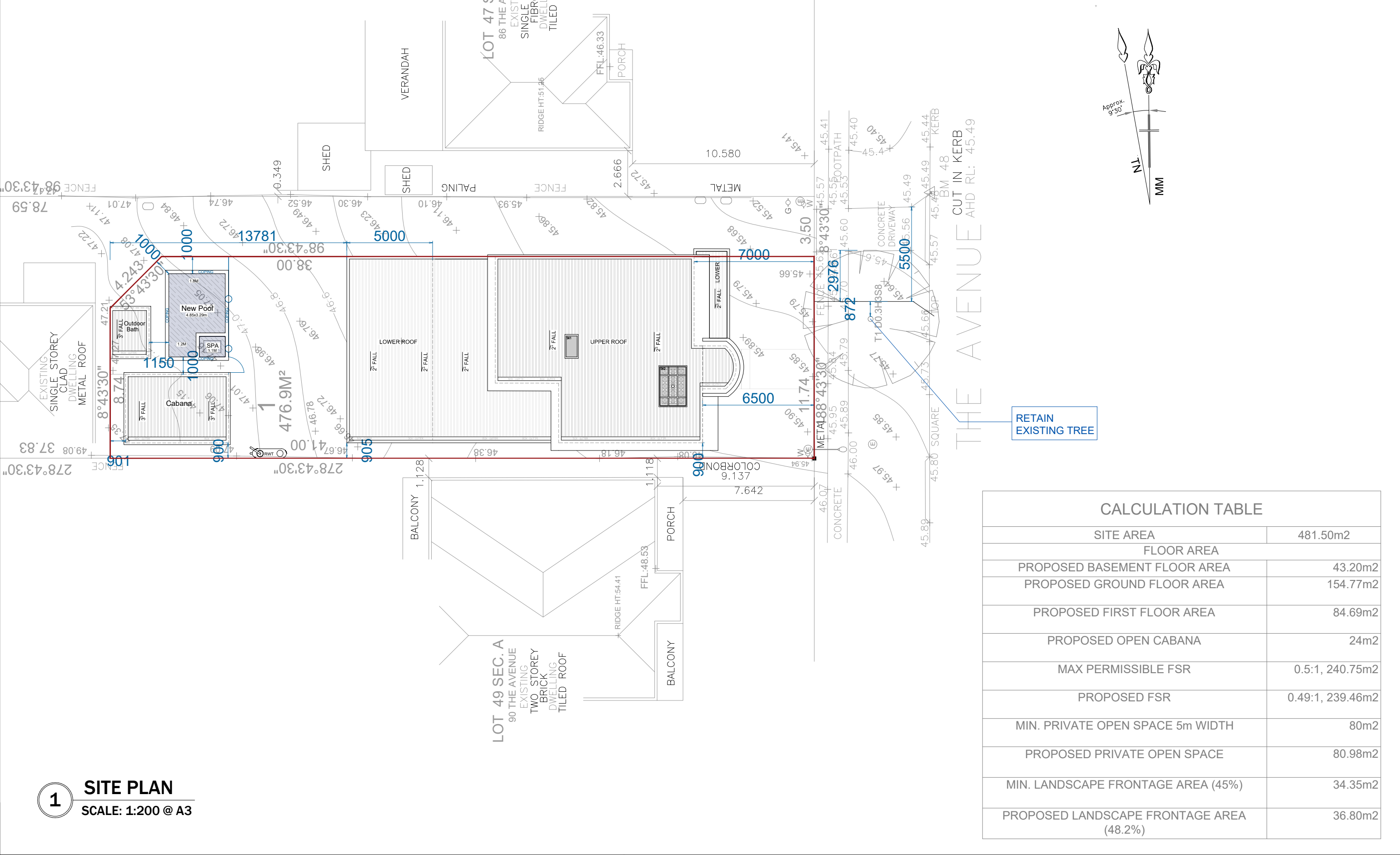


RETAIN
EXISTING TREE

CALCULATION TABLE

SITE AREA	481.50m2
FLOOR AREA	
PROPOSED BASEMENT FLOOR AREA	43.20m2
PROPOSED GROUND FLOOR AREA	154.77m2
PROPOSED FIRST FLOOR AREA	84.69m2
PROPOSED OPEN CABANA	24m2
MAX PERMISSIBLE FSR	0.5:1, 240.75m2
PROPOSED FSR	0.49:1, 239.46m2
MIN. PRIVATE OPEN SPACE 5m WIDTH	80m2
PROPOSED PRIVATE OPEN SPACE	80.98m2
MIN. LANDSCAPE FRONTAGE AREA (45%)	34.35m2
PROPOSED LANDSCAPE FRONTAGE AREA (48.2%)	36.80m2

1 SITE PLAN
SCALE: 1:200 @ A3

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SCALE BAR 1:200



LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

CLIENT: Mr Nachabe



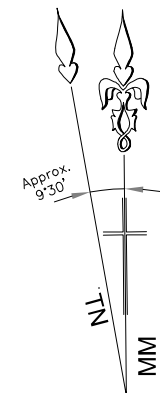
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ARCHITECTURAL | CONSULTANT |
ENGINEERING
329/462 Chapel Rd,
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

