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ARCM
DESIGN

7/58-60 BUCKINGHAM STREET
SURRY HILLS NSW 2010
m: 0406 787 726
e: marc@arc.com.au
www.arc.com.au
ABN 78632562326

CLIENT

AMESCORP PTY LTD

ISSUE	AMENDMENT	DATE
ISSUE A:	Client Sketch	09/04/2025
ISSUE B:	Client Changes	16/04/2025
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ISSUE E:	DA	22/05/2025
ISSUE F:		
ISSUE G:		

PROJECT **PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL**

E001

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2025-142

SCALE:
AS SHOWN
DATE:
MAY 25

bdca
ACCREDITED
BUILDING DESIGNER

PROJECT NORTH:

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 17966235

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. 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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 15 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HDINSC6QTJ.

Project summary			
Project name	9 Wilga Street Punchbowl 2196		
Street address	9 WILGA STREET PUNCHBOWL, 2196		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP318959		
Lot no.	C		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✔ 41		Target 40
Thermal Performance	✔ Pass		Target Pass
Energy	✔ 69		Target 68
Materials	✔ -8		Target n/a

Certificate Prepared by	
Name / Company Name: PAULADAVD CONSULTING 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.: 17966235 Thursday, 15 May 2025 page 1/9

Description of project			
Project address		Assessor details and thermal loads	
Project name	9 Wilga Street Punchbowl 2196	NatHERS assessor number	101225
Street address	9 WILGA STREET PUNCHBOWL, 2196	NatHERS certificate number	HDINSC6QTJ
Local Government Area	Canterbury-Bankstown Council	Climate zone	56
Plan type and plan number	Deposited Plan DP318959	Area adjusted cooling load (MJ/m²/year)	13
Lot no.	C	Area adjusted heating load (MJ/m²/year)	12
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 41 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 69 Target 68
Site area (m²)	300	Materials	✓ -8 Target n/a
Roof area (m²)	70		
Conditioned floor area (m²)	44.1		
Unconditioned floor area (m²)	6.0		
Total area of garden and lawn (m²)	0		
Roof area of the existing dwelling (m²)	130		
Number of bedrooms in the existing dwelling	3		

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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 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	

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Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

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Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction	Area - m²		Insulation
floor - concrete slab on ground, waffle pod slab.	50.1		none
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls		fibreglass batts or roll+ foil/barking
internal wall: plasterboard; frame: timber - H2 treated softwood.	31		none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	70		ceiling: fibreglass batts or roll; roof: foil backed blanket

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Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓
Frames	Maximum area - m2		
aluminum	12.56		
timber	0		
uPVC	0		
steel	0		
composite	0		
Glazing	Maximum area - m2		
single	12.56		
double	0		
triple	0		

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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 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)toilet(s) in the development for natural lighting.	✓	✓	✓

