

CERTIFICATE NO:

"The specifications provided below outline water, thermal performance, material, and energy commitments as per the BASIX certificate. Any discrepancies between the drawings, this summary table, and the original BASIX certificate must be reported immediately to the designer. Always refer to the original BASIX certificate for building construction, materials, insulation requirements, and other details. Please do not solely rely on this summary table, as it only highlights the essential criteria for the purpose of approval."

WATER COMMITMENTS

Showerheads Sytem: Min. 4 star

Kitchen Taps: Min. 3 star

Toilet Flushing Sysmtem: Min. 3 star

Basin Taps: Min. 3 star

Rainwater Tank: 2000 litres & connect to all the toilets

THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

EXTERNAL WALLS

Material: Brick Veneer

Insulation: R2.94 (or 3.5 incl. const.)

Wall Colour: Light

INTERNAL WALLS

Materials: Plasterboard on Timber Wall Frame

WINDOWS

Glazing: Clear Glazing

Frame : Standard Aluminium

Internal cover: Blinds

Eaves: 450mm

Window Frame / Glass Specs: Ref. to Basix for details

ROOF

Material: Colorbond

Roof Type: Flat Roof - 5 Degrees

Roof Colour: Medium (solar absorptance 0.48- 0.59)

Insulation: foil/sarking

CEILINGS

Material: Plasterboard

Insulation: R5 (up)

Ceiling Fan: in living room

FLOORS

Covering: not specified

Materials: Concrete

Insulation: NIL

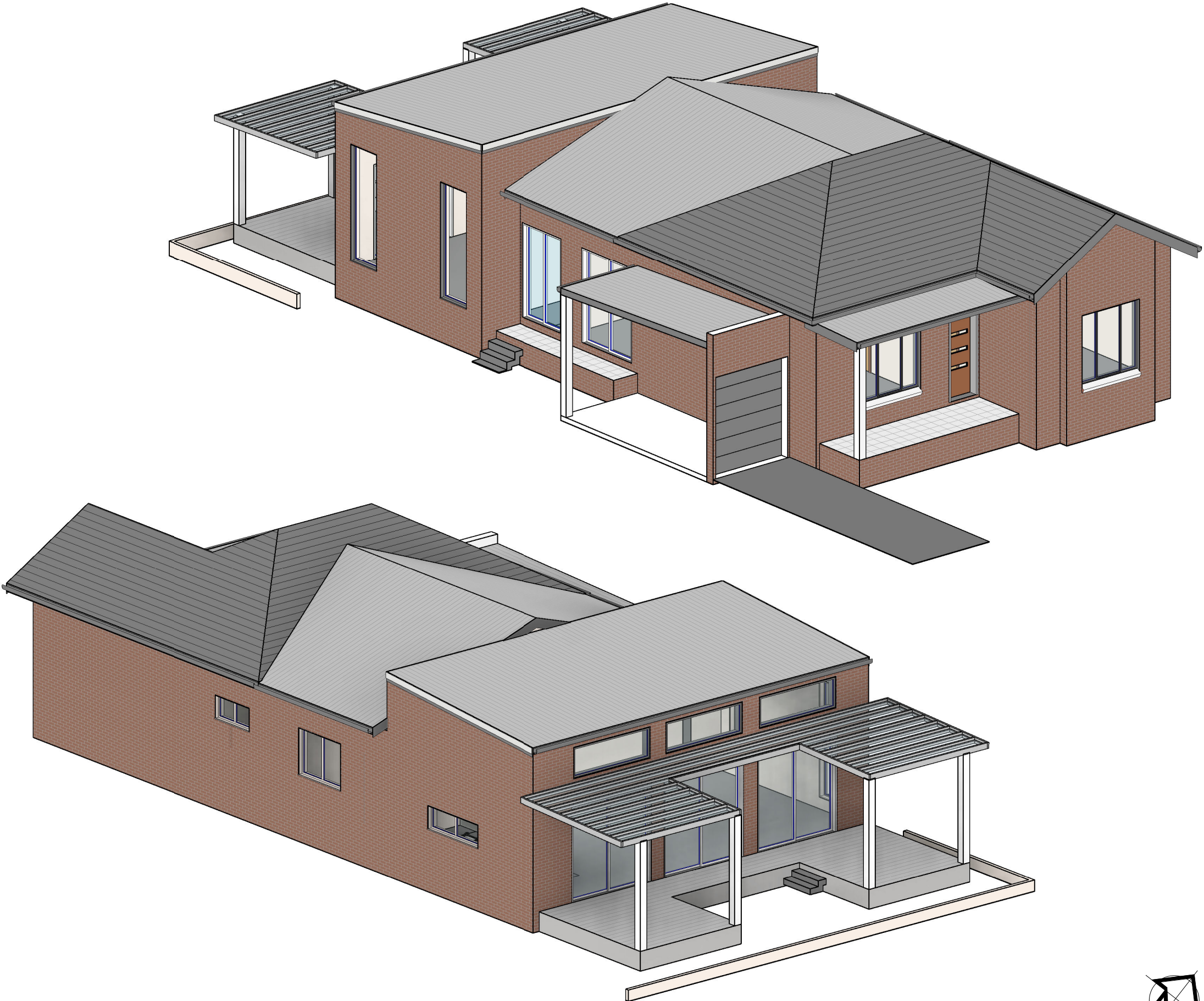
ENERGY COMMITMENTS

Hotwater unit : Gas Instantaneous - 5 star

Cooling / Heating System: A/C System 3 star

Ventilation System: Mechanical Vent. System to Kitchen, Bathroom and Laundry

Outdoor Clothes Drying



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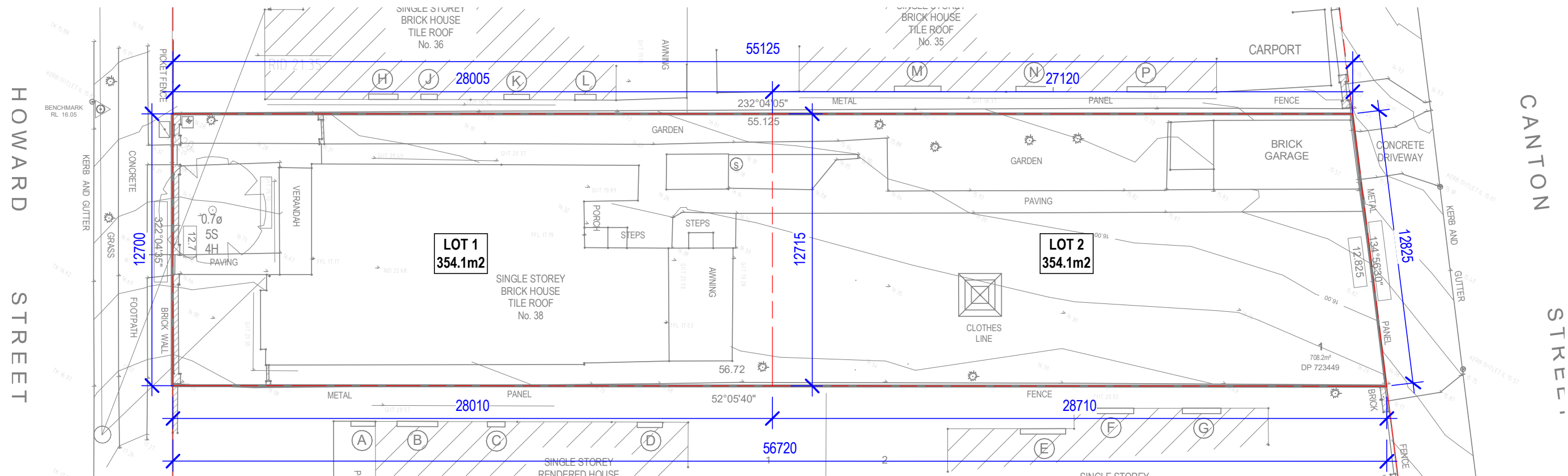


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For: Simon Nick Mafi

Job: NO.38 HOWARD STREET,
CANTERBURY, NSW 2193
LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE			
DWELLING 1 3D VIEWS			
DRAWN: JPS	DATE: 28-APR-25	JOB No:	ISSUE: A
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① SUBDIVISION PLAN
1 : 200

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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE SUBDIVISION PLAN			
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B.O : BEAM OVER