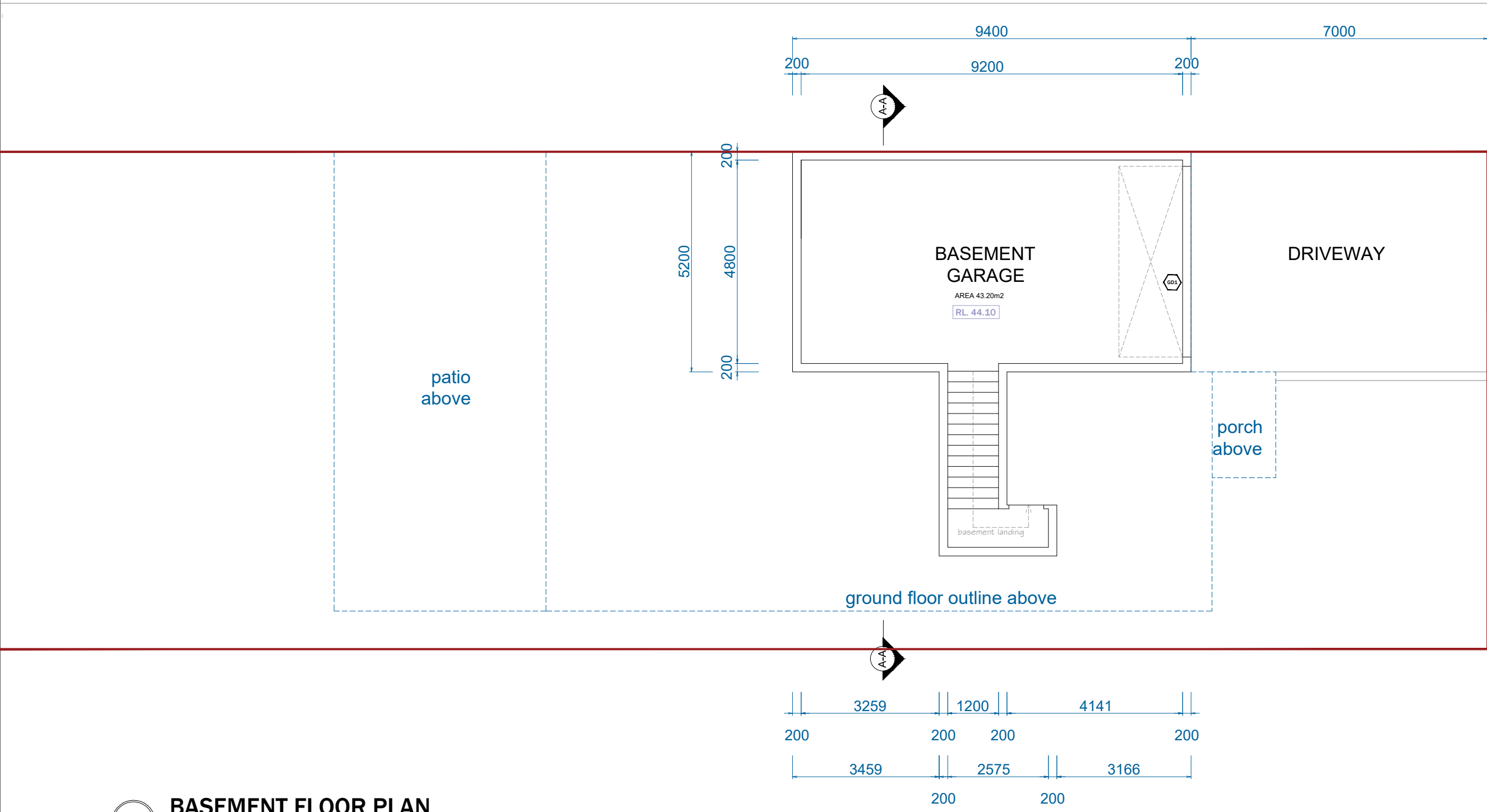
SUBJECT SITE: Bankstown, 88 The Avenue

DRAWING TITLE: Site Plan

SCALE/ SHEET SIZE	1:200	A3	PREPARED: M.A	SHEET NO.	1
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THE AVENUE



1 BASEMENT FLOOR PLAN
SCALE: 1:100 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

DESCRIPTION: Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana

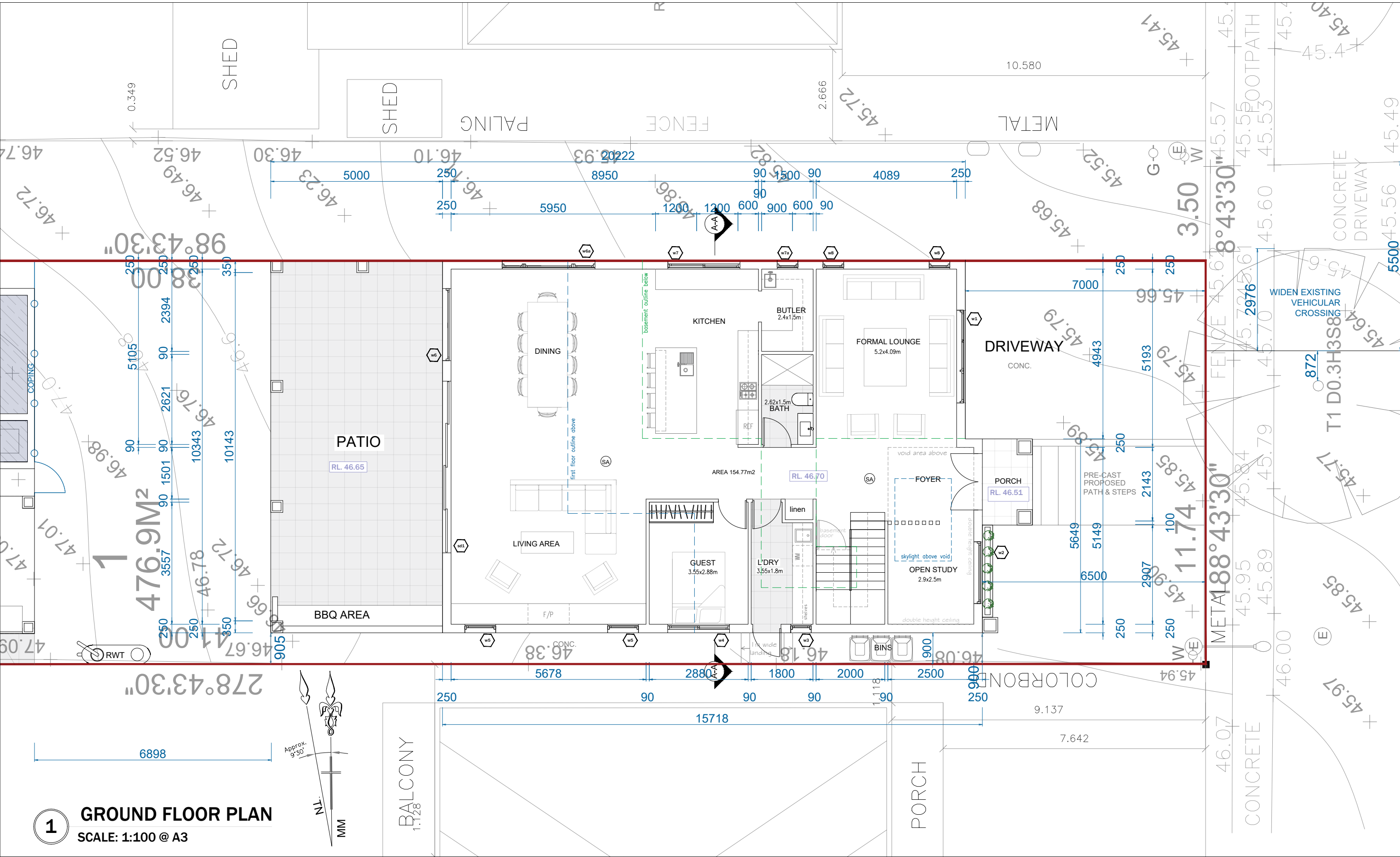
CLIENT: Mr Nachabe

bdad

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Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE:	Bankstown, 88 The Avenue				
DRAWING TITLE:	Basement Plan				
SCALE / SHEET SIZE	1:100	A3	PREPARED: M.A	SHEET NO.	2



1 GROUND FLOOR PLAN
SCALE: 1:100 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

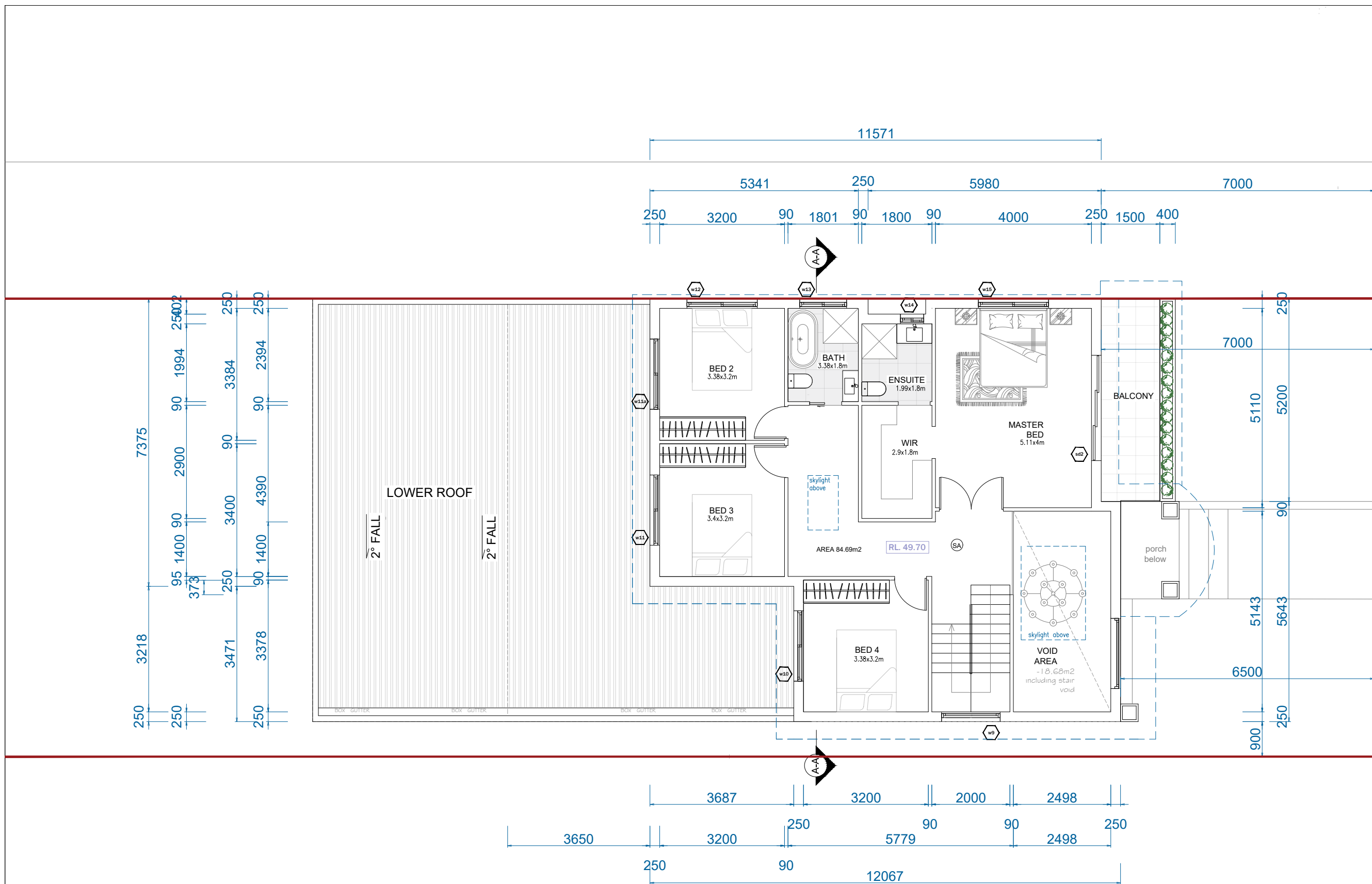
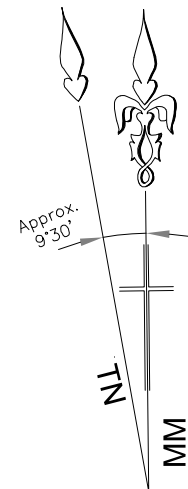
CLIENT: Mr Nachabe



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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	Ground Floor Plan
SCALE/SHEET SIZE:	1:100 A3
PREPARED:	M.A
SHEET NO.	3



1 FIRST FLOOR PLAN

SCALE: 1:100 @ A3

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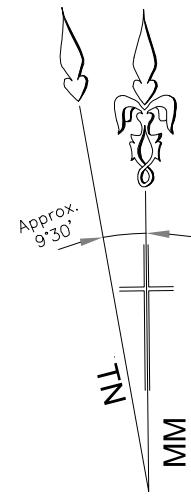
LGA:	Canterbury Bankstown City Council
DESCRIPTION:	Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana
CLIENT:	Mr Nachabe



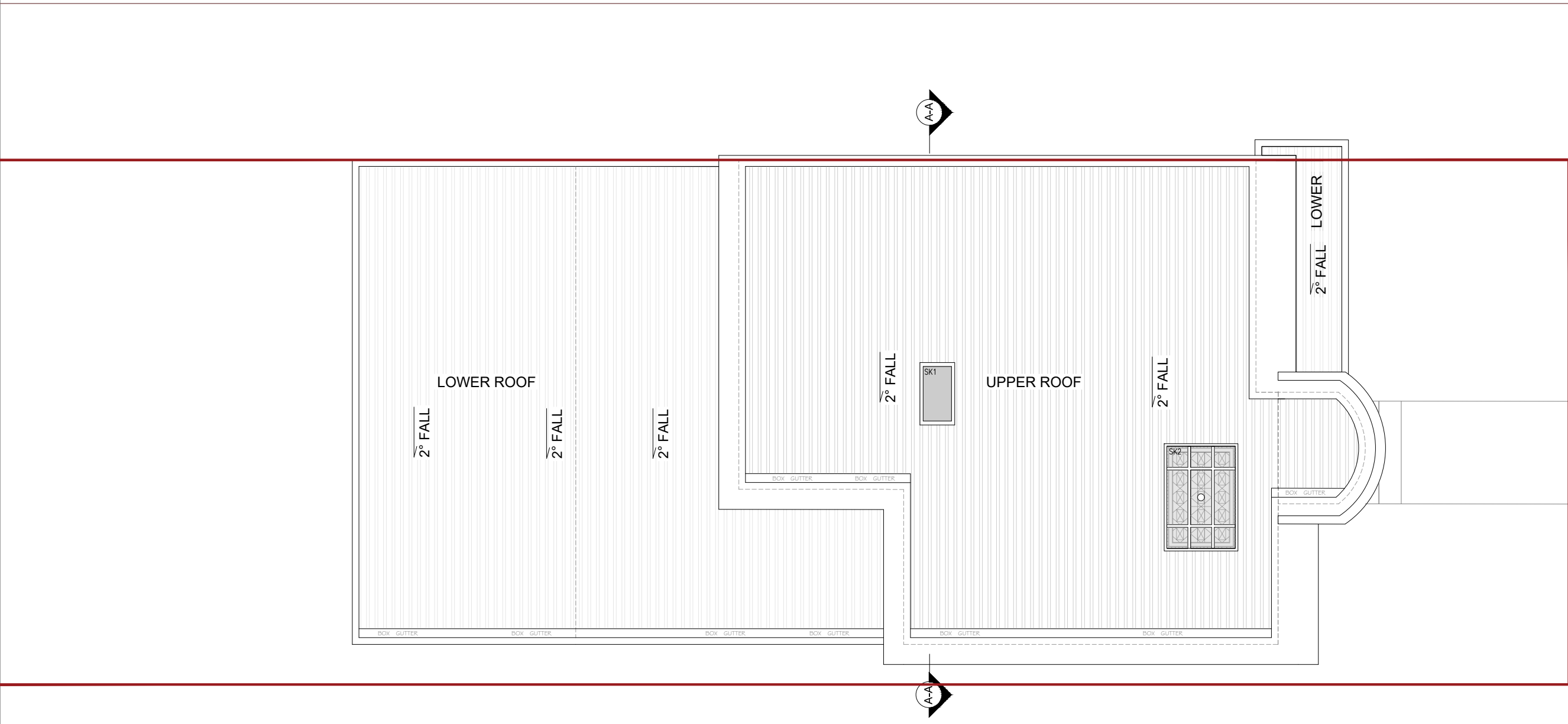
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Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	First Floor Plan
SCALE / SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	4

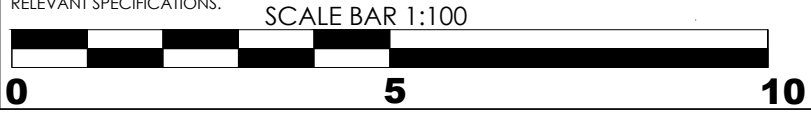


THE AVENUE



1 ROOF PLAN
SCALE: 1:100 @ A3

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LGA:	Canterbury Bankstown City Council
DESCRIPTION:	Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana
CLIENT:	Mr Nachabe

