

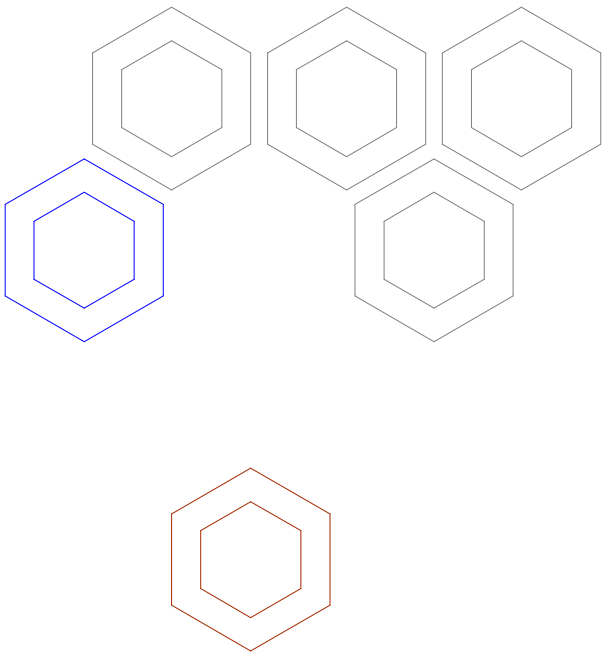
SECTION 4.55 APPLICATION

DRAWING SCHEDULE

LIST OF MODIFICATIONS	01
SITE ANALYSIS PLAN	02
PROPOSED SITE PLAN	03
EXISTING GROUND FLOOR PLAN	04
GROUND FLOOR DEMOLITION PLAN	05
PROPOSED GROUND FLOOR PLAN	06
EXISTING ROOF PLAN	07
ROOF DEMOLITION PLAN	08
PROPOSED ROOF PLAN	09
SOUTH WEST AND SOUTH EAST ELEVATION	10
NORTH AND EAST ELEVATION	11
SECTION VIEW	12
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES	13
IN-GROUND SWIMMING POOL DETAILS	14
DEEP SOIL AREA CALCULATION SHEET	15
GROSS FLOOR AREA CALCULATION SHEET	16
SOLAR STUDY	17
SITE COVERAGE	18
WINDOW SCHEDULE	19
DOOR SCHEDULE	20
TYPICAL WET AREA DETAIL	21
BASIX COMMITMENTS	22

ISSUE DETAILS

A	20.05.24	ISSUED FOR DEVELOPMENT APPLICATION
B	09.04.25	ISSUED FOR CONSTRUCTION CERTIFICATE
C	20.05.25	ISSUED FOR S4.55



ADDITIONAL INFORMATION

A01	SURVEY PLAN
A02	BASIX CERTIFICATION
A03	STORMWATER PLAN & DESIGN CERTIFICATION
A04	LANDSCAPE PLAN & DESIGN CERTIFICATION
A05	WASTE MANAGEMENT PLAN
A06	COST SUMMARY REPORT
A07	FLOOD STUDY



ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE,  
BELMORE NSW 2192

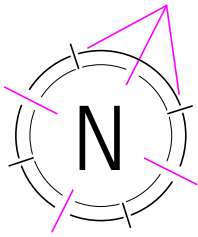
VIVYAN SABA



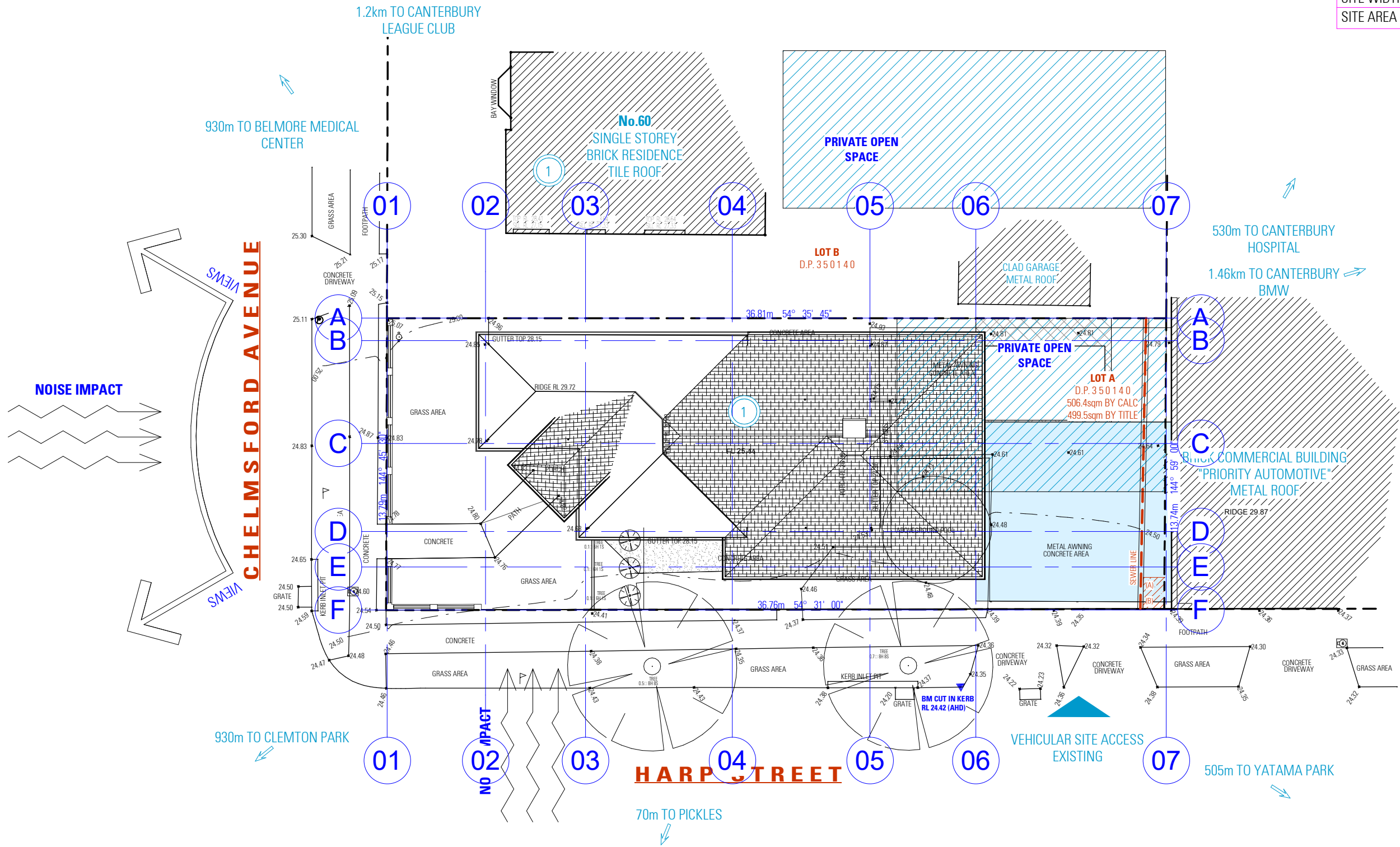
# LIST OF MODIFICATIONS

- A- WINDOWS UPDATED (REMOVAL + NEW ADDITION)
- B- LAYOUT UPDATED
- C- ROOF UPDATED
- D- DESIGN UPDATED

ISSUED FOR \$4.55



KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	①/②
	POSSIBLE OVERLOOKING	↔
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	SITE	---
SITE DETAILS		
SITE LENGTH (APPROX.)		36.75 m
SITE WIDTH (APPROX.)		13.75 m
SITE AREA		499.5 m <sup>2</sup>



## SITE ANALYSIS PLAN

ISSUED FOR S4.55

### NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

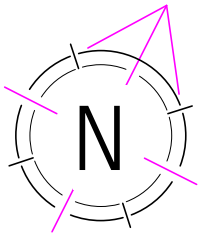
VIVYAN SABA

### DRAWING

SITE ANALYSIS PLAN

SCALE 1:200/A3  
ISSUE C 20.05.25

DWG No. 24075 - 02

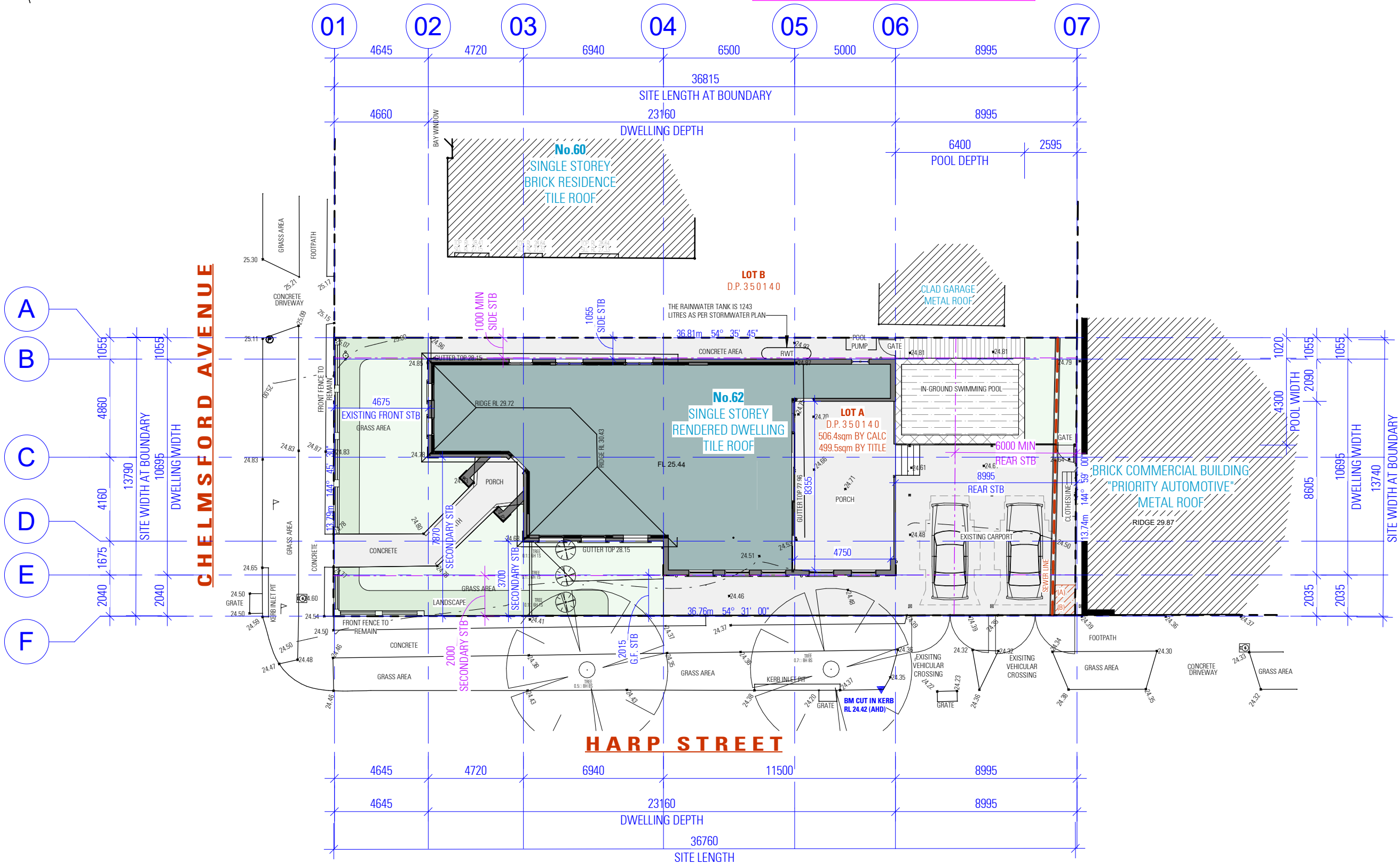


NOTES:

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS

ITEM		REQUIRED		PROPOSED
TOTAL SITE AREA (PARENT LOT)		>400.00 sqm		506.4 sqm
PROPOSED GFA		278.52 sqm		148.93 sqm
DEEP SOIL AREA (SITE)	(MIN. 2.5m WIDE)	>20%	101.28 sqm	104.26 sqm (20.59%)
SITE COVERAGE		<50%	253.20 sqm	210.69 sqm (41.84%)



PROPOSED SITE PLAN

ISSUED FOR S4.55

SITE LEGEND

ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



es.au



ACCREDITED  
BUILDING DESIGNER

ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED  
BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

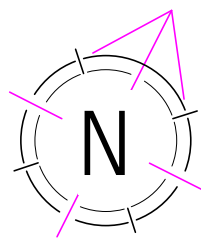
DRAWING

PROPOSED SITE PLAN

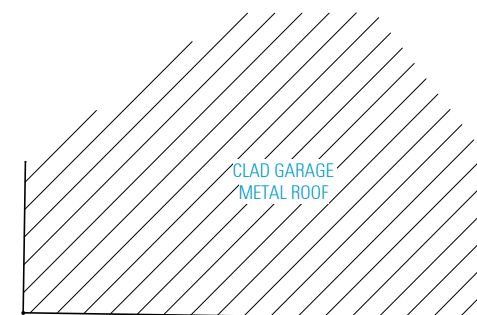
SCALE  
ISSUE  
1 : 200 / A3  
C 20.05.25

DWG No. 24075 - 03

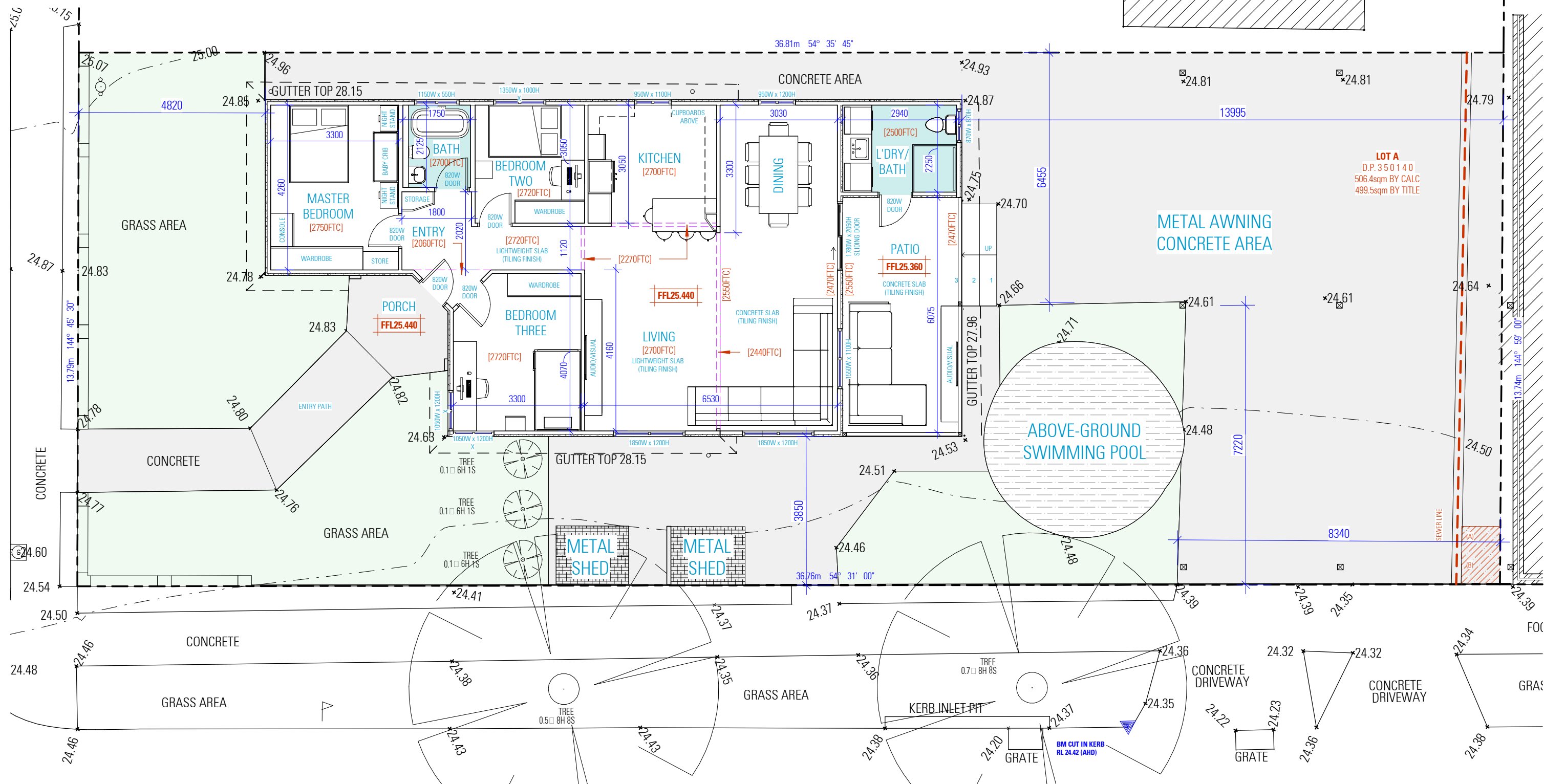




LOT B  
D.P.350140



LOT A  
D.P.350140  
506.4sqm BY CALC  
499.5sqm BY TITLE



## EXISTING GROUND FLOOR PLAN

ISSUED FOR S4.55

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

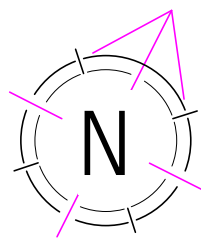
VIVYAN SABA

### DRAWING

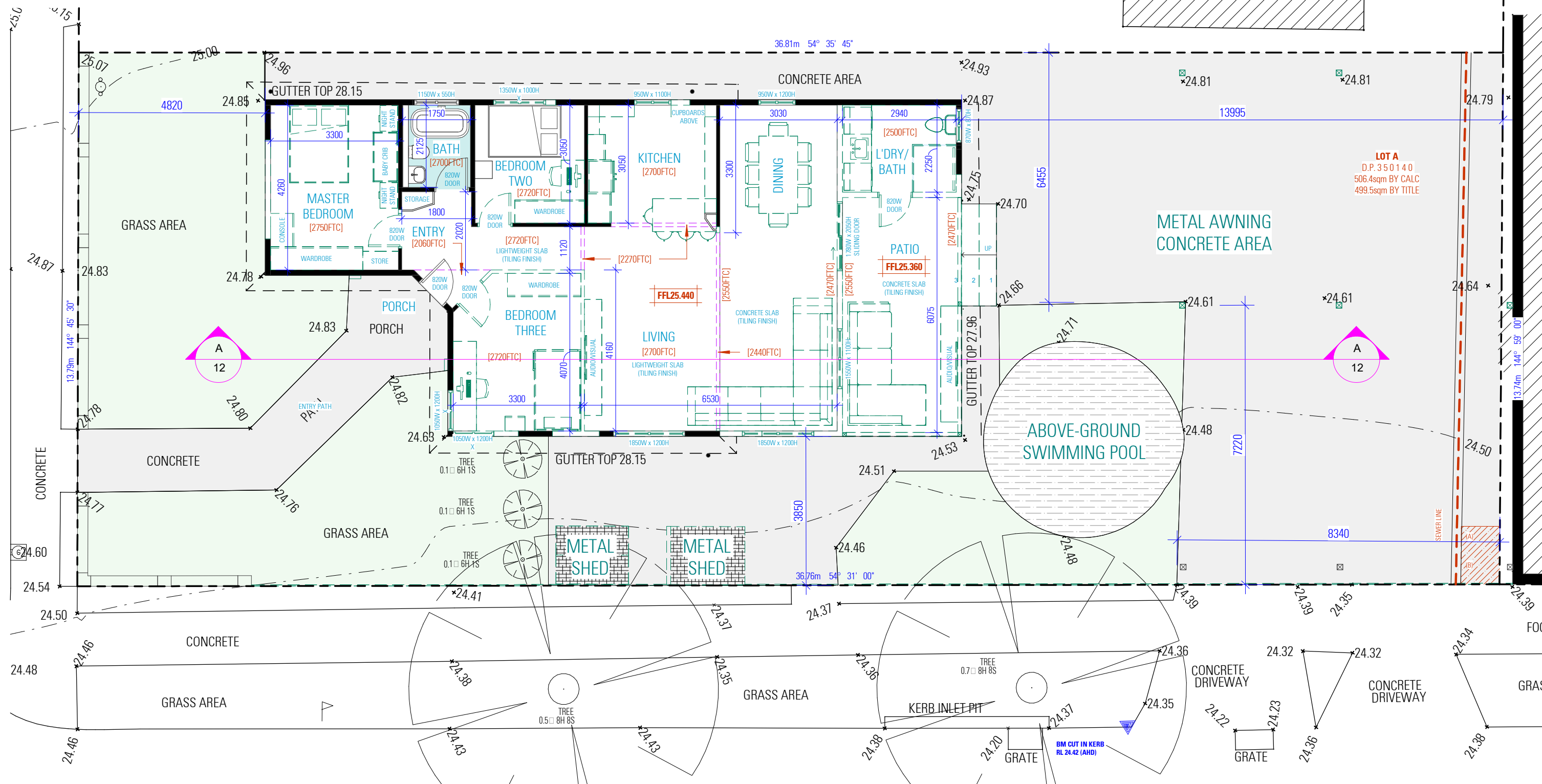
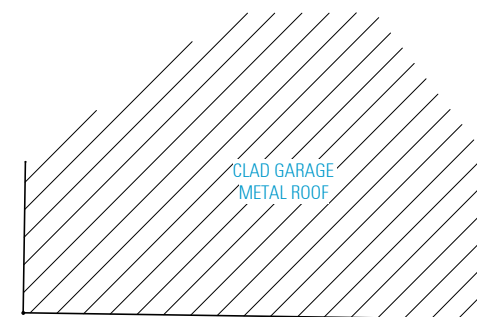
EXISTING GROUND FLOOR PLAN