SA

FW

☒ EXH

L.WO

B.O



EXISTING BUILDING

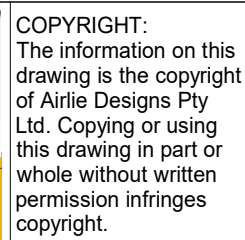
EXISTING WALL /

EXISTING WALL

NEW WALL

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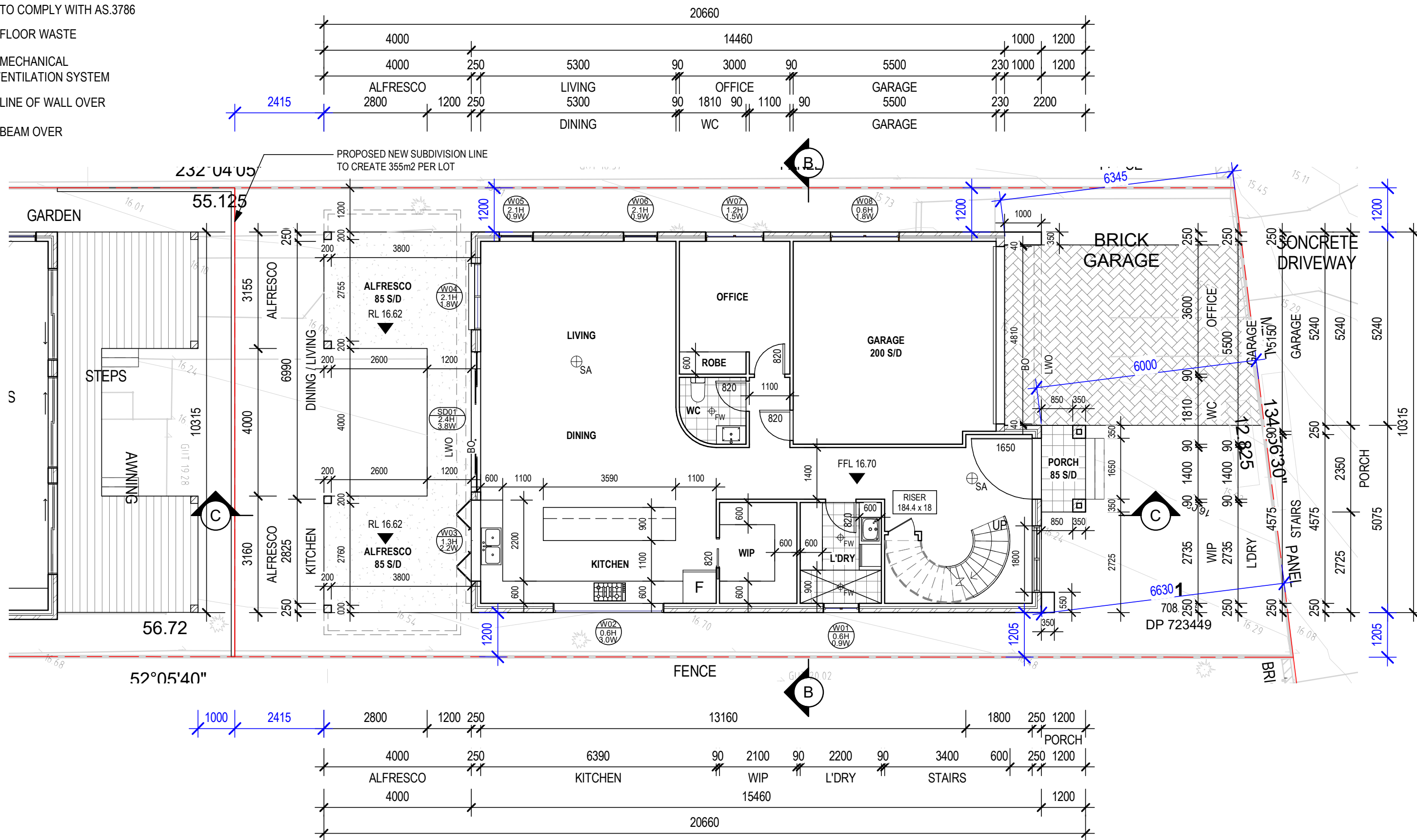


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B.O : BEAM OVER



The logo for IRLIE DESIGNS is presented on a white background. On the left, a large, bold, black letter 'A' is shown. To its right, a series of thin black lines illustrate the geometric construction of the 'A', including a vertical line, a horizontal line, and several arcs and intersecting lines that define the shape. To the right of this construction is the text 'IRLIE DESIGNS' in a clean, sans-serif font. Below this, the tagline 'Inspired by Elegance & Simplicity' is written in a smaller, italicized font. In the top right corner, the text 'A3' is enclosed in a small rectangular box.

- SA

: SMOKE ALARM

FW

: FLOOR WASTE

EXH

: MECHANICAL VENTILATION SYSTEM

L.WO

: LINE OF WALL OVER

B.O

: BEAM OVER

1 PROPOSED DWELLING 2 FIRST FLOOR PLAN
1 : 100

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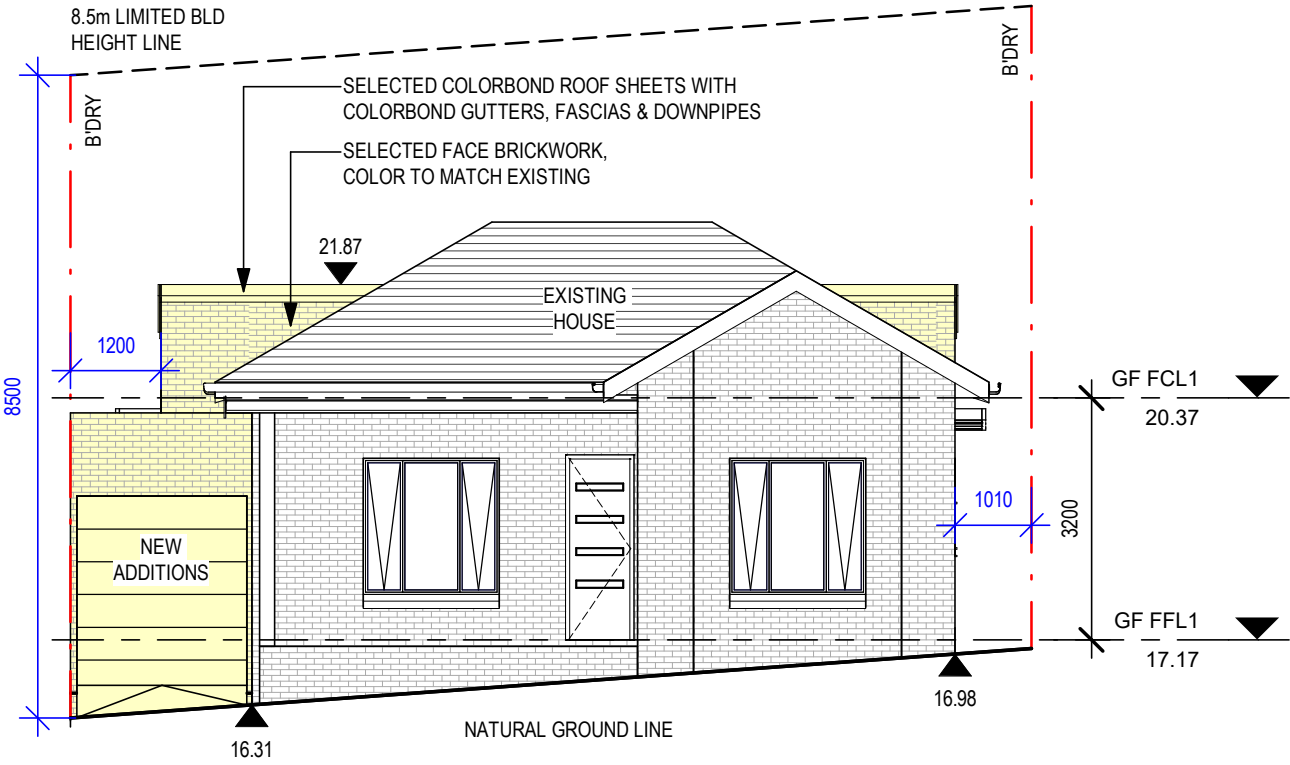
PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE PROPOSED DWELLING 2 FIRST FLOOR PLAN			
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A3

AIRLIE DESIGNS

Inspired by Elegance & Simplicity

Window Schedule - DW1			
Mark	Height	Width	Orientation
W'01	600	1800	
W'02	1200	1500	
W'03	600	1200	
W'04	600	1500	
W'05	3000	900	
W'06	3000	900	
W'07	800	2400	
W'08	800	2400	
W'09	800	2400	



