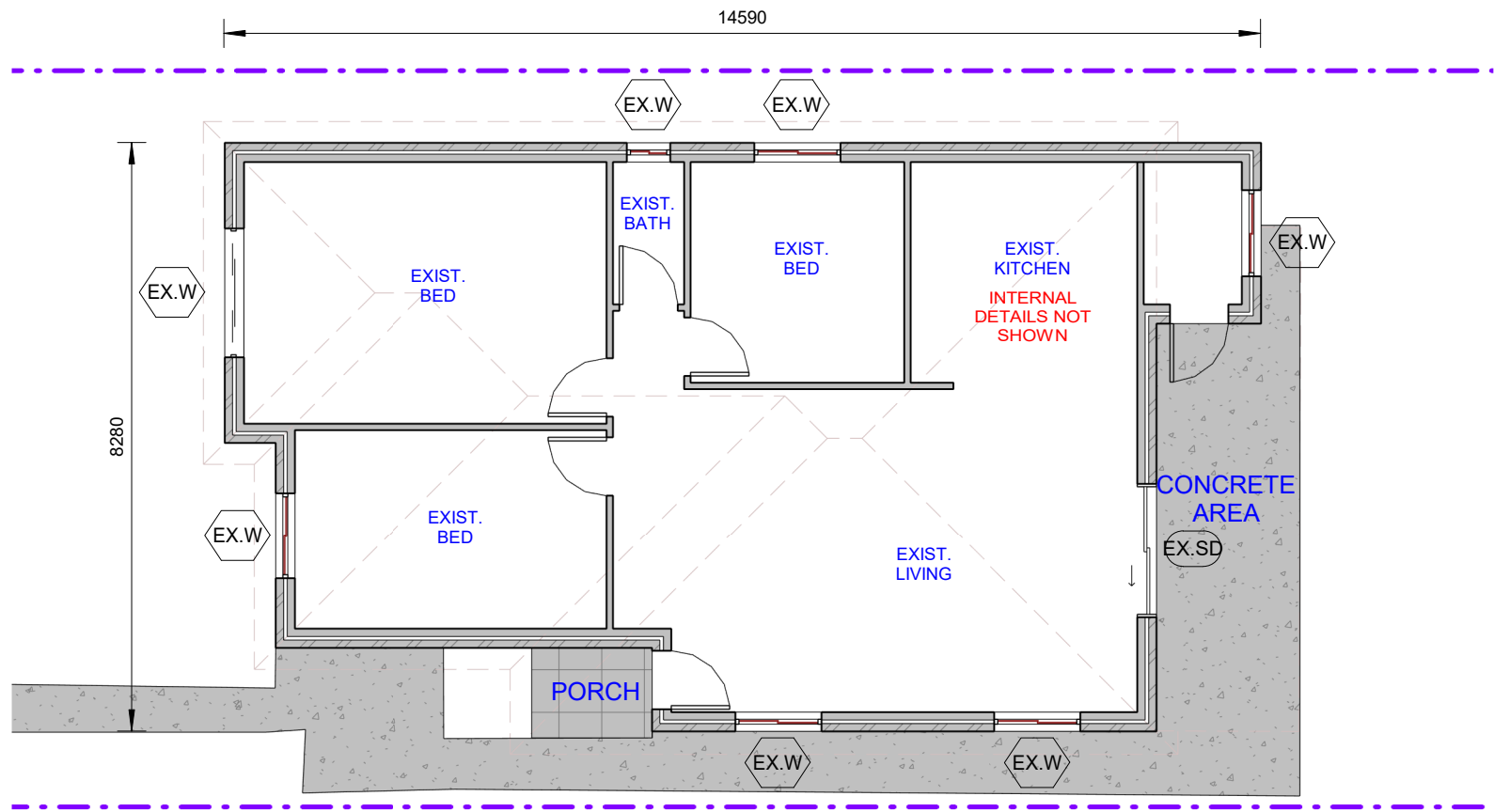
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
LANDSCAPING PLAN AND IMPERVIOUS
AREA

JOB NUMBER: 24494	DWG NUMBER: A01.04	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 EXISTING HOUSE PLAN
1 : 100

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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
EXISTING HOUSE PLAN

JOB NUMBER: 24494	DWG NUMBER: A02.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

WINDOWS SCHEDULE				
Mark	Height	Width	Area	Level

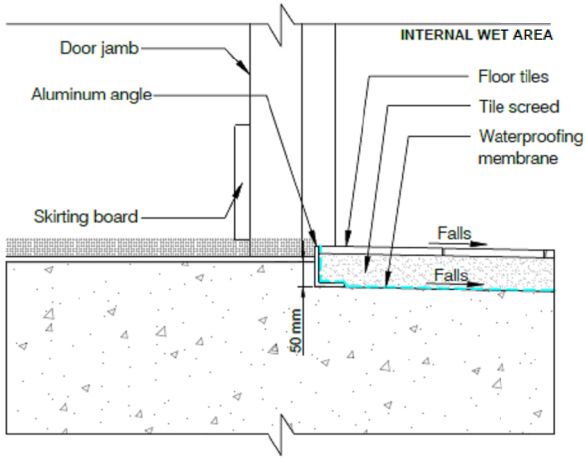
W1	1800	610	1.10 m ²	GF
W2	1800	610	1.10 m ²	GF
W3	1800	610	1.10 m ²	GF
W4	1800	610	1.10 m ²	GF
W5	600	610	0.37 m ²	GF
W6	1200	1450	1.74 m ²	GF