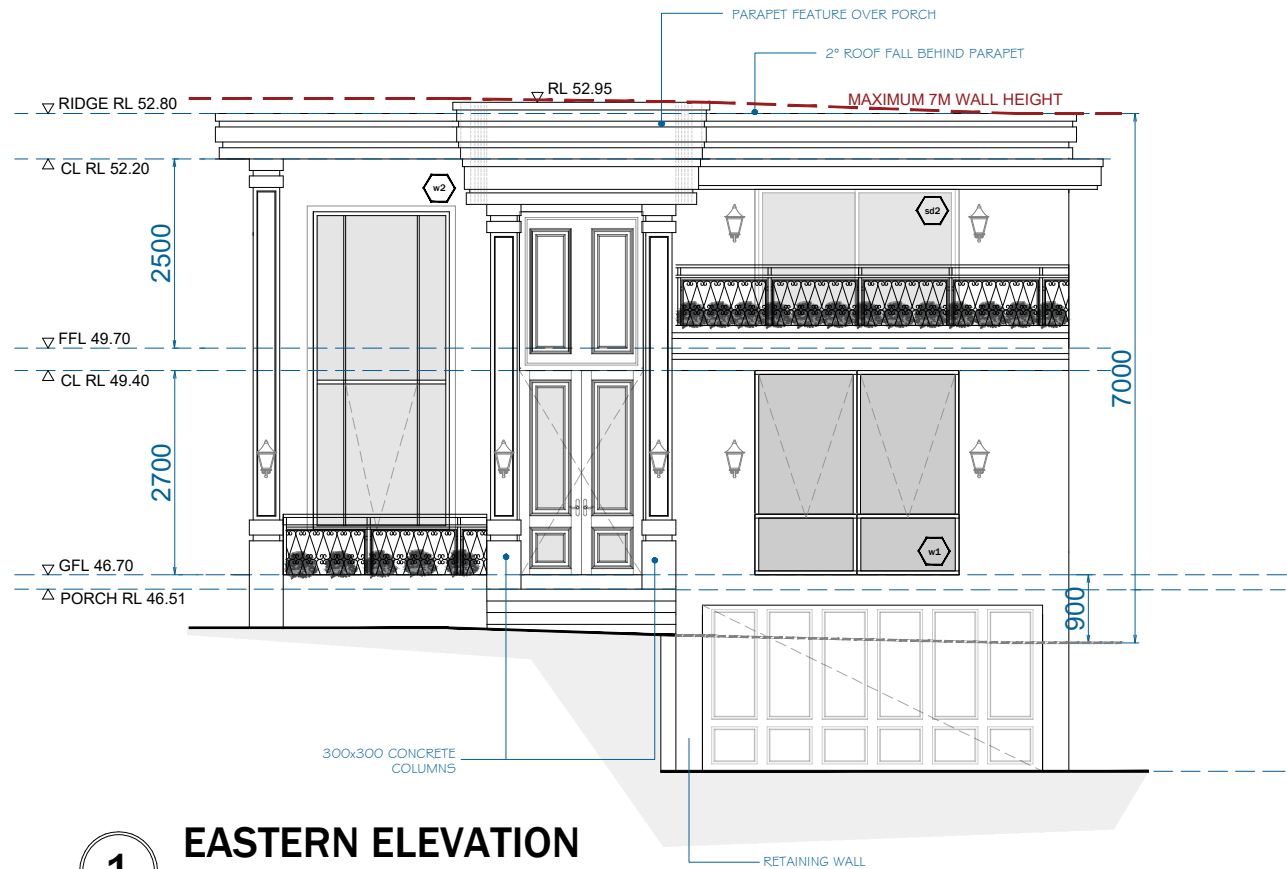




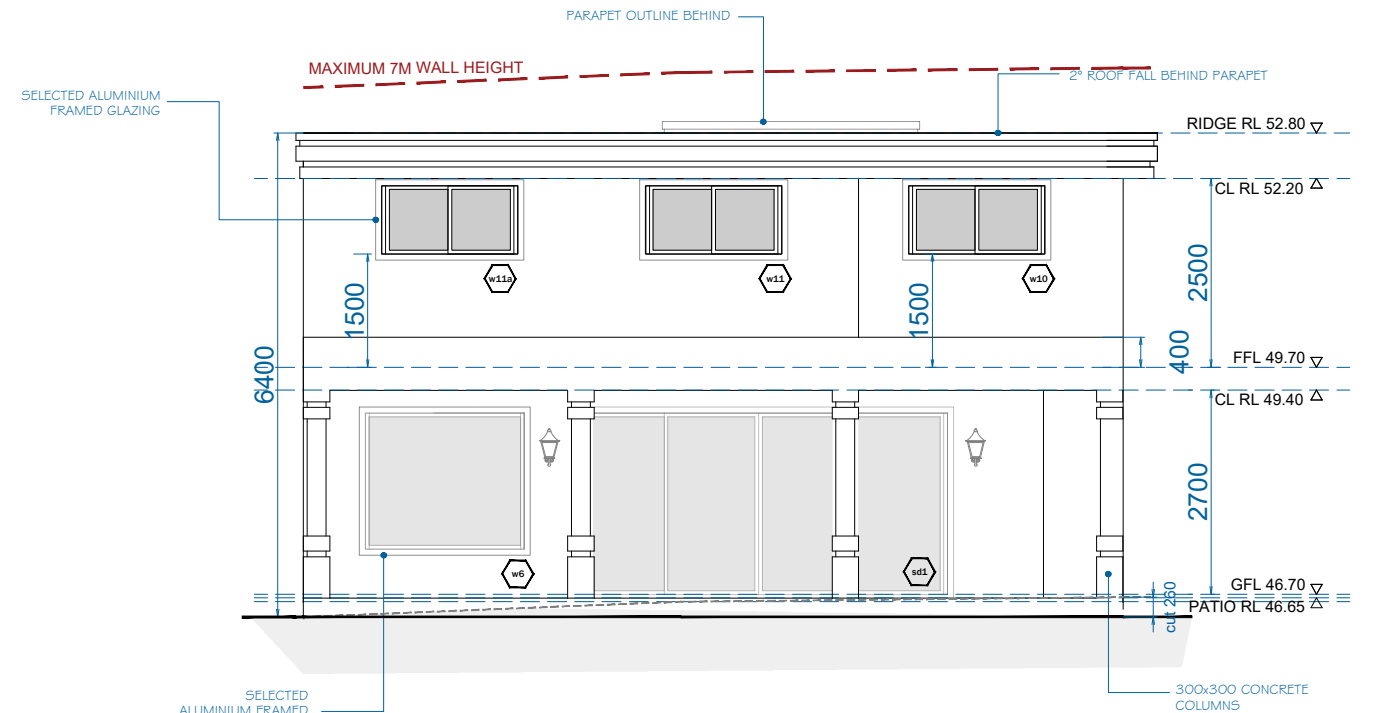
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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

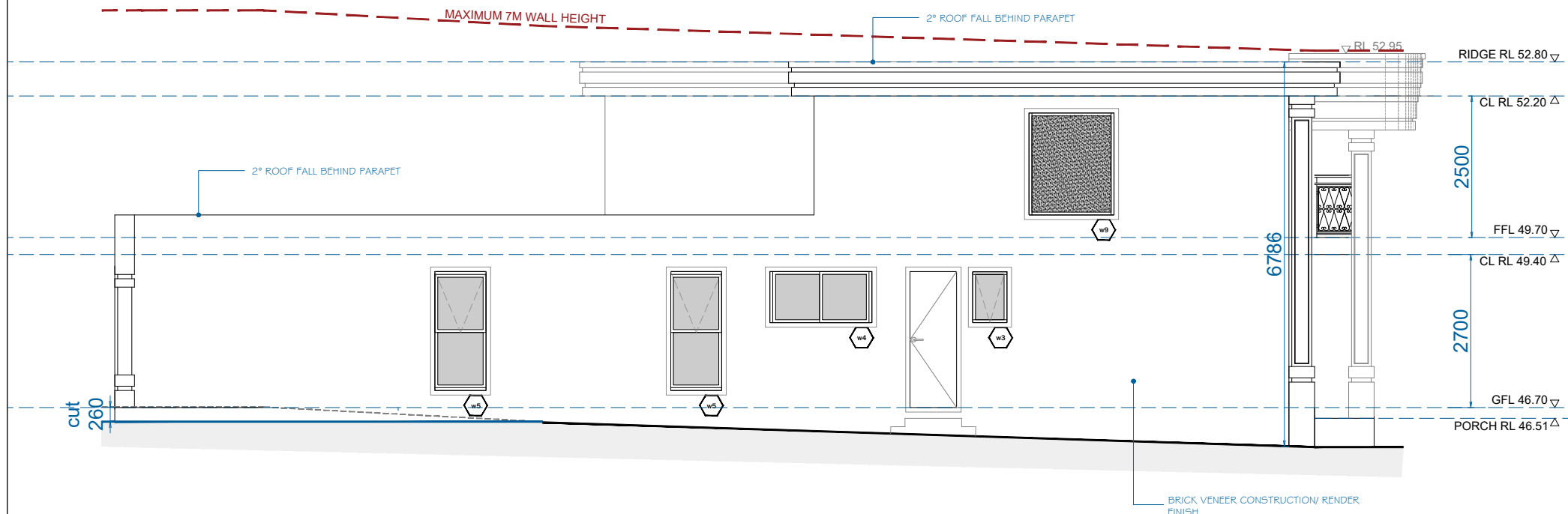
SUBJECT SITE:	Bankstown, 88 The Avenue				
DRAWING TITLE:	Roof Plan				
SCALE / SHEET SIZE	1:100	A3	PREPARED: M.A	SHEET NO.	5