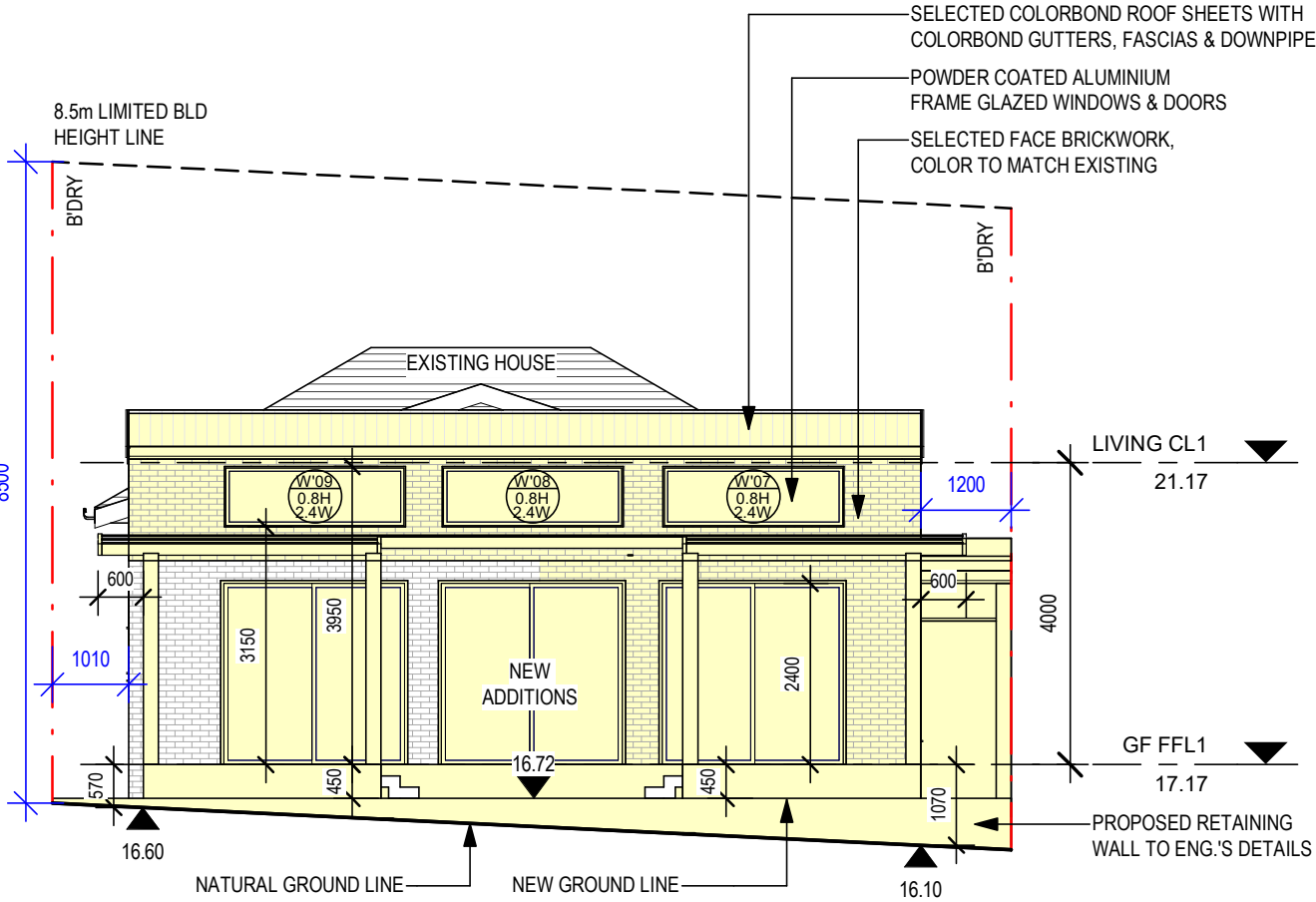
1 DW1 - SOUTH WEST ELEVATION
1 : 100

NOTE:
WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

NOTE:
EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

LEGEND

EXISTING BUILDING	
EXISTING WALL / STRUCTURES	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL	



2 DW1 - NORTH EAST ELEVATION
1 : 100



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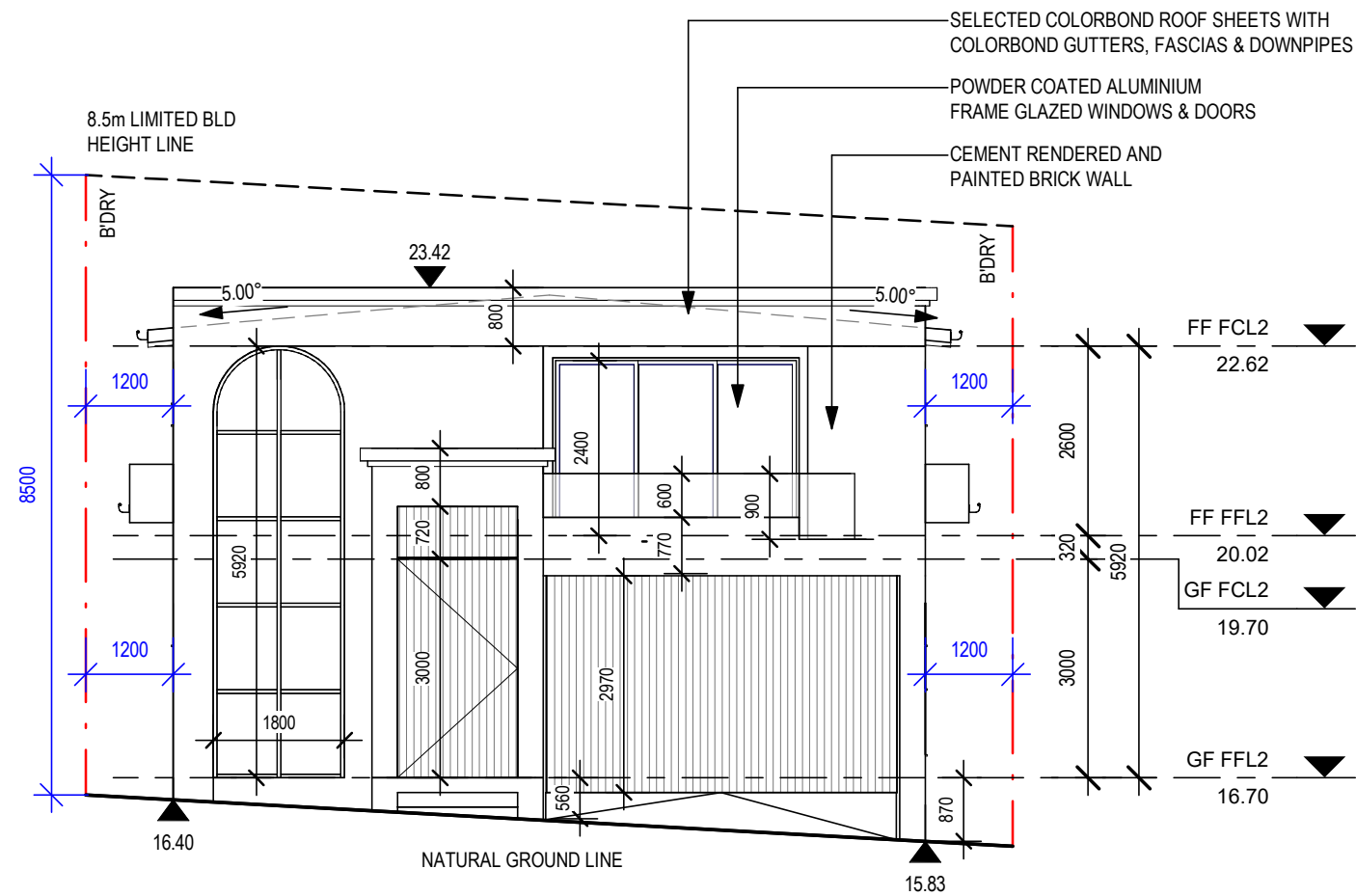
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PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE
DW1 - NORTH EAST & SOUTH WEST ELEVATIONS
DRAWN: JPS
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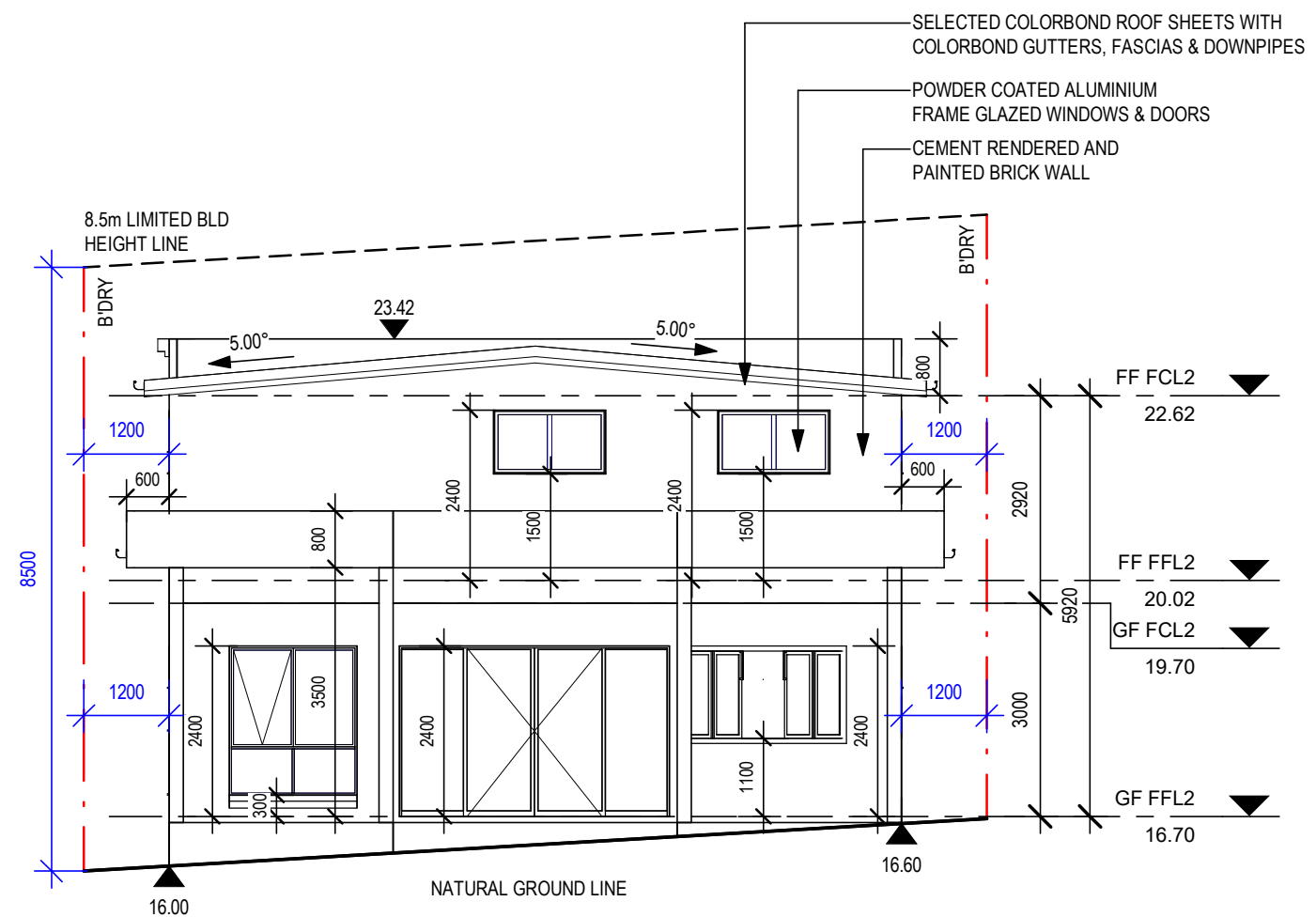
Window Schedule - DW2			
Mark	Height	Width	Orientation
W01	600	900	
W02	600	3000	
W03	1300	2200	
W04	2100	1800	
W05	2100	850	
W06	2100	850	
W07	1200	1500	
W08	600	1800	
W09	900	2100	
W10	600	1500	
W11	900	1500	
W12	900	1500	
W13	900	1800	
W14	600	1200	



