


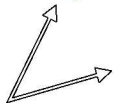







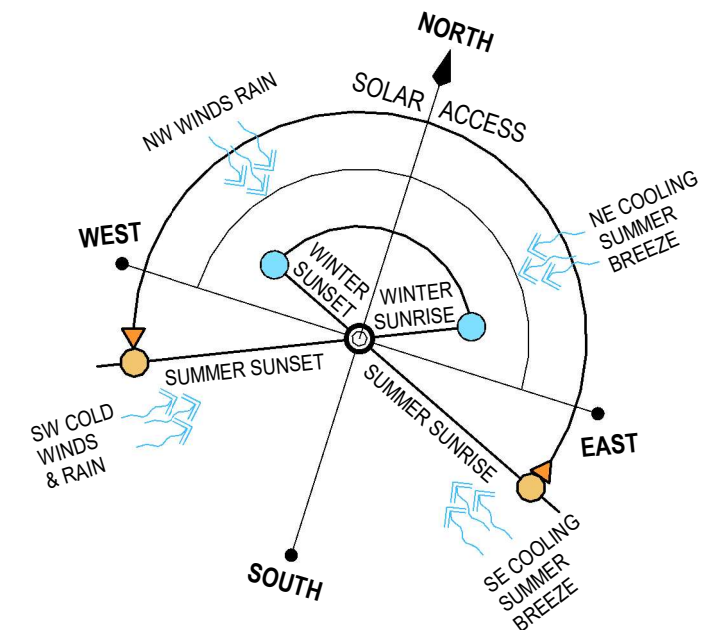
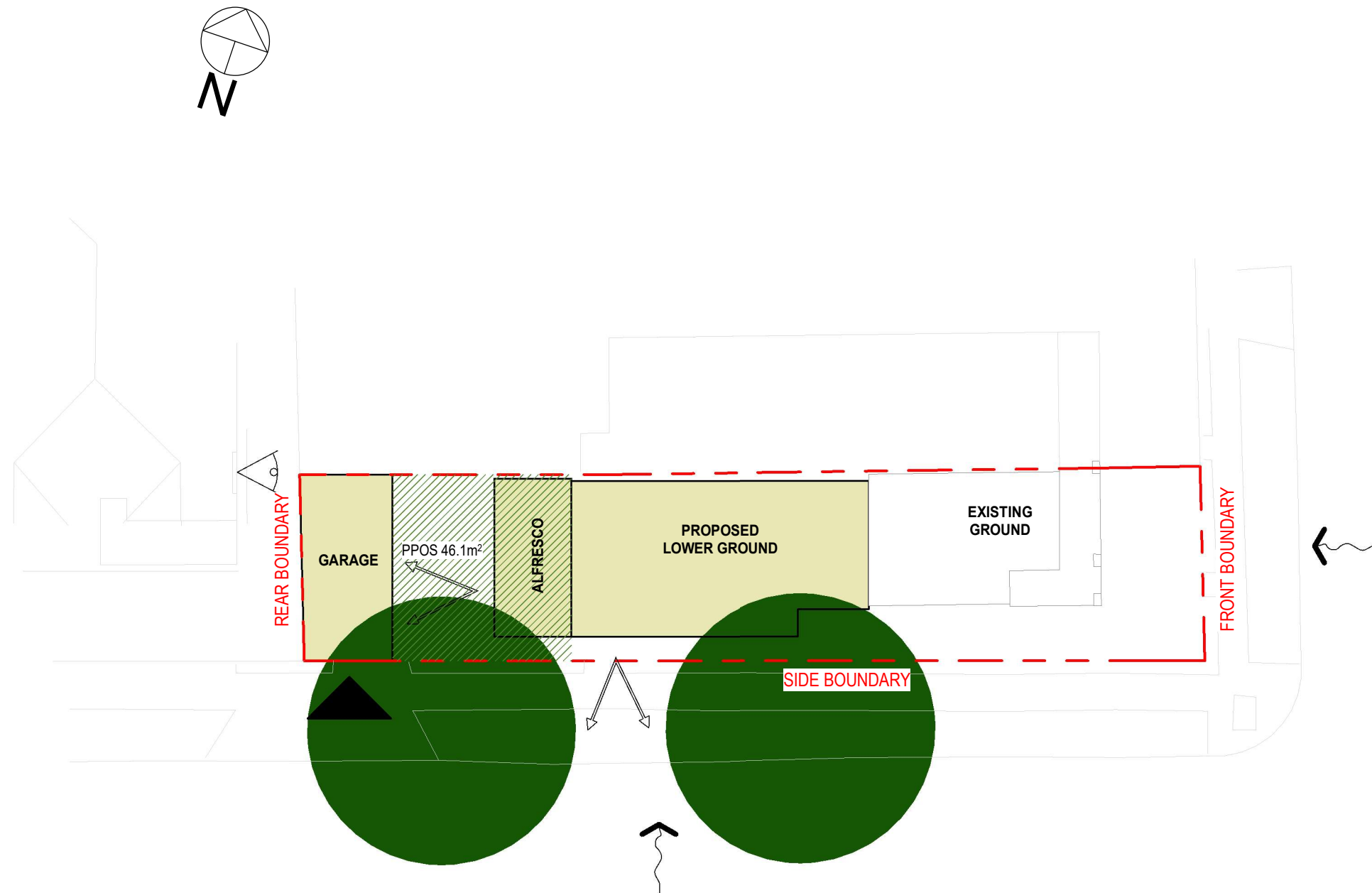


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A003	DEMOLITION GROUND FLOOR PLAN
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LEGEND

	EXISTING TREES TO BE REMOVED		PRIVATE OPEN SPACE
	EXISTING TREES TO BE RETAINED		VIEWS
	PROPOSED RESIDENCE.		VEHICULAR SITE ENTRY
	EXISTING ADJOINING RESIDENCE.		NOISE
	SITE BOUNDARY		OVERLOOKING
	CONTOURS		



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	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD
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	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD
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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