1 EASTERN ELEVATION
SCALE: 1:100 @ A3



WESTERN ELEVATION
SCALE: 1:100 @ A3 **2**



3 SOUTHERN ELEVATION
SCALE: 1:100 @ A3

DULUX
NATURAL WHITE
OR SIMILAR
CEMENT RENDER
EXTERNAL WALL FINISH

AS SHOWN
Wallaby® OR
SIMILAR COLOUR
COLORBOND ROOF

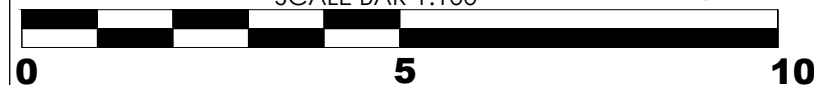
WROUGHT IRON
BALUSTRADE

ALUMINIUM
FRAMED
WINDOWS, DOOR
FRAMES, BLACK

STEEL FRAMED,
DECORATIVE SKYLIGHT,
ACID-ETCHED GLASS &
BEVELLED GLASS DETAIL

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SCALE BAR 1:100



LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

CLIENT: Mr Nachabe



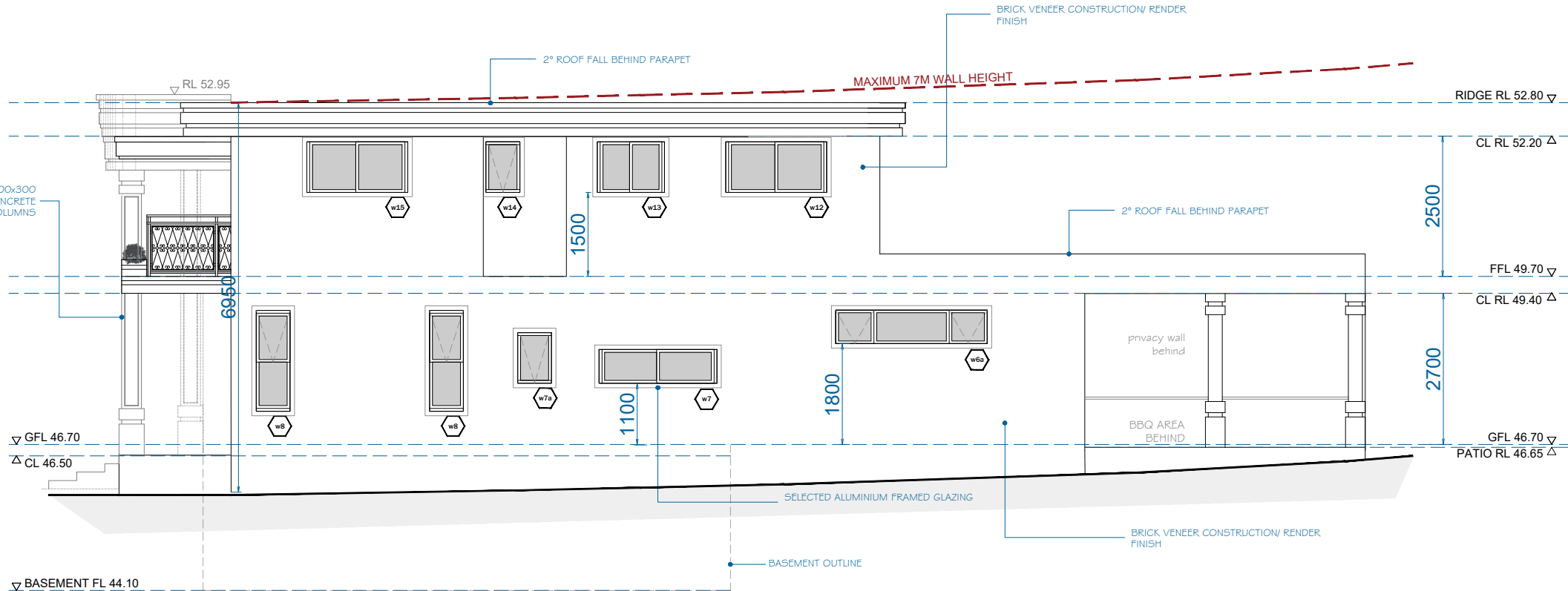
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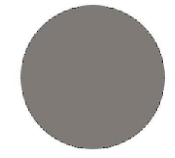
REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE: Bankstown, 88 The Avenue

DRAWING TITLE: Elevations

SCALE/ SHEET SIZE: 1:100 A3 PREPARED: M.A SHEET NO.: 6



-  DULUX
NATURAL WHITE
OR SIMILAR
CEMENT RENDER
EXTERNAL WALL FINISH
-  AS SHOWN
Wallaby® OR
SIMILAR COLOUR
COLORBOND ROOF
-  WROUGHT IRON
BALUSTRADE
-  ALUMINIUM
FRAMED
WINDOWS, DOOR
FRAMES
BLACK

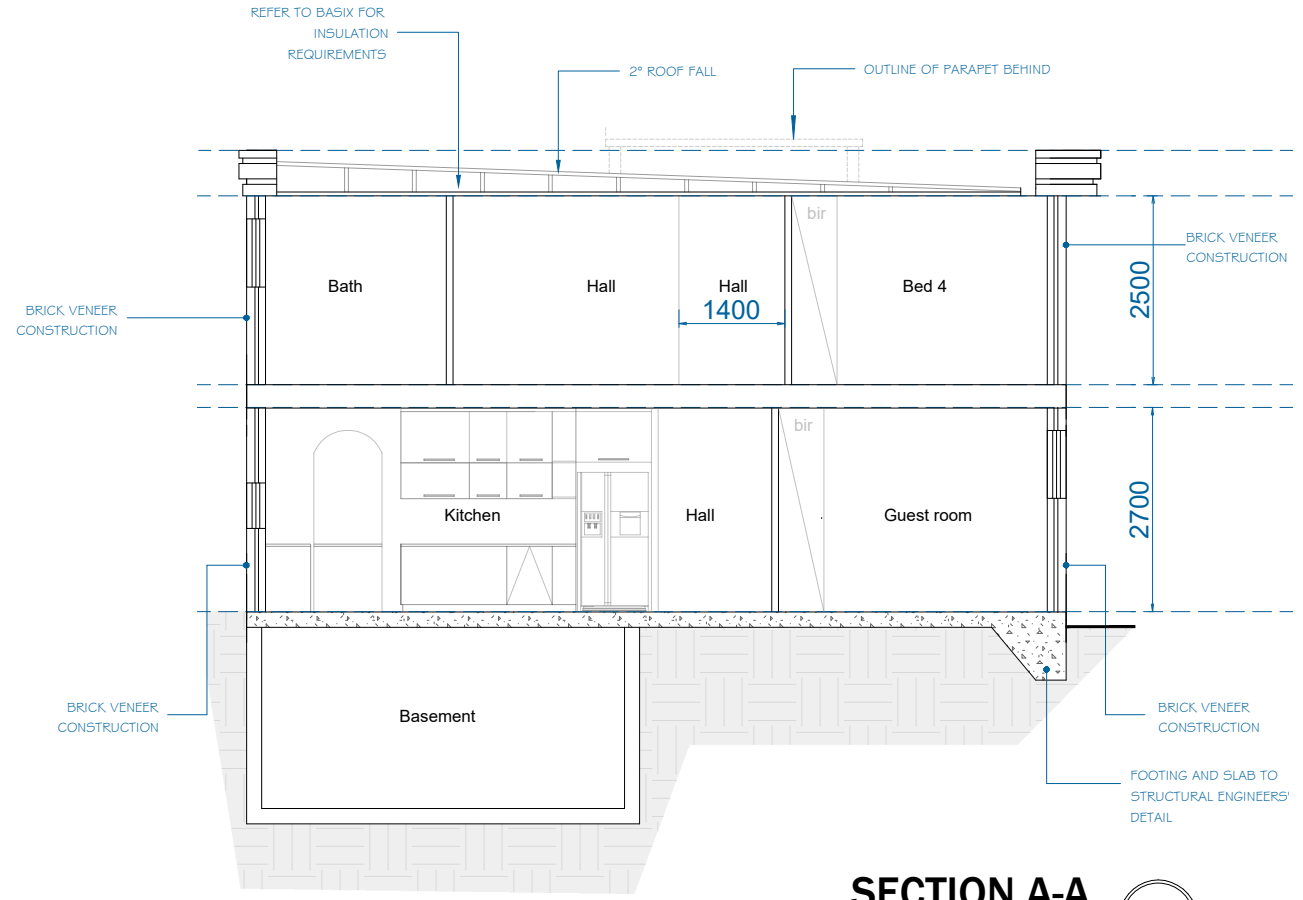
4 NORTHERN ELEVATION
SCALE: 1:100 @ A3

WINDOW SCHEDULE			
Mark	Height	Width	Comment
W1	1800	2700	HINGED
W2	4200	1800	FIXED PANEL, HINGED
W3	900	600	HINGED
W4	900	1800	SLIDING
W5x2	2100	900	HINGED
W6	1800	2100	FIXED PANEL
W6A	600	2700	AWNINGS & CENTRE FIXED PANEL
W7	600	2100	SLIDING
W7A	900	600	HINGED
W8x2	1800	600	HINGED
W9	1800	1500	FIXED, OBSCURE GLAZING
W10	900	1800	SLIDING
W11	900	1800	SLIDING
W11A	900	1800	SLIDING
W12	600	1800	SLIDING
W13	900	1200	SLIDING
W14	900	600	HINGED
W15	600	1800	SLIDING

SLIDING DOOR SCHEDULE			
Mark	Height	Width	Comment
SD.1	2400	5000	SLIDING
SD.2	2100	2700	SLIDING

DOOR SCHEDULE			
Mark	Height	Width	Comment
D1	2700-4700	1640	FRONT ENTRY DOOR
D2	2400	820	INTERNAL DOORS
GD1	2200	4500	GARAGE ROLLER DOOR

SKYLIGHT SCHEDULE			
Mark	Height	Width	Comment
SK1	1400	780	OPENABLE, VELUX Electric Skylight (VSE)
SK2	2400	1650	CUSTOM FIXED SKYLIGHT



SECTION A-A
SCALE: 1:100 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

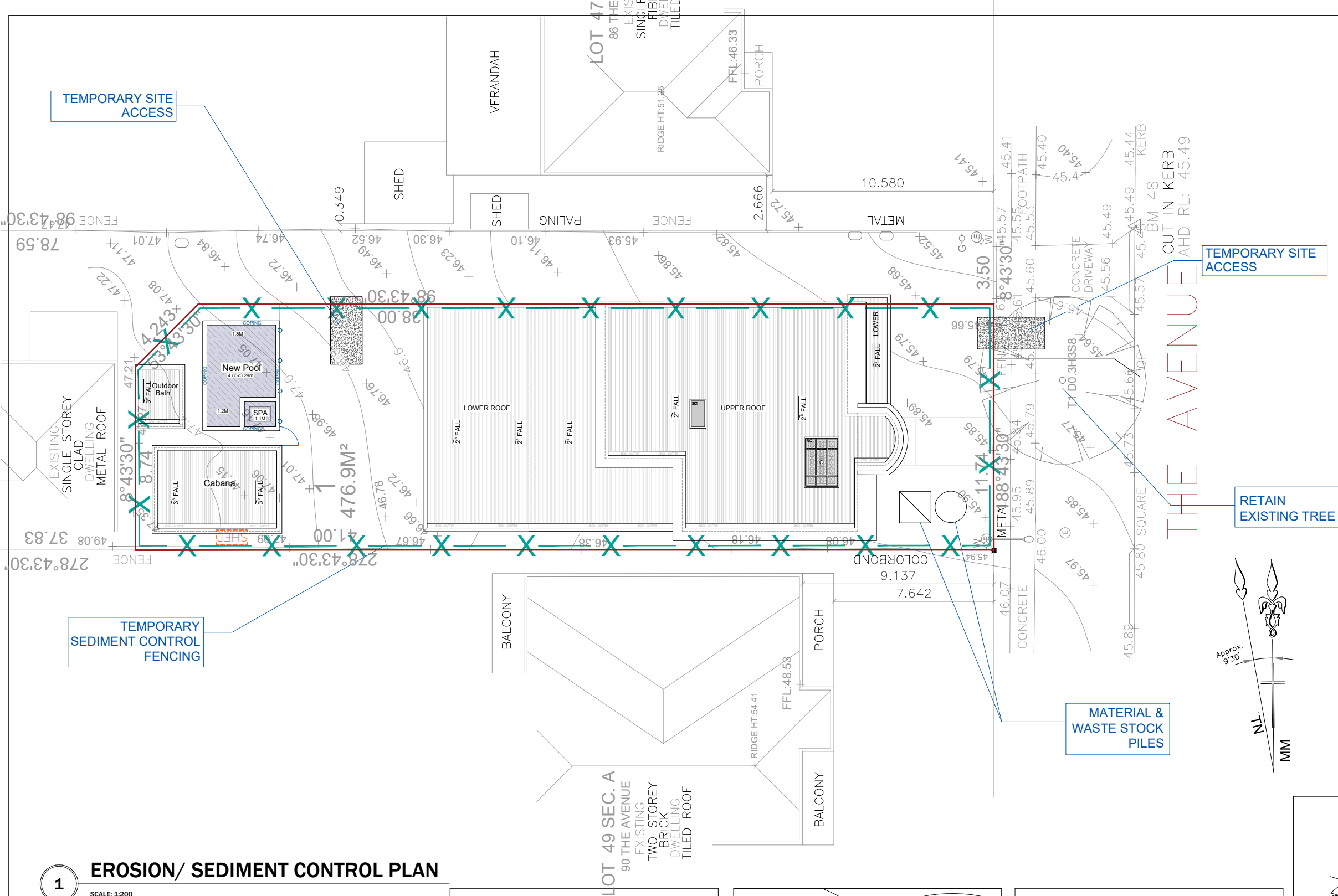
CLIENT:
Mr Nachabe



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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	Elevations & Section
SCALE/ SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	7



DUST SUPPRESSION MEASURES:

- DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001
- ALL SAFETY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS
- DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL
- DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCEMENT OF WORK
- SAFETY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE SAFETY ON SITE
- MATERIAL TO BE REMOVED BY WAY OF WASTE BINS FROM SITE AND APPROPRIATELY DISPOSED OF IN WASTE RECYCLING FACILITIES AND OR WASTE MANAGEMENT FACILITIES
- PLACE GEOTECH FABRIC ALONG BOUNDARIES WHERE STRUCTURES ARE TO BE DEMOLISHED IN ORDER TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC

SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES.
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.