1 DW2 - NORTH EAST ELEVATION
1 : 100

NOTE:
WEEPHOLDS TO COMPLY WITH AS
3700, AS 4773 AND OTHER RELEVANT
STANDARD

NOTE:
EAVES ENCROACHING WITHIN 900mm
OF AN ALLOTMENT BOUNDARY AND
1800mm FROM ANOTHER BUILDING
TO BE NON-COMBUSTILE



② DW2 - SOUTH WEST ELEVATION
1 : 100



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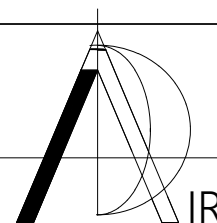
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**PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE**
DW2 - NORTH EAST & SOUTH WEST ELEVATIONS

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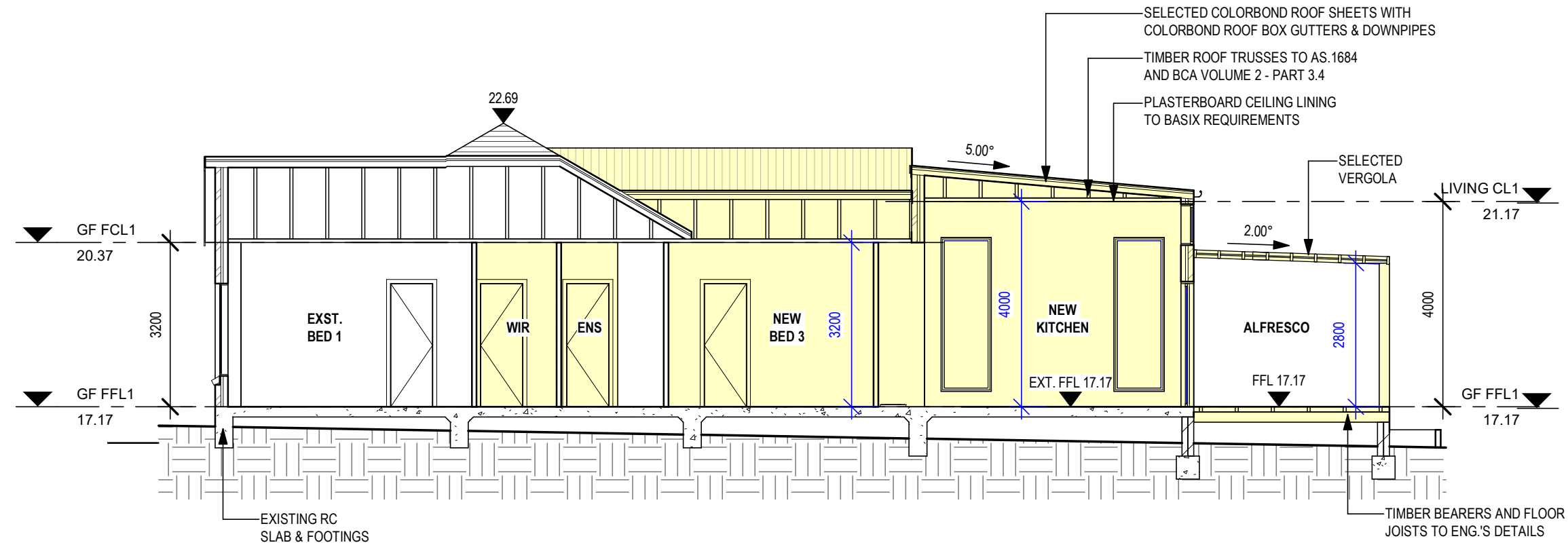


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NOTE:
EAVES ENCROACHING WITHIN 900mm
OF AN ALLOTMENT BOUNDARY AND
1800mm FROM ANOTHER BUILDING
TO BE NON-COMBUSTILE





1 SECTION A-A
1 : 100

NOTE:
EAVES ENCROACHING WITHIN 900mm
OF AN ALLOTMENT BOUNDARY AND
1800mm FROM ANOTHER BUILDING
TO BE NON-COMBUSTILE

LEGEND

EXISTING BUILDING	
EXISTING WALL / STRUCTURES	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL	

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W7	NE	1.92	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.92	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.92	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1	SE	1.08	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SE	1.8	0	0	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	SE	0.72	0	0	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NW	0.9	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	NW	1.89	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	NW	1.89	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Construction		Additional insulation required (R-value)		Other specifications		
concrete slab on ground floor.		nil		N/A		
external wall: brick veneer		R1.16 (or R1.70 including construction)				
flat ceiling, pitched roof		ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)		
flat ceiling, flat roof: framed		ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)		

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DIAL BEFORE YOU DIG
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The Essential First Step