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	

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AMESCORP PTY LTD

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PROJECT

PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL

E002

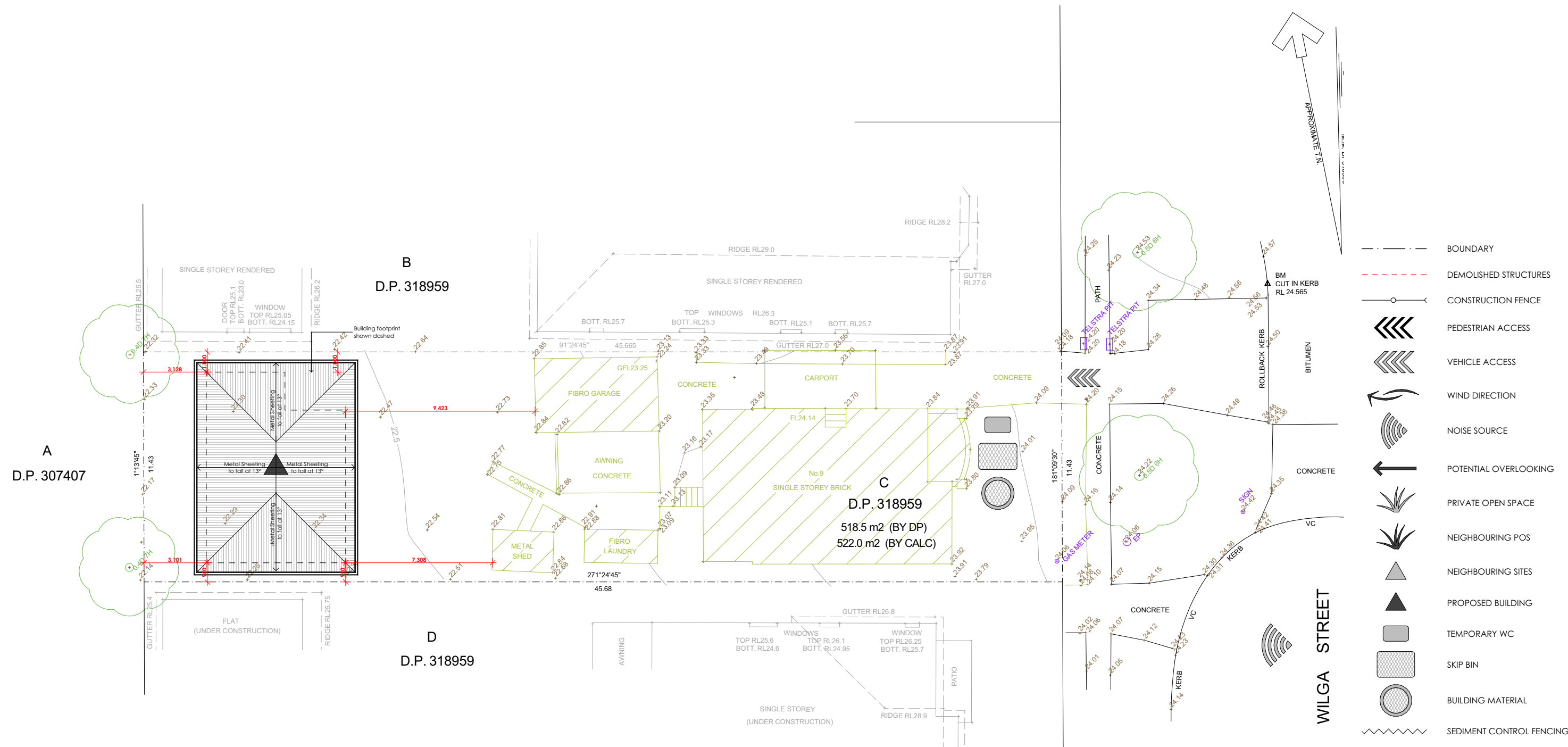
LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH:
	REF: 2025-142	DATE: MAY 25	





CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	450	522
FSR (0.5:1)	276m2	156.7
Side Setback	0.9m	0.95
Rear Setback	3m	3.1
Building Height	max 4.5m	3.9
Site Coverage (50%)	232.25sqm	197.69
Landscape Area (20%)	92.9sqm	182.7
Landscape Behind Building Line (20%)	46.45sqm	137.79
Solar Access	3	3
Private Open Space	80sqm	80

SITE DATA		
SITE AREA	522	m ²
DWELLING		
Existing Ground Floor Area		96.72
Secondary Dwelling Floor Area		59.98
Total		156.7
FSR	1 =	0.300



ROOF/SITE ANALYSIS PLAN
1:200

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PROJECT

**PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL**

E003

LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	 ACCREDITED BUILDING DESIGNER	PROJECT NORTH: 
	REF: 2025-142	DATE: MAY 25		

PROJECT NORTH:



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









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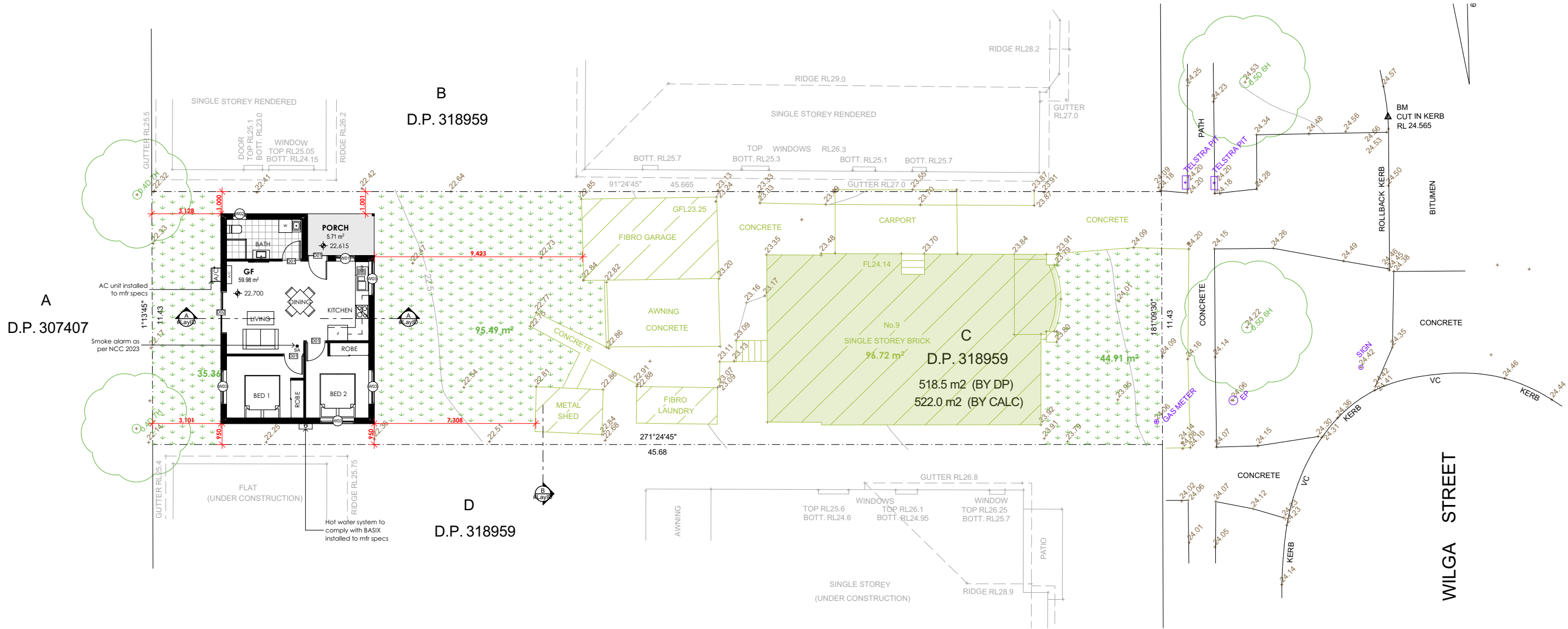
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PROJECT PROPOSED SECONDARY DWELLING @ 9 WILGA STREET PUNCBOWL

EA006	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	 ACCREDITED BUILDING DESIGNER	PROJECT NORTH: 
	LOT DP	REF: 2025-142	DATE: MAY 25		

DOOR SCHEDULE							
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q	
D01	SINGLE HINGED DOOR	2,040	820			4	
D02	SLIDING DOOR	2,135	1,825			1	
WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	SLIDING WINDOW	1,150	860	1,200			1
W02	SLIDING WINDOW	1,505	610	860			1
W03	SLIDING WINDOW	1,100	1,550	1,200			3



GROUND FLOOR PLAN
1:200

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PROJECT

PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL

E3

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2025-142

SCALE:
AS SHOWN
DATE:
MAY 25

bdca
ACCREDITED
BUILDING DESIGNER

PROJECT NORTH:

LANDSCAPE PLAN
1:200

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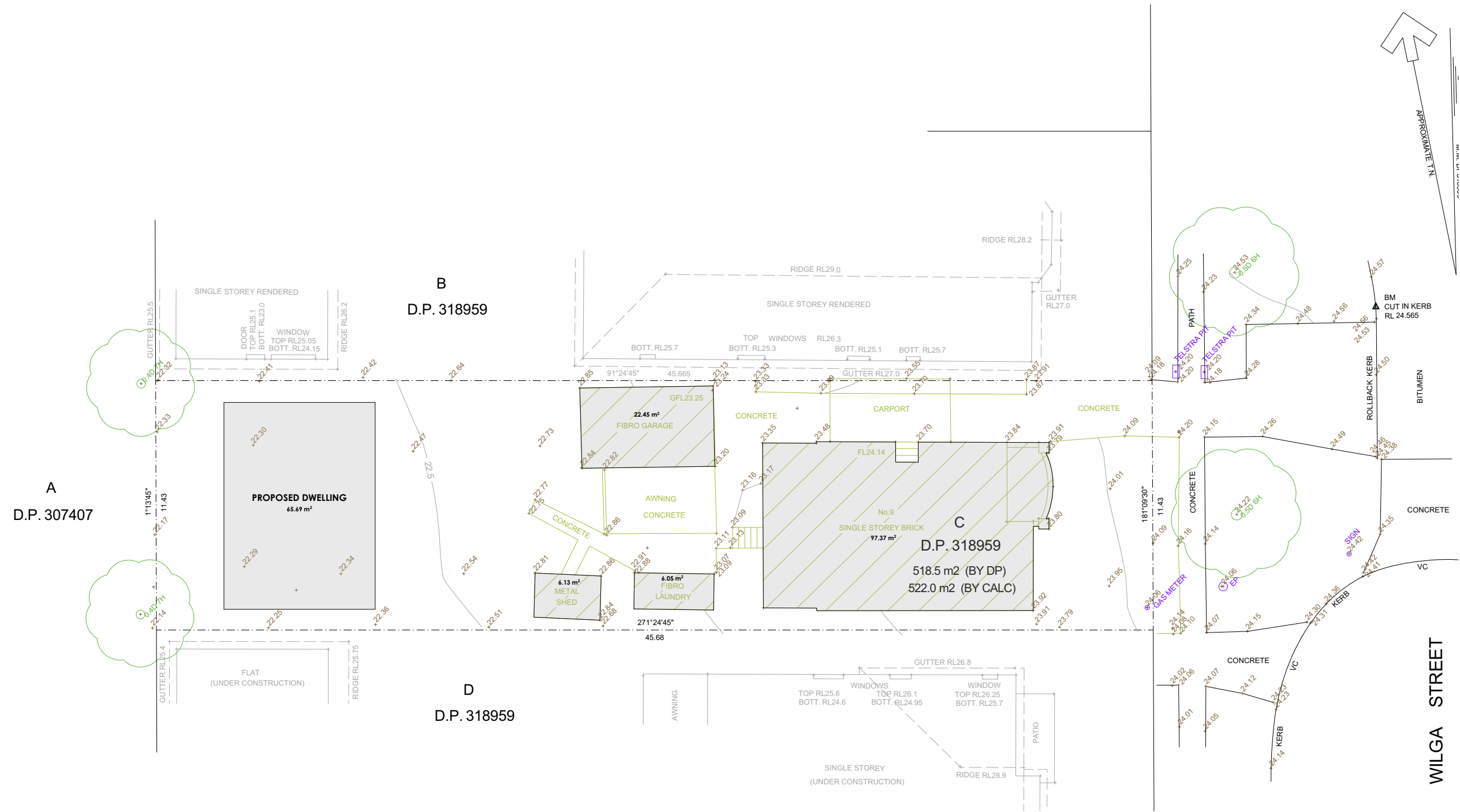
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**PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL**

EA007	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH: 
	LOT DP	REF: 2025-142	DATE: MAY 25	