Grand total: 6 6.50 m²

SLIDING DOORS SCHEDULE				
Mark	Height	Width	Area	Level

SD1	2100	1810	3.80 m ²	GF
-----	------	------	---------------------	----

Grand total: 1 3.80 m²



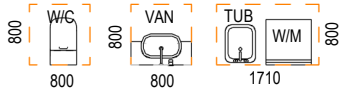
INTERNAL WET AREA DOOR THRESHOLD

1 PROPOSED GROUND FLOOR PLAN

1 : 50

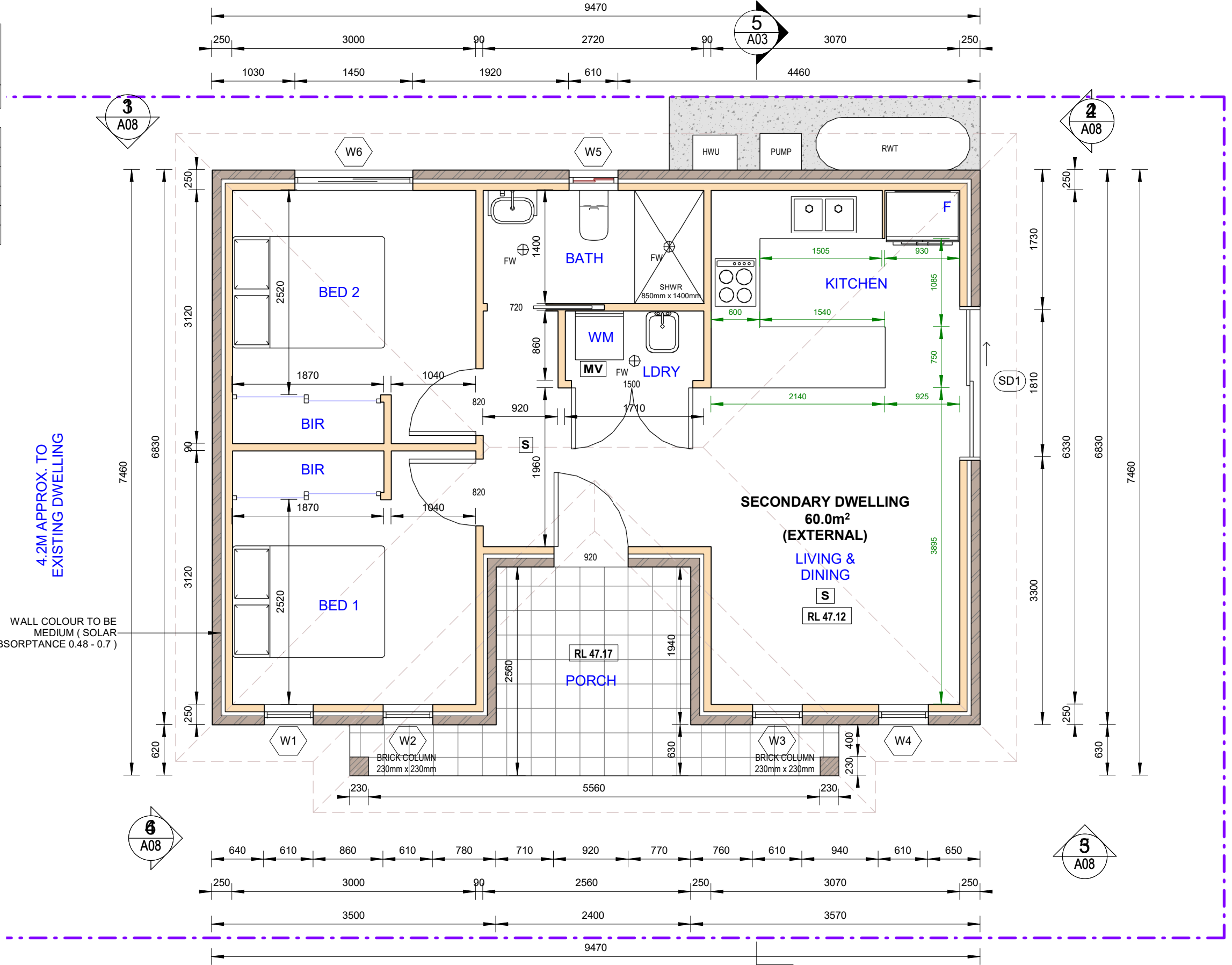
LEGENDS:

- S SMOKE ALARM SYSTEM
- MV MECHANICAL VENTILATION



WALL COLOUR TO BE MEDIUM (SOLAR ABSORPTANCE 0.48 - 0.7)

4.2M APPROX. TO EXISTING DWELLING



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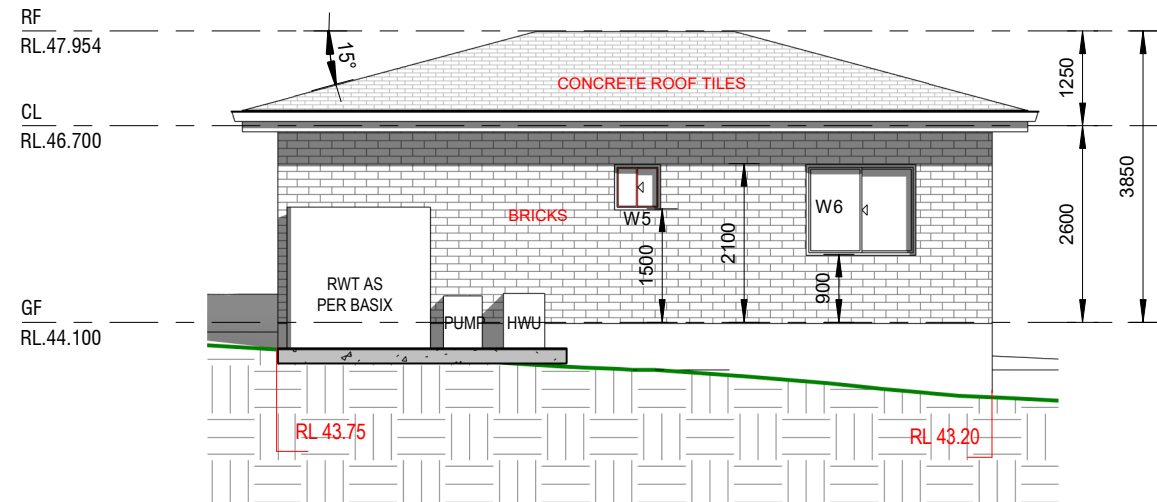
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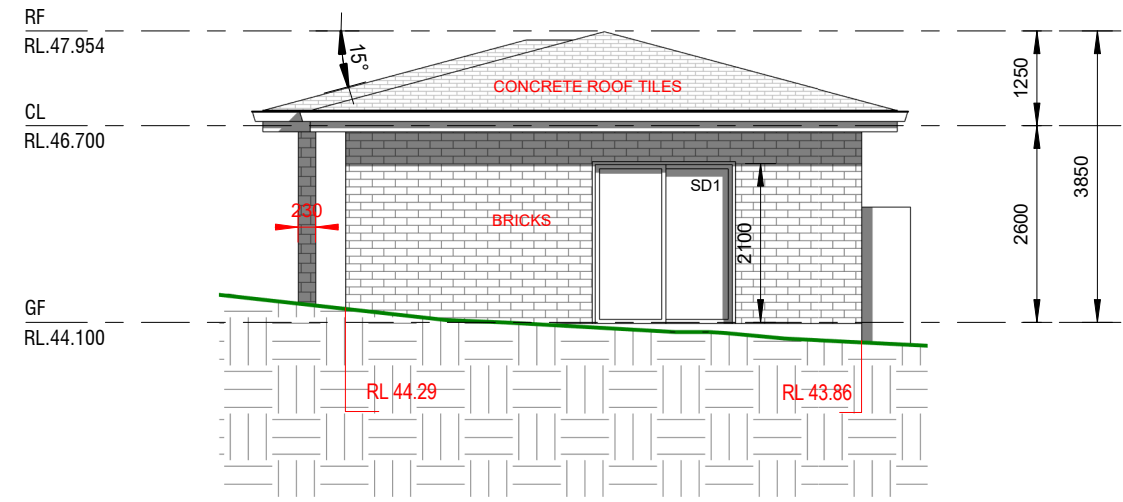
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
PROPOSED SECONDARY FLOOR PLAN