SCALE 1:100/A3  
ISSUE C 20.05.25

DWG No. 24075 - 04



LOT B  
D.P. 350140



## GROUND FLOOR DEMOLITION PLAN

ISSUED FOR S4.55

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

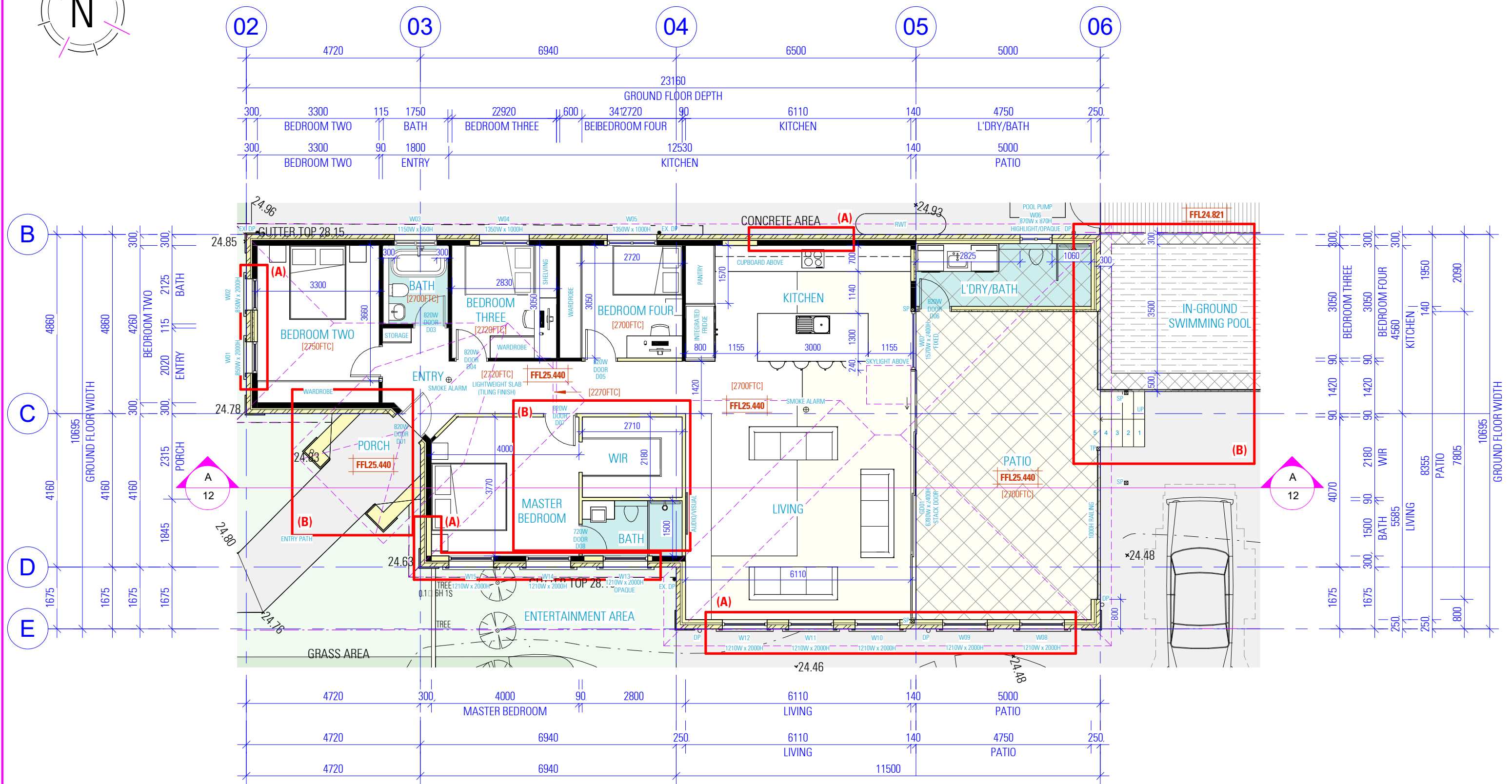
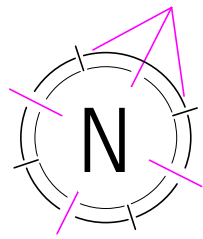
VIVYAN SABA

### DRAWING

GROUND FLOOR DEMOLITION PLAN

SCALE 1:100/A3  
ISSUE C 20.05.25

DWG No. 24075 - 05



## PROPOSED GROUND FLOOR PLAN

ISSUED FOR S4.55

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED  
BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

### DRAWING

PROPOSED GROUND FLOOR PLAN

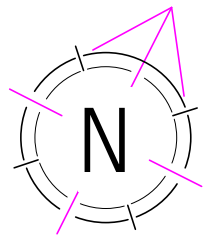
SCALE  
ISSUE  
1:100/A3  
C 20.05.25

DWG No. 24075 - 06

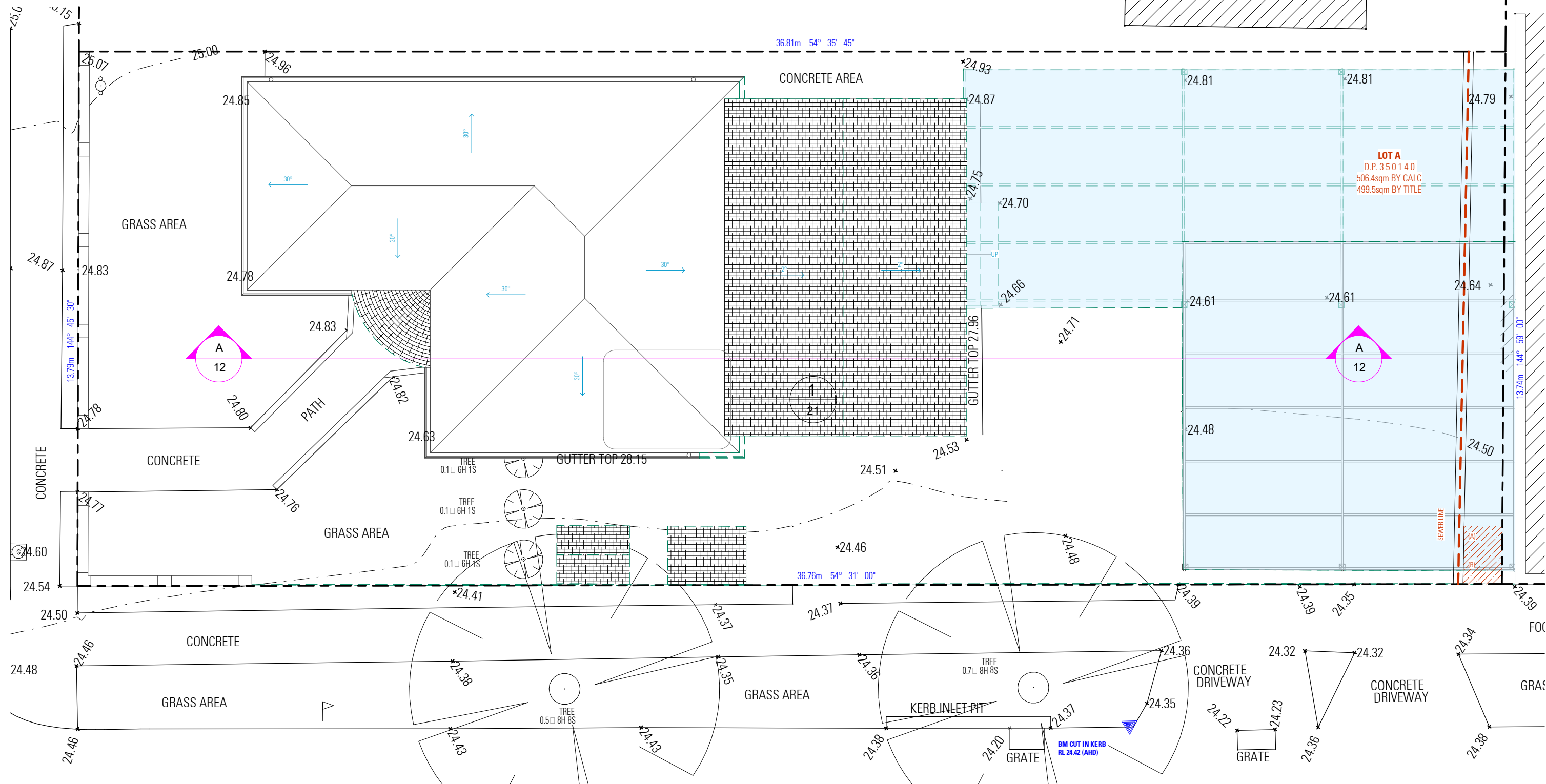
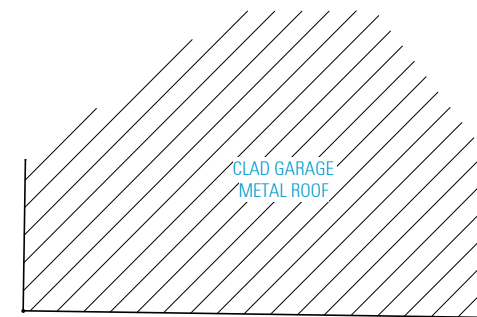








LOT B  
D.P.350140



## ROOF DEMOLITION PLAN

ISSUED FOR S4.55

### NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

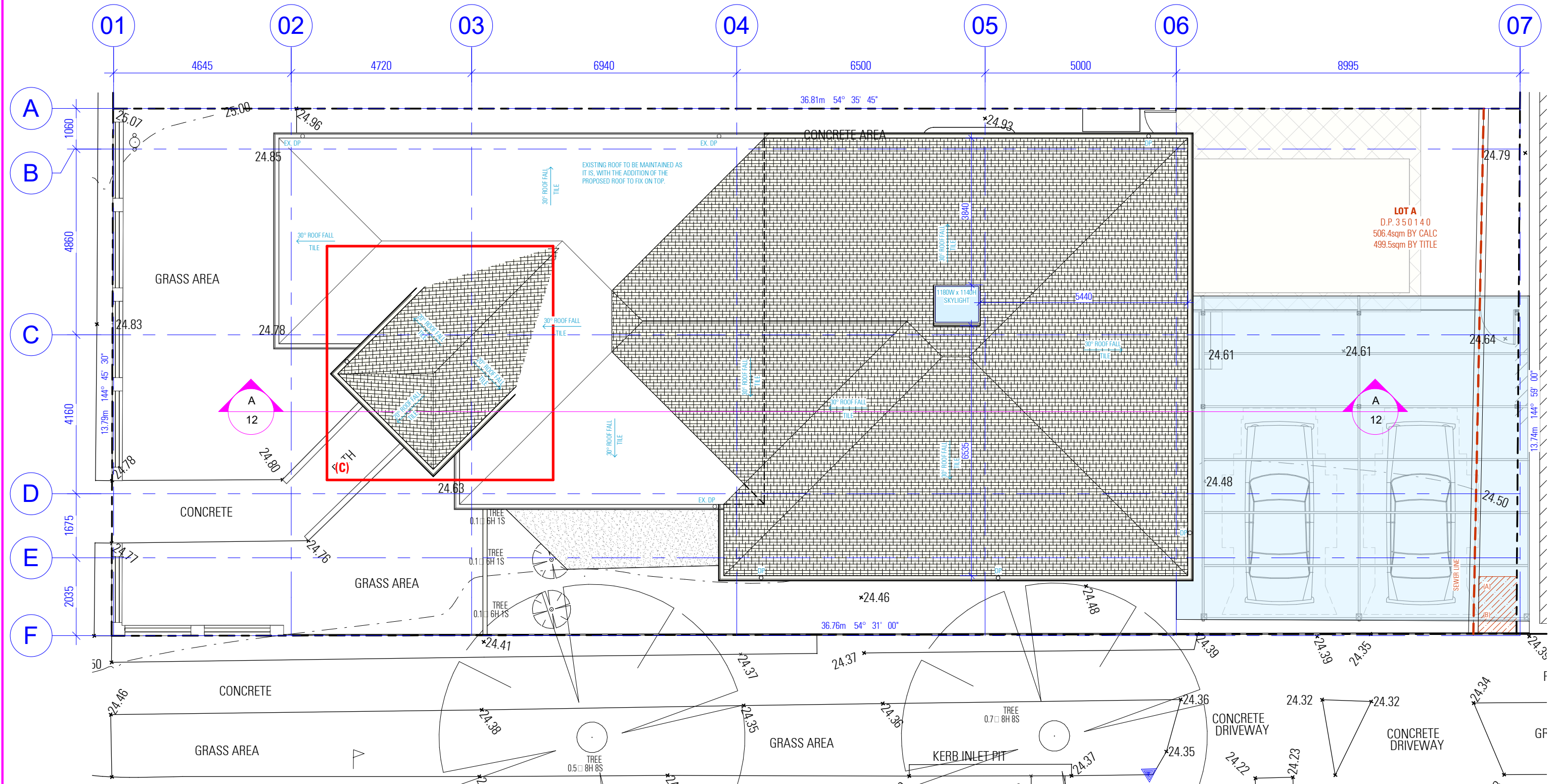
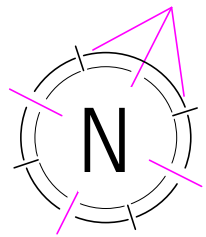
VIVYAN SABA