bdaa
ACCREDITED
BUILDING DESIGNER



SITE COVERAGE PLAN
1:200

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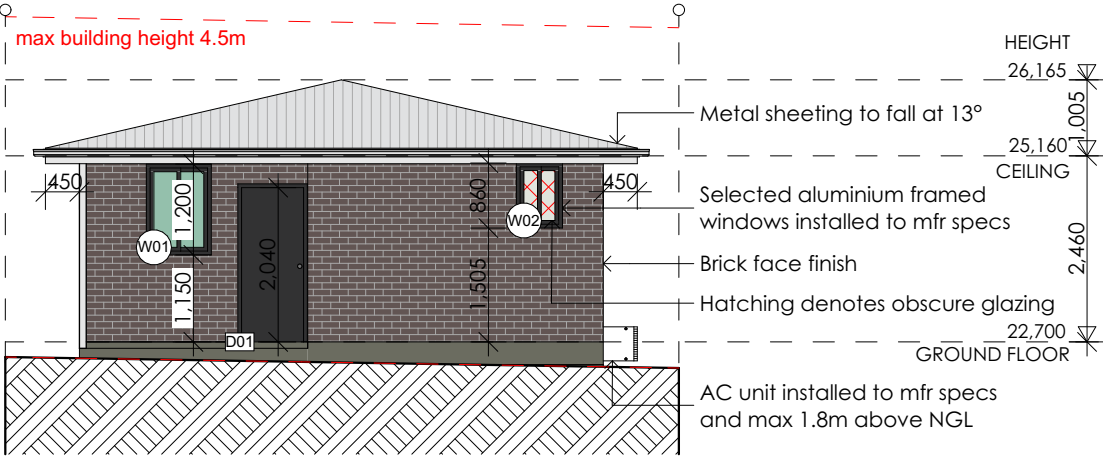
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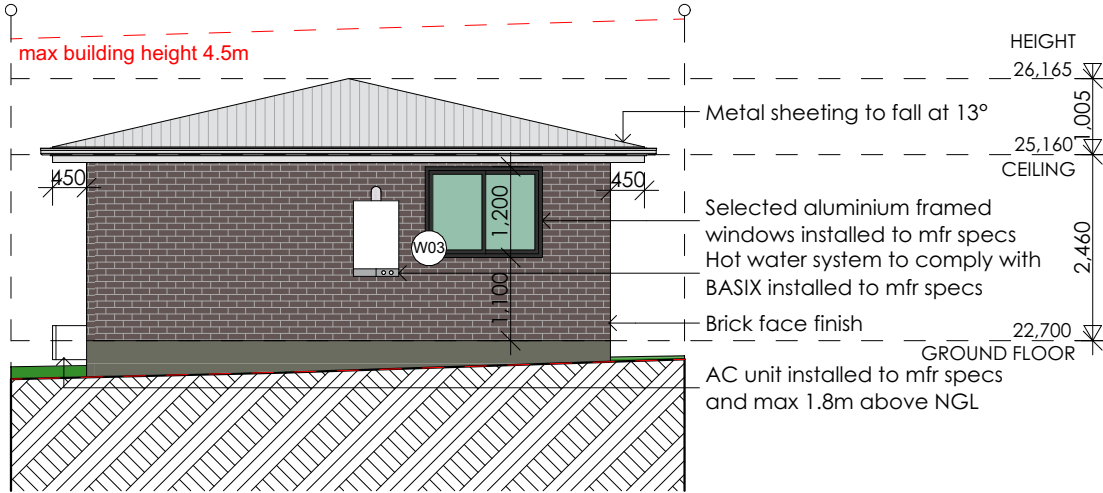
EA004	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH:
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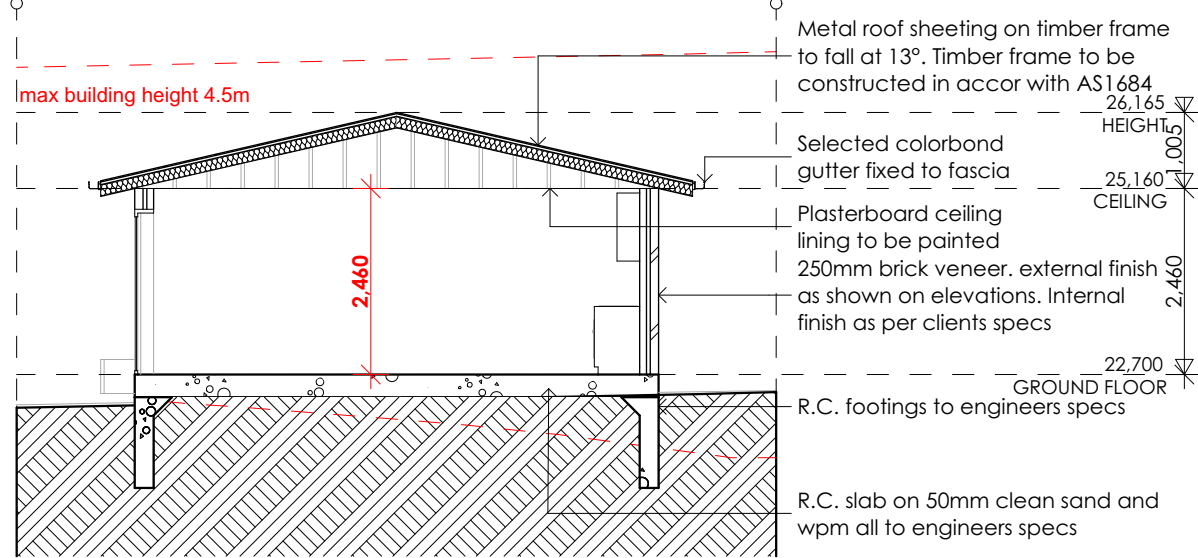
NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100