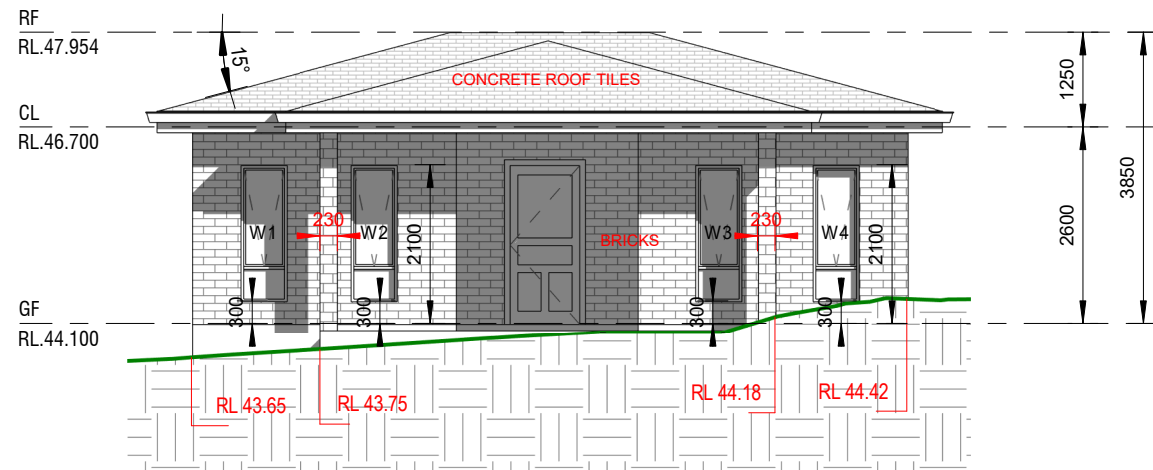
JOB NUMBER: 24494	DWG NUMBER: A02.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