LOOK UP AND LIVE

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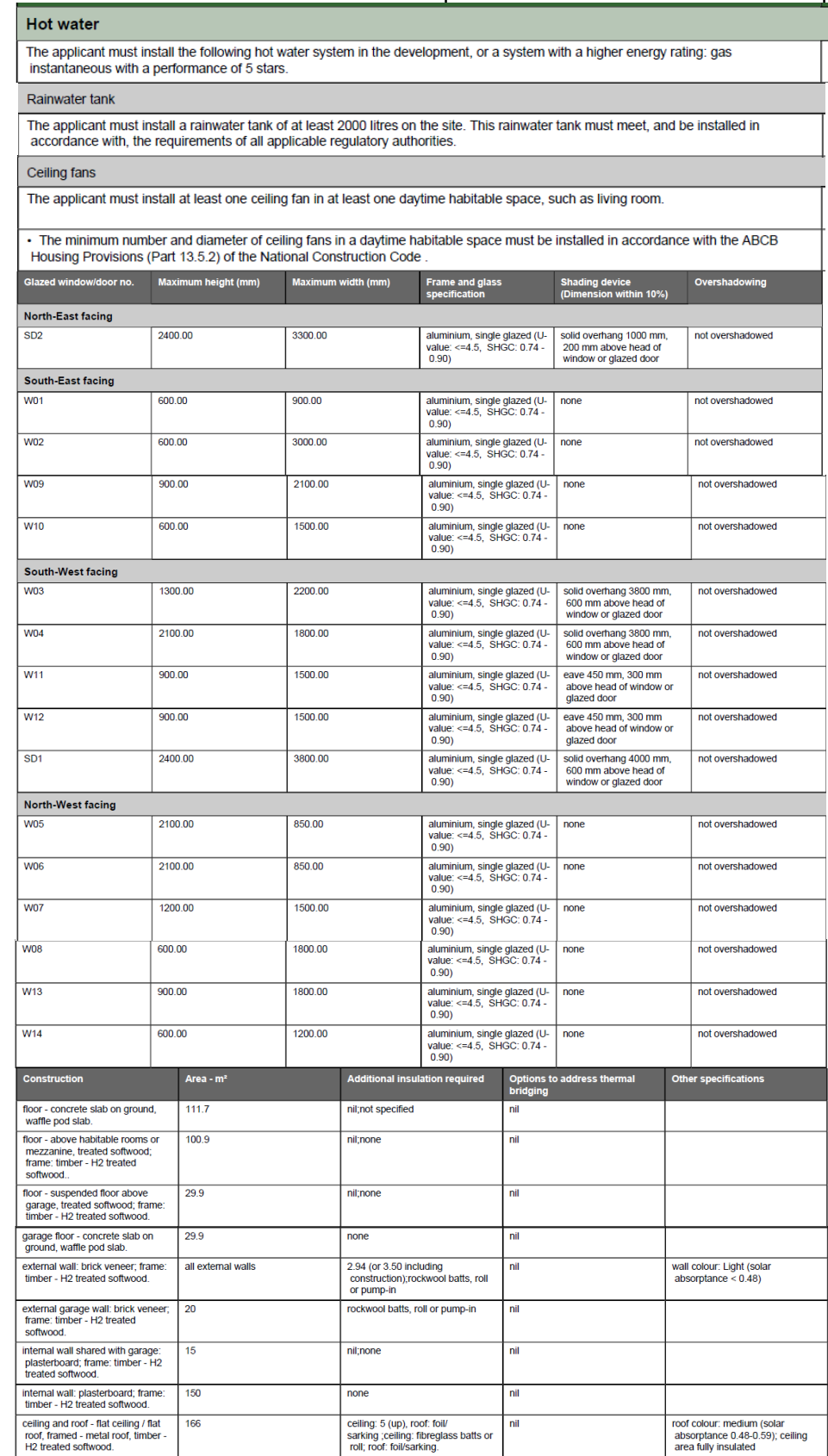
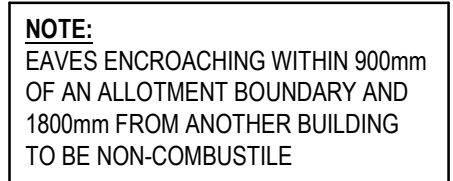
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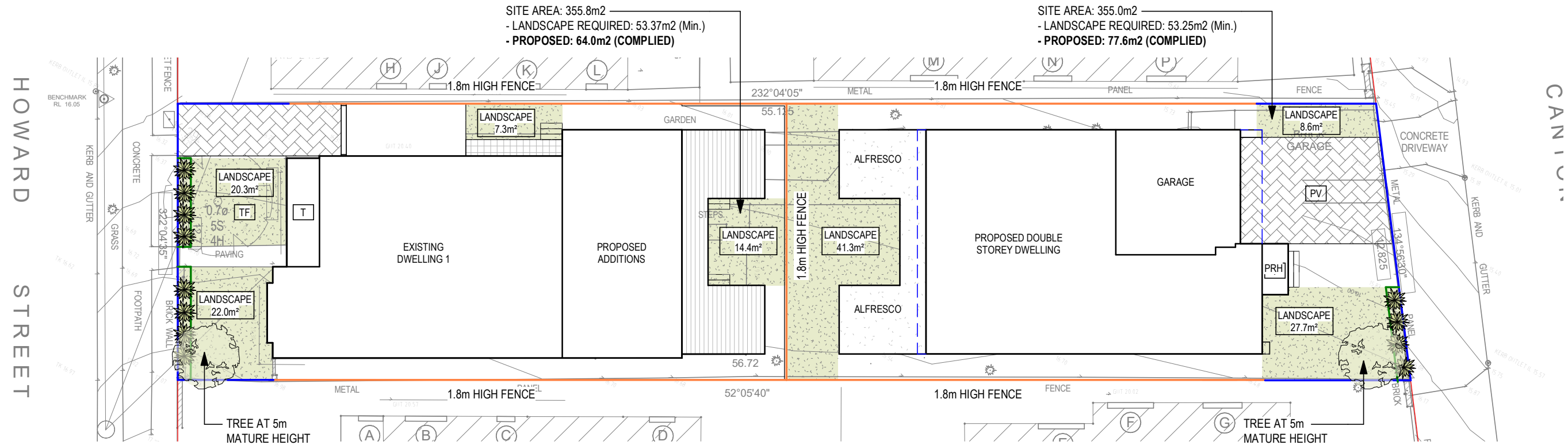
DW1 SECTION

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Inspired by Elegance & Simplicity

A3





1 CONCEPTUAL LANDSCAPE PLAN
1 : 200

LEGEND:



NEPEAN PEBBLES OR CRUSHED STONE PATH



TURF

1.2m HIGH COLORBOND FENCE (VISIBLE TO STREET)

1.8m HIGH COLORBOND FENCING TO SIDES AND REAR

TIMBER OR BRICK EDGING FOR GARDEN BED



40 x 25 litre PLANTS from following: {GARDENIA AUGUSTA FLORIDA; MURRAYA PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM TENAX; DURANTA SHEENAS GOLD; LEIGHTON GREEN}



2 x 100 litre PLANT from following: {MAGNOLIA GRANDIFLORA; FRAXINUS GRIFFITHII; ELEOCARPUS RETICULATIS; MAGNOLIA-EX MOUTH}



LETTERBOX

NOTE:

* ORGANIC MULCH TO GARDEN BED

NOTE : ALL RETAINING BY OWNER
(EXCEPT WHERE NOTED)
REFER TO DESIGN GUIDELINES FOR
RETAINING WALL DETAILS & MATERIAL

SURFACE TREATMENT LEGEND

SYMBOL	NAME
STF	SYNTHETIC TURF
TF	TURF
GE	GARDEN EDGE (TO DETAIL)
CL	CLOTHES LINES (TO CLIENT REQUIREMENTS)
CB/TP	COLORBOND / TIMBER PAILING (1.8m HIGH)
T	TILE (TO CLIENT REQUIREMENTS)
RWT	RAINWATER TANK (TO BASIX REQUIREMENT)
PV	PAVERS
TPF	TEMPORARY PROTECTION FENCE (1.8m CHAINMESH)
GVL	GRAVEL SURFACE / PATH (NEPEAN RIVER PEBBLE)
GS	GARDEN SHED
TD	TIMBER DECK
CP	CONCRETE PATH
B	BENCH SEAT
BT	TABLE BENCH SEATING



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LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE
CONCEPTUAL LANDSCAPE PLAN
DRAWN: JPS
DATE: 28-APR-25
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SOFTWORKS SPECIFICATION

MATERIALS

IMPORTED TOPSOIL TO AS2223 FROM AN APPROVED OFF-SITE SOURCE.
TO BE FREE FROM STONES, CLAY LUMPS, WEEDS AND TREE ROOTS MATERIAL TOXIC TO PLANTS.
COMPOST SPENT MUSHROOM COMPOST.
TOP SOIL MIXTURE TO BE 3 PARTS TOPSOIL, 1 PART COMPOST IN PLANTING AREAS.
SPREAD TO A DEPTH OF 100MM MINIMUM.
MULCH TO BE EUCALYPT LEAF CHIP.
SPREAD EVENLY TO A DEPTH, AFTER SETTLEMENT, OF 100MM.
FINISH FLUSH WITH SURROUNDING ADJACENT FINISHED SURFACES.
FERTILISER PLANTS: USE OSMOCOTE FOR NATIVES SLOW RELEASE FERTILISER
LAWNS: USE CONCENTRATED ORGANIC FERTILISERS SUCH AS 'DYNAMIC LIFTER FOR LAWNS'.
USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
STAKES AND TIES
SIZE OF PLANT STAKE SIZE
5 LITRE TALL-GROWING SHRUBS 25 X 25 X 1500MM X 1 HW STAKES
25 - 35 LITRE TREES 38 X 38 X 1800MM X 2 HW STAKES
TIE MATERIAL 50MM WIDE JUTE WEBBING, GALV.STAPLED TO STAKE, TWISTED ONCE.