### DRAWING

ROOF DEMOLITION PLAN

SCALE 1:100/A3  
ISSUE C 20.05.25

DWG No. 24075 - 08



# PROPOSED ROOF PLAN

ISSUED FOR S4.55

## NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

## COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



## ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

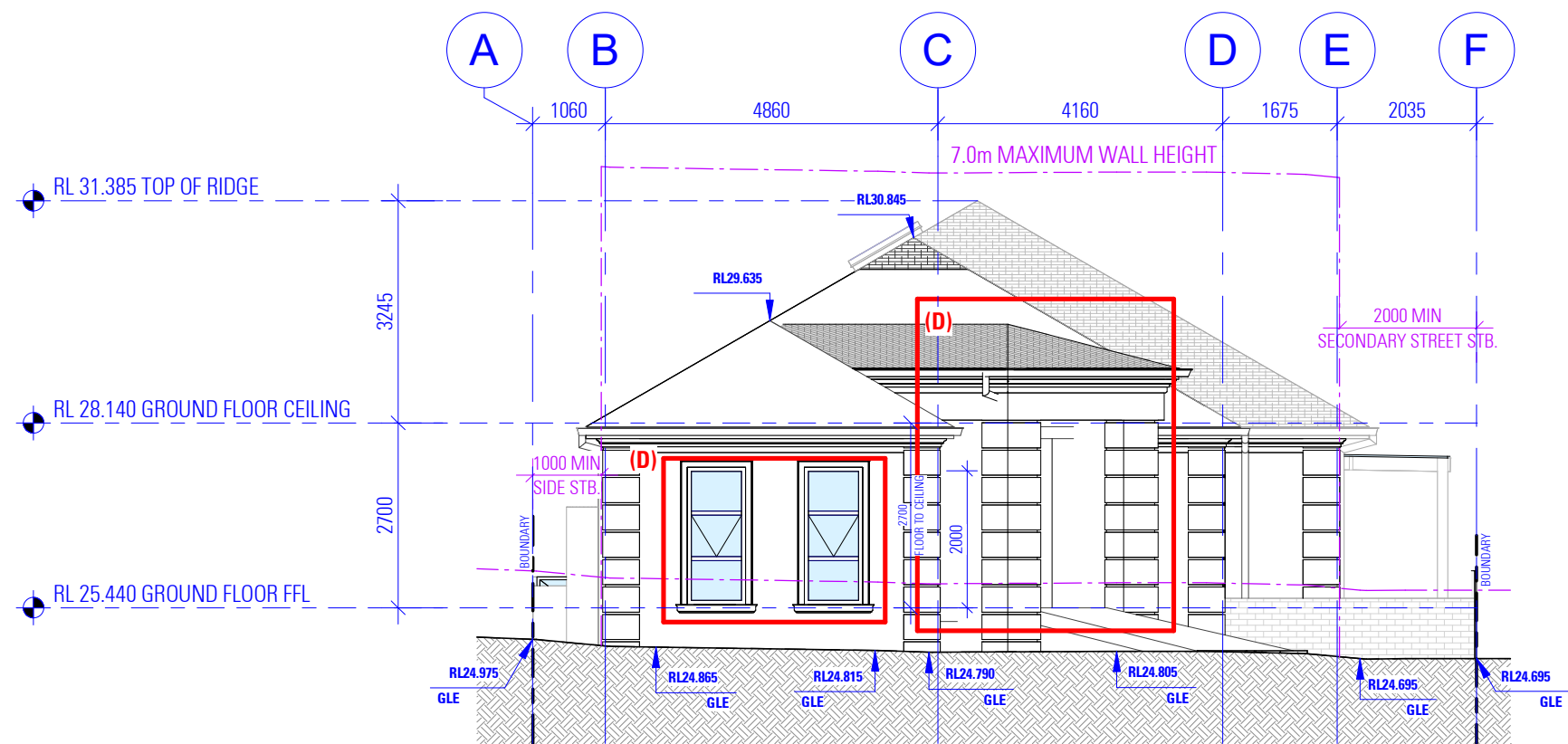
VIVYAN SABA

## DRAWING

PROPOSED ROOF PLAN

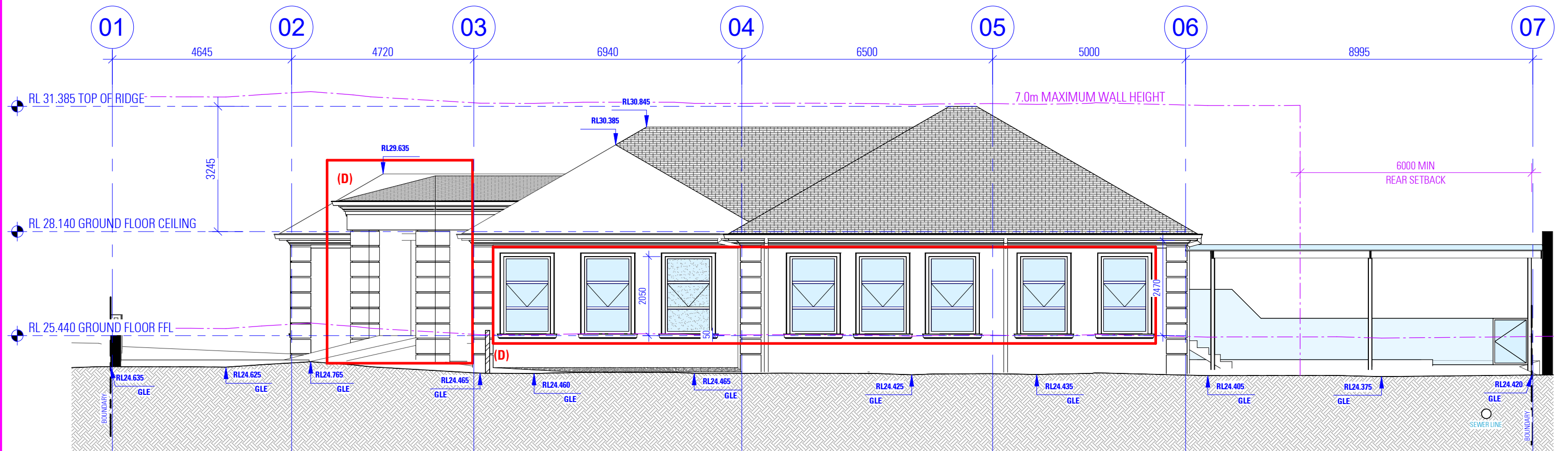
SCALE 1:100/A3  
ISSUE C 20.05.25

DWG No. 24075 - 09



## SOUTH WEST ELEVATION

AS SEEN FROM CHELMSFORD AVENUE



## SOUTH EAST ELEVATION

ISSUED FOR S4.55

### NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

VIVIAN SABA

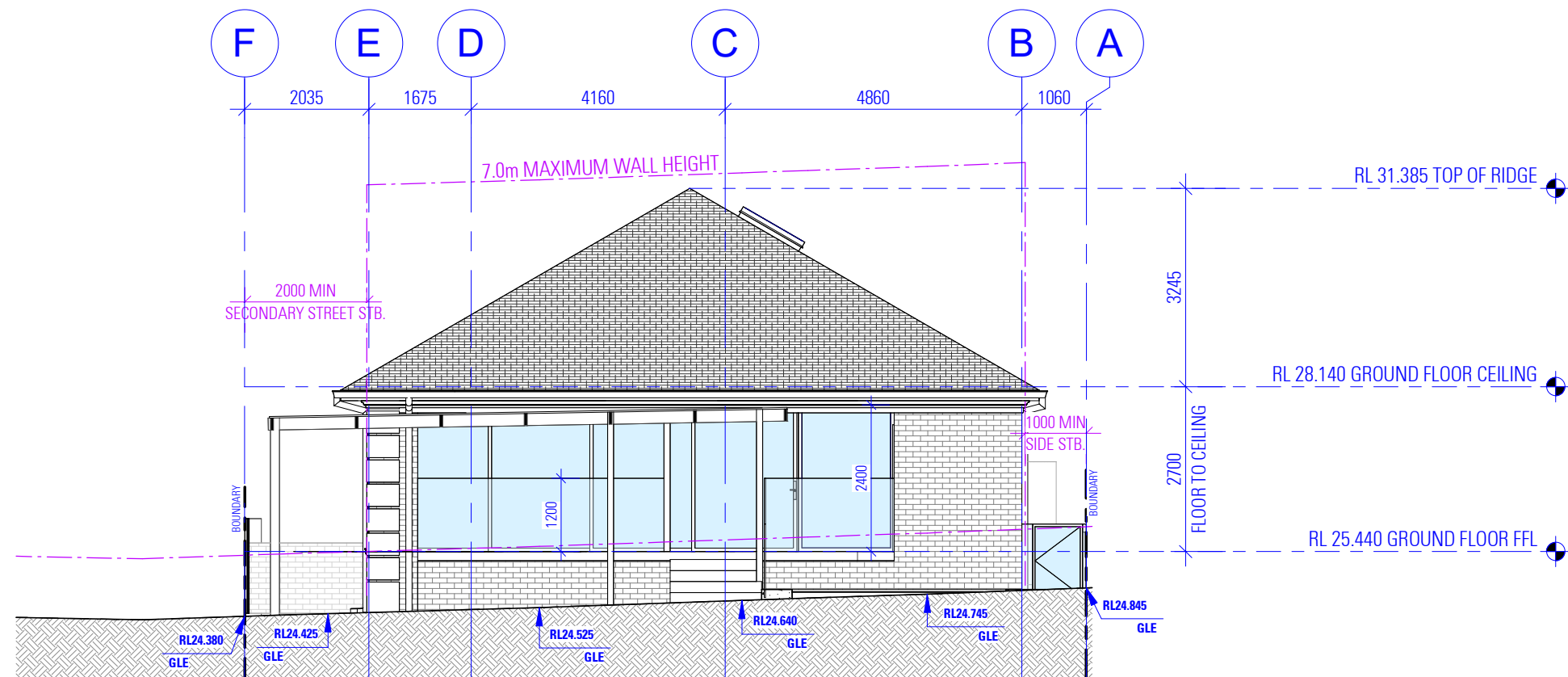
### DRAWING

SOUTH WEST AND SOUTH EAST  
ELEVATION

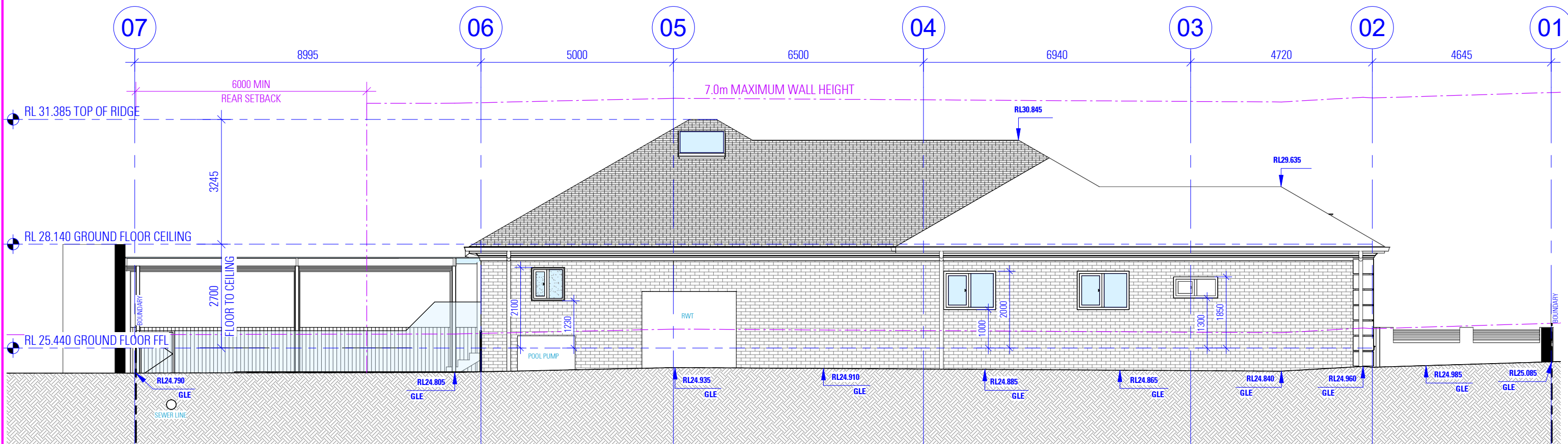
SCALE 1:100/A3  
ISSUE C 20.05.25

DWG No. 24075 - 10





NORTH EAST ELEVATION



NORTH WEST ELEVATION

ISSUED FOR \$4.55

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN BENITA ZEAITER  
DRAFTED JOSEPH YOUSSEF