STAGE 2 DA

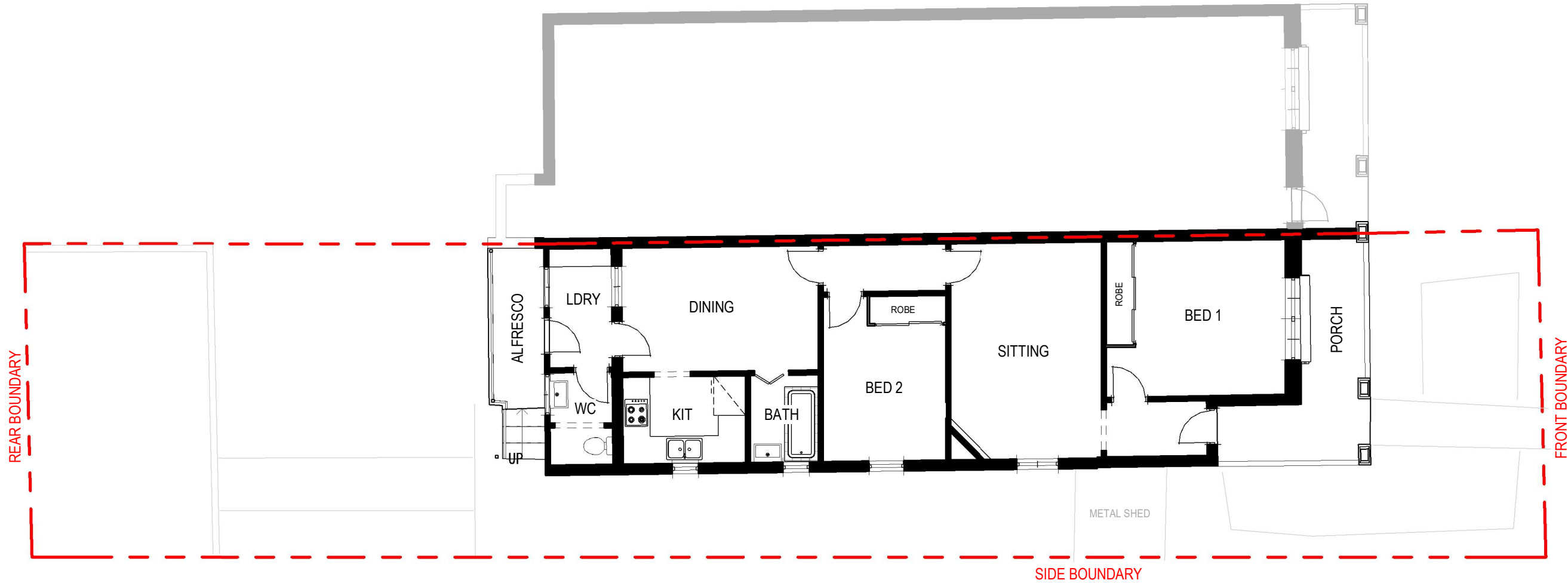
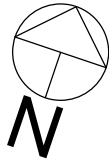
SHEET NO:

A001

JOB NO: 2020-XX

SCALE: As indicated@A3

ISSUE: H Please discard all other plans



EXISTING GROUND FLOOR PLAN

AREAS (EXISTING)	
EXISTING G.FLOOR	83.18
EXISTING PORCH	10.34
EXISTING ALFRESCO	5.54
Grand total	99.06

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD	JOB NO: 2020-XX		
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	SCALE: 1 : 100@A3		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	STAGE 2 DA		
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD	ISSUE: H Please discard all other plans		
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
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	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD			

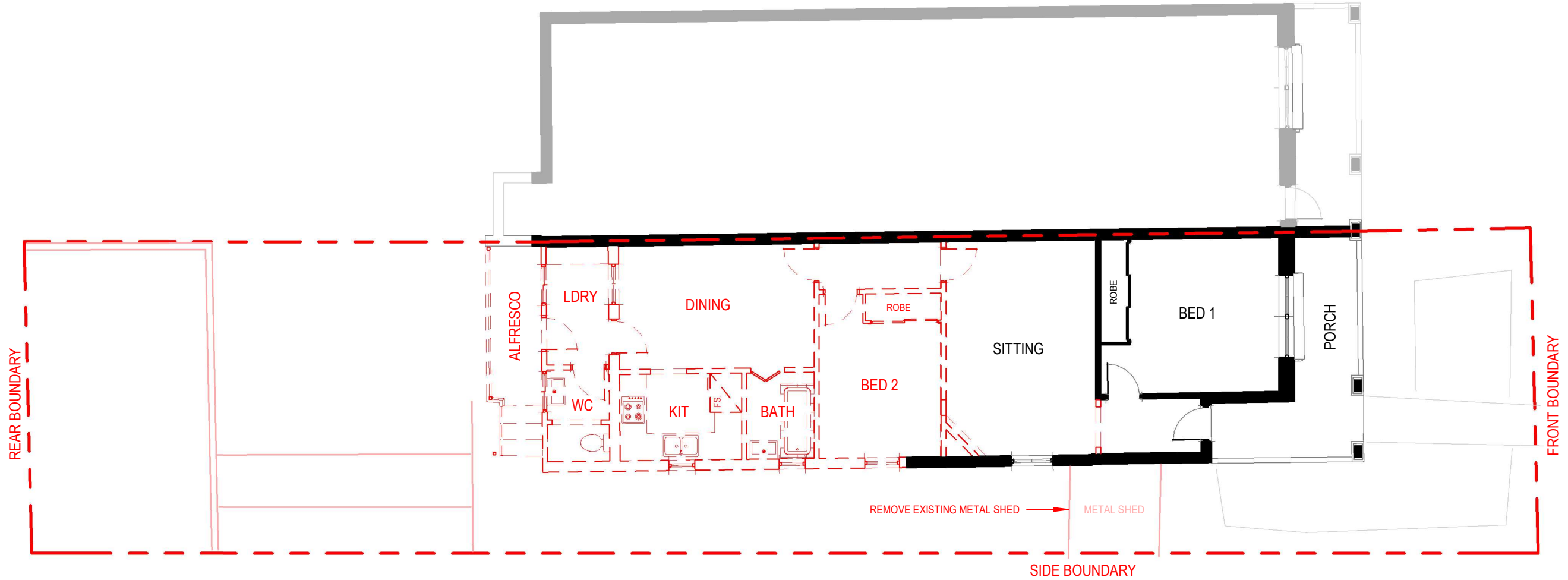
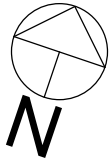
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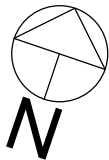
DEMOLITION GROUND FLOOR PLAN

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD	JOB NO: 2020-XX		
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	SCALE: 1 : 100@A3		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	STAGE 2 DA		
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD	ISSUE: H Please discard all other plans		
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
	G	DA ISSUE	14.05.25	AT	RD			
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD			