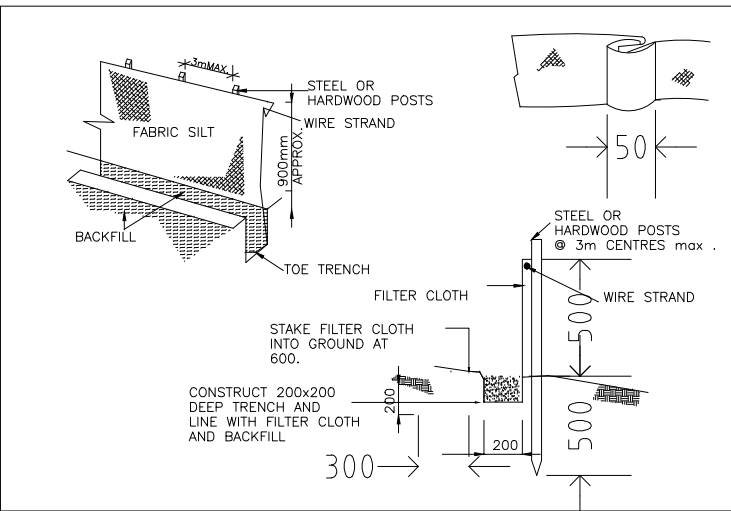
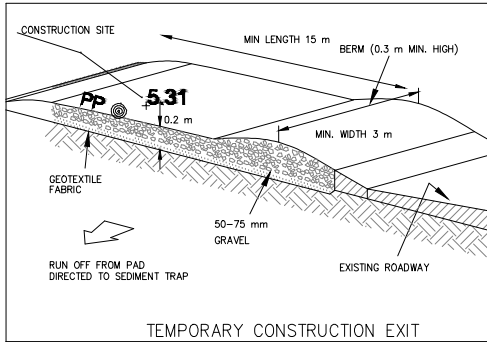
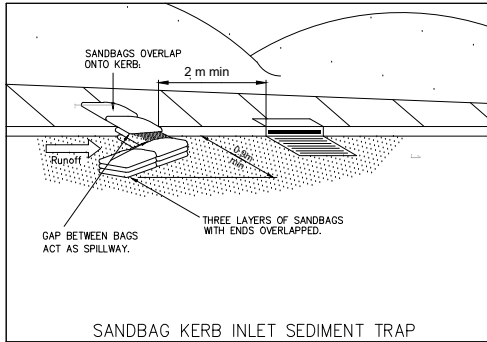
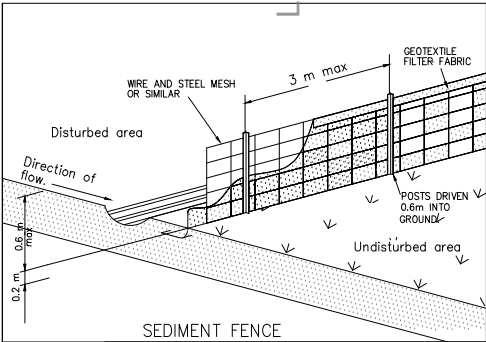
EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ROADS AND FOOTPATH TO BE SWEEP DAILY
- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE

1 EROSION/ SEDIMENT CONTROL PLAN

SCALE: 1:200

- COMPACT ROAD BASE @ ENTRY/EXIT
- SILT BAGS
- STRUCTURES TO BE DEMOLISHED
- TEMPORARY SITE ACCESS
- TEMPORARY FENCING
- MATERIAL & WASTE STOCK PILES



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SCALE BAR 1:100



LGA: Canterbury Bankstown City Council

DESCRIPTION: Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana

CLIENT: Mr Nachabe



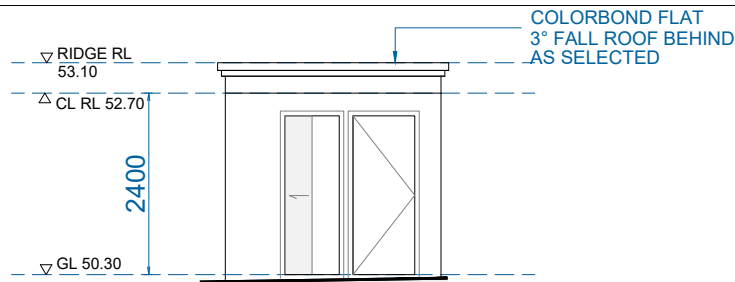
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329/462 Chapel Rd,
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REV:	DESCRIPTION:	DATE:
A	SUBMISSION	AUG 24

SUBJECT SITE: Bankstown, 88 The Avenue

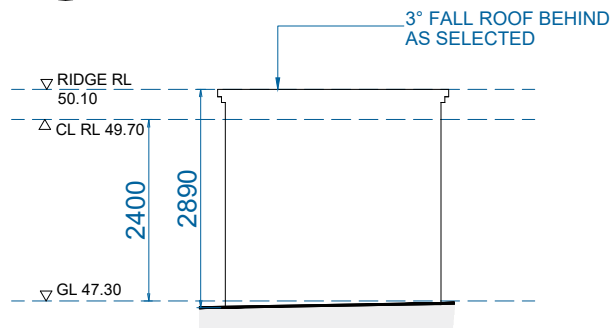
DRAWING TITLE: Erosion/ Sediment Control Plan

SCALE/ SHEET SIZE 1:200 A1 PREPARED: I.M. SHEET NO. 9



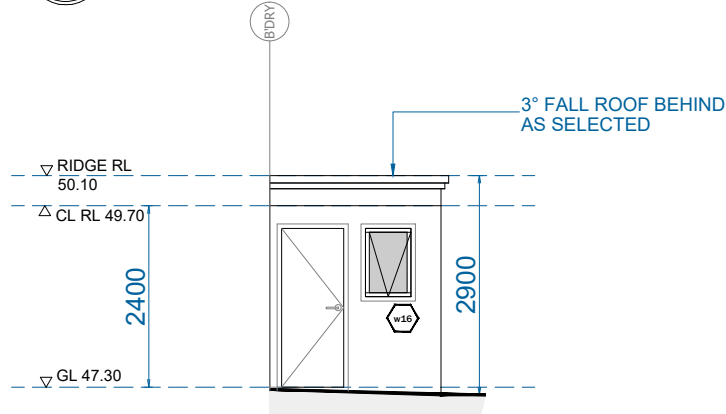
1 (OUTDOOR BATH) EASTERN ELEVATION

SCALE: 1:100 @ A3



2 (OUTDOOR BATH) WESTERN ELEVATION

SCALE: 1:100 @ A3



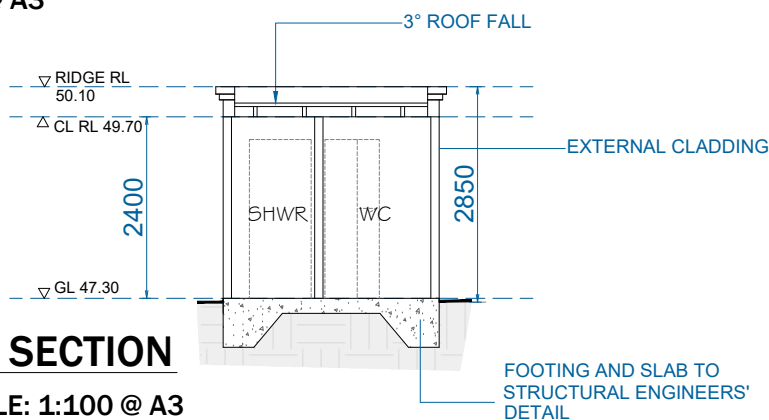
3 (OUTDOOR BATH) SOUTHERN ELEVATION

SCALE: 1:100 @ A3

(OUTDOOR BATH) NORTHERN ELEVATION

SCALE: 1:100 @ A3

4

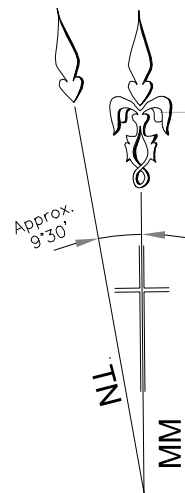
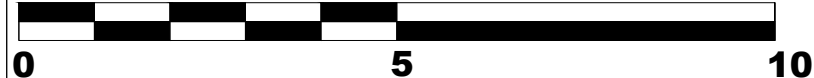