VIVYAN SABA

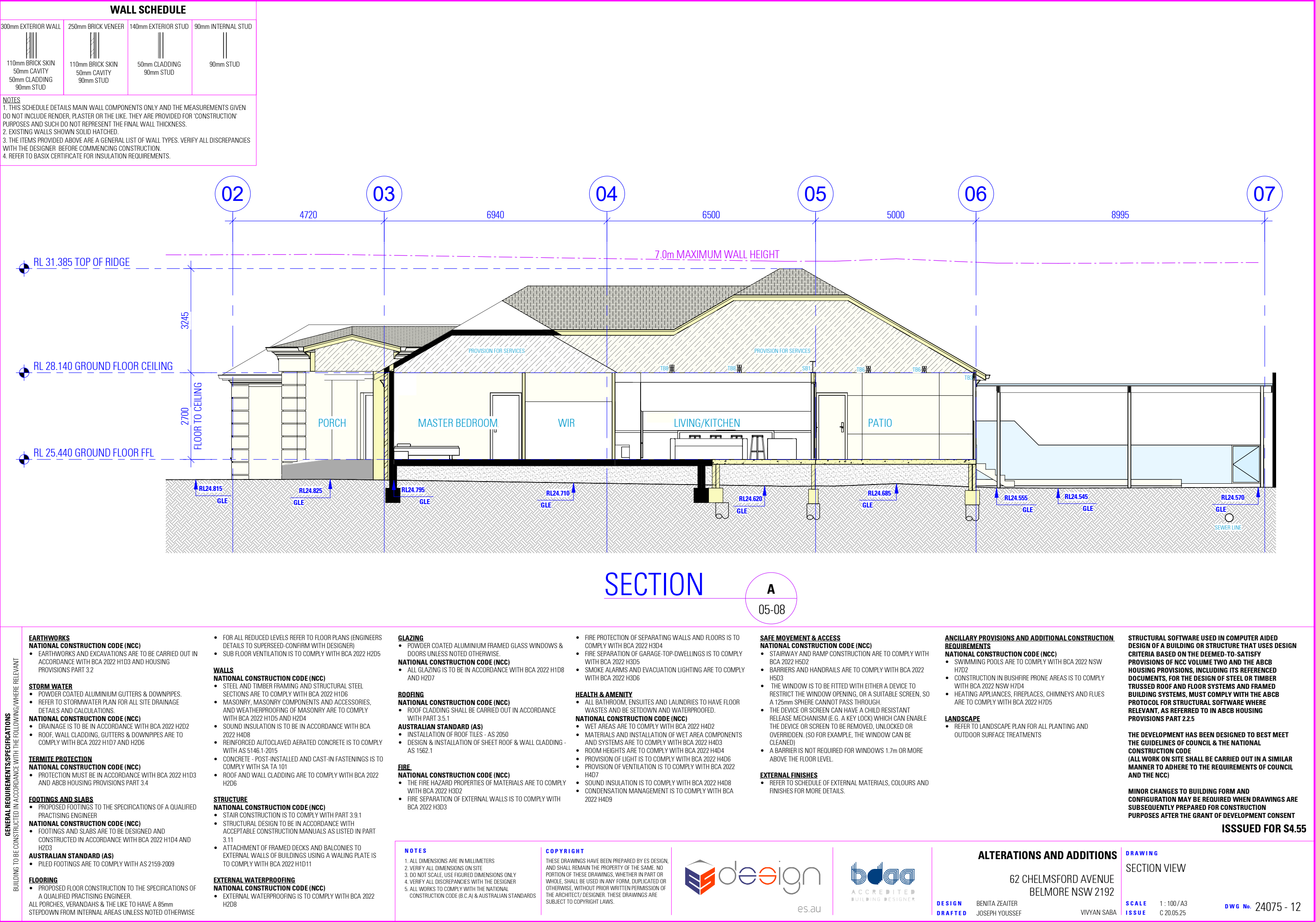
DRAWING

NORTH AND EAST ELEVATION

SCALE 1:100/A3  
ISSUE C 20.05.25

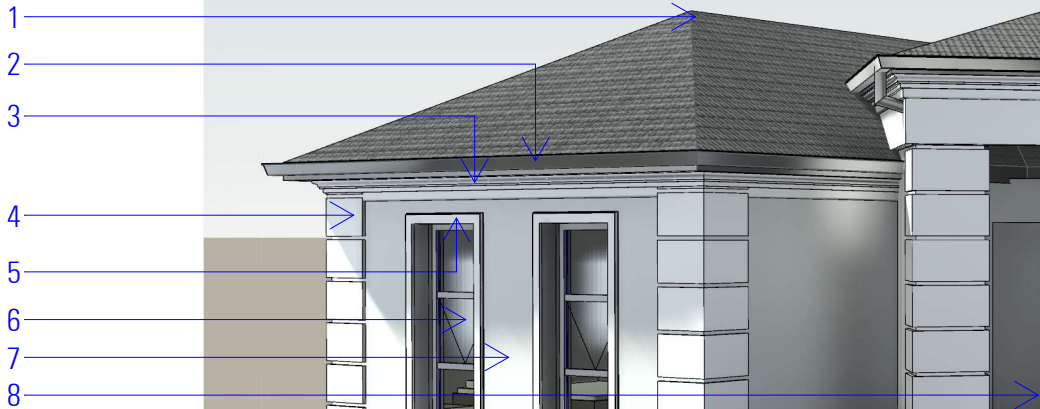
DWG No. 24075 - 11





# SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1 BRISTLE ROOFIND ROOF TILES  
RANGE:INNOVA  
COLOUR:TURRON  
OR ACCEPTABLE EQUIVALENT TO MATCH  
WITH EXISTING ROOF
- 2 ALUMINIUM GUTTERS AND DOWNPIPES  
RANGE: COLORBOND  
COLOUR:SURFMIST  
OR ACCEPTABLE EQUIVALENT
- 3 PARAPET MOULDING  
RANGE: DULUX  
COLOUR: WHITE ON WHITE™  
OR ACCEPTABLE EQUIVALENT
- 4 LIGHTWEIGHT FEATURES WITH 30mmx10mm DEEP ROUTED  
GROOVES  
RANGE: DULUX  
COLOUR: WHITE ON WHITE™  
OR ACCEPTABLE EQUIVALENT
- 5 WINDOWS ARCHITRAVE AND SILL MOULDING  
RANGE: DULUX  
COLOUR: WHITE ON WHITE™  
OR ACCEPTABLE EQUIVALENT
- 6 POWDER-COATED ALUMINIUM WINDOWS AND GLASS  
DOORS  
RANGE:DULUX DURALLOY  
COLOUR: WHITE SATIN  
OR ACCEPTABLE EQUIVALENT
- 7 CEMENT RENDER AND PAINT EXTERNAL WALLS  
RANGE: DULUX  
COLOUR: LEXICON®  
OR ACCEPTABLE EQUIVALENT
- 8 SOLID CORE TIMBER ENTRY DOOR



AS SEEN FROM CHELMSFORD AVENUE

ISSUED FOR \$4.55

NOTES

- 1. ALL DIMENSIONS ARE IN MILLIMETERS
- 2. VERIFY ALL DIMENSIONS ON SITE
- 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
- 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED

BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

DRAWING

SCHEDULE OF EXTERNAL MATERIALS,  
COLOURS AND FINISHES

SCALE  
ISSUE /A3  
C 20.05.25

DWG No. 24075 - 13



- ## NOTES
1. ALL DIMENSIONS ARE IN MILLIMETERS
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
  5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

**COPYRIGHT**

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

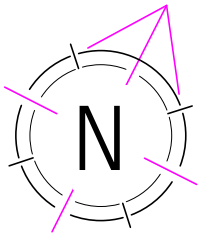


## VIVYAN SARA

DWG No. 24075 - 14

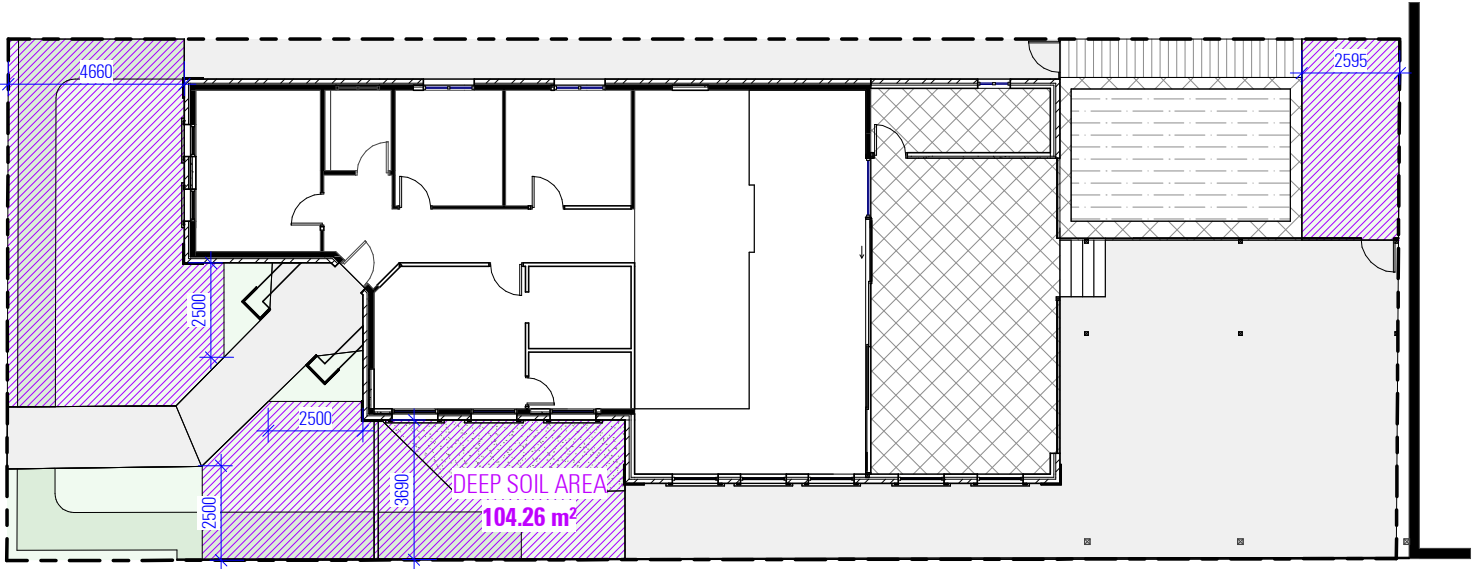
**ISSUED FOR \$4.55**





- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
  - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
  - REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
  - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
  - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS				
ITEM		REQUIRED		PROPOSED
TOTAL SITE AREA (PARENT LOT)		>400.00 sqm		506.4 sqm
PROPOSED GFA		278.52 sqm		148.93 sqm
DEEP SOIL AREA (SITE)	(MIN. 2.5m WIDE)	>20%	101.28 sqm	104.26 sqm (20.59%)
SITE COVERAGE		<50%	253.20 sqm	210.69 sqm (41.84%)



