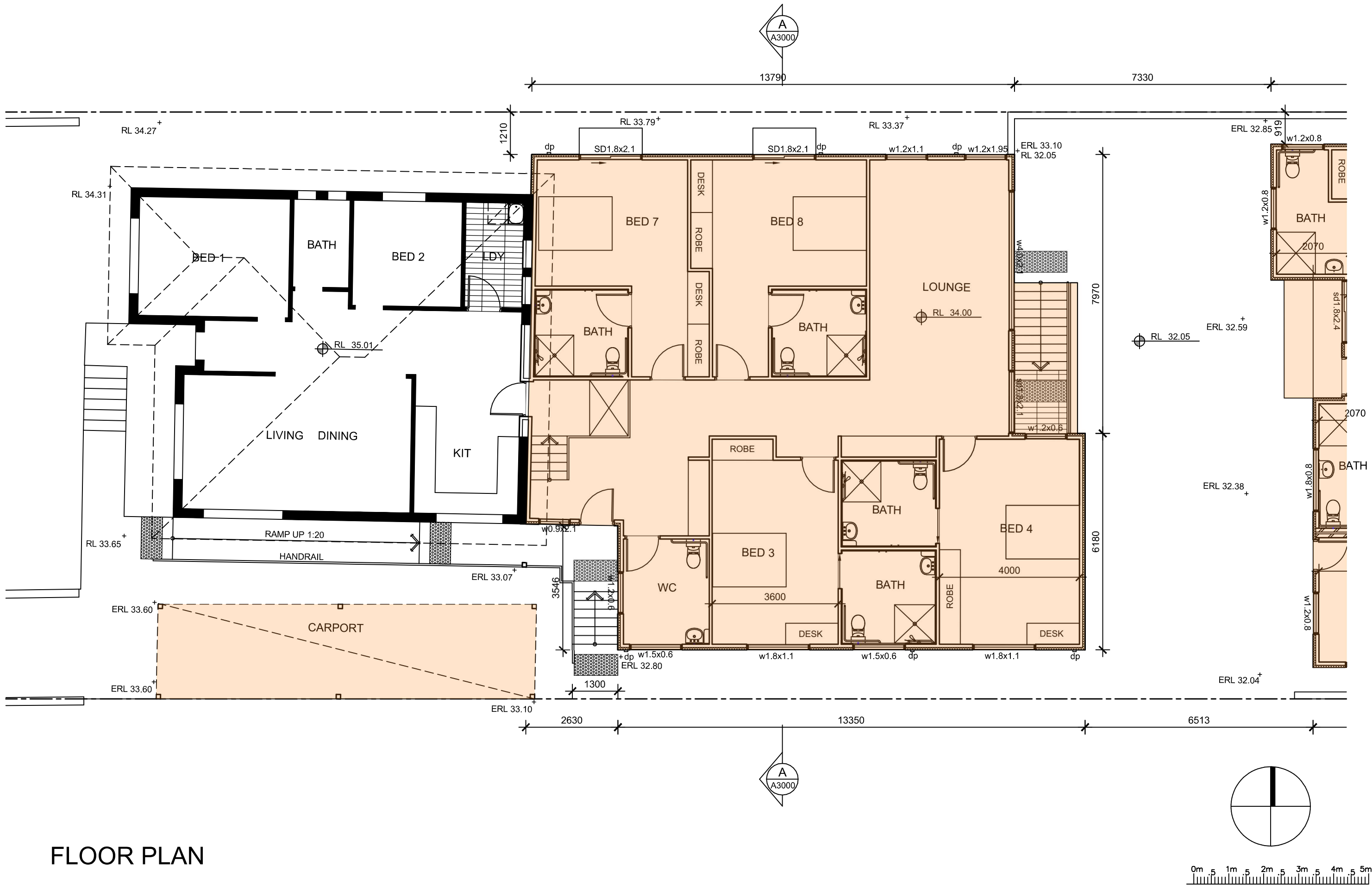


DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	SITE PLAN
SCALE:	1:200
DWG NO:	A0001
DATE:	09.06.23
DRAWN BY:	MH
CHECKED BY:	N.LYCENKO
N. LYCENKO ARCHITECT REG NO 3010	226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



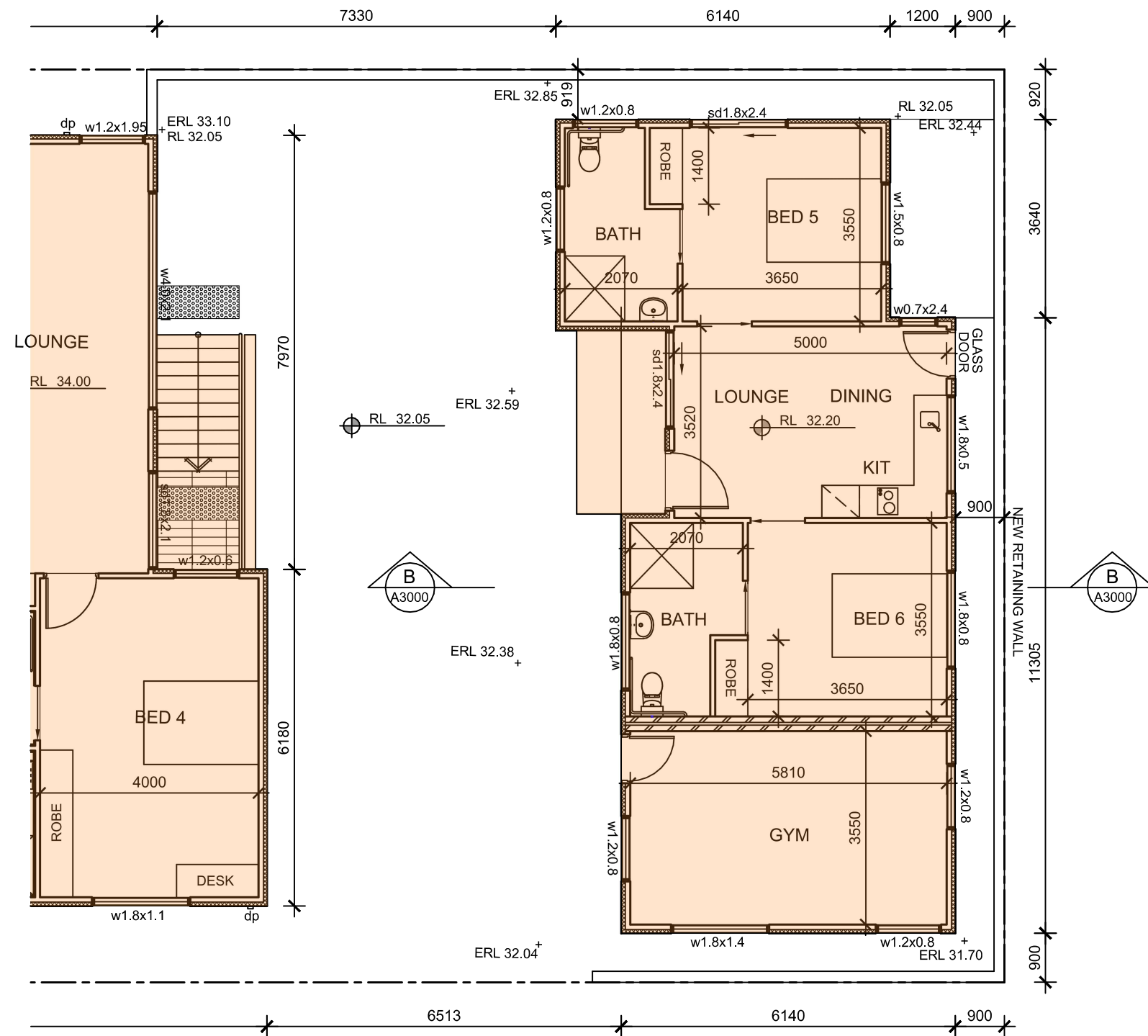
FLOOR PLAN



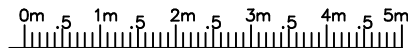
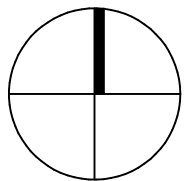
DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	FLOOR PLAN
SCALE:	1:100
DWG NO:	A1000
DATE:	09.06.23
DRAWN BY:	CHCKED BY:
MH	N.LYCENKO
N. LYCENKO ARCHITECT REG NO 3010 226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014	