PREPARATION OF PLANTING AREAS

ELIMINATE WEEDS AND GRASS - USE 'ROUND-UP' MINIMUM 2 WEEKS PRIOR CLEARING OPERATIONS.
EXCAVATE TO 200MM BELOW FINISH LEVELS.
RIP OR CULTIVATE SUBGRADE TO A MINIMUM DEPTH OF 150MM.
BACKFILL WITH TOPSOIL MIXTURE, RAKE TO AN EVEN SURFACE FINISH.
SUPPLY AND SPREAD MULCH OVER THE SURFACE TO A DEPTH OF 100MM

TREE PLANTING

EXCAVATE HOLES APPROXIMATELY 800 X 800 X 800MM.
BREAK UP THE SUB BASE TO A MINIMUM DEPTH OF 100MM AND REMOVE ANY ROCKS AND DEBRIS.
SPRINKLE GYPSUM AT A RATE OF 0.3KG PER SQUARE METRE TO BASE OF PLACE FERTILISER AROUND OF THE ROOTBALL DURING BACKFILLING WITH TOP SOIL MIXTURE.
DISH THE SOIL 75MM BELOW SURROUNDING GRASS AREA TO FACILITATE WATERING.
INSTALL MULCH TO 100MM DEPTH.
STAKE AND TIE TREES.

MAINTENANCE PERIOD

TO BE SIX MONTHS MINIMUM AS REQUIRED BY COUNCIL CONDITIONS.

WATERING

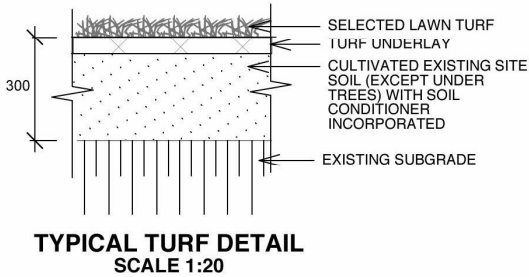
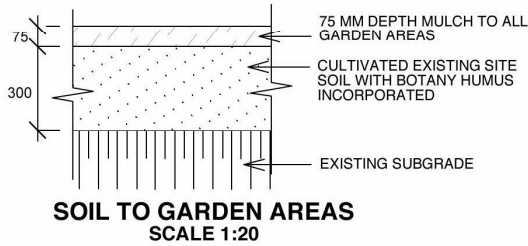
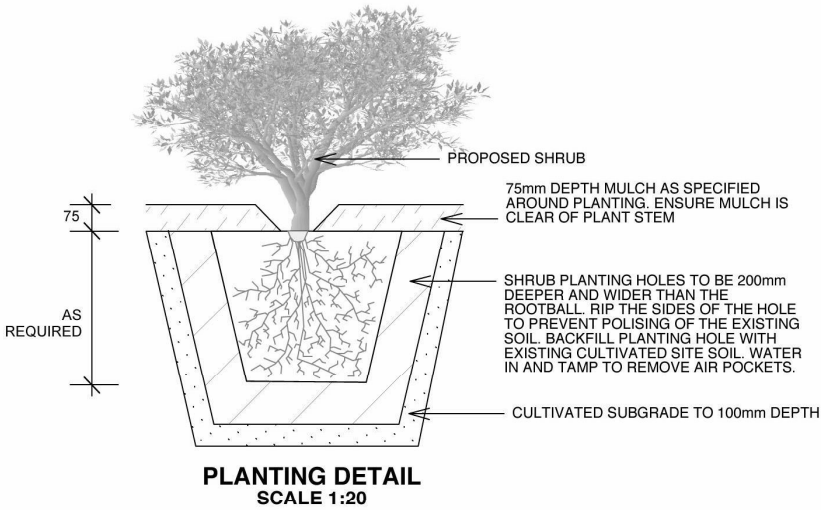
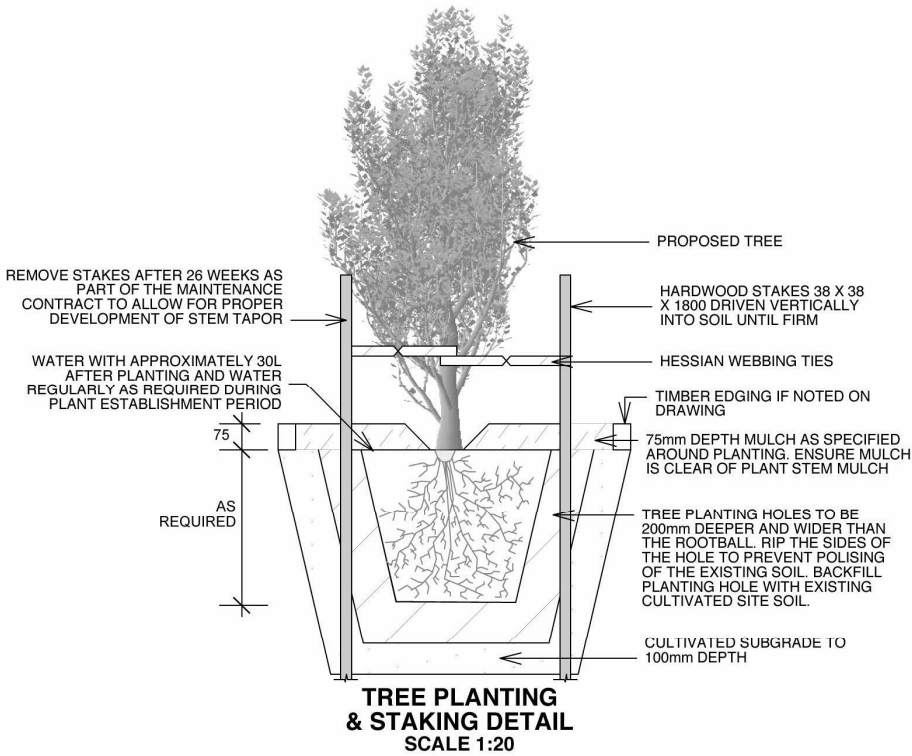
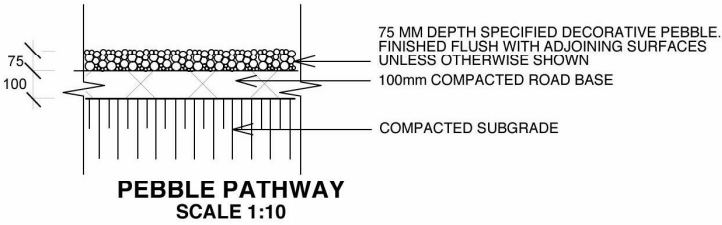
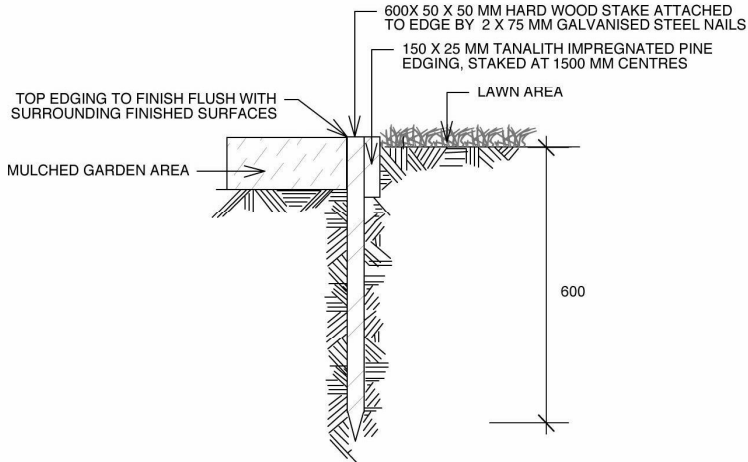
INSTALL A TEMPORARY DOMESTIC TYPE IRRIGATION SYSTEM TO ALL GARDEN BEDS.
USE LAWN-TYPE SPRINKLERS FOR TURFED AREAS.
DEEP SOAK GARDENS AND TURFED AREAS MAXIMUM TWICE WEEKLY DURING DRY PERIODS.
DO NOT ALLW WATER TO RUN OFF LANDSCAPED AREAS ONTO ROADWAYS AND INTO STORMWATER PITS. SHOULD THIS HAPPEN, STOP WATERING OPERATIONS AND ALLOW WATER ALREADY APPLIED TO SEEP IN FOR HALF AN HOUR. THEN RESUME WATERING.

LAWN MOWING

MOW AT 14 DAY INTERVALS, TRIMMING ALL EDGES. GRASS CATCHERS MUST BE USED ON LAWN MOWERS AT ALL TIMES AND CLIPPINGS REMOVED OFF SITE EACH TIME OR MULCHED ON SITE.
REMOVE ALL WEED GROWTH OR GRASS TO BASE OF TREES/SHRUBS BY HAND. DO NOT USE 'ROUND UP'.
DO NOT USE ANY WHIPPER-SNIPPER TYPE EDGE TRIMMERS AROUND THE BASE OF ANY TREES IN LAWN AREAS.
REPLACE ANY FAILED TURF AND REPAIR BARE PATCHES.