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DEMOLITION ROOF PLAN

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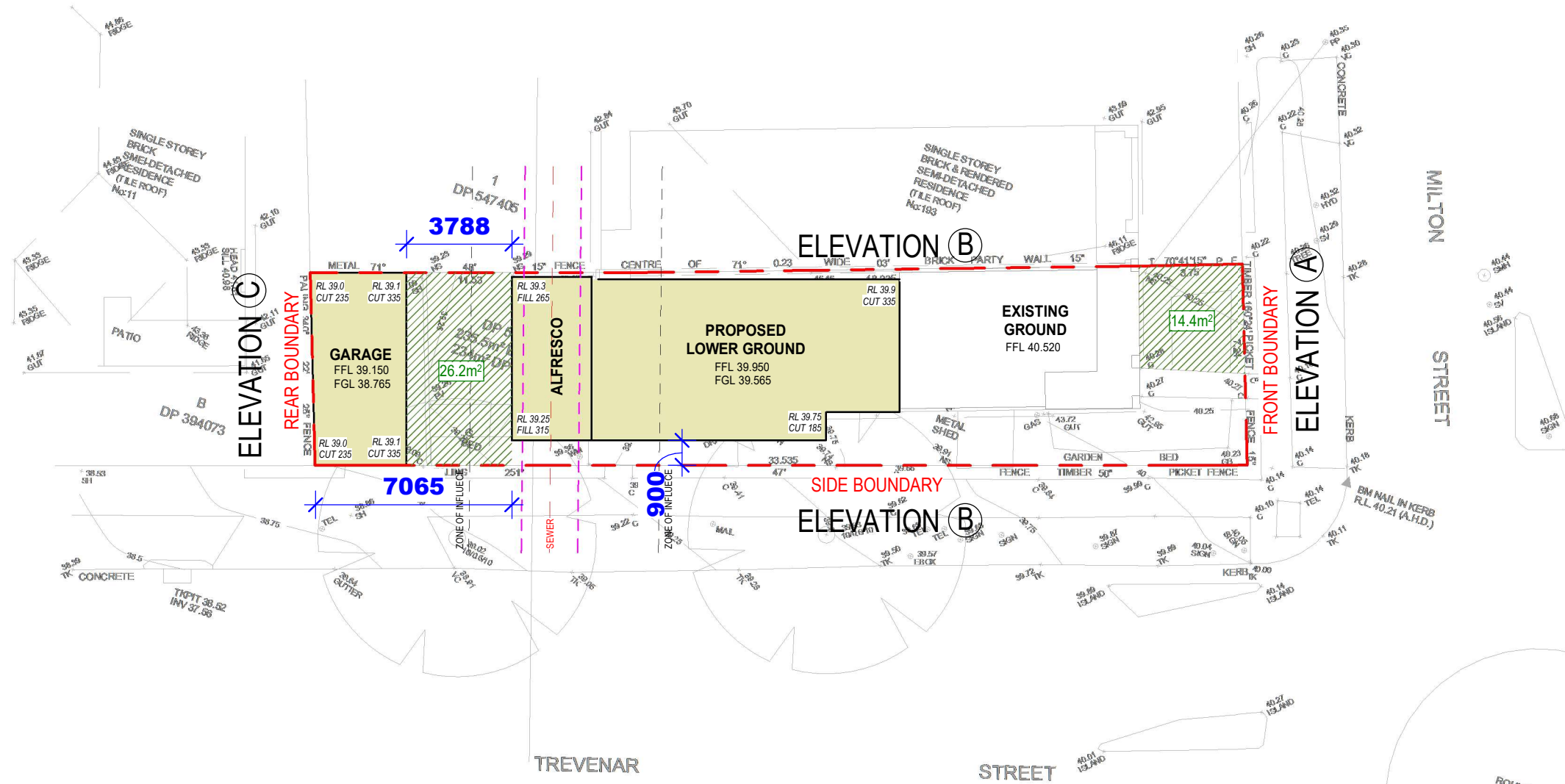
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	<div>Location :</div> <div>195 MILTON ST, ASHBURY 2193</div> <div>LOT 2 OF DP 547405</div>	JOB NO: 2020-XX	
	SCALE: 1 : 100@A3		
	STAGE 2 DA		ISSUE: H Please discard all other plans

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SITE DETAILS

LOT NUMBER:	27
SECTION:	D
DP NUMBER:	10188

AREAS

SITE AREA:	235.5m ²
PRIVATE OPEN SPACE:	46.1m ²
SITE COVERAGE:	119.9m ²
FLOOR SPACE RATIO:	0.57:1 133.5m ²

FSR CALCULATIONS

SITE AREA:	235.5m ²
PROPOSED GROUND FLOOR	86.2m ²
PROPOSED FIRST FLOOR	47.3m ²
INTERNAL TOTAL:	133.5m ²
PROPOSED FLOOR SPACE RATIO:	0.57:1
PERMISSIBLE FLOOR SPACE RATIO:	0.55:1

LANDSCAPE AREA

PROPOSED SOFT LANDSCAPE	17% = 40.6m ²
MINIMUM REQUIRED	15% = 35.33m ²

PROJECT DETAILS:

ROOF AREA:	151.8m ²
NO. OF BEDROOMS:	4

SITE NOTE & CONDITIONS:

HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
-DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE

- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

SITE PLAN

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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

STAGE 2 DA

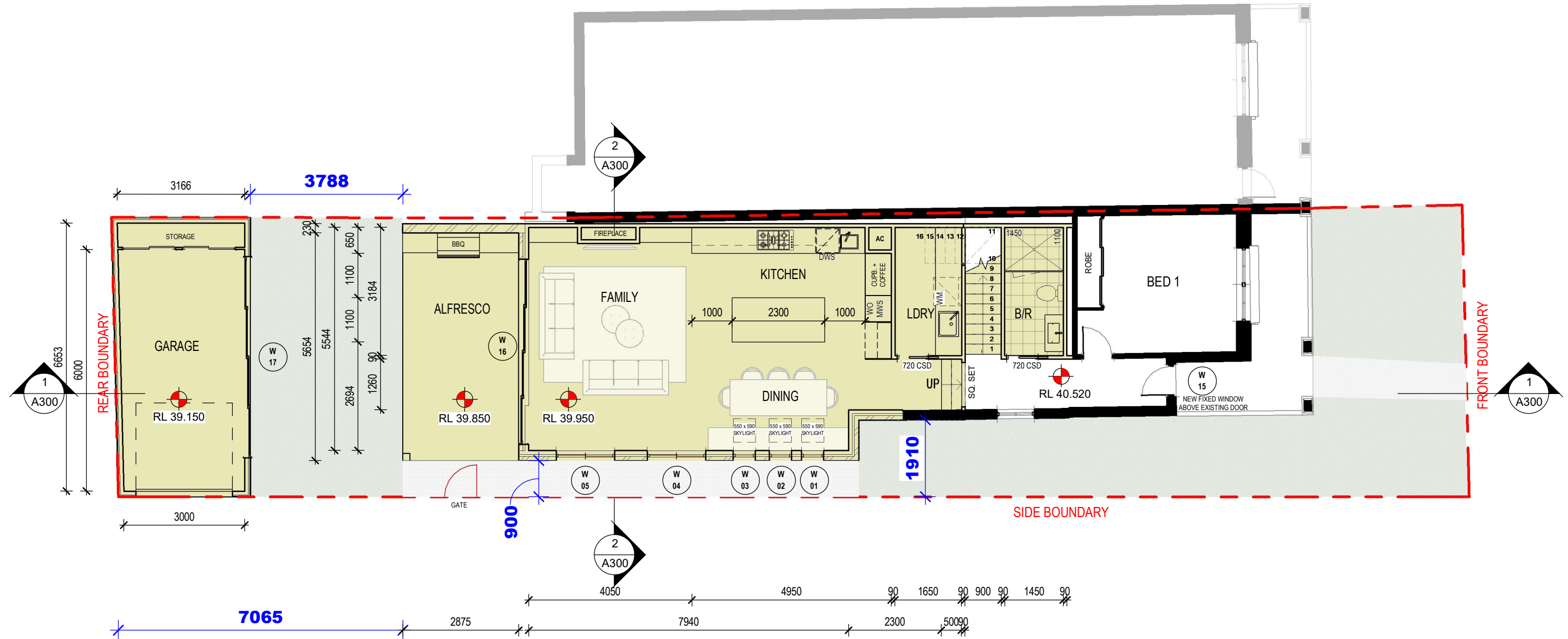
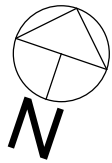
JOB NO: 2020-XX