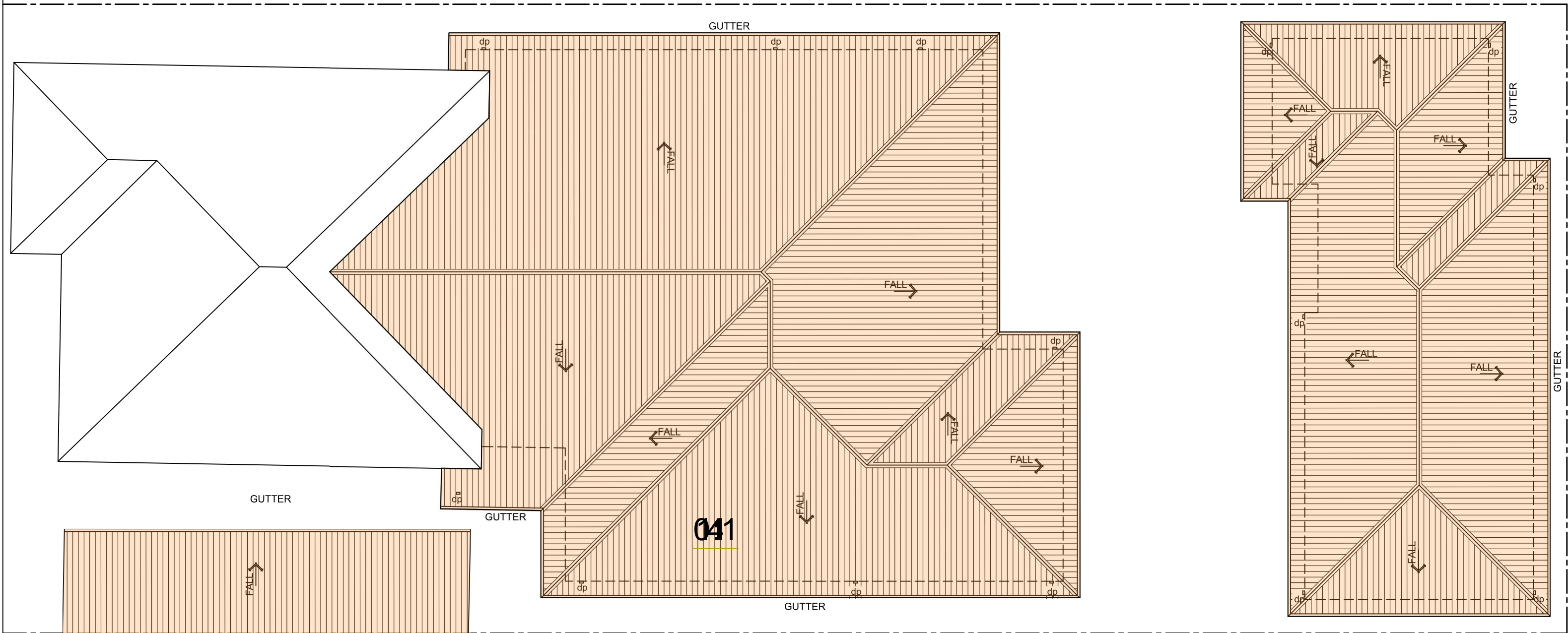
SECONDARY DWELLING FLOOR PLAN



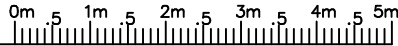
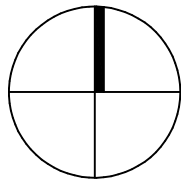
DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE: GRANNY FLAT PLAN	
SCALE: 1:100	DWG NO: A1001
DATE: 09.06.23	N. LYCENKO ARCHITECT REG NO 3010
DRAWN BY: MH	CHECKED BY: N.LYCENKO
226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014	



ROOF PLAN



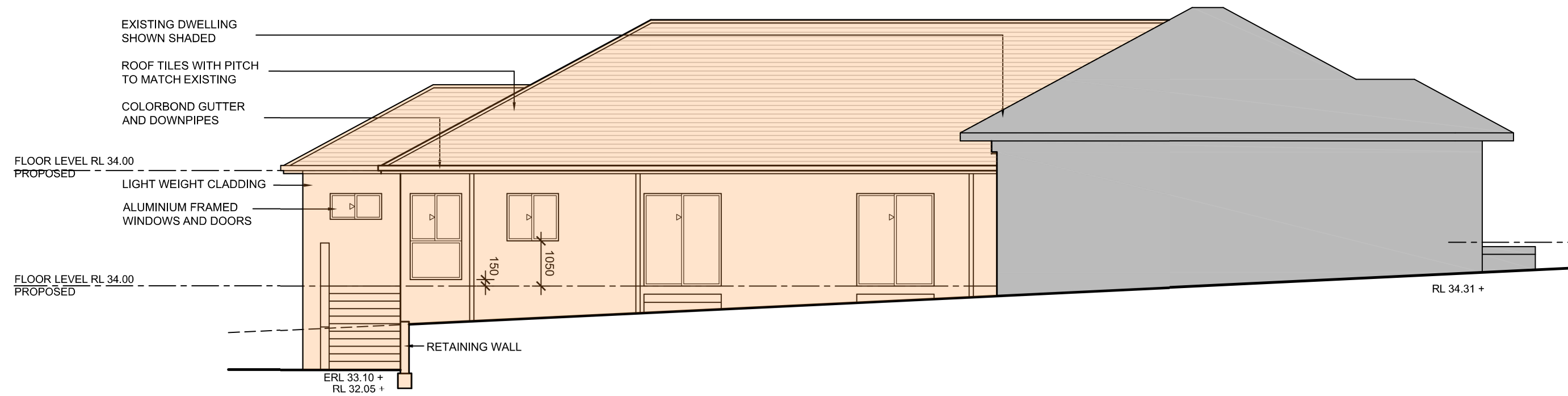
DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
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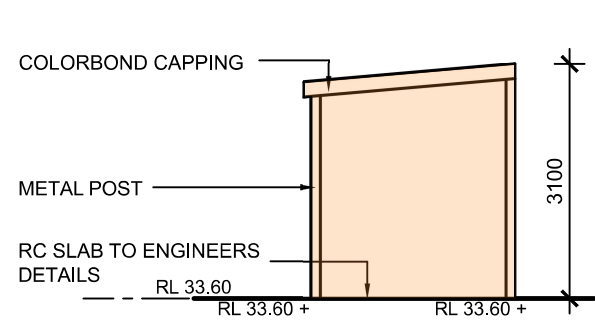
TITLE: ROOF PLAN	
SCALE: 1:100	DWG NO: A1003
DATE: 09.06.23	N. LYCENKO ARCHITECT REG NO 3010
DRAWN BY: MH	CHECKED BY: N.LYCENKO 226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



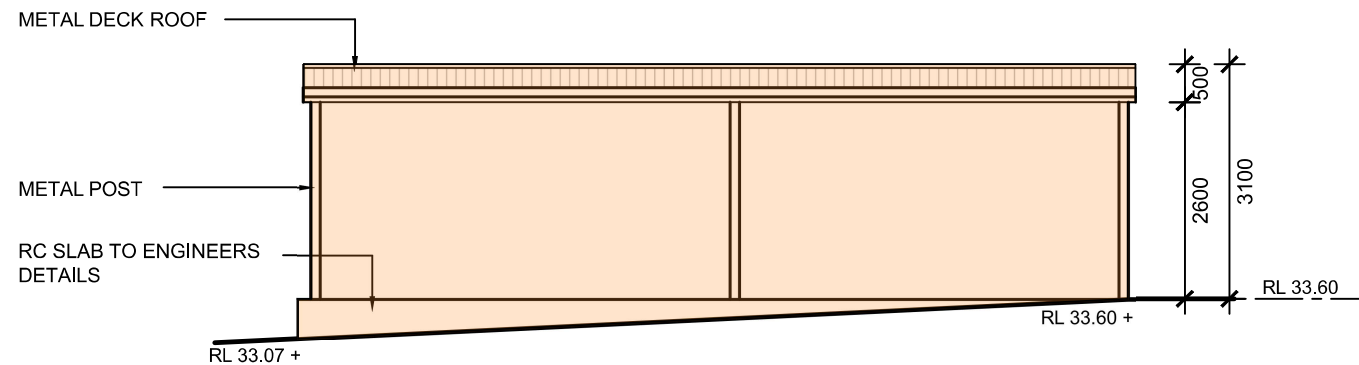
DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	TITLE: ELEVATIONS 01		
AUG 23	DEVELOPMENT APPLICATION	01		ADDRESS: No: 125 PRIAM STREET CHESTER HILL	SCALE: 1:100	DWG NO: A2000
			DATE: 09.06.23		N. LYCENKO ARCHITECT REG NO 3010	
			DRAWN BY: MH		CHECKED BY: N.LYCENKO	226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