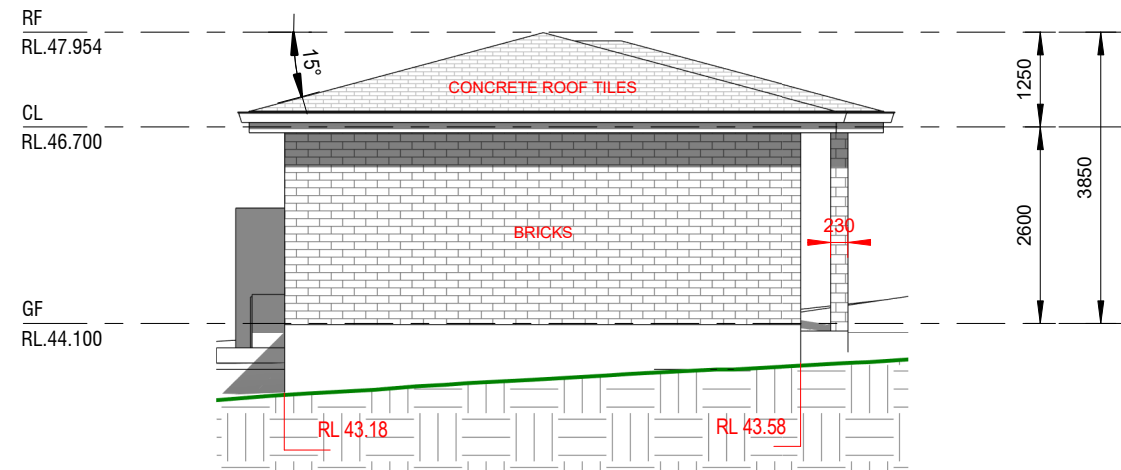
1 SOUTH WEST ELEVATION
1 : 100



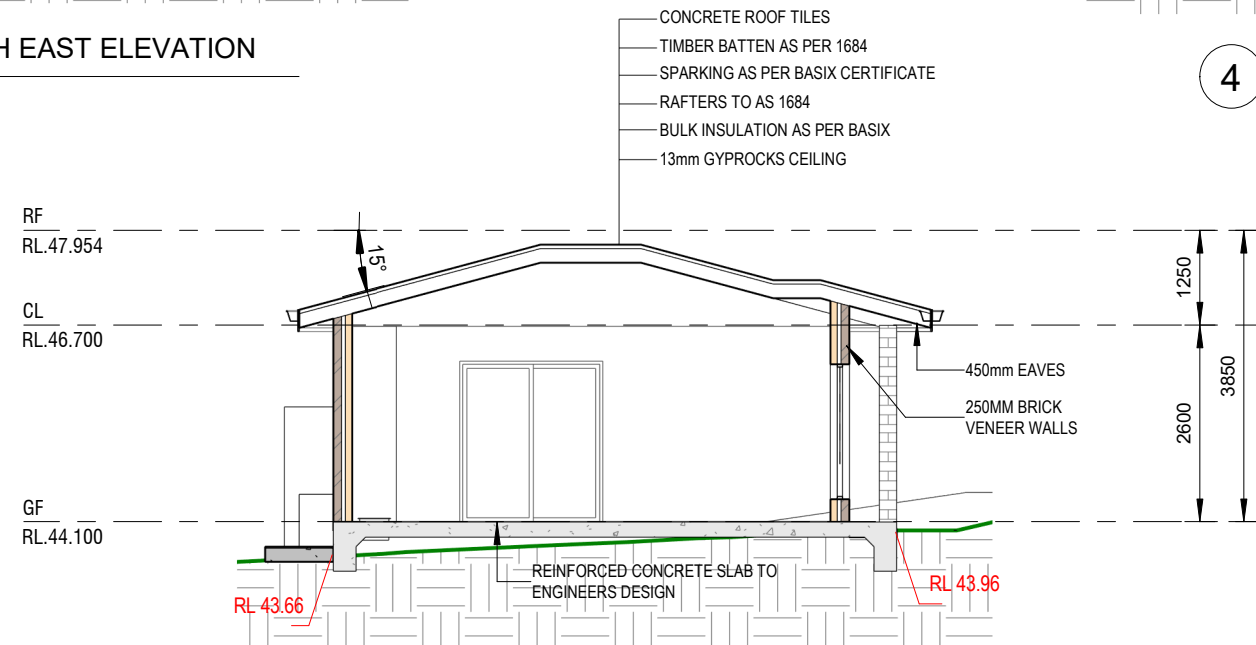
2 NORTH WEST ELEVATION
1 : 100



3 NORTH EAST ELEVATION
1 : 100



4 SOUTH EAST ELEVATION
1 : 100



5 SECTION
1 : 100

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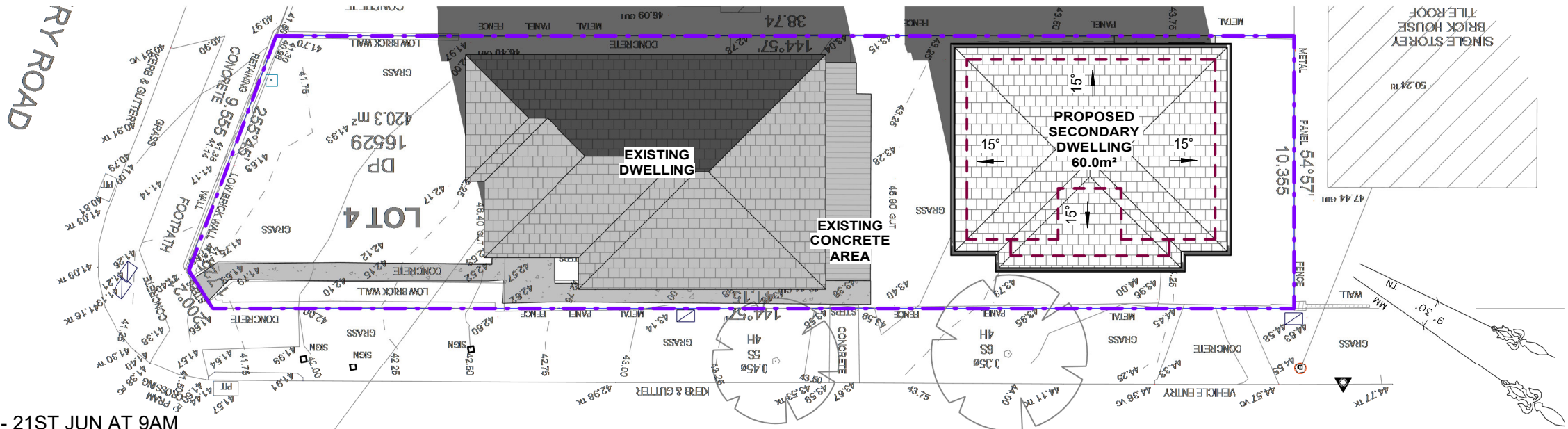
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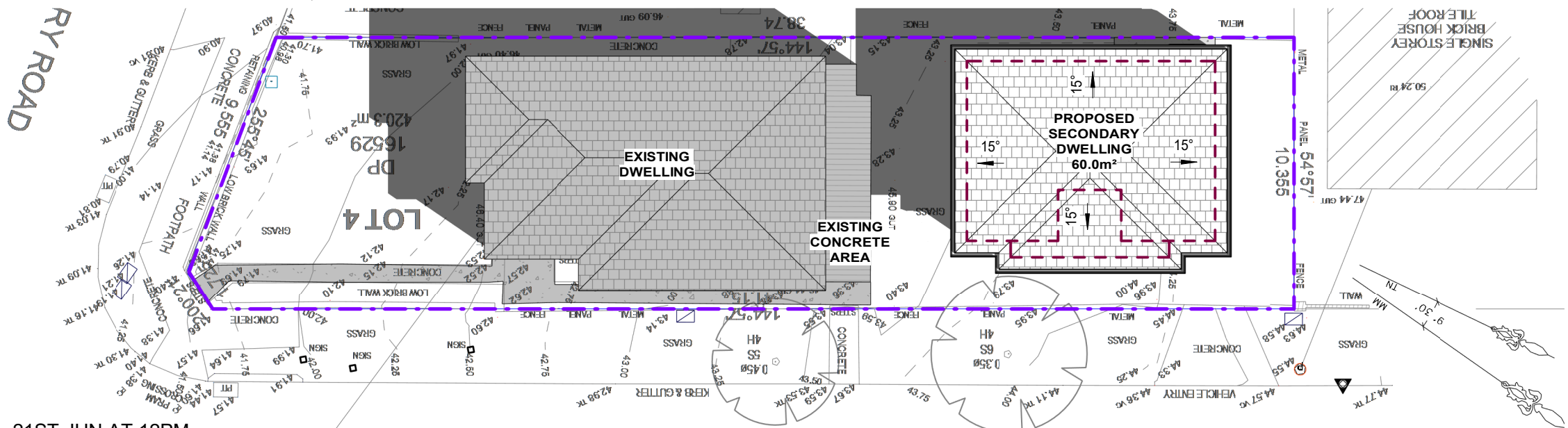
PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
ELEVATIONS AND SECTION

JOB NUMBER: 24494	DWG NUMBER: A03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