## DEEP SOIL AREA CALCULATION PLAN

ISSUED FOR \$4.55

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
  5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

**COPYRIGHT**

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



**ALTERATIONS AND ADDITIONS**

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

**DESIGN** BENITA ZEAITER  
**DRAFTED** JOSEPH YOUSSEF

VIVYAN SABA

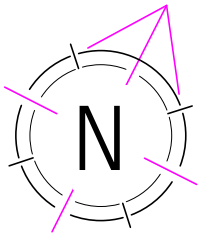
**DRAWING**

DEEP SOIL AREA CALCULATION SHEET

**SCALE** 1 : 200 / A3  
**ISSUE** C 20.05.25

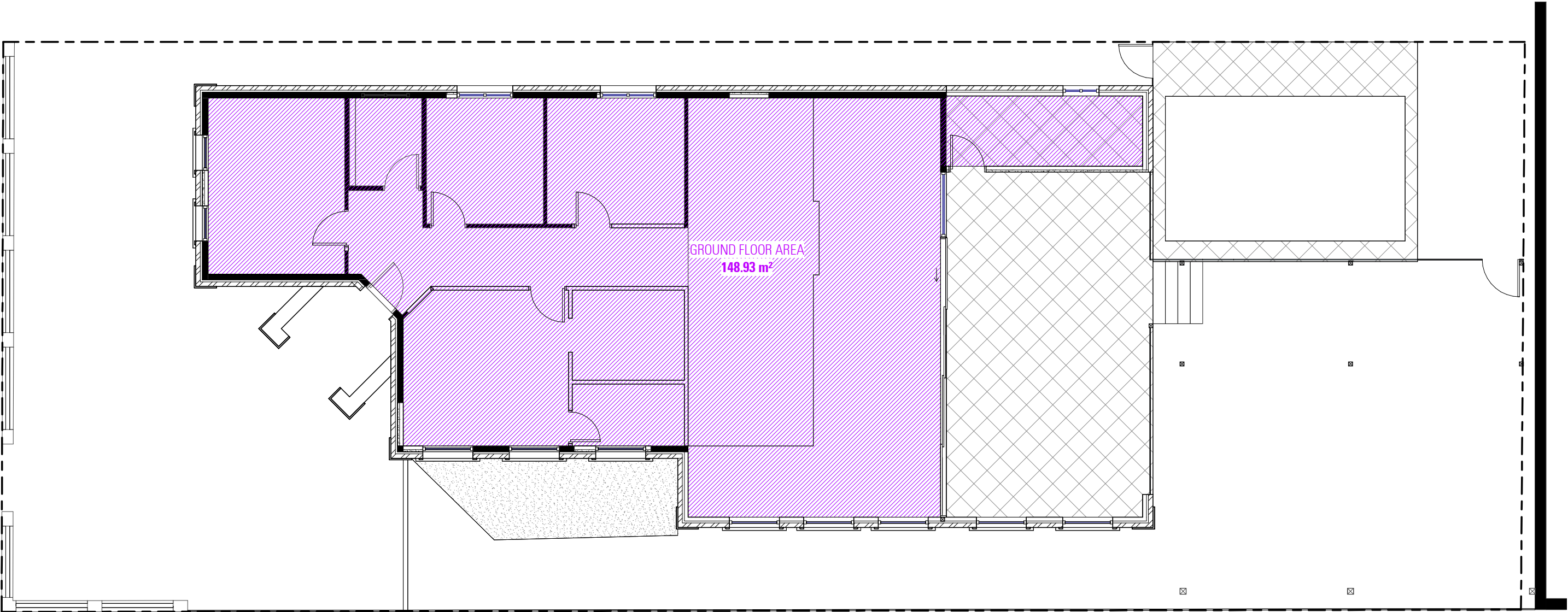
**DWG No.** 24075 - 15





- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
  - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
  - REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
  - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
  - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS				
ITEM		REQUIRED		PROPOSED
TOTAL SITE AREA (PARENT LOT)		>400.00 sqm		506.4 sqm
PROPOSED GFA		278.52 sqm		148.93 sqm
DEEP SOIL AREA (SITE)	(MIN. 2.5m WIDE)	>20%	101.28 sqm	104.26 sqm (20.59%)
SITE COVERAGE		<50%	253.20 sqm	210.69 sqm (41.84%)



# GROUND FLOOR GFA

ISSUED FOR \$4.55

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
  5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

**COPYRIGHT**

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



**ALTERATIONS AND ADDITIONS**

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

**DESIGN** BENITA ZEAITER  
**DRAFTED** JOSEPH YOUSSEF

VIVYAN SABA

**DRAWING**

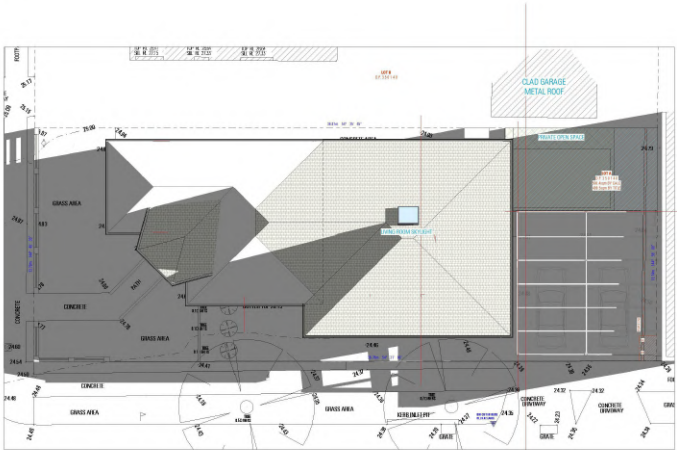
GROSS FLOOR AREA CALCULATION  
SHEET

**SCALE** 1 : 100 / A3  
**ISSUE** C 20.05.25

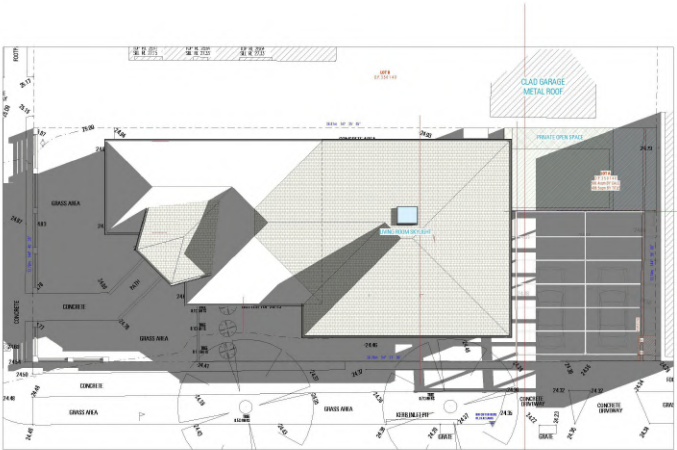
**DWG No.** 24075 - 16

# SOLAR STUDY

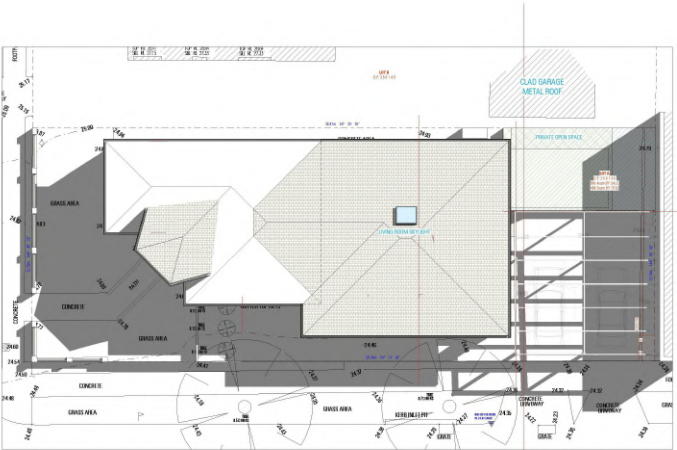
[1 of 9] [ June 21, 2010 - 08:00 ]



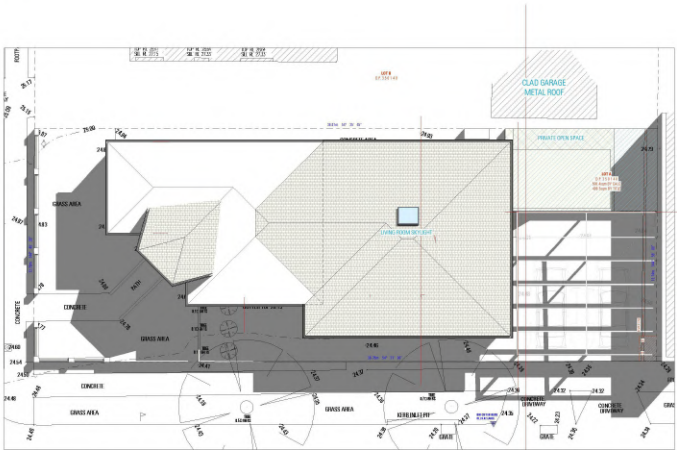
[2 of 9] [ June 21, 2010 - 09:00 ]



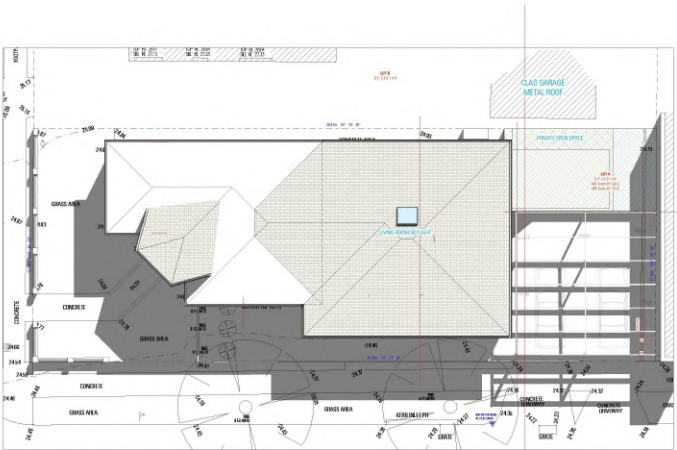
[3 of 9] [ June 21, 2010 - 10:00 ]



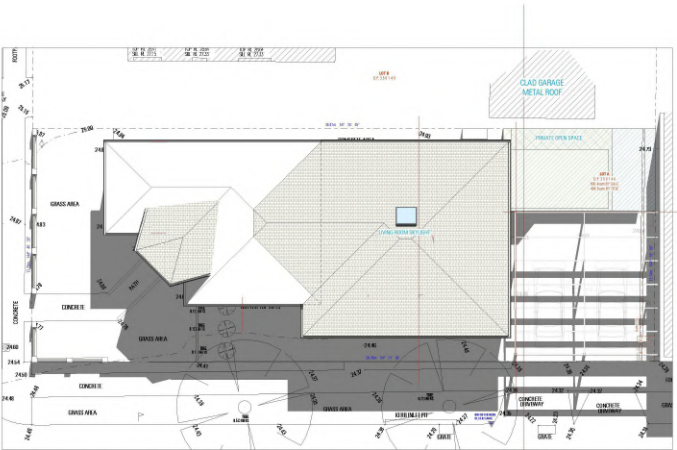
[4 of 9] [ June 21, 2010 - 11:00 ]