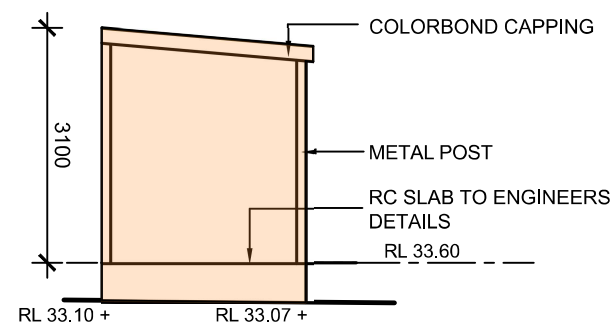
NORTH ELEVATION



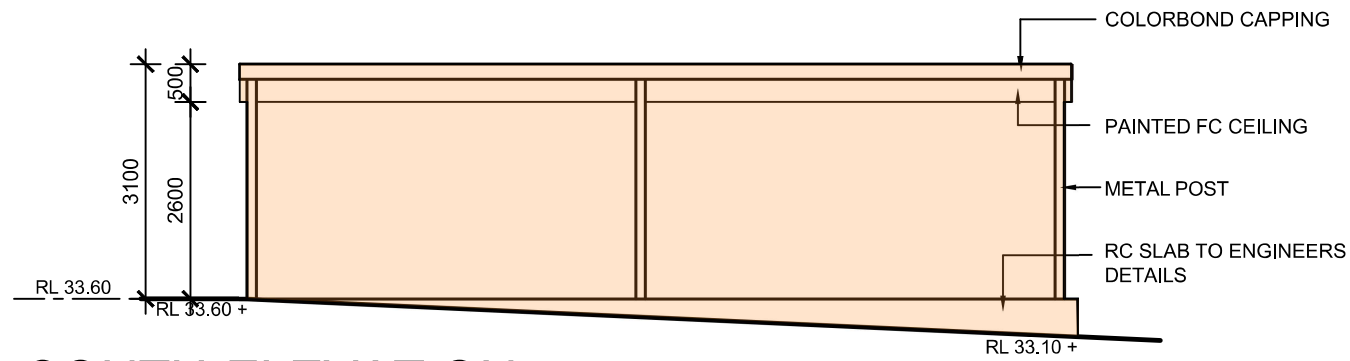
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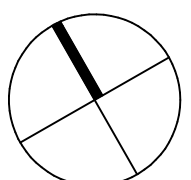
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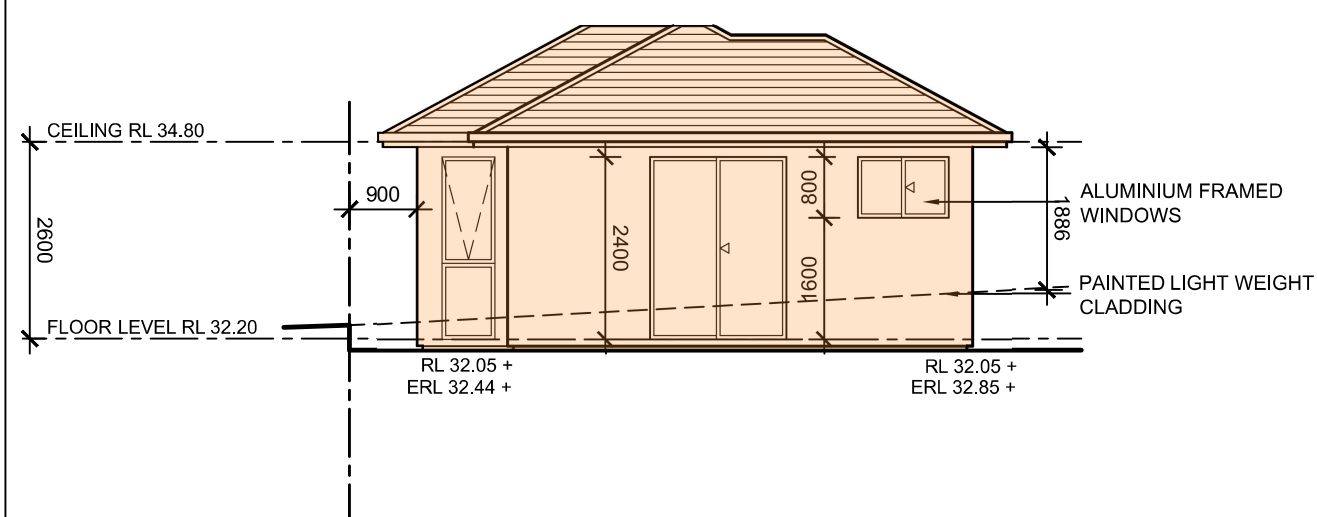
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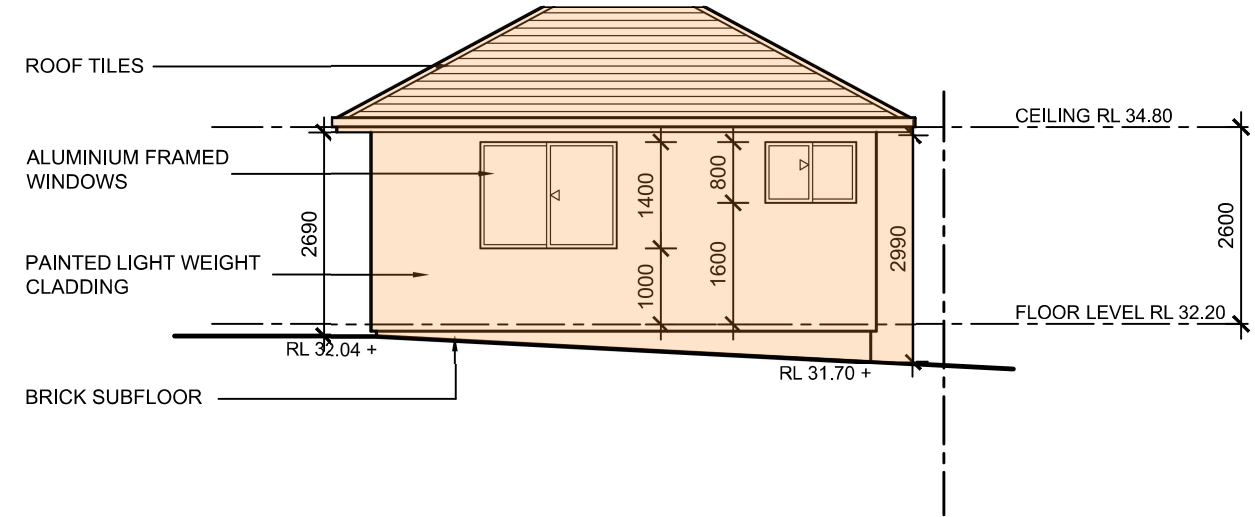
SOUTH ELEVATION



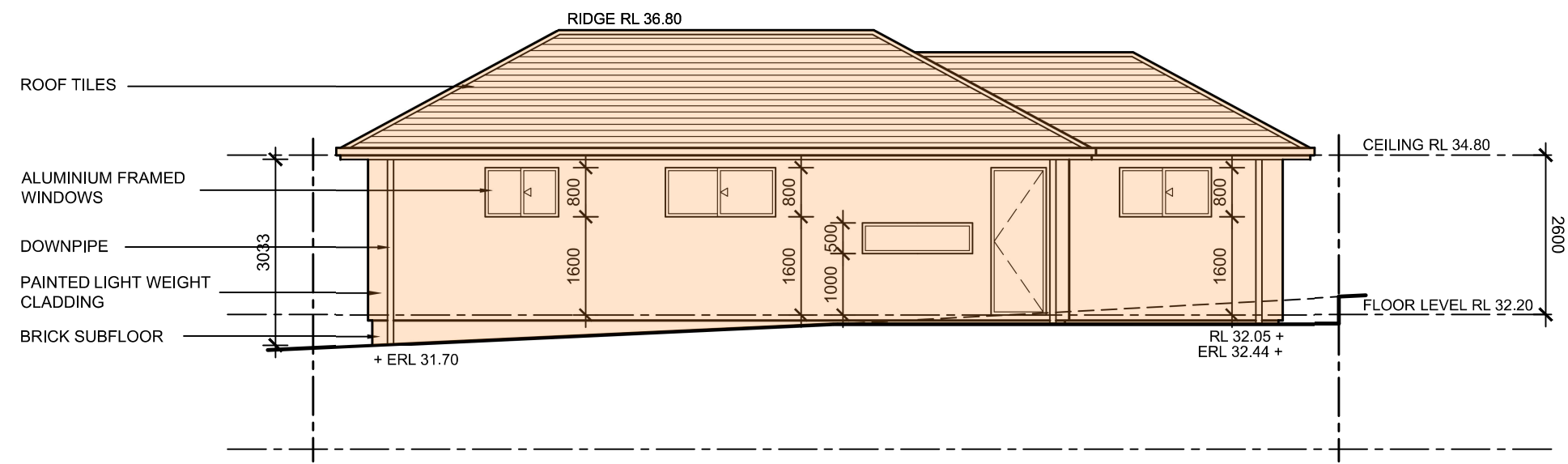
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	AUG 23	DEVELOPMENT APPLICATION	01		SCALE: 1:100	
					DWG NO: A2001	
					DATE: 09.06.23	
					N. LYCENKO ARCHITECT REG NO 3010	
				ADDRESS: No: 125 PRIAM STREET CHESTER HILL	226 WARDELL RD	
					DULWICH HILL N.S.W 2203	
					9558 6260 0414 966 014	
					DRAWN BY: MH	CHECKED BY: N.LYCENKO