SCALE: 1 : 200@A3

ISSUE: H Please discard all other plans

SHEET NO:

A100



PROPOSED GROUND FLOOR PLAN

PROPOSED SITE COVERGAE AREAS	
GROUND FLOOR	96.45 m ²
FIRST FLOOR	61.89 m ²
GARAGE	23.45 m ²
ALFRESCO	16.92 m ²
PORCH	10.14 m ²
Grand total	208.84 m ²

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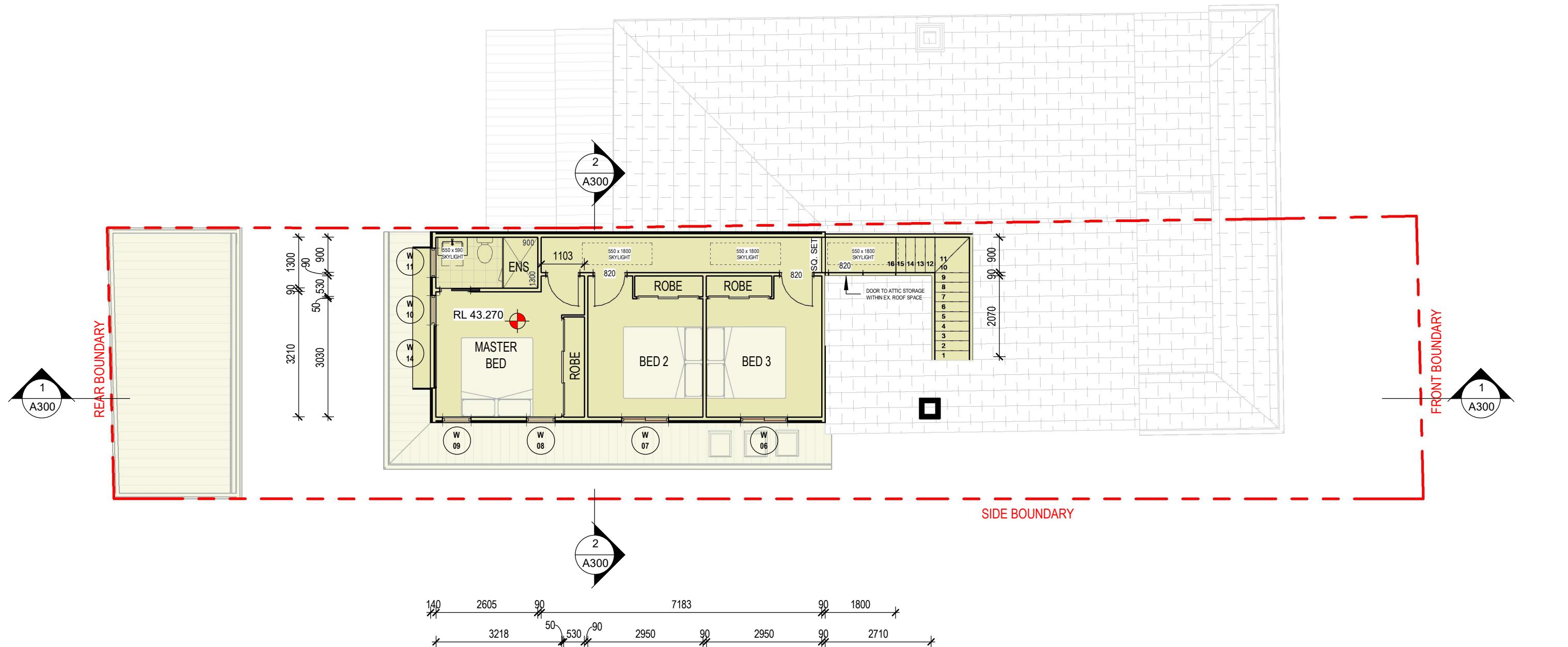
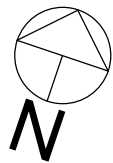
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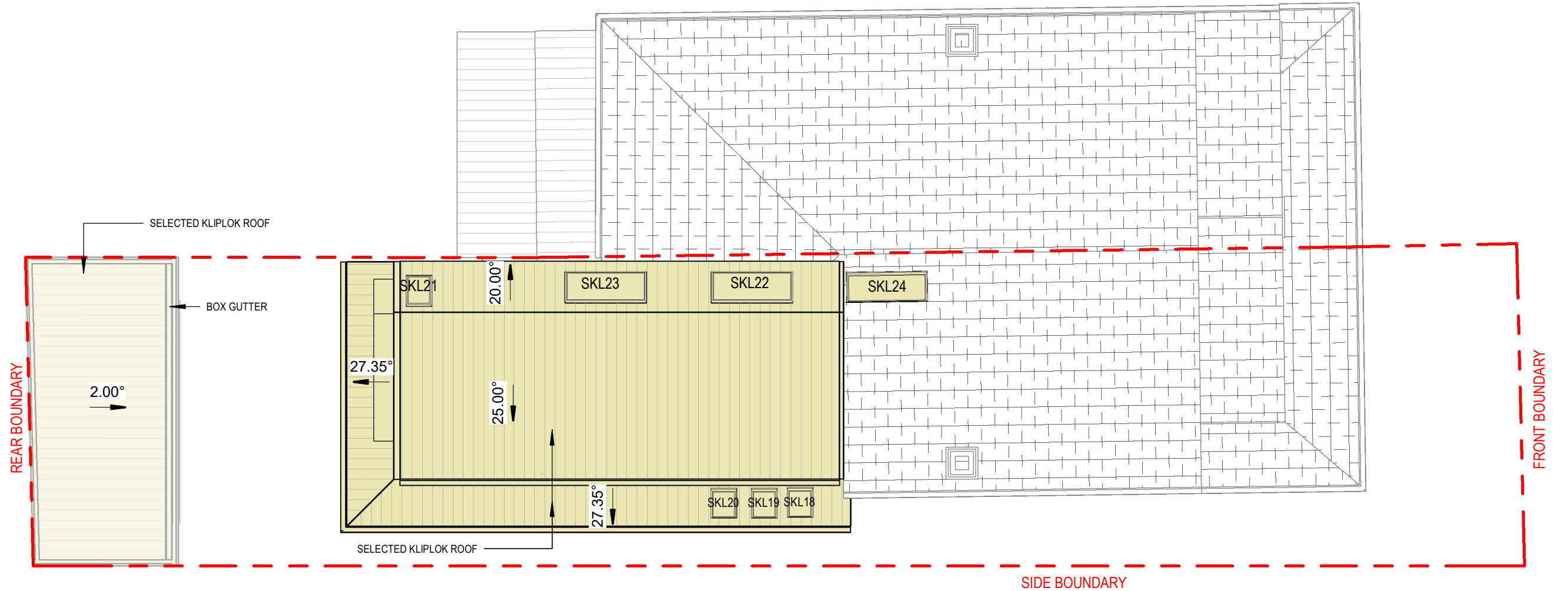
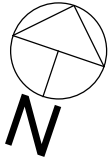