SECTION A

1:100

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6. THESE DRAWINGS HAVE BEEN PREPARED BY ARCM. THE DESIGN AND DETAILS CONTAINED ON THESE DRAWINGS ARE SUPPLIED IN CONFIDENCE. ALL DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS. DRAWINGS ARE NOT TO BE USED OR REPLICATED FOR ANY PURPOSE UNLESS WRITTEN AUTHORISATION HAS BEEN GRANTED BY ARCM.

ARCM
DESIGN

7/58-60 BUCKINGHAM STREET
SURREY HILLS NSW 2010
m: 0406 787 726
e: marc@arcm.com.au
www.arcm.com.au
ABN 78632562326

CLIENT

AMESCORP PTY LTD

ISSUE	AMENDMENT	DATE
ISSUE A:	Client Sketch	09/04/2025
ISSUE B:	Client Changes	16/04/2025
ISSUE C:	Client Changes	01/04/2025
ISSUE D:	Client Changes	02/04/2025
ISSUE E:	DA	22/05/2025
ISSUE F:		
ISSUE G:		

PROJECT

PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL

EA004

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2025-142

SCALE:
AS SHOWN
DATE:
MAY 25

bdaa
ACCREDITED
BUILDING DESIGNER

PROJECT NORTH:
N

9AM SHADOWS - JUNE 21ST
1:200

1. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS TO BE USED ONLY. IF DISCREPANCIES EXIST CONTACT ARCM.
2. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND RELEVANT BY LAWS.
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PROJECT
**PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL**

E601	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	bdca ACCREDITED BUILDING DESIGNER	PROJECT NORTH:
	LOT DP	REF: 2025-142	DATE: MAY 25		

A
D.P. 307407

B
D.P. 318959

D
D.P. 318959

C
D.P. 318959
518.5 m² (BY DP)
522.0 m² (BY CALC)

12PM SHADOWS - JUNE 21ST
1:200

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PROJECT

PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL

E602

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2025-142

SCALE:
AS SHOWN
DATE:
MAY 25

bdca
ACCREDITED
BUILDING DESIGNER

PROJECT NORTH:

SCHEDULE OF MATERIALS & FINISHES



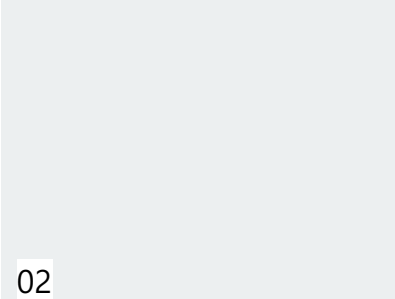
EXTERNAL BRICK

BRICK - PGH BLUE STEEL



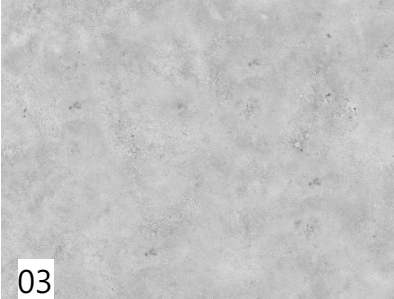
FASCIA & SOFFIT

PAINTED - DULUX WHITE ON WHITE



PORCH

CHARCOAL CONCRETE



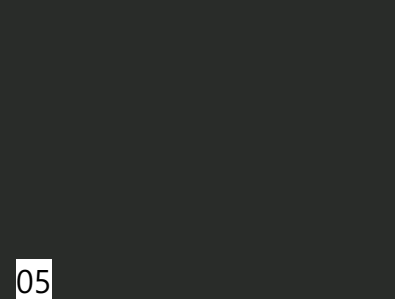
ROOF MATERIAL

COLORBOND - MONUMENT



DOORS & WINDOWS

ALUMINIUM - COLORBOND MONUMENT



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PROJECT **PROPOSED SECONDARY DWELLING
@ 9 WILGA STREET PUNCHBOWL**

EA005	LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M.	SCALE: AS SHOWN	bdaa ACCREDITED BUILDING DESIGNER	PROJECT NORTH:
		REF: 2025-142	DATE: MAY 25		