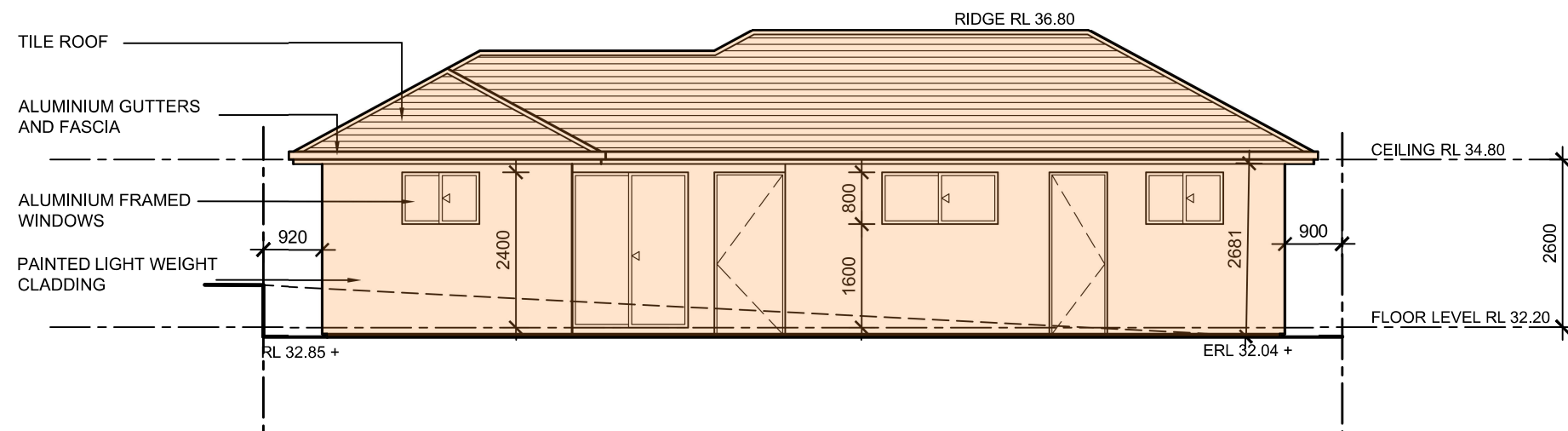
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SOUTH ELEVATION



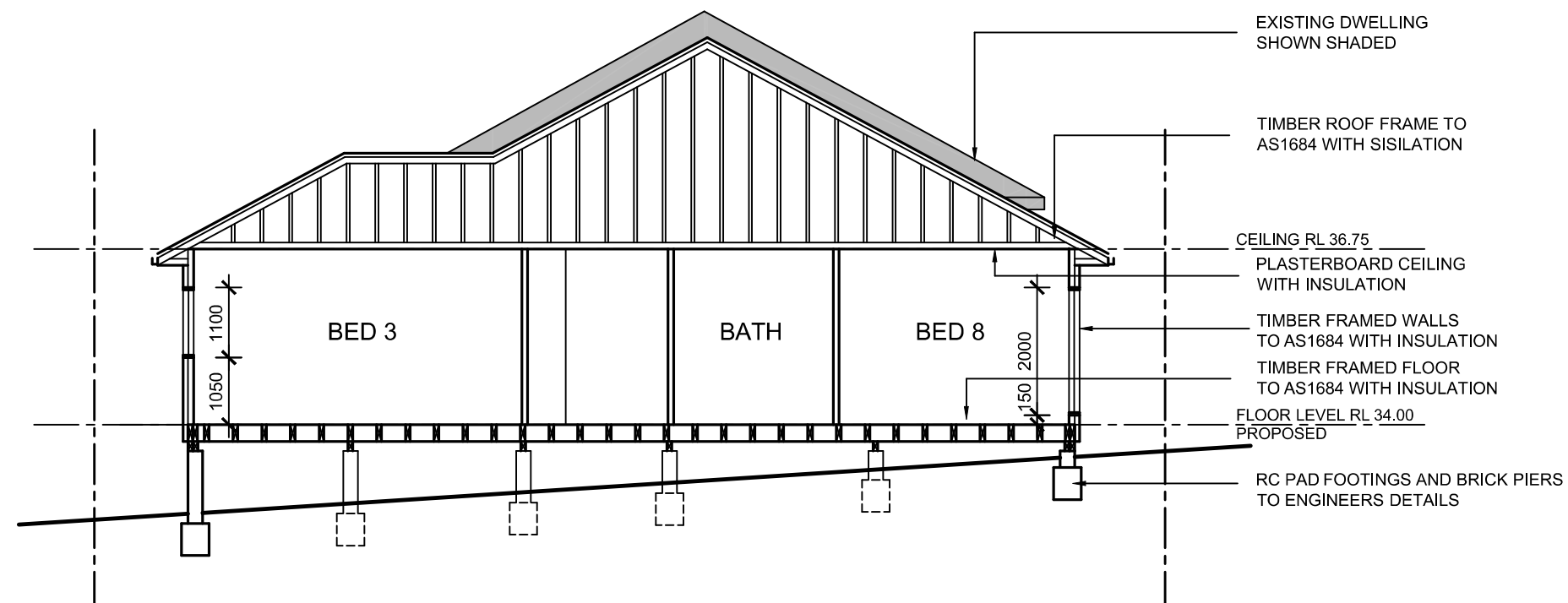
EAST ELEVATION



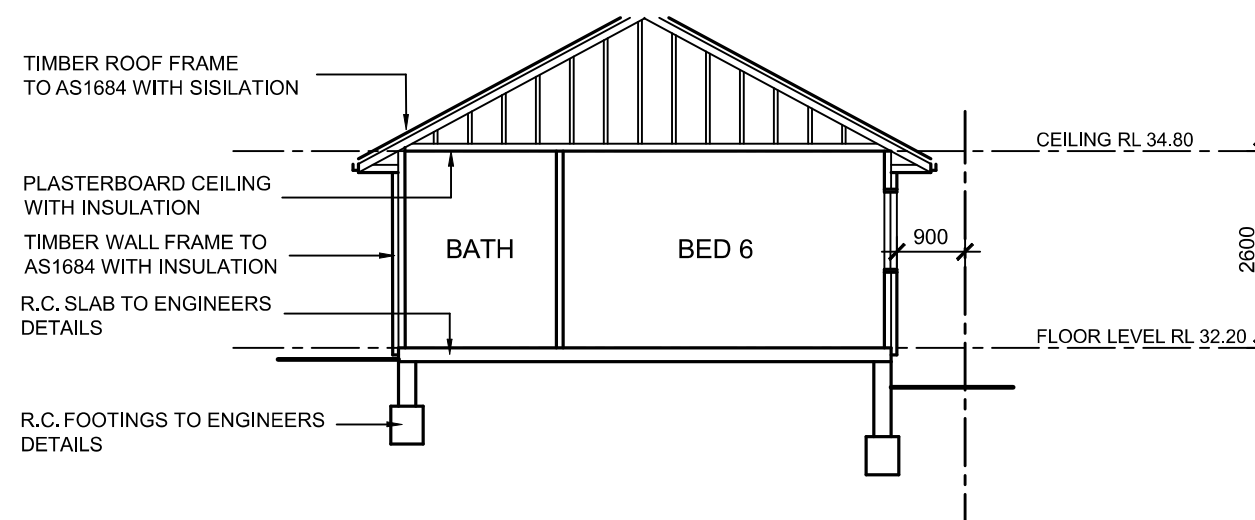
WEST ELEVATION



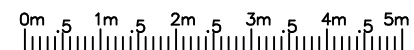
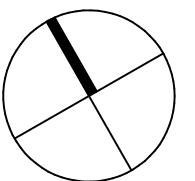
	DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	TITLE: GRANNY FLAT ELEVATIONS	
	AUG 23	DEVELOPMENT APPLICATION	01		SCALE: 1:100	DWG NO: A2002
					DATE: 09.06.23	N. LYCENKO ARCHITECT REG NO 3010
					DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
					CHECKED BY: N.LYCENKO	9558 6260 0414 966 014