PROPOSED FIRST FLOOR PLAN


PROPOSED SITE COVERGAE AREAS	
GROUND FLOOR	96.45 m ²
FIRST FLOOR	61.89 m ²
GARAGE	23.45 m ²
ALFRESCO	16.92 m ²
PORCH	10.14 m ²
Grand total	208.84 m ²

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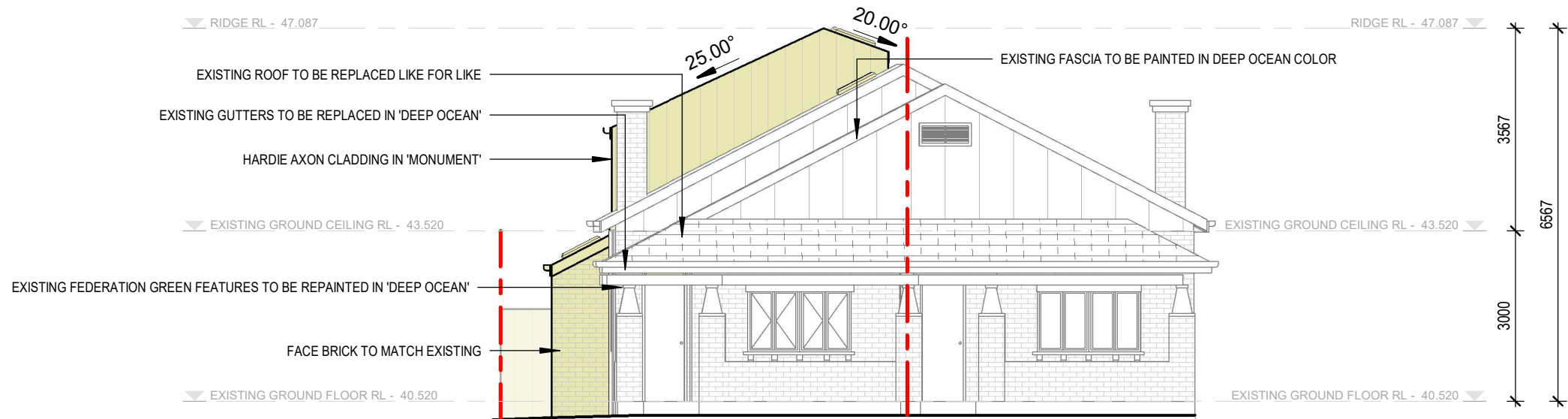


ROOF PLAN

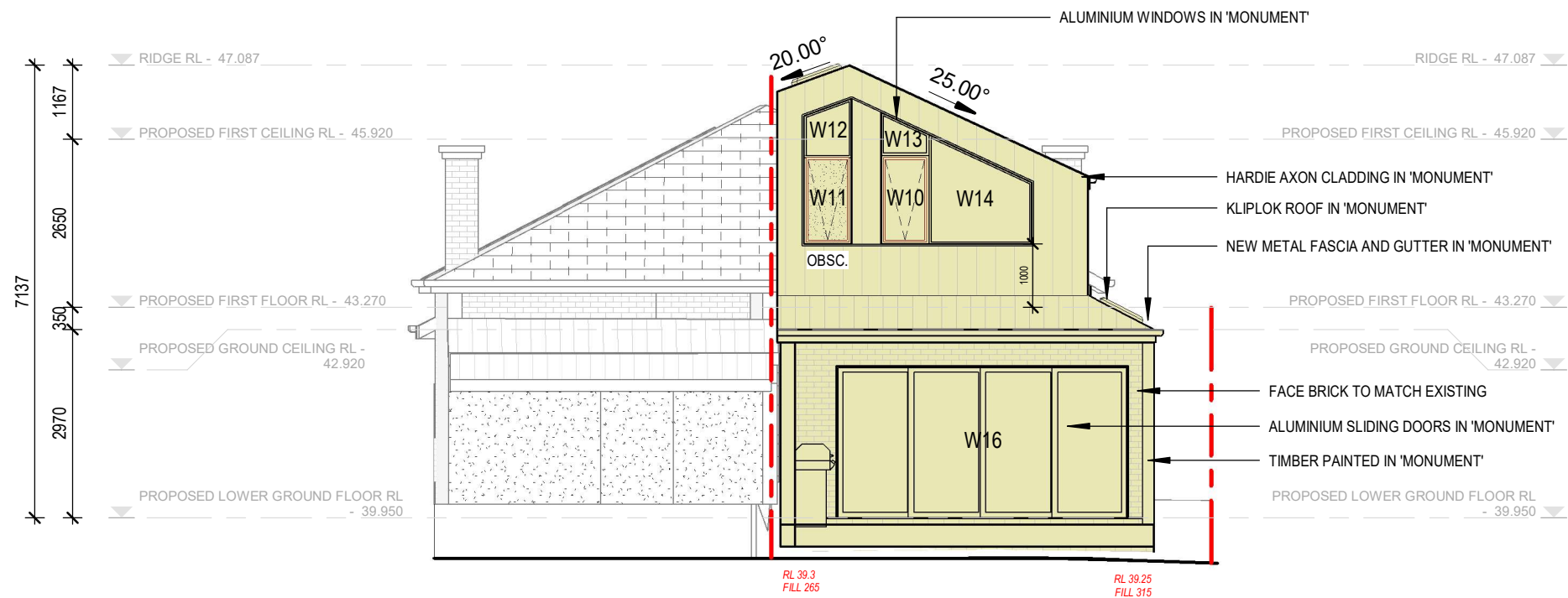
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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		
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	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	JOB NO: 2020-XX		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	SCALE: 1 : 100@A3		
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD	STAGE 2 DA		
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
	G	DA ISSUE	14.05.25	AT	RD			
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A **EAST ELEVATION**
1 : 100