PLANTING MAITENANCE

DISEASE AND PEST CONTROL:
CONTROL PATHOLOGICAL DISEASES OR INSECT PESTS BY PHYSICAL REMOVAL. WHERE PHYSICAL REMOVAL IS NOT POSSIBLE.
USE REGISTERED NON-TOXIC SPRAYS APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
PRUNING AND TYING PLANTS:
PRUNE PLANTS TO REPAIR MECHANICAL DAMAGE, OR TO IMPROVE PLANT SHAPE OR TO CLEAR FOOTPATHS AND DRIVEWAYS.
ADJUST TIES TO GIVE ADEQUATE SUPPORT TO PLANTS AND REPLACE BROKEN OR DAMAGED TIES.
STRAIGHTEN STAKES.
PLANT REPLACEMENT:
REPLACE WITHOUT DELAY DAMAGED, DEAD OR STOLEN PLANTS. REPLACE WITH IDENTICAL SPECIES OF SIMILAR SIZE AND OF ORIGINAL SPECIFIED QUALITY.
MULCH:
TOP UP ALL MULCHED AREAS INCLUDING AROUND BASE OF TREES IN LAWN WITH MULCH AS SPECIFIED PRIOR END OF MAINTENANCE PERIOD TO A DEPTH OF 100MM



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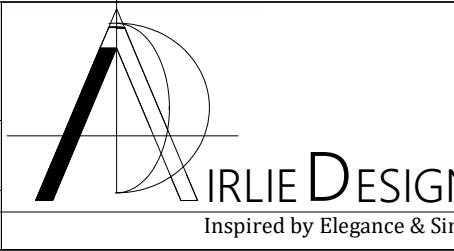


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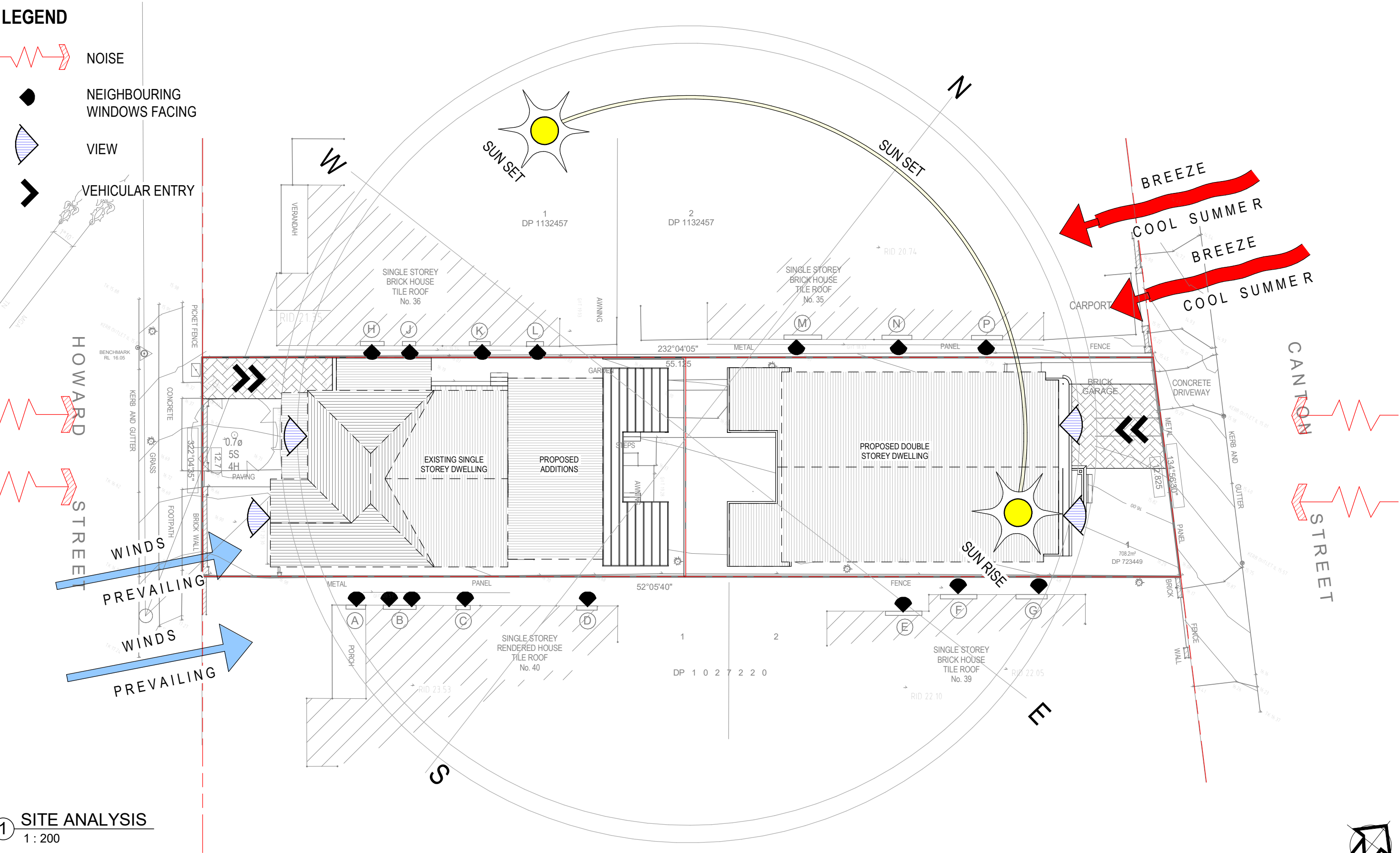
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LANDSCAPE SPECIFICATION			
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LEGEND