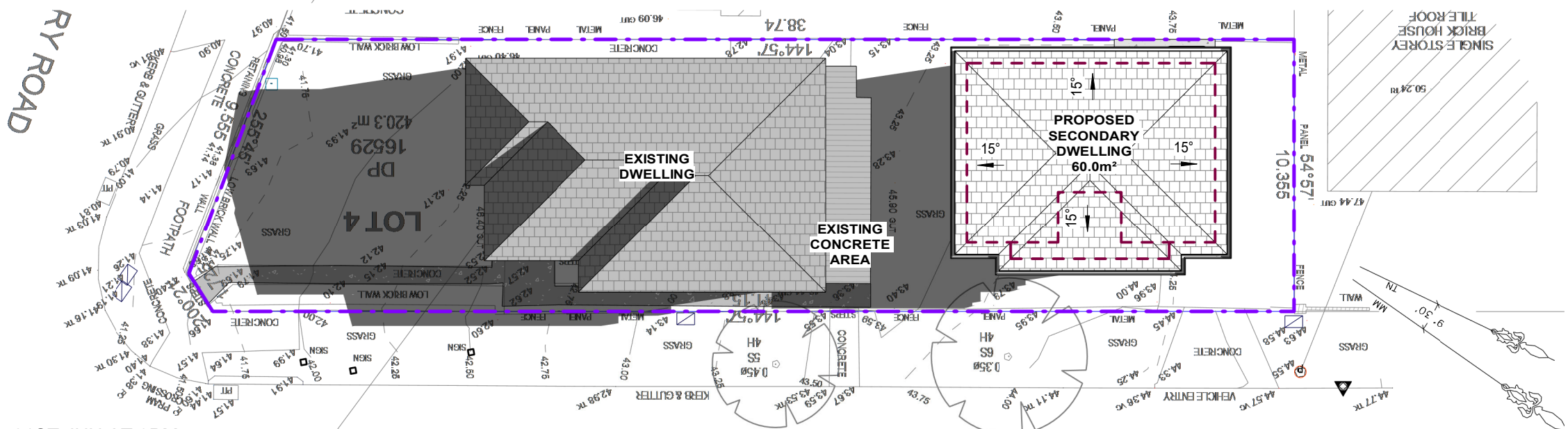
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1 SHADOW DIAGRAM - 21ST JUN AT 9AM
1 : 200



2 SHADOW DIAGRAM - 21ST JUN AT 12PM
1 : 200



3 SHADOW DIAGRAM - 21ST JUN AT 3PM
1 : 200

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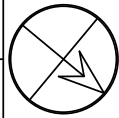
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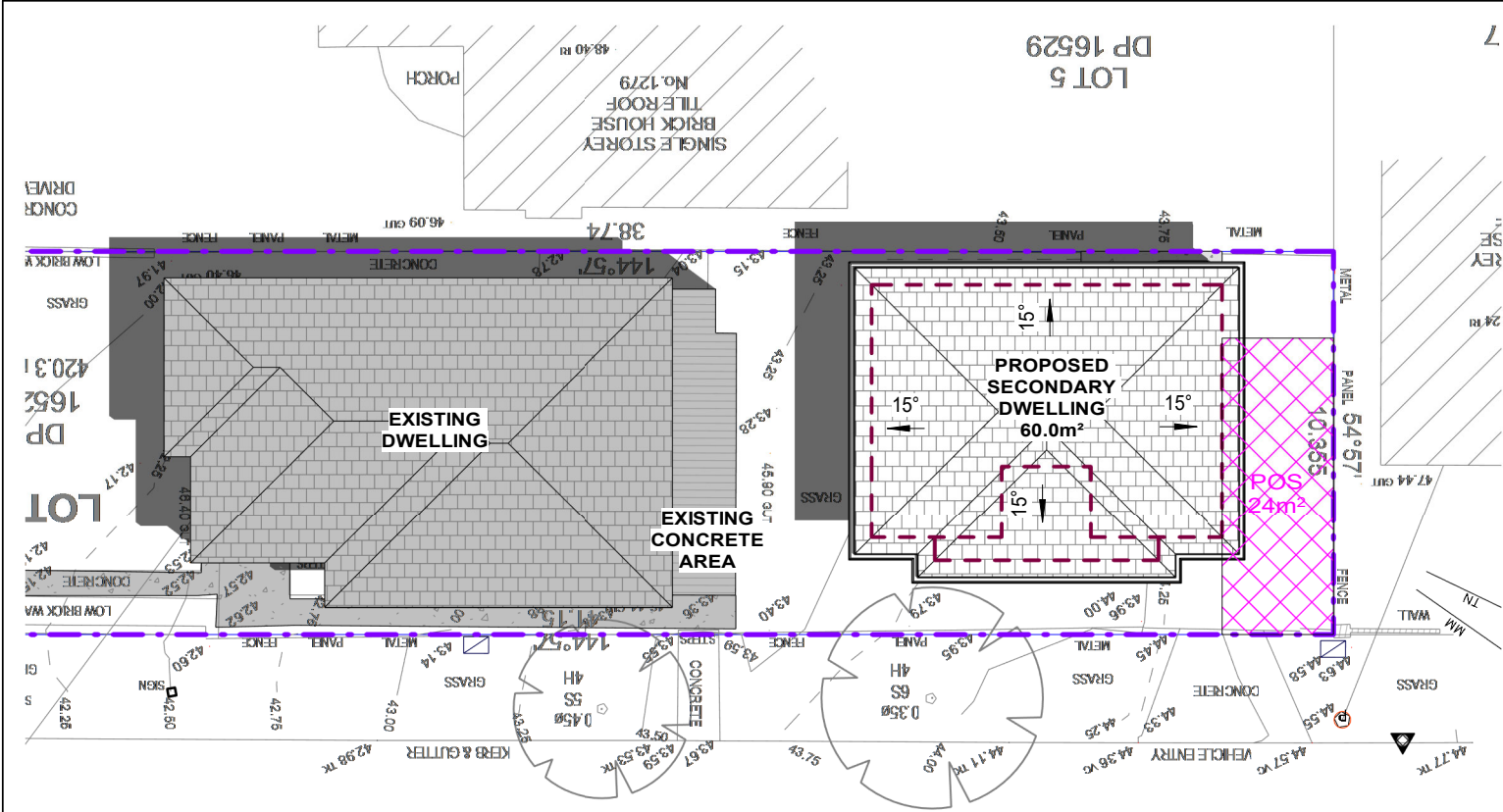
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PROPOSED SECONDARY DWELLING