B **WEST ELEVATION**
1 : 100

ELEVATIONS

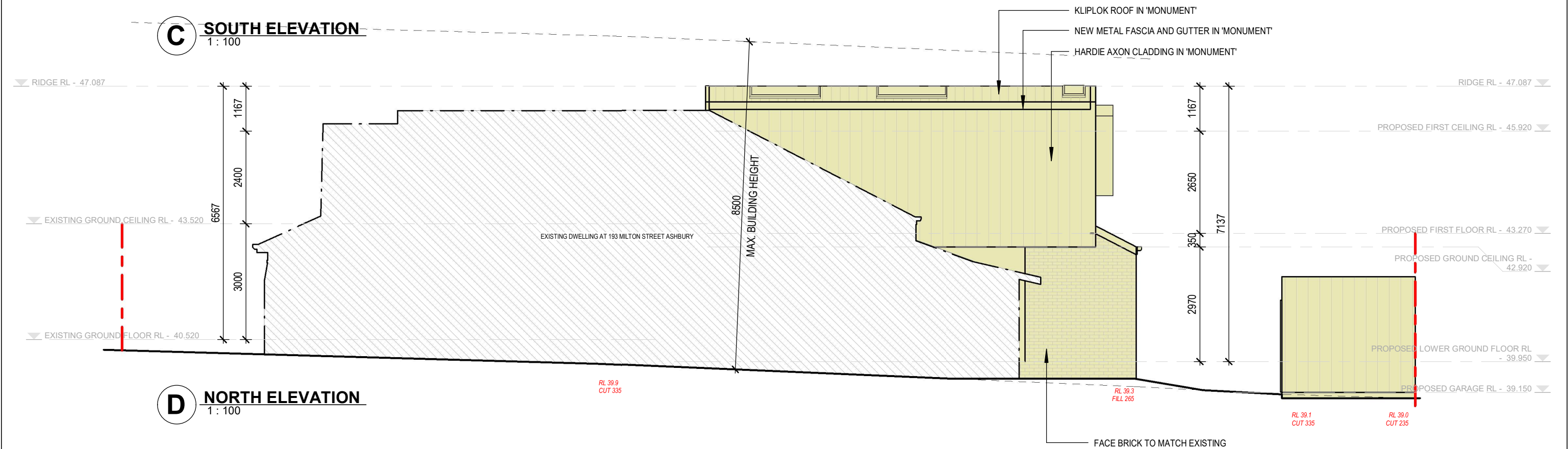
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The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.							ISSUE: H Please discard all other plans
All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.							
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C SOUTH ELEVATION
1 : 100



D NORTH ELEVATION
1 : 100

ELEVATIONS

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405	JOB NO: 2020-XX	SCALE: 1 : 100@A3	
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD				
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	STAGE 2 DA	ISSUE: H Please discard all other plans		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD				
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	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD				
	G	DA ISSUE	14.05.25	AT	RD				
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD				
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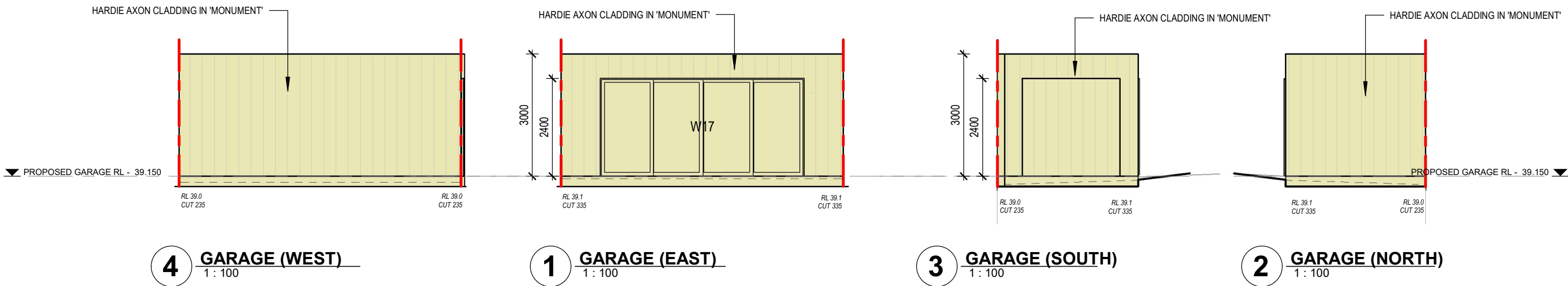
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ELEVATIONS

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	<div><div>2/805 New Canterbury Road Dulwich Hill NSW 2203 www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943 ABN: 61 609 075 943 Builders Lic: 290429C</div></div>	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		JOB NO: 2020-XX
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD		SCALE: 1 : 100@A3		
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD		STAGE 2 DA		
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	G	DA ISSUE	14.05.25	AT	RD				
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD				