SECTION A-A



SECTION B-B

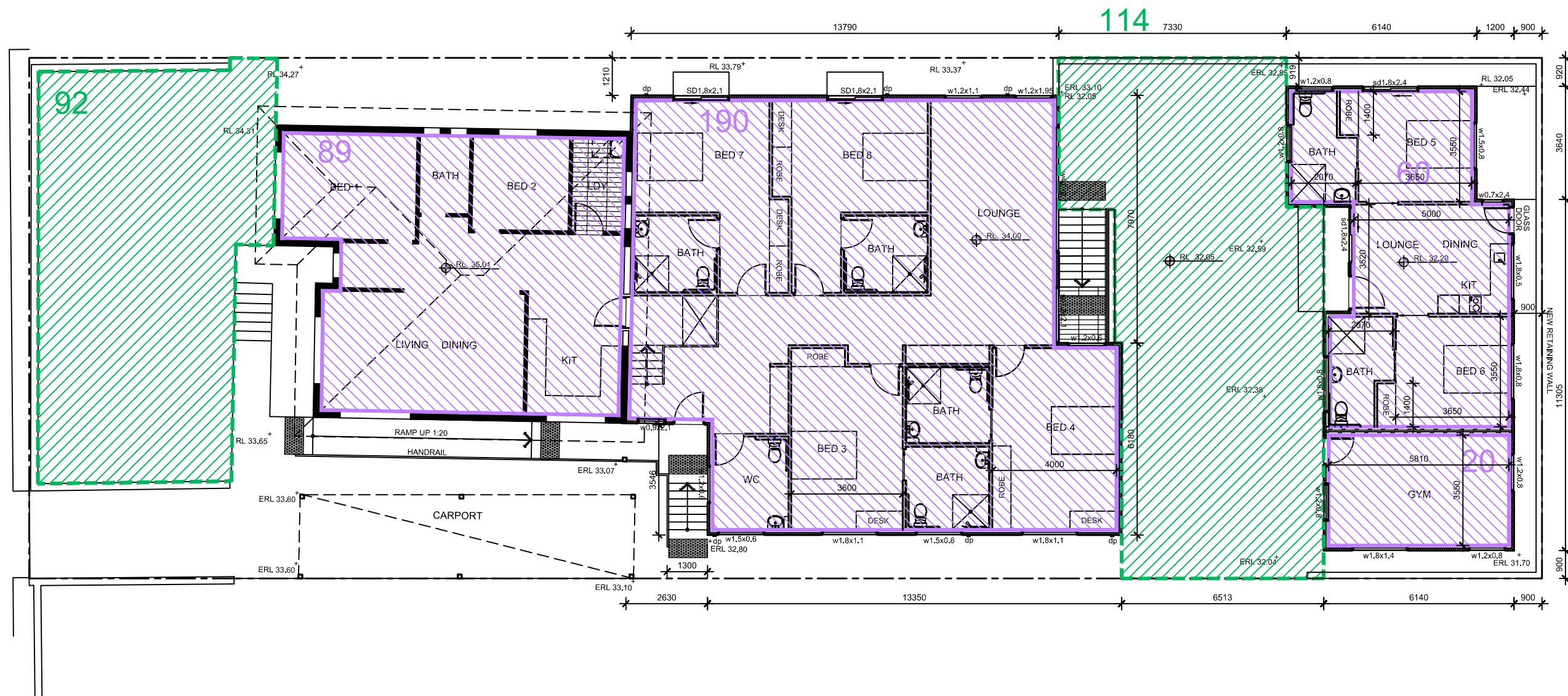


DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	SECTIONS
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DWG NO:	A3/001
DATE:	09.06.23
DRAWN BY:	CHECKED BY:
MH	N.LYCENKO

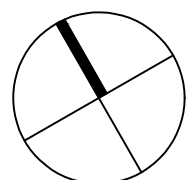
N. LYCENKO ARCHITECT REG NO 3010
226 WARDELL RD
DULWICH HILL N.S.W 2203
9558 6260 0414 966 014



CALCULATION PLAN

SITE AREA	817.5m ²
MAX FLOOR AREA ALLOWED 817.50 / 2	408.75m ²
EXISTING DWELLING PROPOSED ADDITION GYM SECONDARY DWELLING	89m ² 190m ² 26m ² 60m ²
TOTAL	365m ² 0.44:1

SITE AREA	817.5m ²
PRIVATE OPEN SPACE REQUIRED	80m ²
PRIVATE OPEN SPACE PROPOSED	114m ²



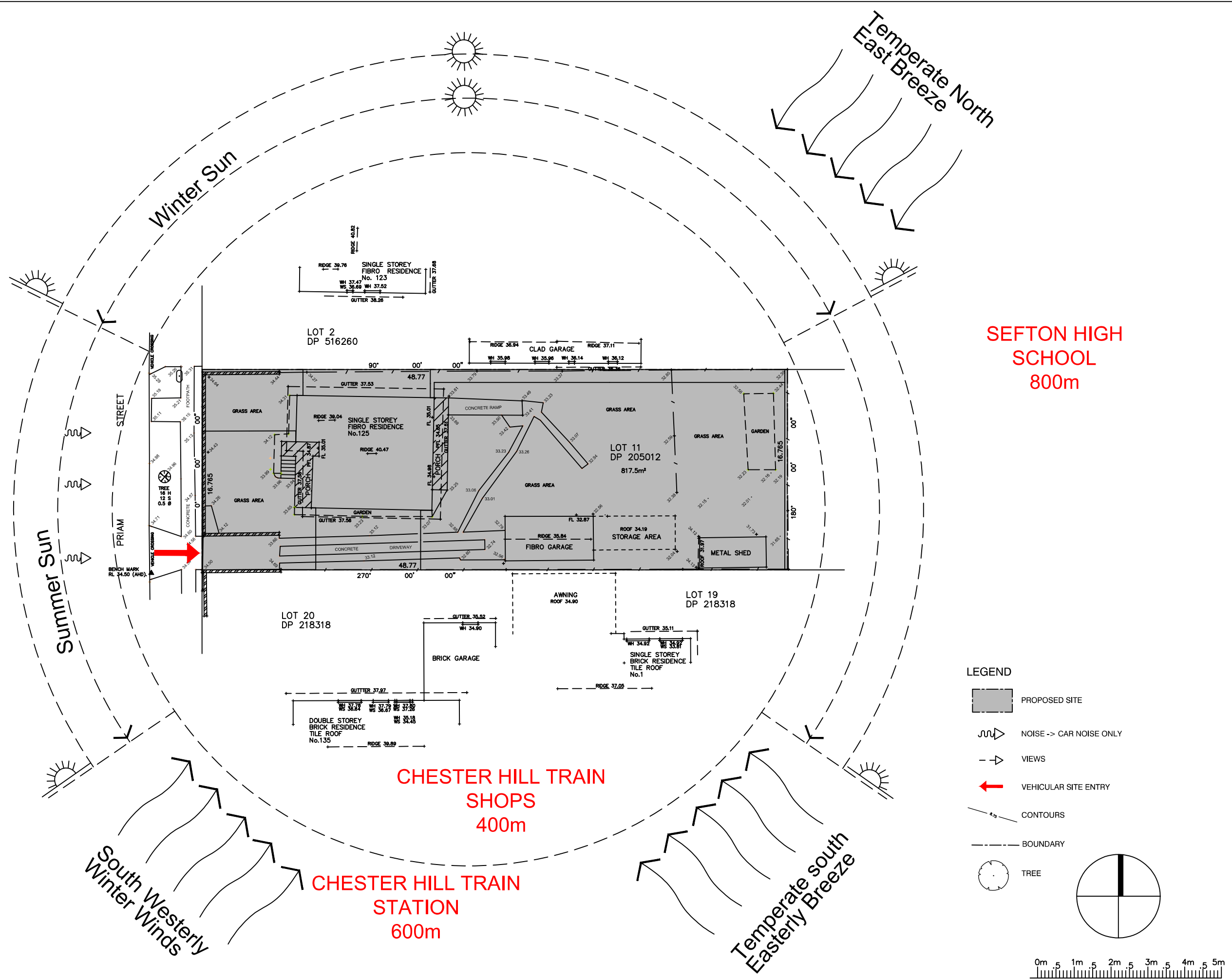
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DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

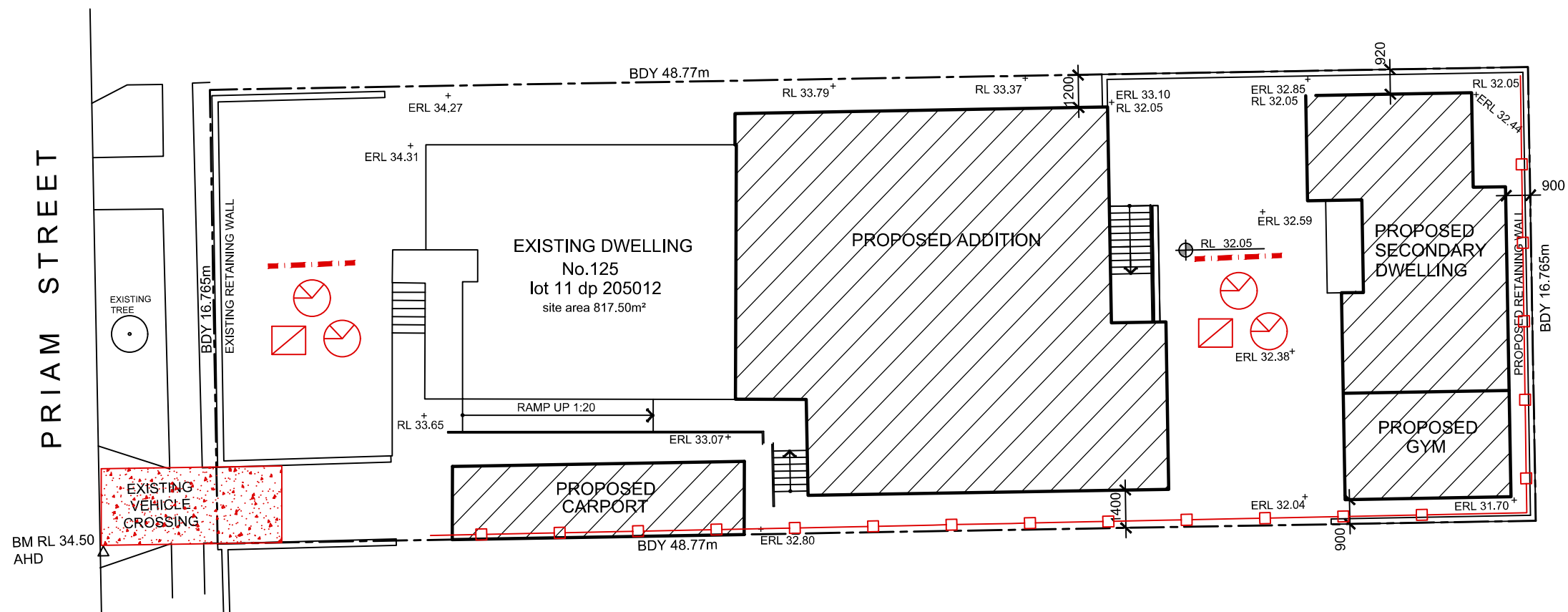
TITLE:	AREA CALCULATIONS
SCALE:	1:150
DATE:	09.06.23
DRAWN BY:	CHECKED BY:
MH	N.LYCENKO
	N. LYCENKO ARCHITECT REG NO 3010 226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	SITE ANALYSIS
SCALE:	NTS
DWG NO:	A5000
DATE:	09.06.23
DRAWN BY:	CH
CHECKED BY:	N.LYCENKO
	N. LYCENKO ARCHITECT REG NO 3010 226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014