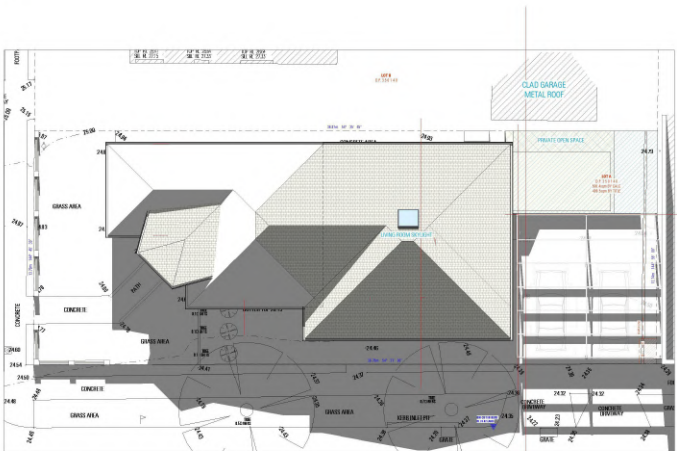
[5 of 9] [ June 21, 2010 - 12:00 ]



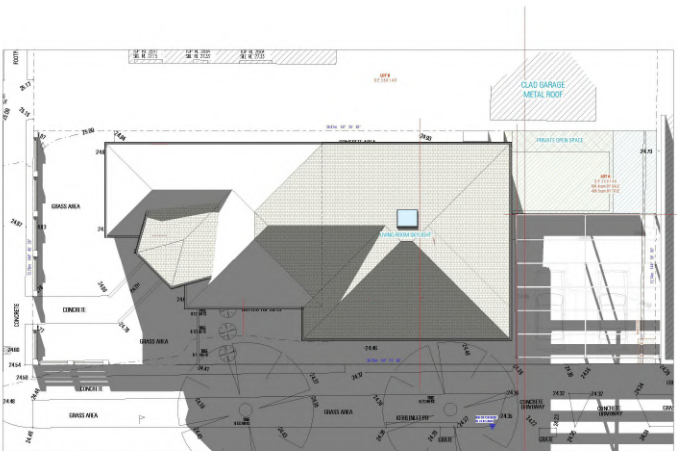
[6 of 9] [ June 21, 2010 - 13:00 ]



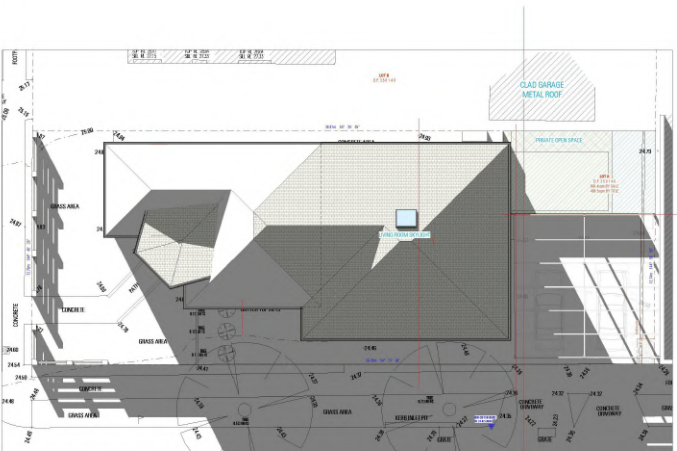
[7 of 9] [ June 21, 2010 - 14:00 ]



[8 of 9] [ June 21, 2010 - 15:00 ]



[9 of 9] [ June 21, 2010 - 16:00 ]



ISSUED FOR \$4.55

## NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

## COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



## ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED

BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

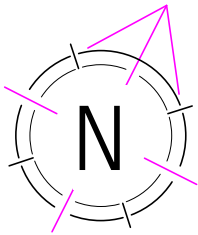
## DRAWING

SOLAR STUDY

SCALE  
ISSUE

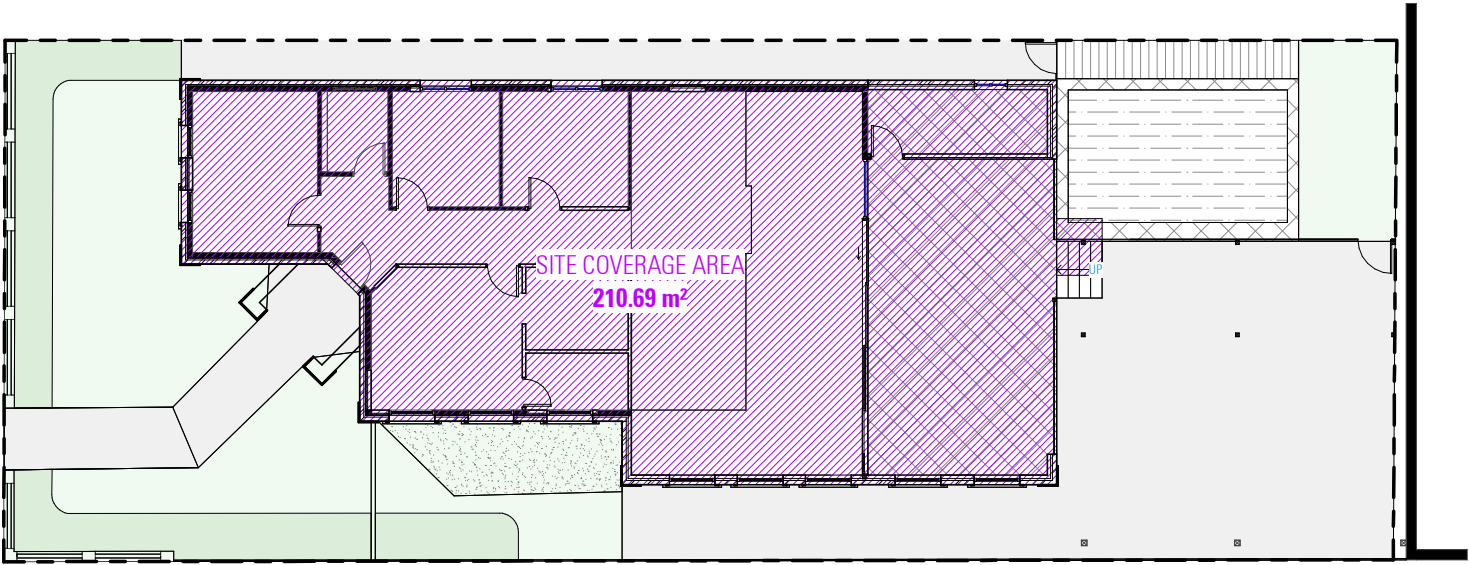
/A3  
C 20.05.25

DWG No. 24075 - 17



- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
  - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
  - REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
  - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
  - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS				
ITEM		REQUIRED		PROPOSED
TOTAL SITE AREA (PARENT LOT)		>400.00 sqm		506.4 sqm
PROPOSED GFA		278.52 sqm		148.93 sqm
DEEP SOIL AREA (SITE)	(MIN. 2.5m WIDE)	>20%	101.28 sqm	104.26 sqm (20.59%)
SITE COVERAGE		<50%	253.20 sqm	210.69 sqm (41.84%)



## SITE COVERAGE PLAN

ISSUED FOR \$4.55

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
  5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

**COPYRIGHT**

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



**ALTERATIONS AND ADDITIONS**

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

**DESIGN** BENITA ZEAITER  
**DRAFTED** JOSEPH YOUSSEF

VIVYAN SABA

**DRAWING**

SITE COVERAGE

**SCALE** 1 : 200 / A3  
**ISSUE** A 20.05.24

**DWG No.** 24075 - 18



- NOTES:**
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 AND OTHER RELEVANT AUSTRALIAN STANDARDS
  - SHOP DRAWINGS TO BE SUBMITTED FOR FINAL APPROVAL
  - DIMENSIONS SHOWN ARE NOMINAL AND ARE TO STRUCTURAL/WALL OPENINGS. CONFIRM ON SITE PRIOR TO MANUFACTURE/INSTALLATION
  - ANY DISCREPANCIES TO BE NOTIFIED TO THE PROJECT DESIGNER AND WRITTEN APPROVAL MUST BE OBTAINED PRIOR TO MANUFACTURE
  - REFER TO BASIX CERTIFICATE FOR WINDOW AND FRAMING BASIX REQUIREMENTS
  - REFER TO PLANS FOR SLIDING DIRECTION
  - ALL WINDOWS VIEWED FROM EXTERIOR OR OUTSIDE OF ROOM APPLICABLE UNLESS OTHERWISE NOTED
  - REFER TO ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATION FOR ELECTRONIC SECURITY
  - ALL FINAL WINDOW SIZES ARE SUBJECT TO FURTHER STRUCTURAL AND DETAIL COORDINATION
  - THERMAL PERFORMANCE FOR ALL EXTERNAL WINDOWS MUST HAVE THE FOLLOWING VALUES:
    - U: 6.7
    - SHGC: REFER TO NATHERS CERTIFICATE
- CONTRACTOR TO PROVIDE SHOP DRAWINGS CONFIRMING THESE VALUES ARE ACHIEVED, FOR REVIEW

WINDOW SCHEDULE							
Number	Width	Height	Head Height	Sill Height	Level	Location	Comments
GD01	6780	2400	2401	1	GROUND FLOOR FFL	LIVING	STACK DOOR
W01	850	2000	2050	50	GROUND FLOOR FFL	BEDROOM TWO	
W02	850	2000	2050	50	GROUND FLOOR FFL	BEDROOM TWO	
W03	1150	550	1850	1300	GROUND FLOOR FFL	BATH	
W04	1350	1000	2000	1000	GROUND FLOOR FFL	BEDROOM THREE	
W05	1350	1000	2000	1000	GROUND FLOOR FFL	BEDROOM FOUR	
W06	870	870	2100	1230	GROUND FLOOR FFL	L'DRY / BATH	HIGHLIGHT/OPAQUE
W07	1570	2400	2400	0	GROUND FLOOR FFL	KITCHEN	FIXED
W08	1210	2000	2050	50	GROUND FLOOR FFL	LIVING	
W09	1210	2000	2050	50	GROUND FLOOR FFL	LIVING	
W10	1210	2000	2050	50	GROUND FLOOR FFL	LIVING	
W11	1210	2000	2050	50	GROUND FLOOR FFL	LIVING	
W12	1210	2000	2050	50	GROUND FLOOR FFL	LIVING	
W13	1210	2000	2050	50	GROUND FLOOR FFL	MASTER BEDROOM BATH	OPAQUE
W14	1180	1140			GROUND FLOOR CEILING	LIVING	SKYLIGHT
W14	1210	2000	2050	50	GROUND FLOOR FFL	MASTER BEDROOM	
W15	1210	2000	2050	50	GROUND FLOOR FFL	MASTER BEDROOM	

Grand total: 17

ISSUED FOR \$4.55

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS  
2. VERIFY ALL DIMENSIONS ON SITE  
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY  
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER  
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED

BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

DRAWING

WINDOW SCHEDULE

SCALE  
ISSUE / C 20.05.25

DWG No. 24075 - 19



DOOR SCHEDULE DT-01					
DOOR NUMBER	LEAF WIDTH	LEAF HEIGHT	LOCATION	COMMENTS	ROOM NAME
D01	820	2000	GROUND FLOOR FFL		ENTRY
D02	820	2000	GROUND FLOOR FFL		BEDROOM TWO
D03	820	2000	GROUND FLOOR FFL		BATH
D04	820	2000	GROUND FLOOR FFL		
D05	820	2000	GROUND FLOOR FFL		BEDROOM FOUR
D06	820	2000	GROUND FLOOR FFL		L'DRY / BATH
D07	820	2000	GROUND FLOOR FFL		MASTER BEDROOM
D07	820	2000	GROUND FLOOR FFL		
D08	720	2100	GROUND FLOOR FFL		
D10	820	2100	GROUND FLOOR FFL		
D11	820	2000	GROUND FLOOR FFL		BATH
PG01	900	1200	GROUND FLOOR FFL	POOL SAFE GATE	
PG02	820	1200	GROUND FLOOR FFL	POOL SAFE GATE	