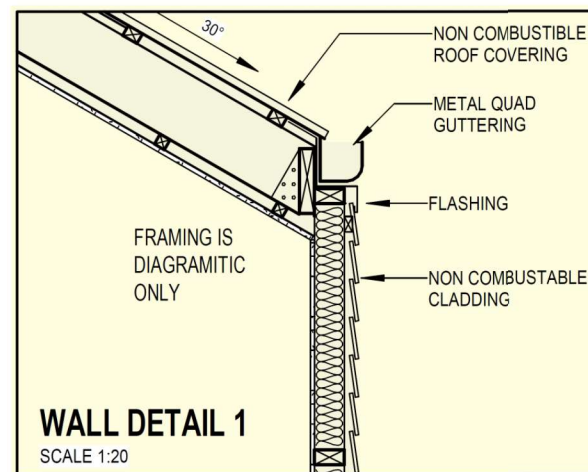


DESIGN & BUILD

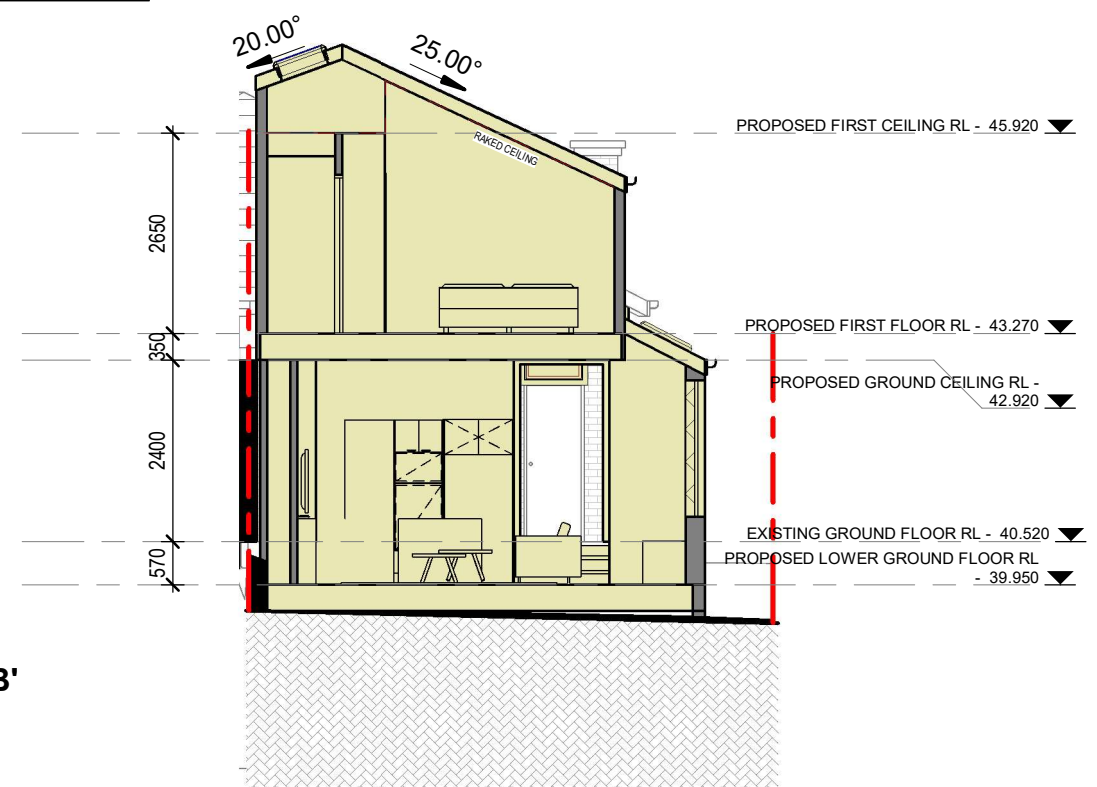
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1 LONGITUDINAL SECTION A-A'
1 : 100

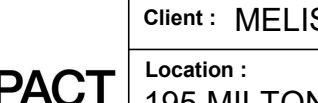


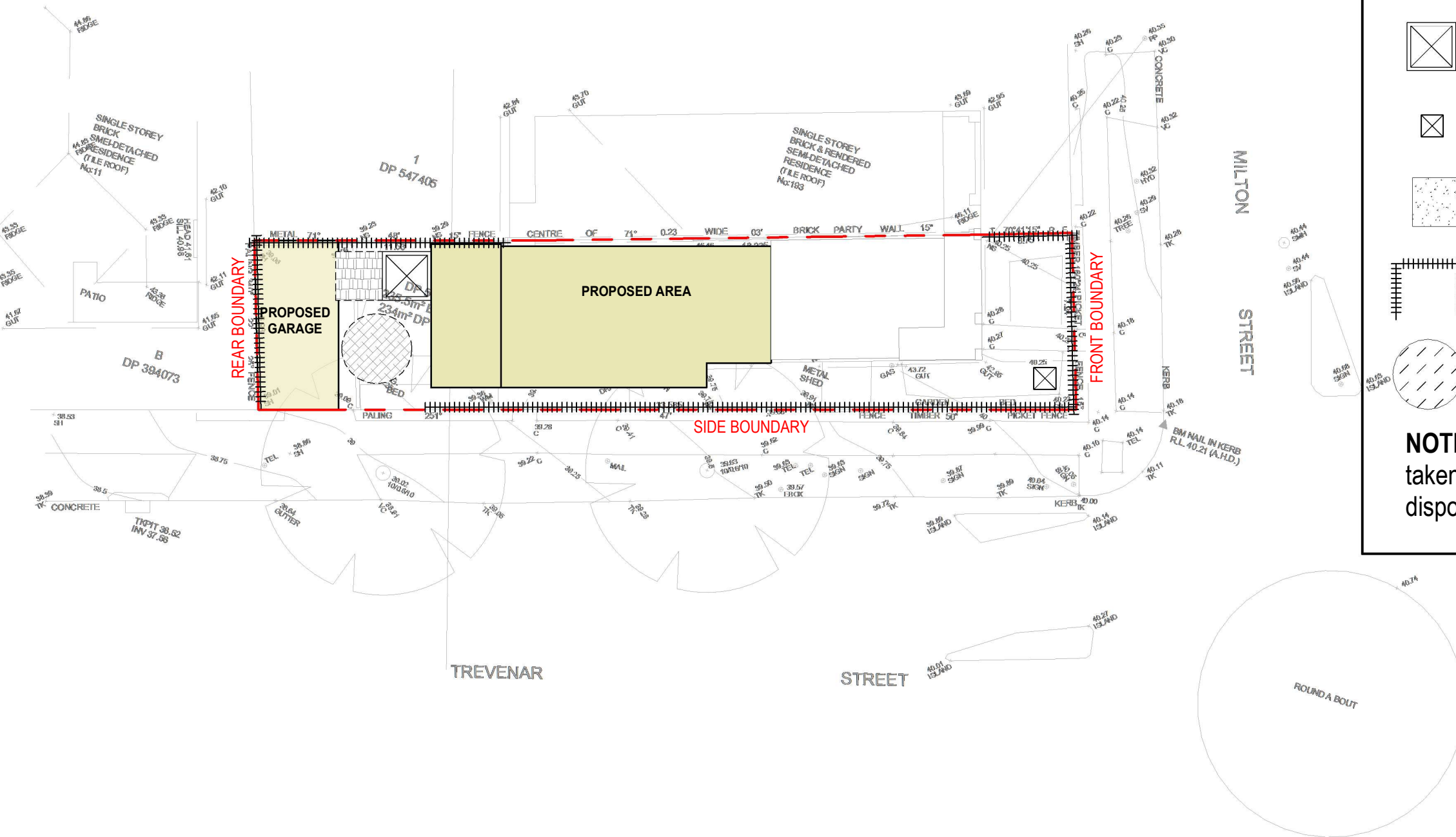
2 CROSS SECTION B-B'
1 : 100



Window Schedule					
wt	Window No.	Height	Width	Window Style	Glazing
W	01	1800	550	DOUBLE HUNG	CLEAR
W	02	1800	550	DOUBLE HUNG	CLEAR
W	03	1800	550	DOUBLE HUNG	CLEAR
W	04	1800	1450	SLIDING	CLEAR
W	05	1800	1450	SLIDING	CLEAR
W	06	1200	1200	SLIDING	CLEAR
W	07	1200	1200	SLIDING	CLEAR
W	08	1200	730	AWNING	CLEAR
W	09	1200	730	AWNING	CLEAR
W	10	1400	750	AWNING	CLEAR
W	11	1400	750	AWNING	OBSCURE
W	12	CUSTOM	CUSTOM	FIXED	CLEAR
W	13	CUSTOM	CUSTOM	FIXED	CLEAR
W	14	CUSTOM	CUSTOM	FIXED	CLEAR
W	15	400	800	FIXED	CLEAR
W	16	2400	4600	STACKER DOOR	CLEAR
W	17	2400	5000	STACKER DOOR	CLEAR
SKL	18	700	550	SKYLIGHT	CLEAR
SKL	19	700	550	SKYLIGHT	CLEAR
SKL	20	700	550	SKYLIGHT	CLEAR
SKL	21	700	550	SKYLIGHT	CLEAR
SKL	22	700	1800	SKYLIGHT	CLEAR
SKL	23	700	1800	SKYLIGHT	CLEAR
SKL	24	700	1800	SKYLIGHT	CLEAR

SECTION/SCHEDULES

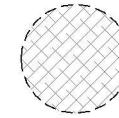
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LEGEND



Material Stockpile area.