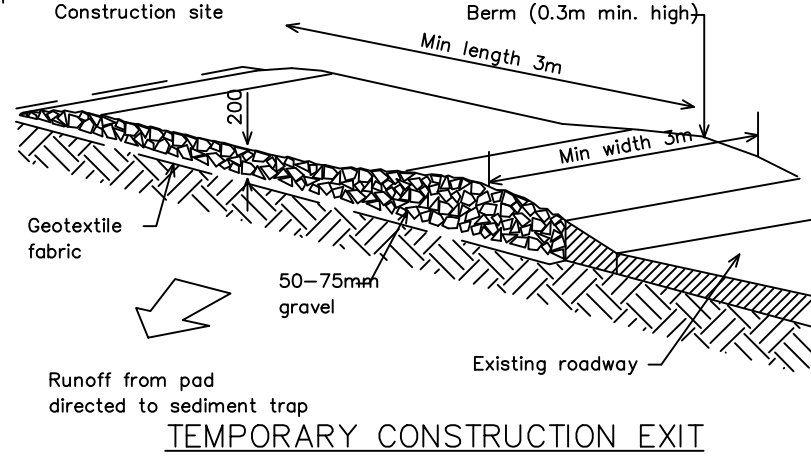
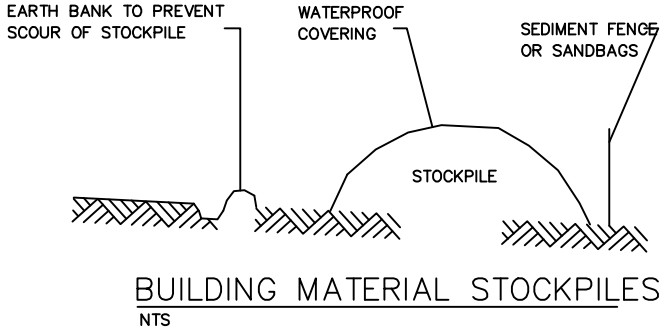


EROSION AND SEDIMENTATION CONTROL NOTES

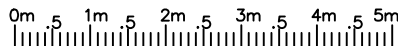
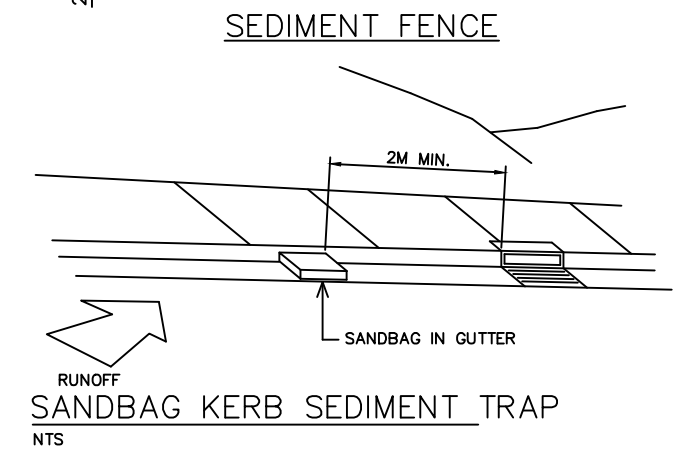
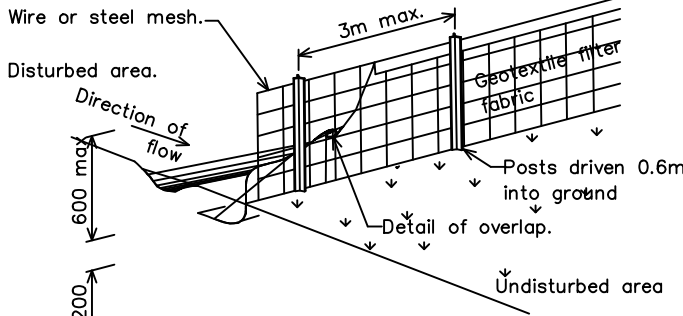
- BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (E.G. HUMES PROPEX SILT STOP) STANDING 300MIN. ABOVE GROUND AND EXTENDING 200 BELOW GROUND.
- EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.
- BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A

LEGEND

- STOCKPILES
- GEOTEXTILE FABRIC FILLED WITH GRAVEL
- SILT FENCE
- WATER DIVERSION (Earth Mound)
- GRAVEL ACCESS
- STORMWATER PIT



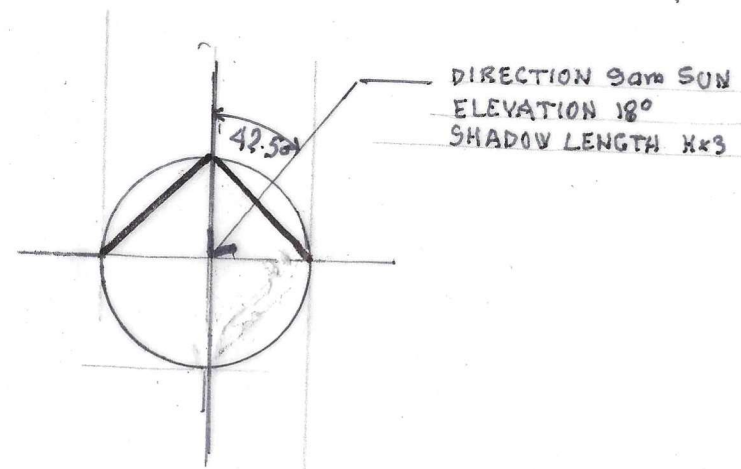
Drainage area 0.6ha. max. Slope gradient 1:2 max. Slope length 60m max.



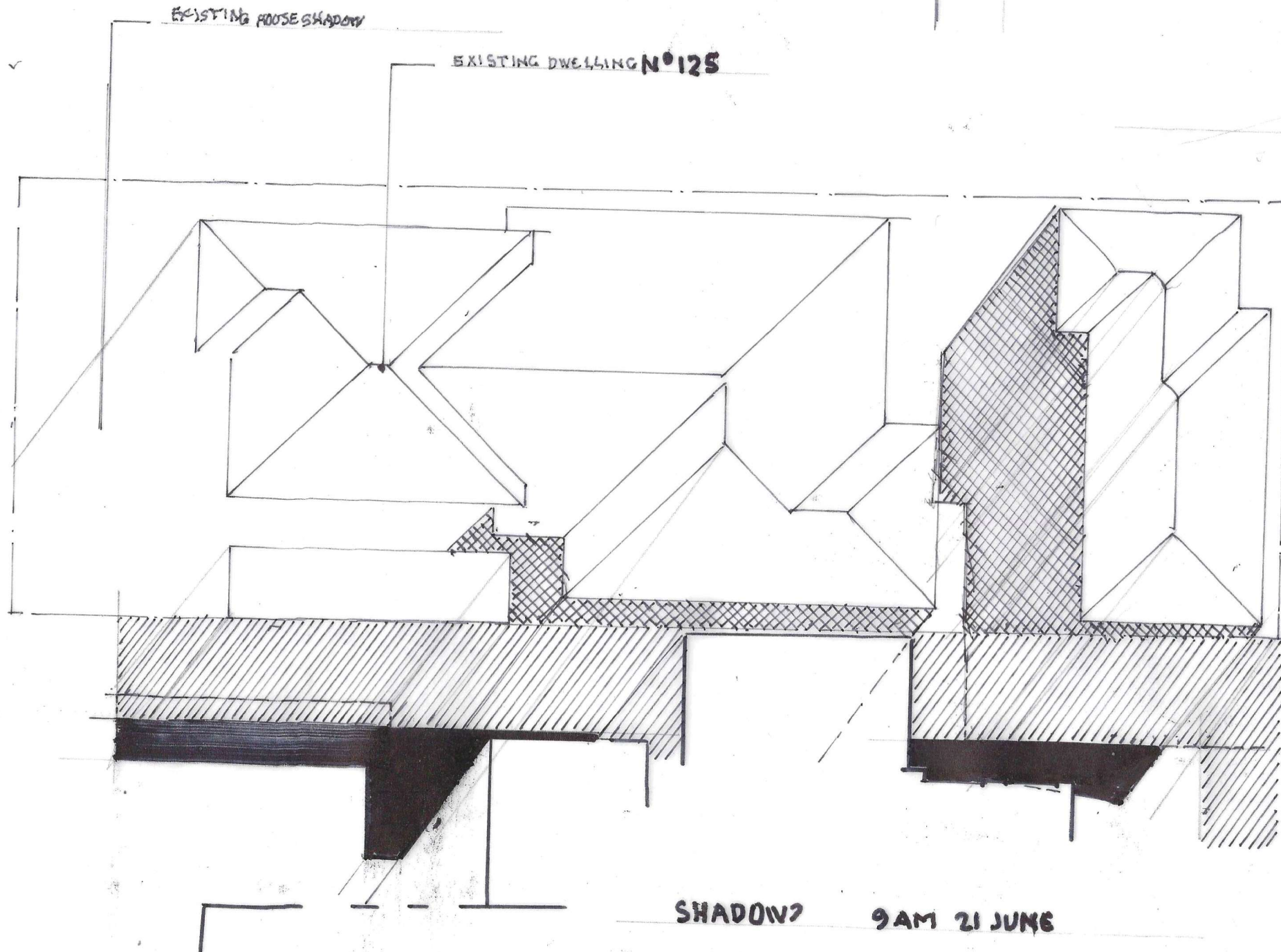
DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01