- NOTES:**
- CONFIRM DIRECTION OF DOORS ON PLANS. CHECK DIMENSIONS ON SITE PRIOR TO MANUFACTURING
  - ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 AND OTHER RELEVANT AUSTRALIAN STANDARDS
  - REFER TO BASIX REPORT FOR GLAZING TYPES, THICKENESSES AND REQUIREMENTS
  - PROVIDE AND FIT MECHANICAL GRILLE OR UNDERCUT SELECTED DOORS IN ACCORDANCE WITH ENGINEERS DRAWINGS.
  - STATURORY SIGNAGE INCLUDING BRAILLE AND TACTILE TO SELECTED DOORS TO NCC AND RELEVANT AUSTRALIAN STANDARDS. REFER DOOR SCHEDULE,
  - SIGNAGE SCHEDULE AND HYDRAULIC ENGINEER DRAWINGS.
  - PROVIDE AND FIT ALL STATUTORY SIGNAGE IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS.
  - REFER TO DOOR HARDWARE SCHEDULE FOR DOOR HARDWARE INFORMATION
  - DOOR HARDWARE SELECTION & INSTALLATION HEIGHTS TO BE IN ACCORDANCE WITH NCC, AS 1428.1-2009 AND EFSG REQUIREMENTS.
  - ALL DOOR FURNITURE TO BE MOUNTED AT 1000mm AFFL, UNLESS NOTED OTHERWISE.
  - ALL DOORS TO ACCESS TOILETS TO BE INSTALLED ON LIFT-OFF HINGES, REMOVABLE EXTERNALLY. REFER TO DOOR HARDWARE SCHEDULE FOR ALL OTHER TOILET CUBICLES.
  - REFER TO ELECTRICAL ENGINEERS DRAWINGS & SPECIFICATION FOR ELECTRONIC SECURITY
  - ALL LOCKS AND KEYS TO EXISTING MASTER KEY SYSTEM
  - ALL DOORS (EXCEPT FHR DOORS) TO INCLUDE FLOOR-MOUNTED DOOR STOPS, UNLESS NOTED OTHERWISE.
  - PERIMETER WEATHER SEAL TO ALL EXTERNAL DOORS TO BE SUPPLIED AS PART OF DOOR FRAME.
  - GRADE A SAFETY GLASS USED IN ANY GLAZING (WINDOWS AND DOORS) THAT IS WITHIN 400 MM OF THE FINISHED GROUND, INCLUDING WALKWAYS, VERANDAHS AND LANDINGS.
  - DOOR CLOSERS TO BE SITE ADJUSTED TO AS1428.1 TO ENSURE OPERATION BY A FORCE NOT GREATER THAN 20NM. WHERE A DOOR IS OPENING TO THE EXTERNAL OF THE BUILDING THE BACKCHECK VALVE MUST BE ACTIVATED.  
NOTE – WHERE SITE CONDITIONS DICTATE A REQUIREMENT FOR AN OPENING FORCE TO BE GREATER THAN 20NM THE INSTALLER MUST BRING THIS TO THE ATTENTION OF THE SITE SUPERVISOR &THE PROJECT ARCHITECT.

ISSUED FOR \$4.55

**NOTES**

1. ALL DIMENSIONS ARE IN MILLIMETERS  
2. VERIFY ALL DIMENSIONS ON SITE  
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY  
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER  
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

**COPYRIGHT**

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



**ALTERATIONS AND ADDITIONS**

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

**DESIGN DRAFTED** BENITA ZEAITER  
JOSEPH YOUSSEF

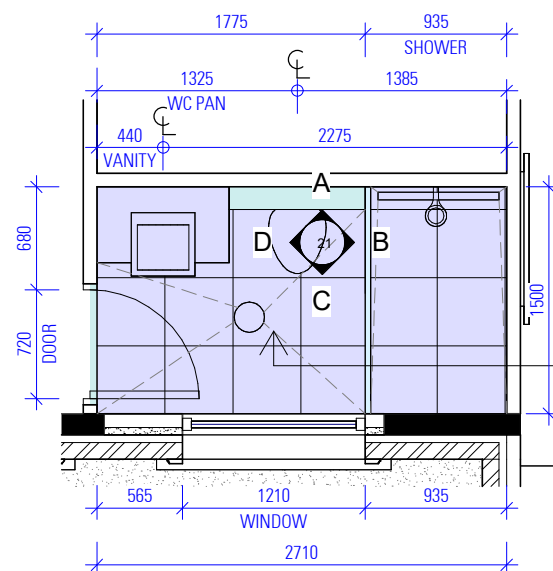
VIVYAN SABA

**DRAWING**

DOOR SCHEDULE

**SCALE** /A3  
**ISSUE** C 20.05.25

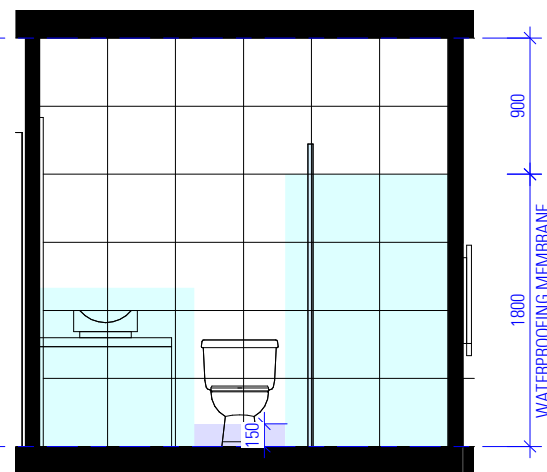
**DWG No.** 24075 - 20



FLOOR WASTE FALL  
IN ACCORDANCE  
WITH BCA 2022 H4D2  
& H4D3

RL 28.140 GROUND FLOOR CEILING

RL 25.440 GROUND FLOOR FFL



#### WATERPROOFING LEGEND

FLOOR MEMBRANE

WALL MEMBRANE

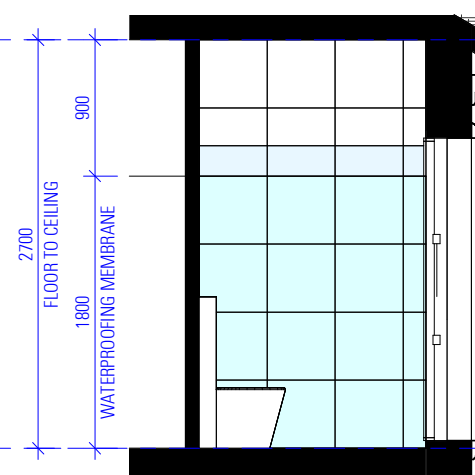


## TYPICAL BATHROOM PLAN

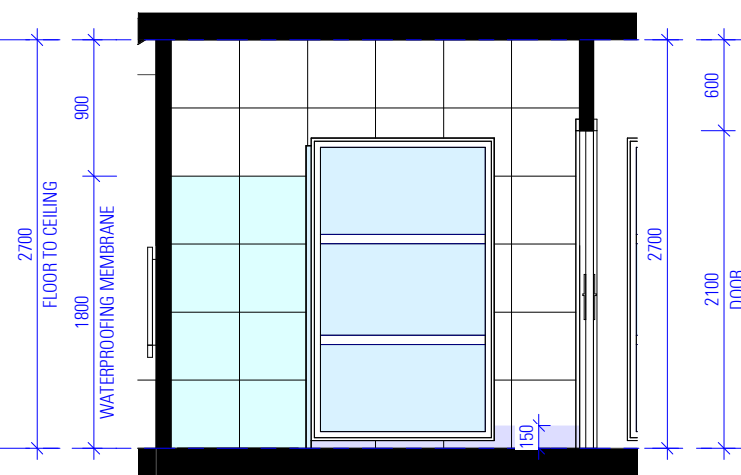
## BATH ELEVATION A

RL 28.140 GROUND FLOOR CEILING

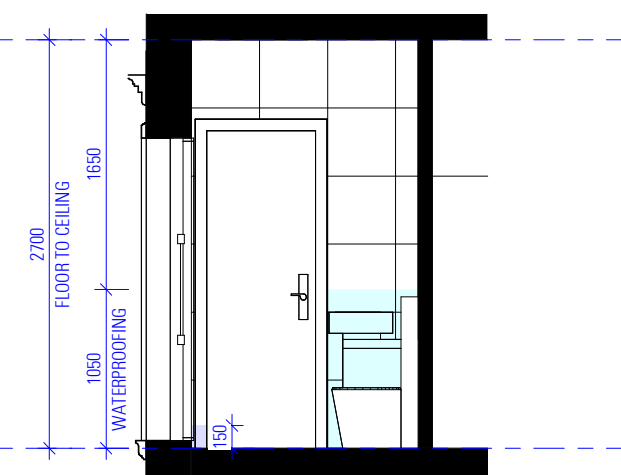
RL 25.440 GROUND FLOOR FFL



## BATH ELEVATION B



## BATH ELEVATION C



## BATH ELEVATION D

ISSUED FOR \$4.55

#### NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

#### COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



#### ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED

BENITA ZEAITER  
JOSEPH YOUSSEF

VIVIAN SABA

#### DRAWING

TYPICAL WET AREA DETAIL

SCALE  
ISSUE 1:50 /A3  
C 20.05.25

DWG No. 24075 - 21

BASIX COMMITMENTS

BASIX Certificate

Alterations and Additions

Certificate number: A1748192

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: Monday, 20 May 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.



page 1/8

Project address	
Project name	R2_chc
Street address	62 CHELMSFORD AVENUE - BELMORE 2192
Local Government Area	Centenary-Bankstown Council
Plan type and number	Deposited Plan 301140
Lot number	A
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 includes 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: Nours Al Hazouri	
ABN (if applicable): 60873299711	

BASIX Certificate number: A1748192

page 2/8

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 1214.07 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 rainwater runoff from at least 50 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
<b>Outdoor swimming pool</b>			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 25 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of the development: electric heat pump.		✓	✓

BASIX Certificate number: A1748192

page 3/8

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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.		✓	

BASIX Certificate number: A1748192

page 4/8

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
<b>Insulation requirements</b>																
The applicant must construct the new or altered construction (floors, 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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.																
		✓	✓	✓												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R2.50 (up), roof: battinsarking</td><td>medium (solar absorbance 0.475 - 0.75)</td></tr></table>		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: battinsarking	medium (solar absorbance 0.475 - 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: battinsarking	medium (solar absorbance 0.475 - 0.75)														

BASIX Certificate number: A1748192

page 5/8

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshading 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 tinted 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.		✓	✓
For projections described in millimetres, the leading edge of each roller, 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 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
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.		✓	✓

BASIX Certificate number: A1748192

page 6/8

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 (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W1	NW	1.55	0	0	projection/ height above sill ratio: >=0.35	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	NW	1.15	0	0	projection/ height above sill ratio: >=0.35	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	NW	0.75	0	0	projection/ height above sill ratio: >=0.35	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	NE	3.78	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	SE	3.84	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate number: A1748192

page 7/8

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	SE	0.72	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	SW	2.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SD1	NE	18.27	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number: A1748192

page 8/8

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 & 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 for the development may be issued.

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

ISSUED FOR \$4.55

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



ALTERATIONS AND ADDITIONS

62 CHELMSFORD AVENUE  
BELMORE NSW 2192

DESIGN  
DRAFTED

BENITA ZEAITER  
JOSEPH YOUSSEF

VIVYAN SABA

DRAWING

BASIX COMMITMENTS

SCALE  
ISSUE

/A3  
C 20.05.25

DWG No. 24075 - 22