1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529

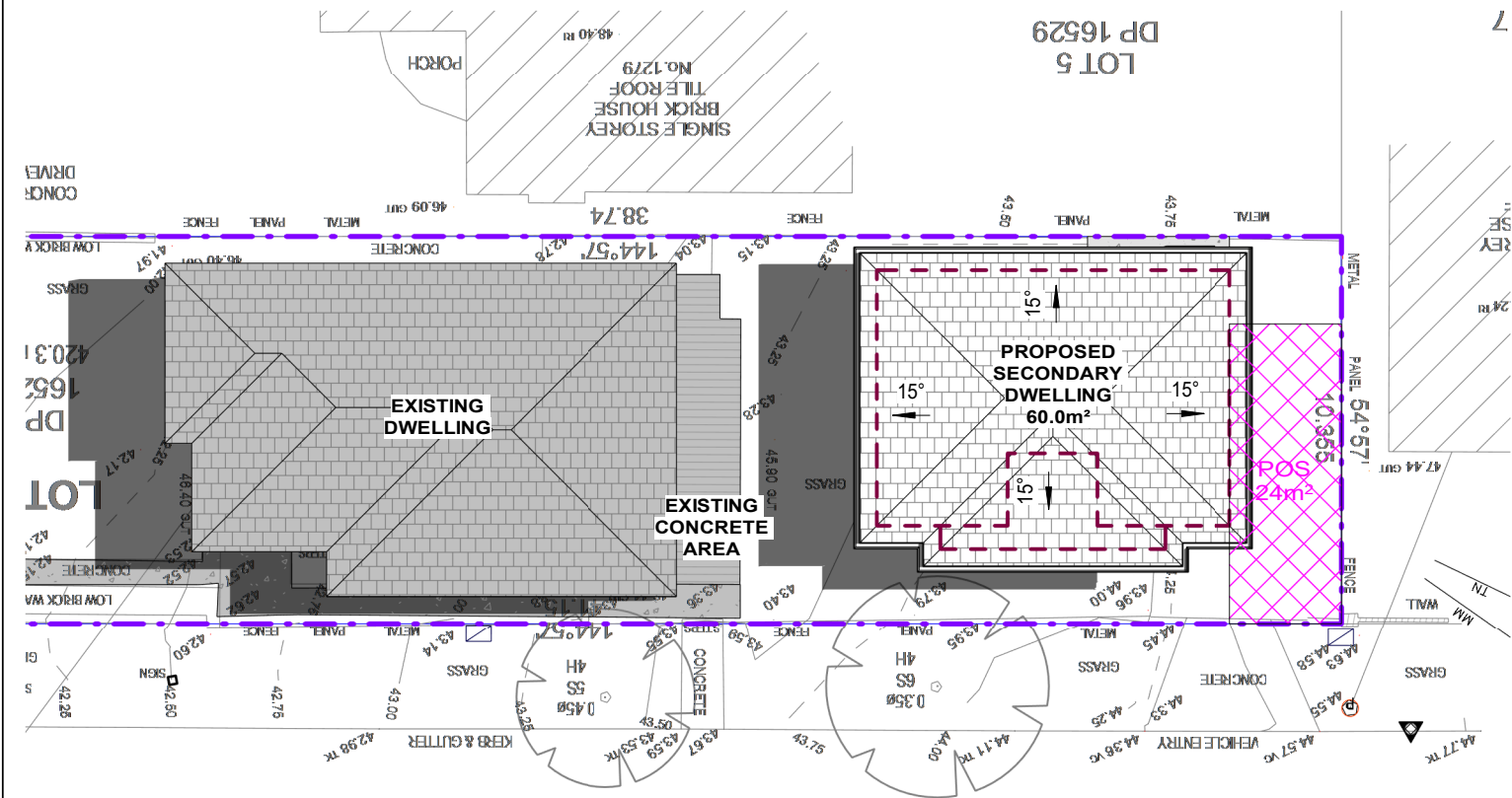
SHADOW DIAGRAM - 21ST JUN

JOB NUMBER: 24494	DWG NUMBER: A04	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	



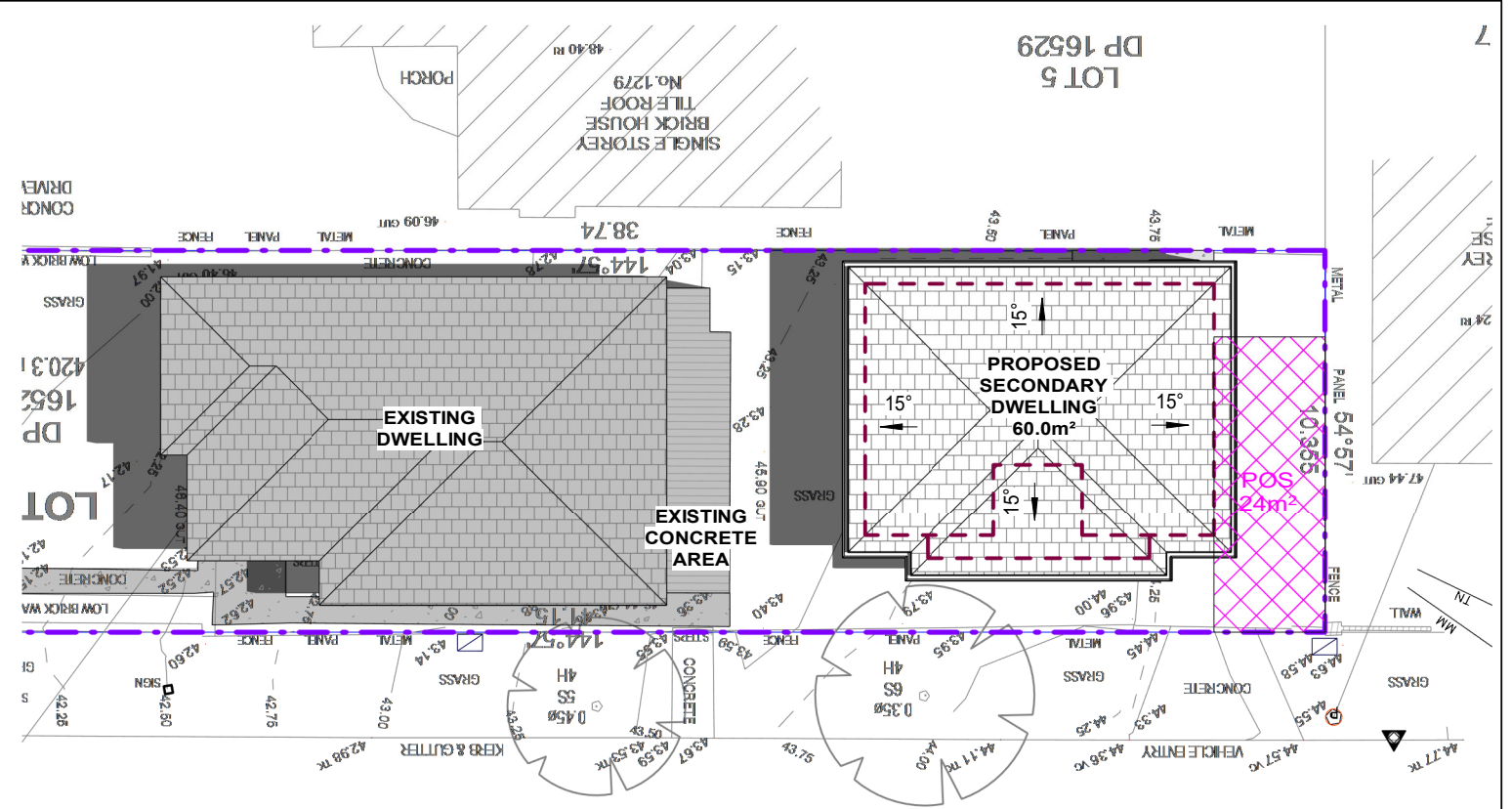
3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 12 PM