5 C-C SECTION

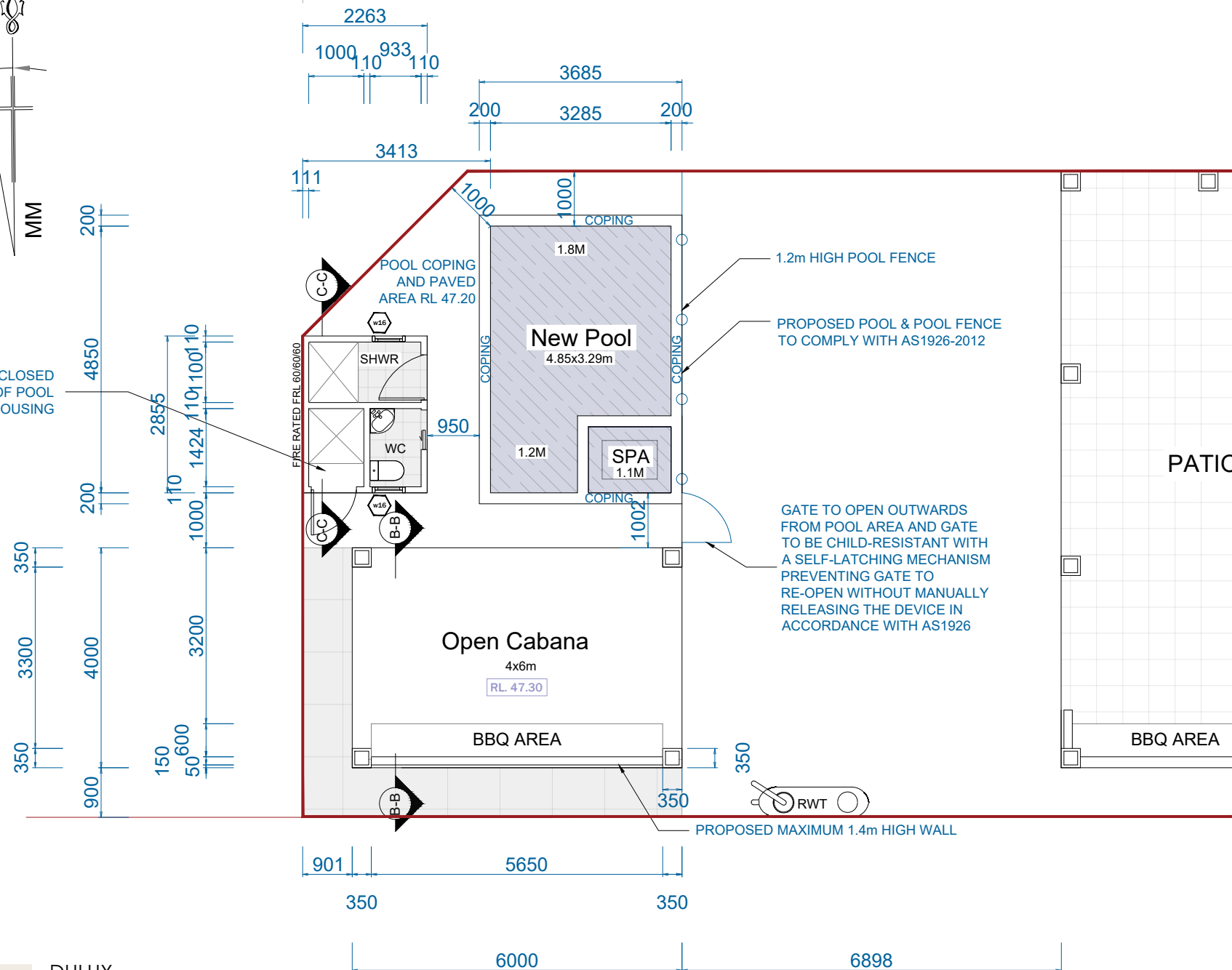
SCALE: 1:100 @ A3

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SCALE BAR 1:100



ENCLOSED
SOUND-PROOF POOL
PUMP HOUSING



DULUX
NATURAL WHITE
OR SIMILAR
CEMENT RENDER
EXTERNAL WALL FINISH

AS SHOWN
Wallaby® OR
SIMILAR COLOUR
COLORBOND ROOF

WINDOW SCHEDULE

Mark	Height	Width	Comment
W16x2	900	600	AWNING WINDOWS

DOOR SCHEDULE

Mark	Height	Width	Comment
D4x2	820	820	EXTERNAL DOORS
D5	2100	720	SLIDING DOOR FOR W/C

LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

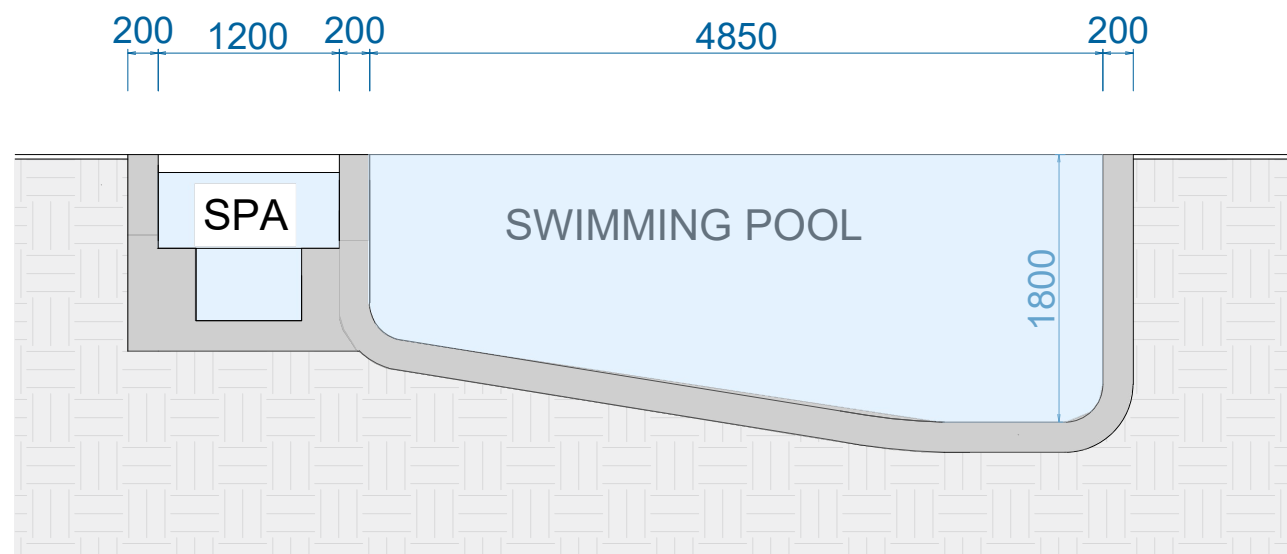
CLIENT: Mr Nachabe



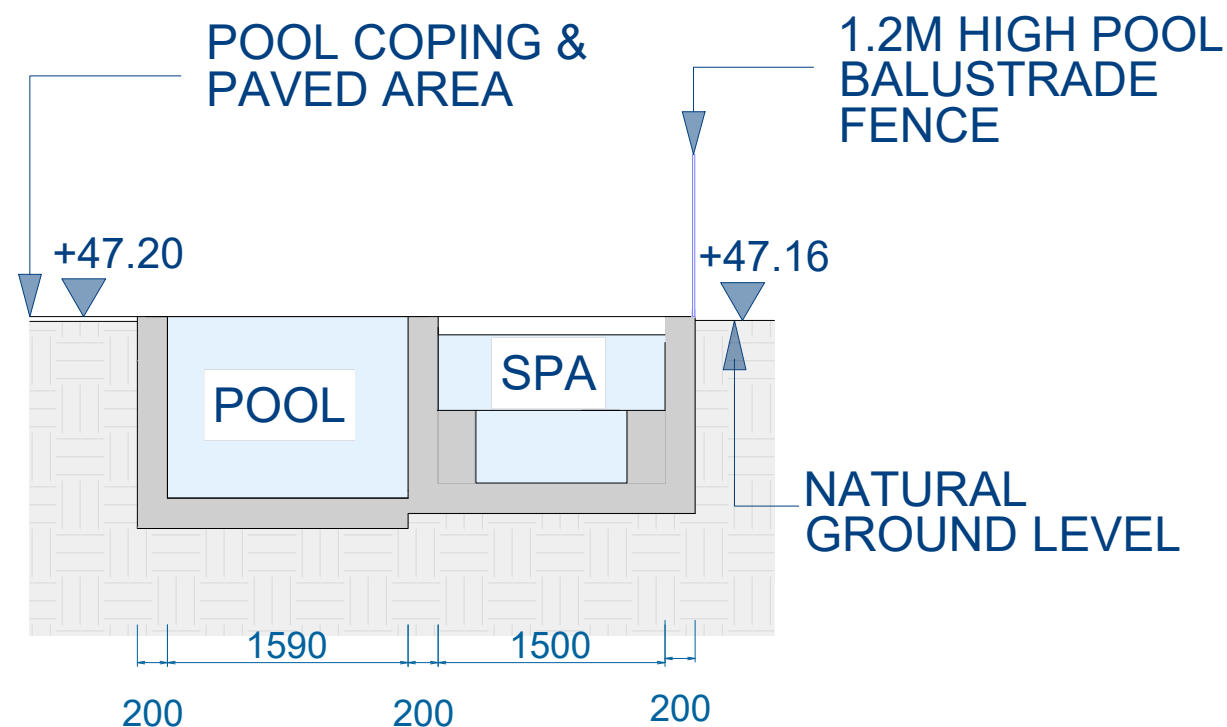
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329/462 Chapel Rd,
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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

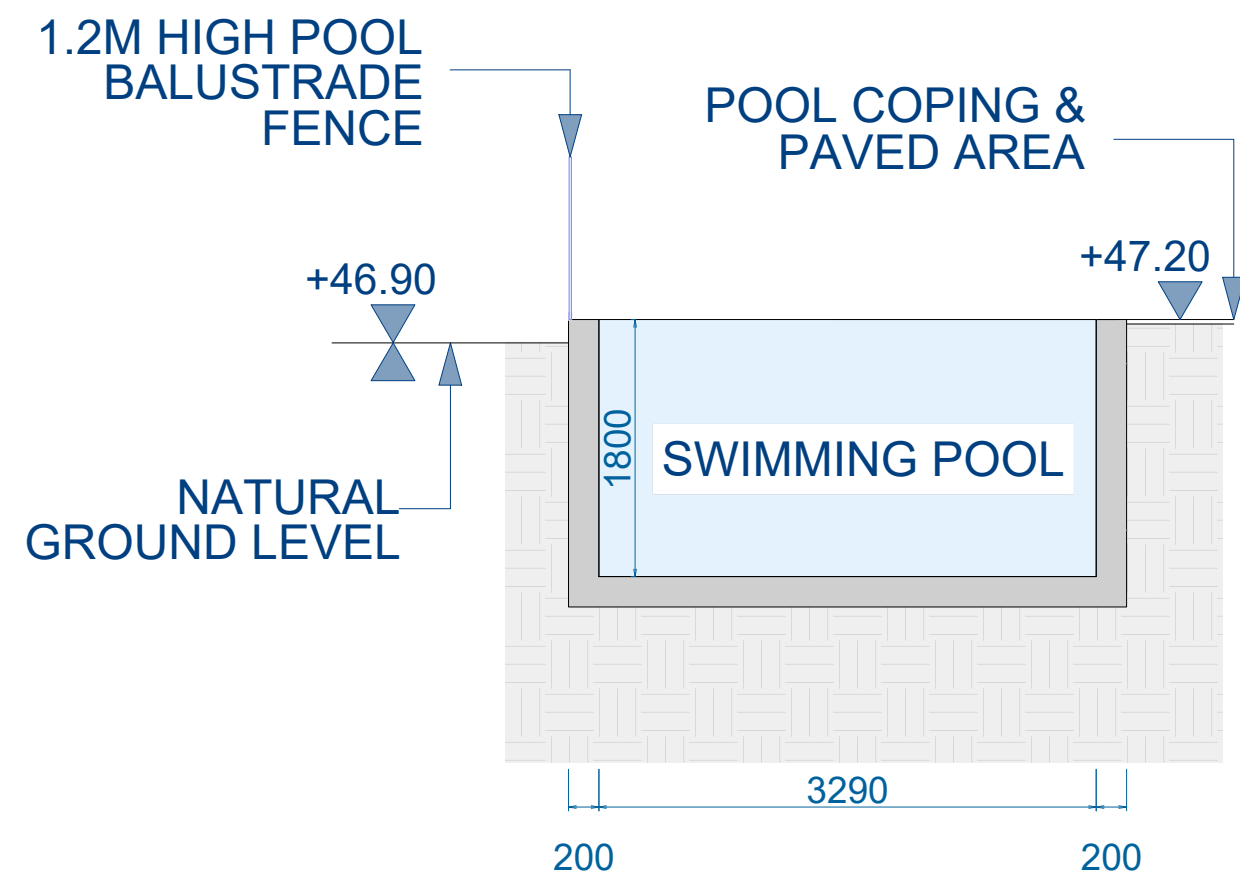
SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	Pool & Bath Layout/ Elevations/ Section
SCALE/ SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	11