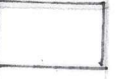
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ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

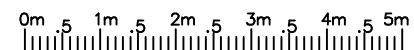
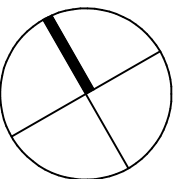
TITLE:	SOIL EROSION SEDIMENT CONTROL PLAN
SCALE:	1:200
DWG NO:	A5001
DATE:	09.06.23
DRAWN BY:	CHCKED BY:
MH	N.LYCENKO
	226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



PRIAM ST



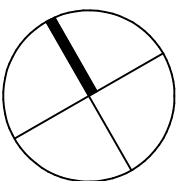
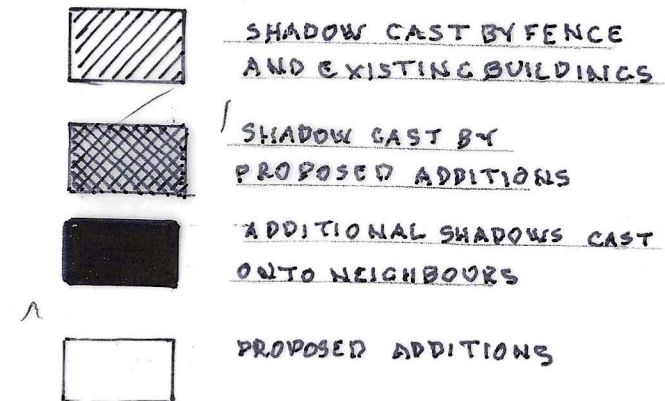
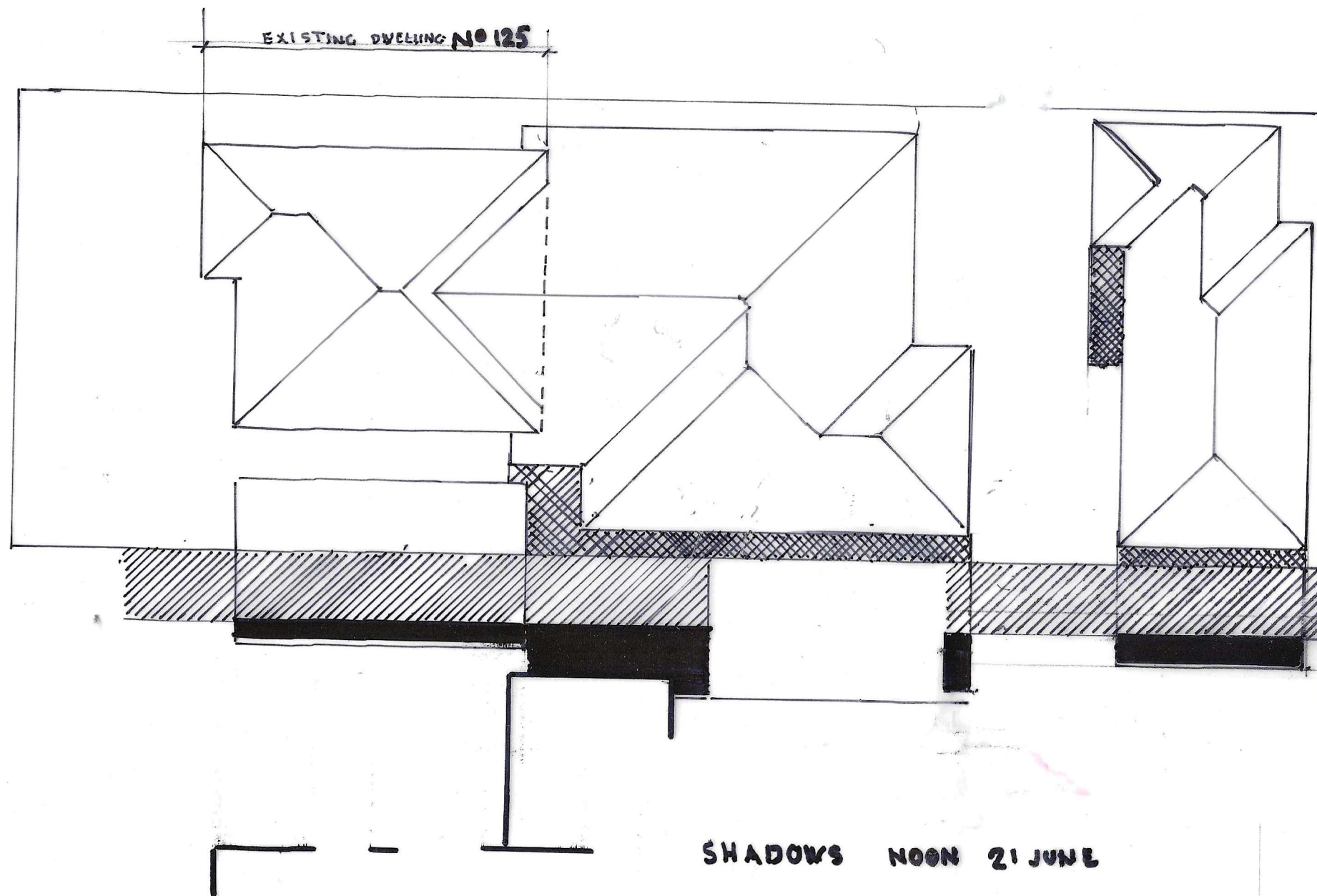
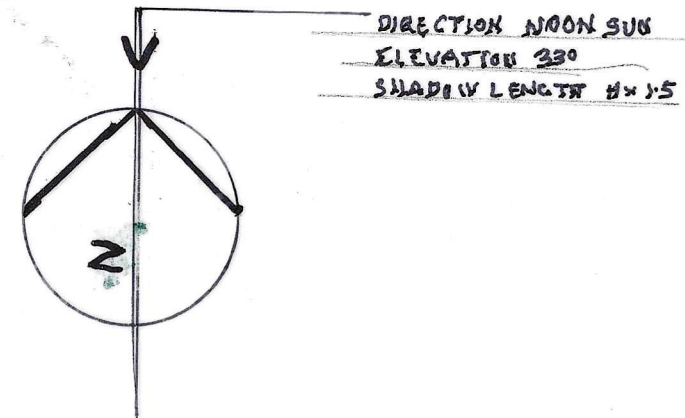
-  SHADOW CAST BY FENCE AND EXISTING BUILDINGS
-  SHADOW CAST BY PROPOSED ADDITIONS
-  ADDITIONAL SHADOWS CAST ONTO NEIGHBOURS
-  PROPOSED ADDITIONS



DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	SHADOW DIAGRAM
SCALE:	1:200
DATE:	09.06.23
DRAWN BY:	HECKED BY:
MH	N.LYCENKO
DWG NO:	A5002
N. LYCENKO ARCHITECT REG NO 3010	
226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014	