1 : 200



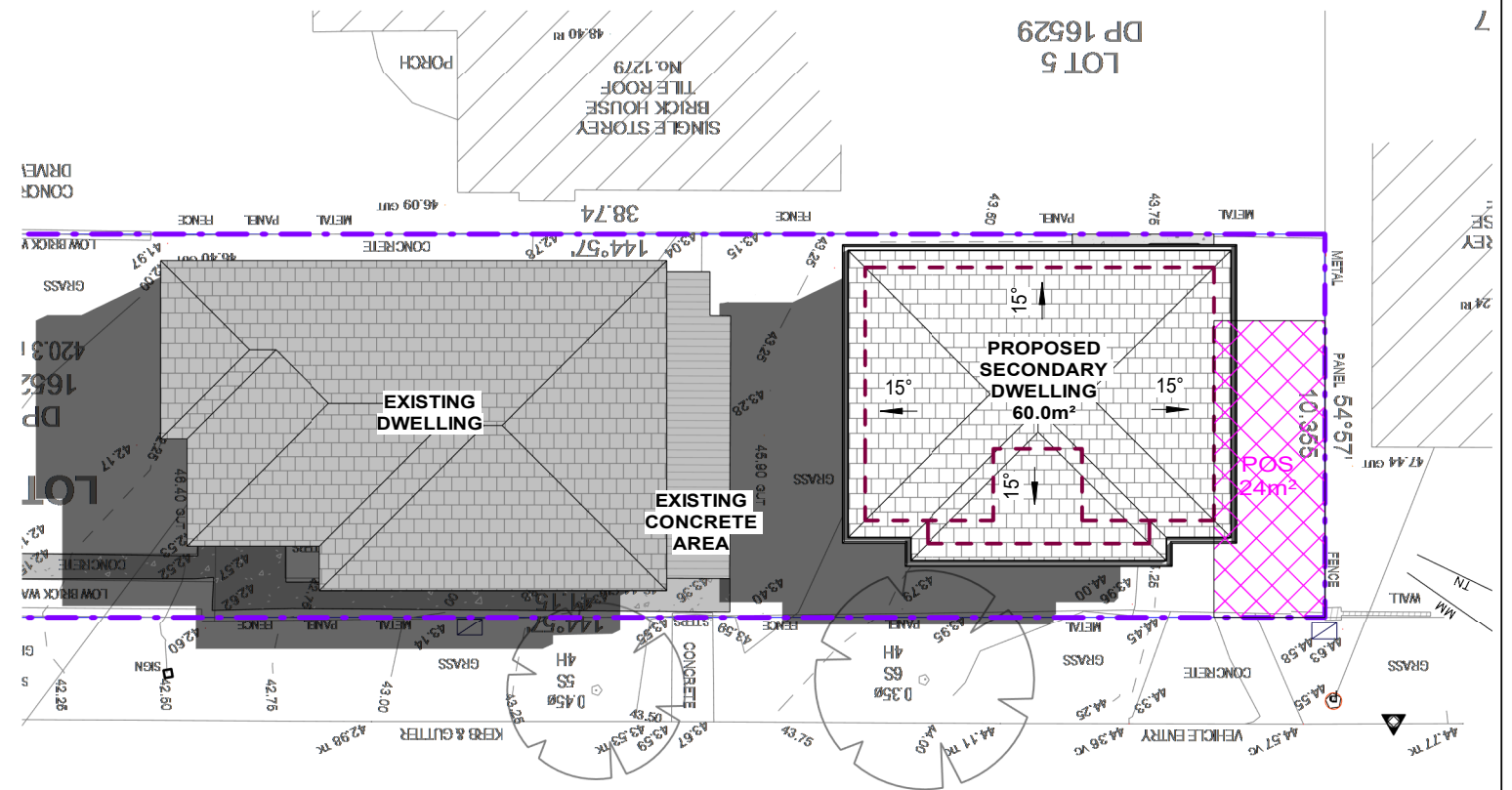
3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 2 PM