1 (POOL) LONGITUDINAL SECTION
SCALE: 1:50 @ A3



2 (POOL) SHALLOW END SECTION
SCALE: 1:50 @ A3



3 (POOL) DEEP END SECTION
SCALE: 1:50 @ A3

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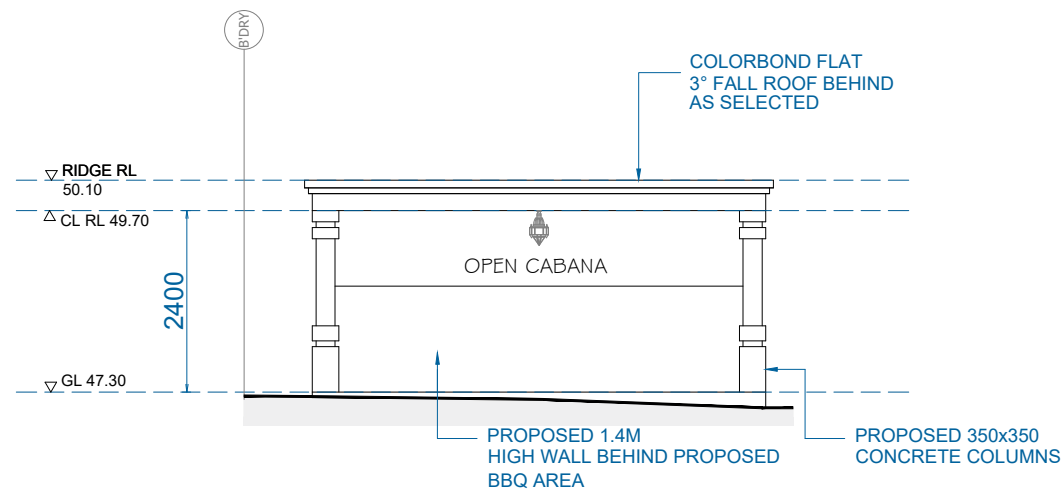
LGA: Canterbury Bankstown City Council
DESCRIPTION: Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana
CLIENT: Mr Nachabe



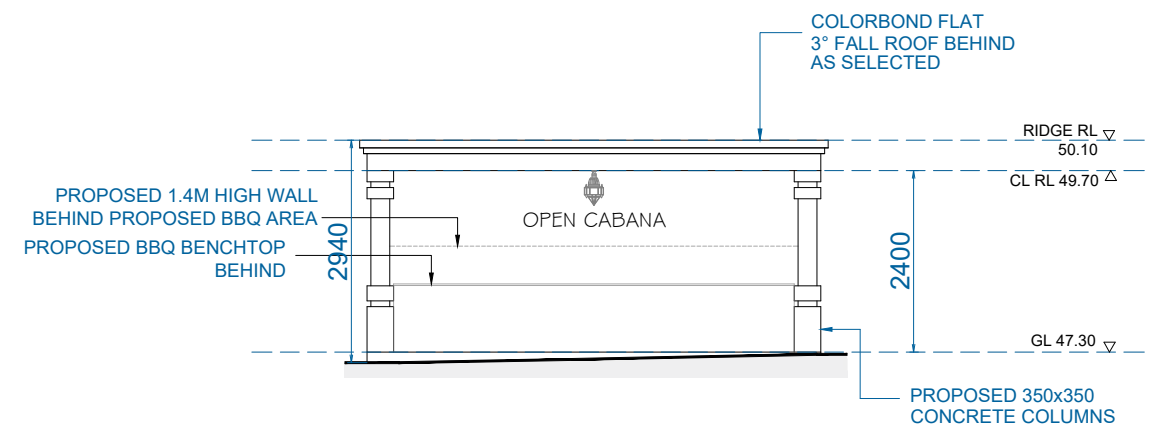
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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

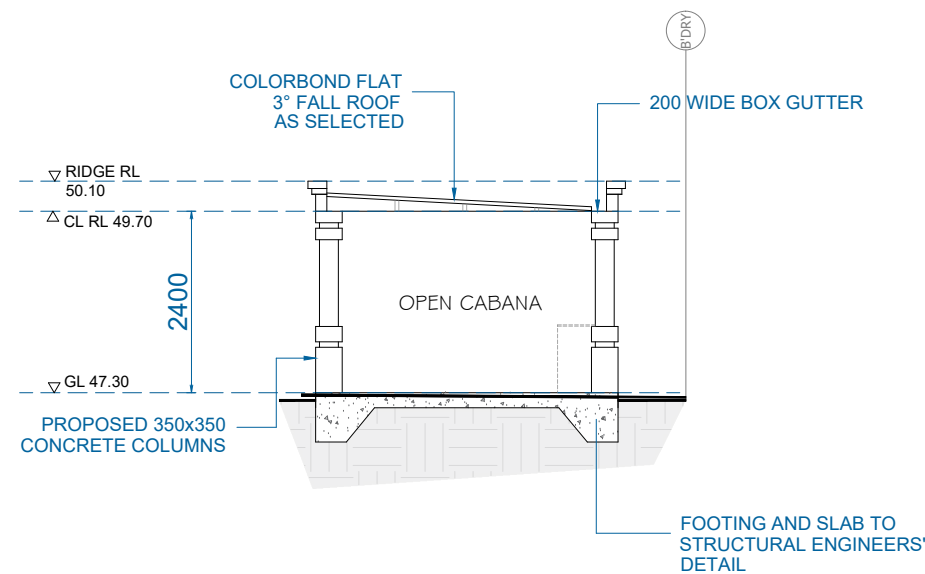
SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	Pool Sections
SCALE / SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	11A



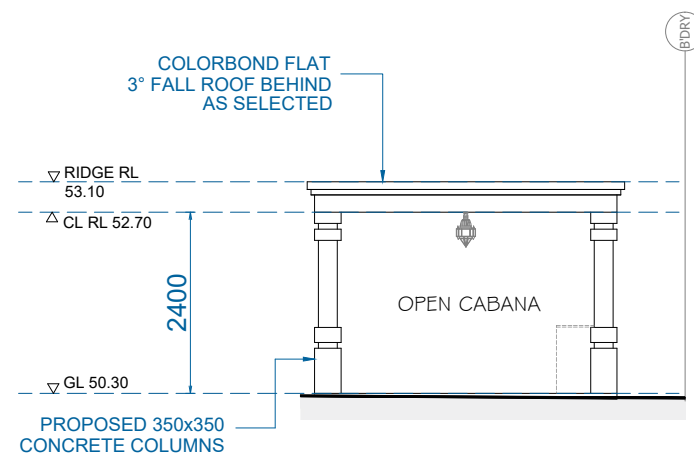
1 (CABANA) SOUTHERN ELEVATION
SCALE: 1:100 @ A3



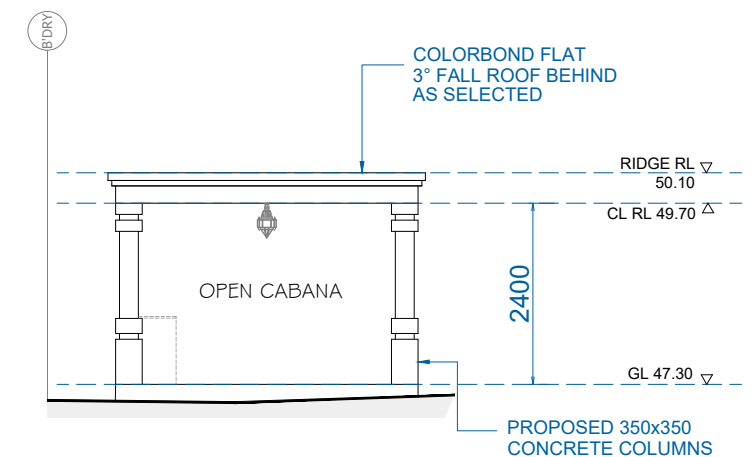
(CABANA) NORTHERN ELEVATION 2
SCALE: 1:100 @ A3



A (CABANA) SECTION A-A
SCALE: 1:100 @ A3



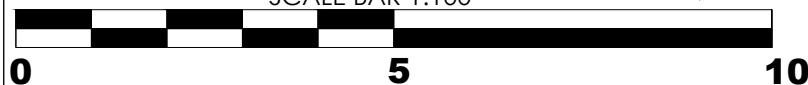
3 (CABANA) WESTERN ELEVATION
SCALE: 1:100 @ A3



(CABANA) EASTERN ELEVATION 4
SCALE: 1:100 @ A3

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SCALE BAR 1:100



LGA: Canterbury Bankstown City Council

DESCRIPTION: Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana

CLIENT: Mr Nachabe



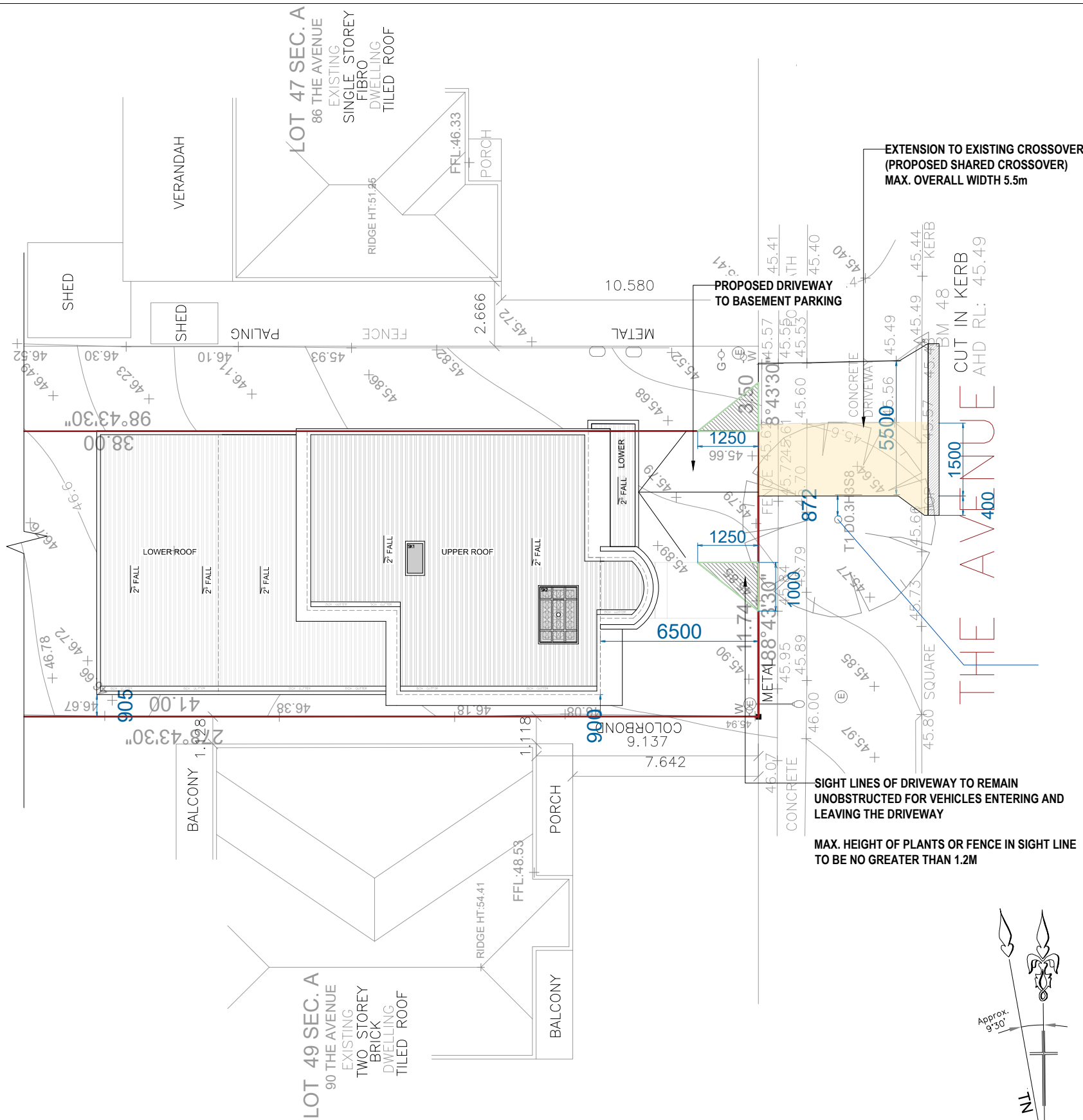
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Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