-  NOISE
-  NEIGHBOURING
WINDOWS FACING
-  VIEW
-  VEHICULAR ENTRY



1 SITE ANALYSIS
1 : 200

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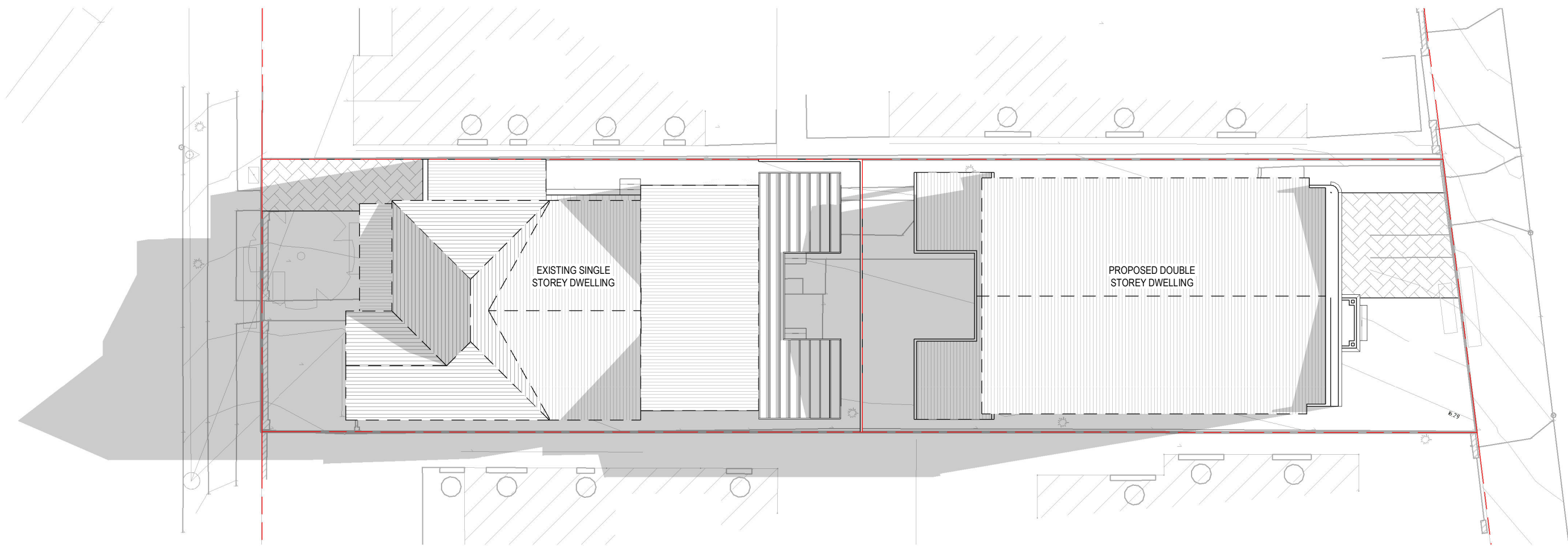
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LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE SITE ANALYSIS			
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① SHADOW DIAGRAM - 21st JUNE - 9AM
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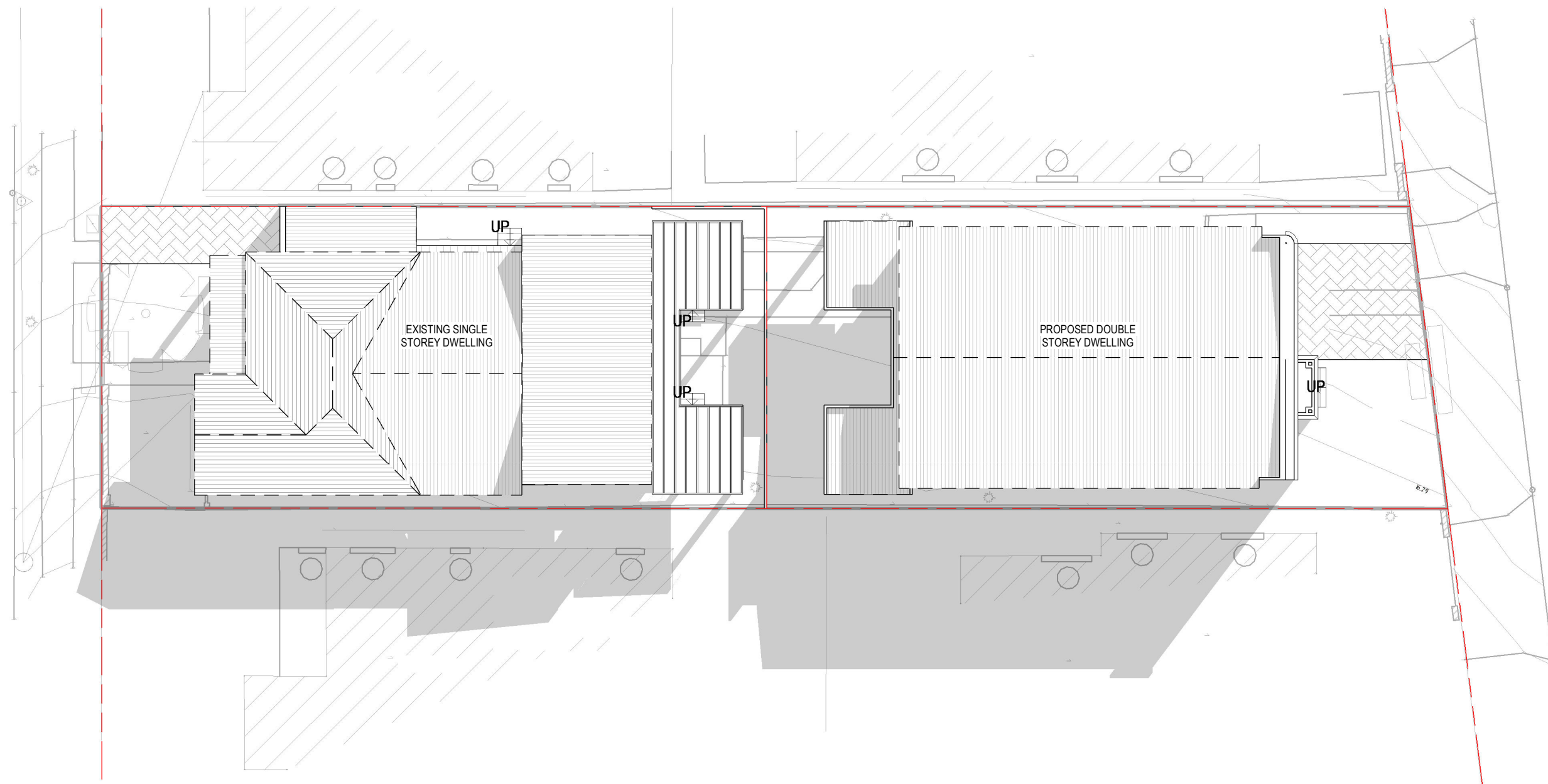
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SHADOW DIAGRAM - 9AM 21st JUNE

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1 SHADOW DIAGRAM - 21st JUNE - 12PM
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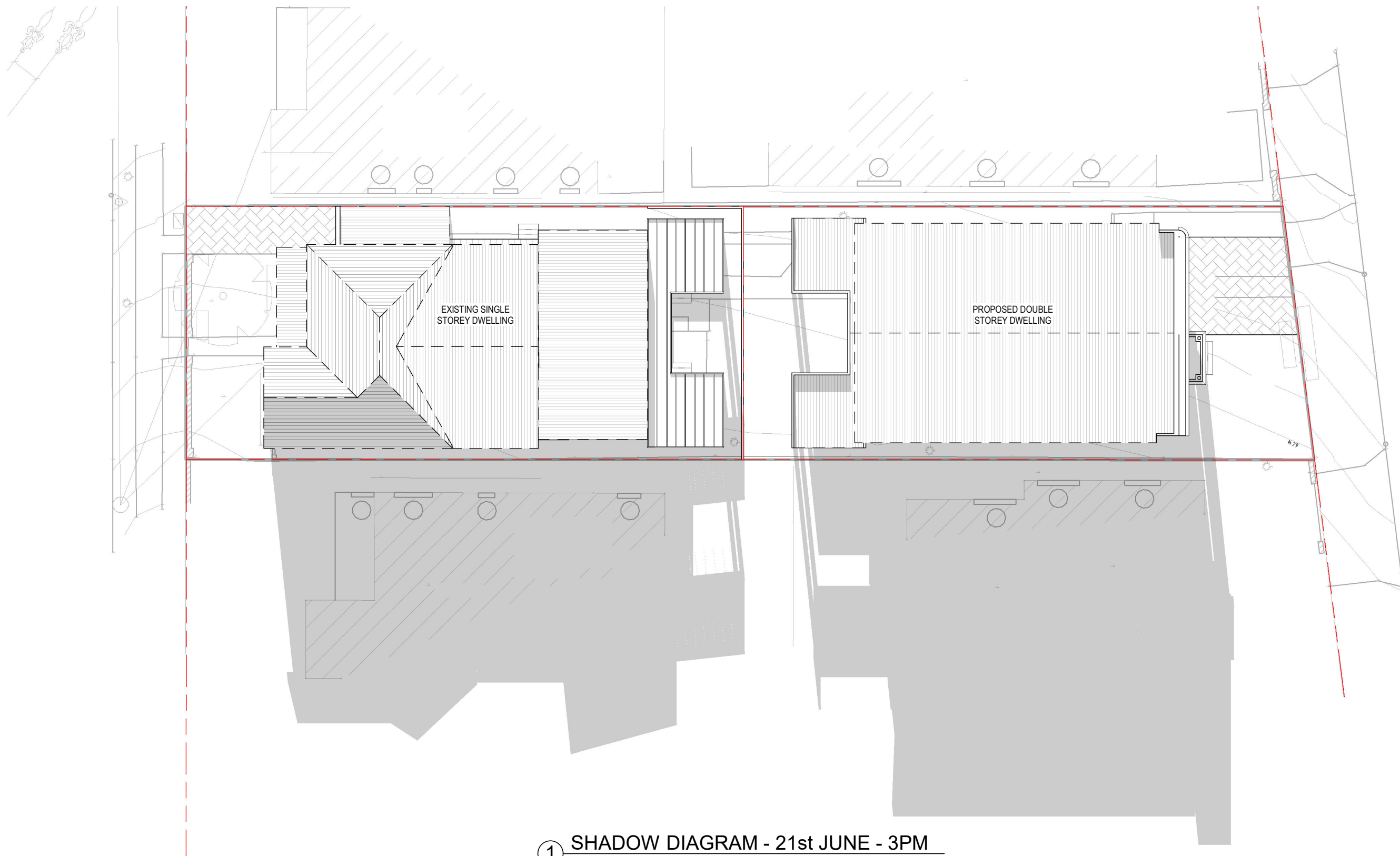


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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE			
SHADOW DIAGRAM - 12PM 21st JUNE			
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① **SHADOW DIAGRAM - 21st JUNE - 3PM**
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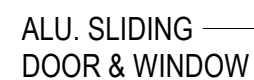
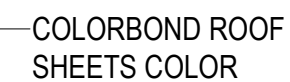
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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE SHADOW DIAGRAM - 3PM 21st JUNE			
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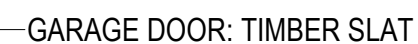


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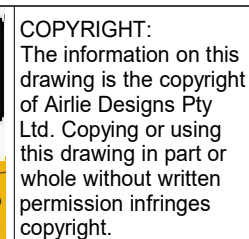
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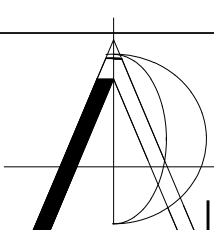
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