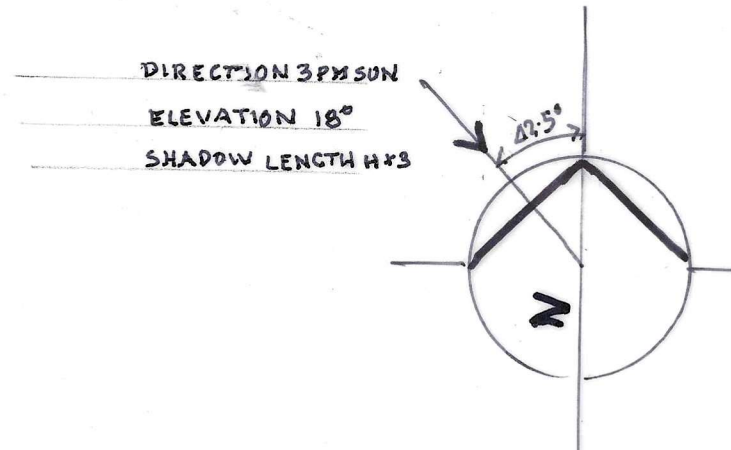
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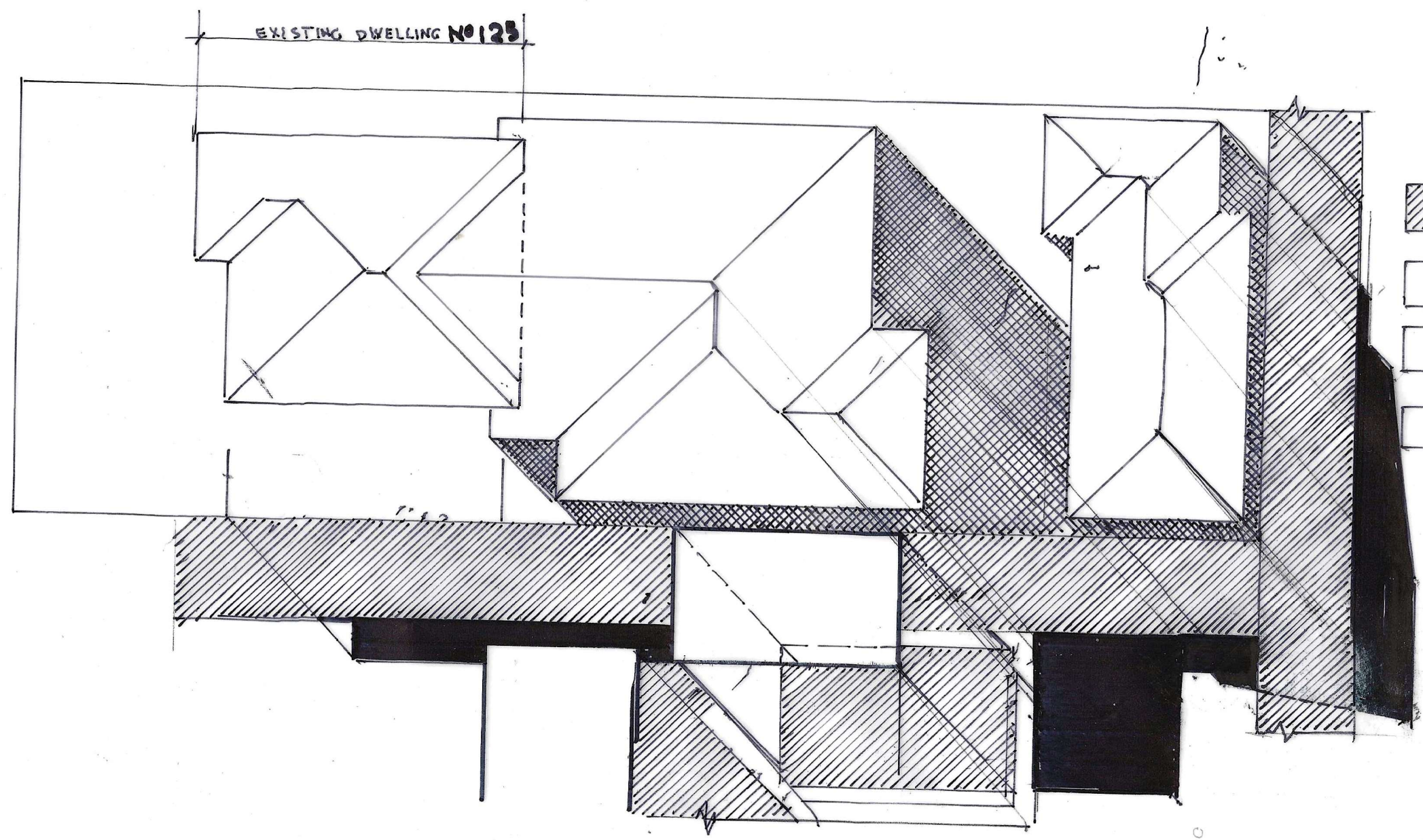
DATE	AMENDMENT	ISSUE
AUG 23	DEVELOPMENT APPLICATION	01

PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
ADDRESS:	No: 125 PRIAM STREET CHESTER HILL

TITLE:	SHADOW DIAGRAM
SCALE:	1:200
DATE:	09.06.23
DRAWN BY:	HECKED BY:
MH	N.LYCENKO
DWG NO:	A5002
	N. LYCENKO ARCHITECT REG NO 3010
	226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014

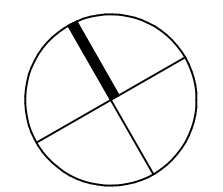


PRIAM ST



- SHADOW CAST BY FENCE AND EXISTING BUILDINGS
- SHADOW CAST BY PROPOSED ADDITIONS
- ADDITIONAL SHADOWS CAST ONTO NEIGHBOURS
- PROPOSED ADDITIONS

SHADOWS 3PM 21 JUNE



0m .5 1m .5 2m .5 3m .5 4m .5 5m

	DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	TITLE: SHADOW DIAGRAM	
	AUG 23	DEVELOPMENT APPLICATION	01		SCALE: 1:200	DWG NO: A5003
					DATE: 09.06.23	N. LYCENKO ARCHITECT REG NO 3010
					DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
					CHECKED BY: N.LYCENKO	9558 6260 0414 966 014

Certificate number: BSX-24544S_02

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: Thursday, 20 March 2025
To be valid, this certificate must be submitted with a development application or bldged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	125 priam street chester hill s dwelling_02		
Street address	125 PRIAM STREET CHESTER HILL 2162		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan 205012		
Lot no.	11		
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	✔ 70	Target 68	
Materials	✔ 22	Target n/a	

Certificate Prepared by	
Name / Company Name:	mjh design pty ltd
ABN (if applicable):	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: BSX-24544S_02 Thursday, 20 March 2025 page 1/11

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	60	ceiling: 4.5 (up), roof: none zoning: rockwood batts, roll or pump-in; roof: none.	nil	roof colour: light (solar absorptance < 0.38); ceiling area fully insulated
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 (8)) 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.				

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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 5 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: no mechanical ventilation (i.e. natural); Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (i.e. 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.	✓	✓	✓

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Description of project			
Project address		Assessor details and thermal loads	
Project name	125 priam street chester hill s dwelling_02	NatHERS assessor number	n/a
Street address	125 PRIAM STREET CHESTER HILL 2162	NatHERS certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 205012	Area adjusted cooling load (MJ/ m²/year)	n/a
Lot no.	11	Area adjusted heating load (MJ/ m²/year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 40 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 70 Target 68
Site area (m²)	613	Materials	✓ 22 Target n/a
Roof area (m²)	60		
Conditioned floor area (m²)	50.0		
Unconditioned floor area (m²)	10.0		
Total area of garden and lawn (m²)	100		
Roof area of the existing dwelling (m²)	69		
Number of bedrooms in the existing dwelling	3		

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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.			
	✓	✓	✓

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

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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 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 40 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.)		✓	✓

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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 facing					
bath	600.00	1000.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
dining	1100.00	1000.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
bed 5	1100.00	1800.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
bath	600.00	900.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

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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 pool slab.	55	nil/not specified	nil			
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction) rockwood batts, roll or pump-in - reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)		
internal wall: plasterboard; frame: timber - H2 treated softwood.	40	rockwood batts, roll or pump-in	nil			

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
East facing					
gym	1100.00	1800.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
bed 6	1100.00	1800.00	aluminium, single glazed (U-value <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
dining	1100.00	1800.00	aluminium, single glazed (U-value <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
bed 5	2150.00	1800.00	aluminium, single glazed (U-value <=6.0, SHGC: 0.60 - 0.74)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
South facing					
gym	600.00	1200.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
gym	600.00	1200.00	aluminium, single glazed (U-value <=6.5, SHGC: 0.49 - 0.60)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
lounge	2100.00	1500.00	aluminium, single glazed (U-value <=6.0, SHGC: 0.60 - 0.74)	eave 500 mm, 200 mm above head of window or glazed door	not overshadowed

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DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		TITLE: BASIX COMMITMENTS	
AUG 23	DEVELOPMENT APPLICATION	01	ADDRESS: No: 125 PRIAM STREET CHESTER HILL		SCALE: 1:200	DWG NO: A5004
					DATE: 09.06.23	N. LYCENKO ARCHITECT REG NO 3010
					DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260
					CHECKED BY: N.LYCENKO	0414 966 014

Alterations and Additions

Certificate number: AAL-10117_02

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: Thursday, 20 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	125 PRIAM ST CHESTER HILL_02
Street address	125 PRIAM STREET - CHESTER HILL 2162
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan 205012
Lot number	11
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: mjh design Pty Ltd	
ABN (if applicable): 5006059195	

Fixtures and systems	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: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R+ value)	Other specifications		
suspended floor with enclosed subfloor: framed (R0.7).	R0.50 (down) (or R1.30 including construction)	N/A		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
flat ceiling, flat roof: framed	ceiling: R2.32 (up), roof: 1.0/sarking	light (solar absorptance < 0.475)		

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/dual glazing, or toned/air gap/dual glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2500 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
bed 7	N	3.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
bed 8	N	3.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
lounge	N	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
lounge	N	2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
lounge	E	7.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
lounge	E	3.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
bed 4	N	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
bed 4	S	1.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
bath	S	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
bed 3	S	1.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
wc	S	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
wc	W	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			



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