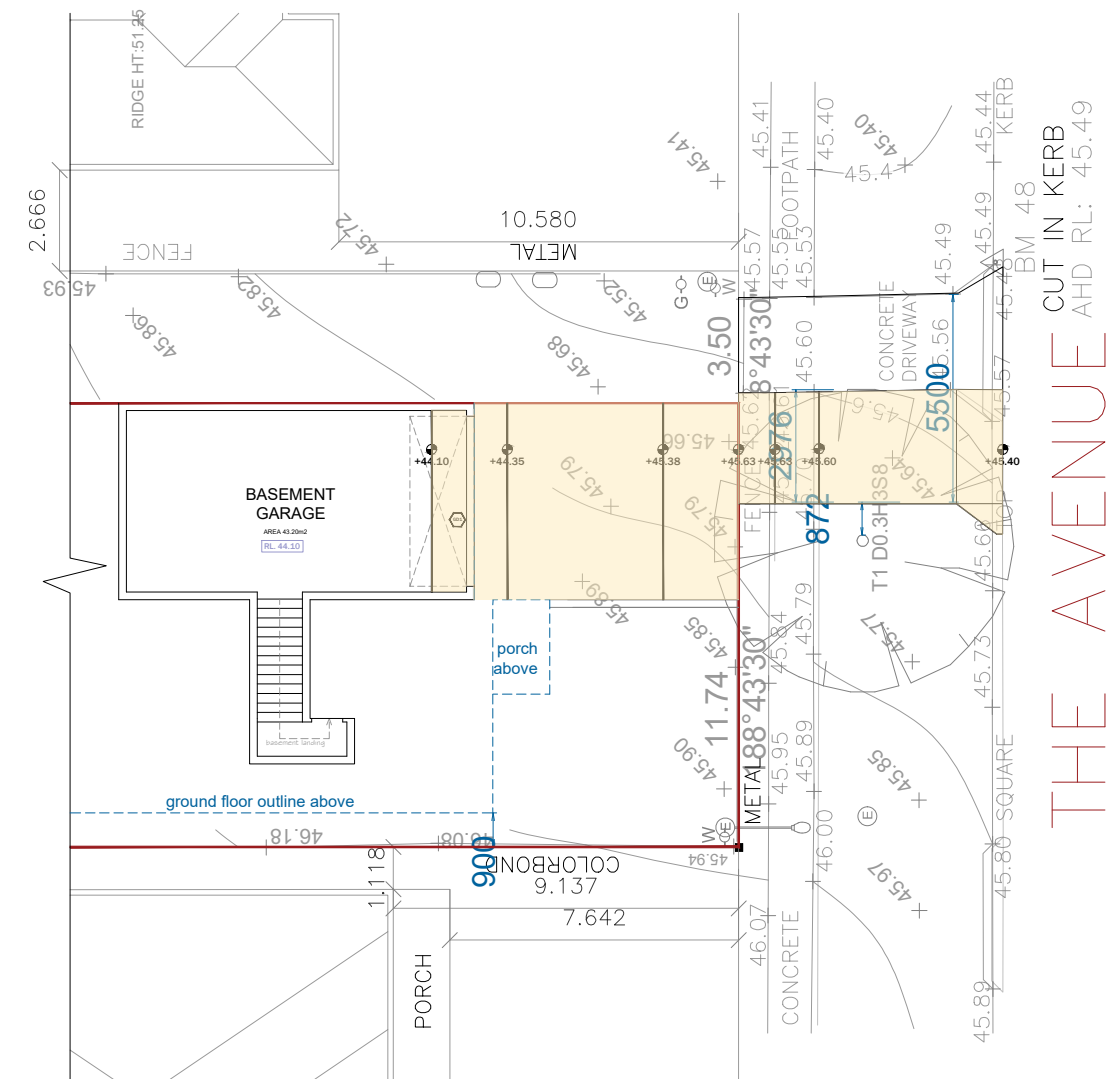
SUBJECT SITE: Bankstown, 88 The Avenue

DRAWING TITLE: Cabana Elevations & Section

SCALE/SHEET SIZE: 1:100 A3 PREPARED: M.A SHEET NO. 12



1 **DRIVEWAY SITE PLAN**
SCALE: 1:200 @ A3



2 **DRIVEWAY BASEMENT PLAN**
SCALE: 1:200 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

DESCRIPTION: Proposed Two Storey Dwelling with Basement Garage, Inground pool & Cabana

CLIENT: Mr Nachabe

ASPIRE DESIGN & ENGINEERING
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329/462 Chapel Rd,
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE:	Bankstown, 88 The Avenue
DRAWING TITLE:	Driveway Plan
SCALE/ SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	13

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 10/05/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 31 January 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	88 The Avenue, Bankstown_02	
Street address	1 88 THE AVENUE BANKSTOWN 2200	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Decoded Plan DP 1281	
Lot no.	48	
Section no.	A	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 73
Materials	✔ .67	Target n/a

Certificate Prepared by	
Name / Company Name:	AENECC - Office: 02 9004 9008
ABN (if applicable):	32612568377

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 construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with these aspects of the development application or application for a complying development certificate 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.	✓	✓	✓

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 0 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 air conditioning - ducted, Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted, Energy rating: 6 star (average zone)		✓	✓
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 air conditioning - ducted, Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted, Energy rating: 6 star (average zone)		✓	✓
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-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 (>= 4.8 but <= 8 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 1600 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: - 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.)		✓	✓
Swimming Pool			
The swimming pool must not have a volume greater than 24 kilolitres.	✓	✓	

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 - m²	Insulation
Floor - concrete slab on ground, waffle pool slab.	109.0	none
Floor - above habitable rooms or mezzanine, hard wood; frame: timber - untreated softwood.	125.9	none
Floor - suspended floor above garage, concrete - suspended; frame: timber - untreated softwood.	40.45	fibreglass batts or roll
garage floor - concrete slab on ground.	49.5	none
external wall: brick veneer; frame: timber - untreated softwood.	all external walls	rockwool batts, roll or pump-in foaming
external garage wall: concrete block/plasterboard; frame: timber - untreated softwood.	62.7	none
internal wall: plasterboard; frame: timber - untreated softwood.	157.1	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	100.1	ceiling: fibreglass batts or roll; roof: batt/banking.
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	48	ceiling: fibreglass batts or roll; roof: batt/banking.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 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): no heating		✓	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: dual speed with a performance of 0 stars.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): no heating		✓	
The applicant must install a timer for the spa 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: photovoltaic collectors with the capacity to generate at least 1.3 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing south	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.	✓	✓	
Outdoor Spa			
The spa must not have a volume greater than 1.05 kilolitres.	✓	✓	

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 - m²	
aluminium		87.09	
timber		0	
uPVC		0	
steel		0	
composite		0	
Glazing		Maximum area - m²	
single		7.66	
double		49.63	
triple		0	

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SCALE BAR 1:100



LGA: Canterbury Bankstown City Council

DESCRIPTION:
Proposed Two Storey Dwelling with Basement
Garage, Inground pool & Cabana

CLIENT: Mr Nachabe



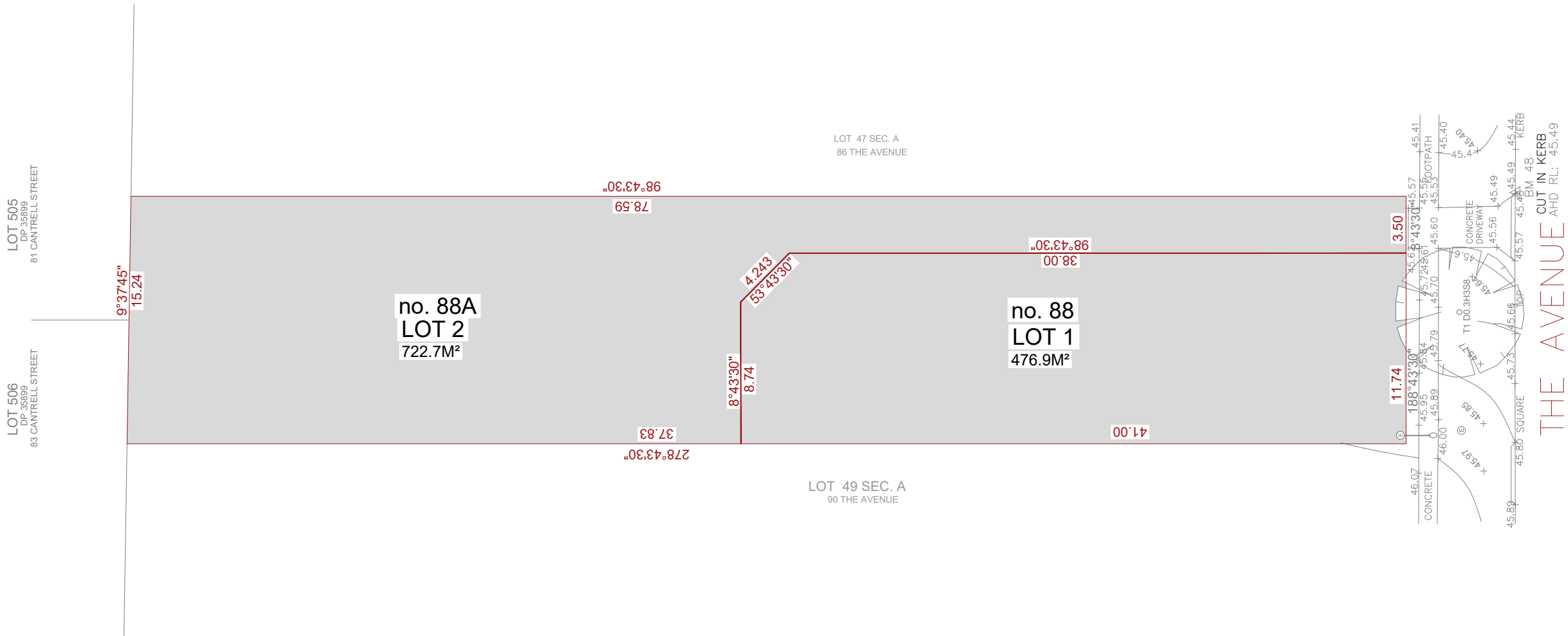
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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE: Bankstown, 88 The Avenue

DRAWING TITLE: BASIX Commitments

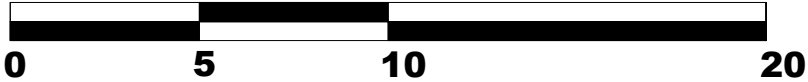
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1 SUBDIVISION PLAN
SCALE: 1:200 @ A3

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SCALE BAR 1:200



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CLIENT: Mr Nachabe



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REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	AUG 24

SUBJECT SITE: Bankstown, 88 The Avenue

DRAWING TITLE: Subdivision plan

SCALE/ SHEET SIZE	1:200	A3	PREPARED: M.A	SHEET NO.	16
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