1 : 200



3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 1 PM

1 : 200



3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 3 PM

1 : 200

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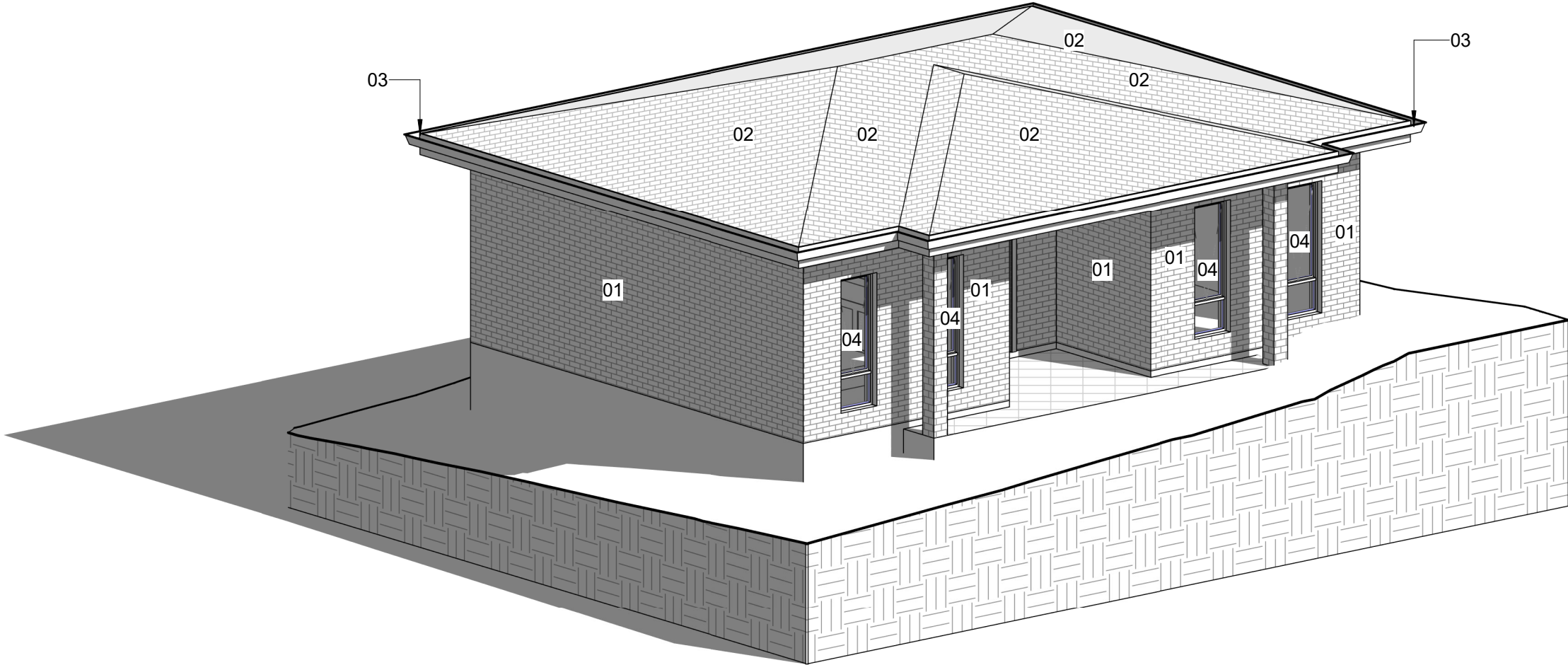
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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
3 HOURS OF SUNLIGHT TO 50% POS -
20TH MARCH EQUINOX

JOB NUMBER: 24494	DWG NUMBER: A05	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

28/03/2025 2:49:26 PM



01: BRICK



02: ROOF TILE



03: FASCIA & GUTTER



04: ALUMINUM WINDOWS & DOORS

REV	DATE	DESCRIPTION	BY
A	22.07.2024	ISSUED FOR CDC	DK

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PTY LTD

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PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529

SCHEDULE OF EXTERNAL FINISHES

JOB NUMBER: 24494	DWG NUMBER: A06	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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, 12 March 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	1277 Canterbury Rd, Punchbowl		
Street address	1277 CANTERBURY Road PUNCHBOWL 2196		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP16529		
Lot no.	4		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✓ 40		Target 40
Thermal Performance	✓ Pass		Target Pass
Energy	✓ 71		Target 68
Materials	✓ -32		Target n/a

Certificate Prepared by	
Name / Company Name: NEMCO DESIGN PTY. LTD.	
ABN (if applicable):	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - concrete (iea, laminated veneer lumber (LVL))	87.4	ceiling: 57 (up) roof: full sarking zoning: fireglass batts or roll; roof: fullsarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium (solar absorptance 0.48-0.59), 0.5 to < 1.0% of ceiling area uninsulated
Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			

Description of project

Project address	
Project name	1277 Canterbury Rd, Punchbowl
Street address	1277 CANTERBURY ROAD PUNCHBOWL 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP16529
Lot no.	4
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	417
Roof area (m²)	87
Conditioned floor area (m²)	45.0
Unconditioned floor area (m²)	5.4
Total area of garden and lawn (m²)	60
Roof area of the existing dwelling (m²)	115
Number of bedrooms in the existing dwelling	3

Assessor details and thermal loads			
NatHERS assessor number	n/a		
NatHERS certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/ m² year)	n/a		
Area adjusted heating load (MJ/ m² year)	n/a		
Project score			
Water	✔ 40	Target 40	
Thermal Performance	✔ Pass	Target Pass	
Energy	✔ 71	Target 68	
Materials	✔ -32	Target n/a	

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans						
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.				✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.				✓	✓	✓

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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 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 87.4 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.)		✓	✓

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:				✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.				✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.				✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).				✓	✓	✓




Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W1	1800.00	610.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W2	1800.00	610.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 1075 mm, 300 mm above head of window or glazed door	not overshadowed
W3	1800.00	610.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 1075 mm, 300 mm above head of window or glazed door	not overshadowed
W4	1800.00	610.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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	50.4	nil/not specified	nil			
external wall: brick veneer; frame: laminated veneer lumber (LVL).	all external walls	2.94 (or 3.50 including construction)fireglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)		
internal wall: plasterboard; frame: laminated veneer lumber (LVL).	32.6	fireglass batts or roll	nil			

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
South-West facing					
W5	600.00	610.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W6	1200.00	1450.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
North-West facing					
SD1	2100.00	1810.00	aluminium, single glazed (U-value: <=6.0, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

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 heat pump with a performance of 31 to 35 STCs or better.				✓	✓	✓
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 - ducted. Energy rating: 4.5 Star (old label)					✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted. Energy rating: 4.5 Star (old label)					✓	✓
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 - ducted. Energy rating: 4.5 Star (old label)					✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted. Energy rating: 4.5 Star (old label)					✓	✓
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, open to façade. 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-emitting-diode (LED) lamps.					✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				✓	✓	✓

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 fixed outdoor clothes drying line as part of the development.					✓	

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.	

A	22.07.2024	ISSUED FOR CDC		DK
REV	DATE	DESCRIPTION		BY

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BASIX REQUIREMENTS

JOB NUMBER: 24494	DWG NUMBER: A07	ORIGINAL SIZE: A3
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