Waste stockpile & material sorting area.



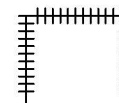
Storage recycling bins for segregated waste.



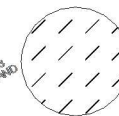
Chemical toilets.



Temporary builders d/way to E.P.A. requirements.



Fit standard 600 high green silt fence (refer to detail).



Trees to be removed.

NOTE: All waste materials to be taken to an approved waste disposal site.

SOIL , SEDIMENT AND SITE MANAGEMENT PLAN

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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

STAGE 2 DA

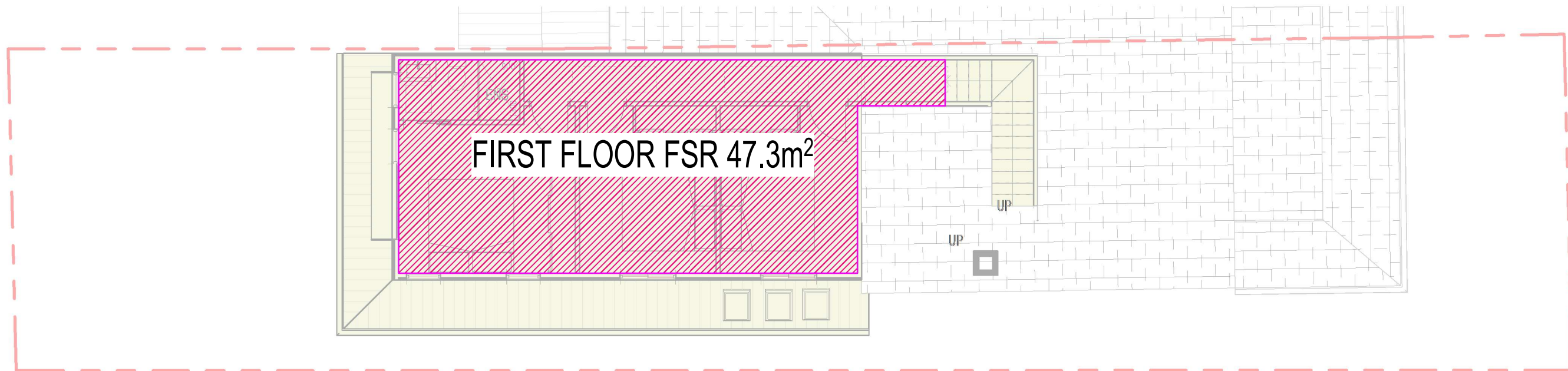
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A401



NOTE:
FSR CALCULATED TO INTERNAL FACE OF EXTERNAL
WALLS AS PER LEP DEFINITION

FSR PLAN

FSR CALCULATIONS

SITE AREA: 235.5m²

PROPOSED GROUND FLOOR	86.2m ²
PROPOSED FIRST FLOOR	47.3m ²

INTERNAL TOTAL:	133.5m ²
-----------------	---------------------

PROPOSED FLOOR SPACE RATIO: 0.57:1

PERMISSIBLE FLOOR SPACE RATIO: 0.55:1

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LOT 2 OF DP 547405

STAGE 2 DA

JOB NO: 2020-XX

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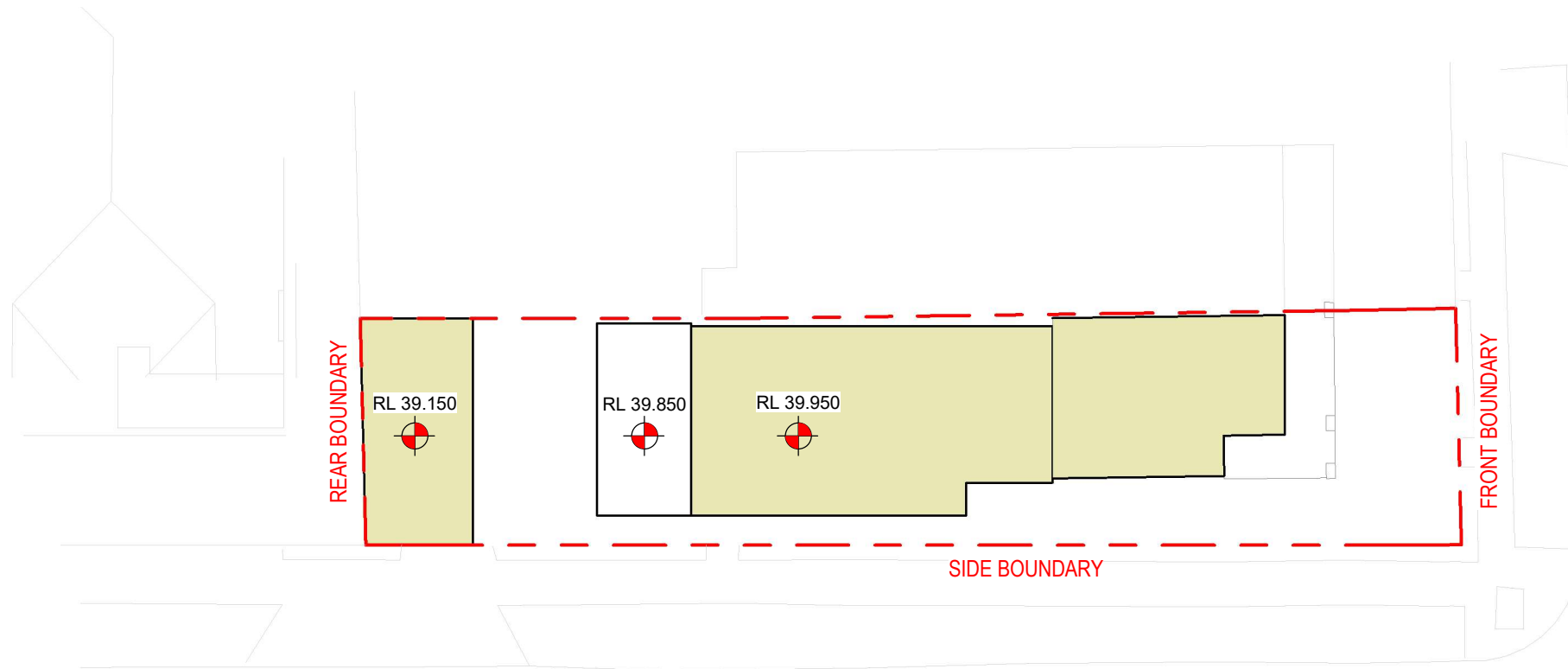
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SHEET NO:

A403


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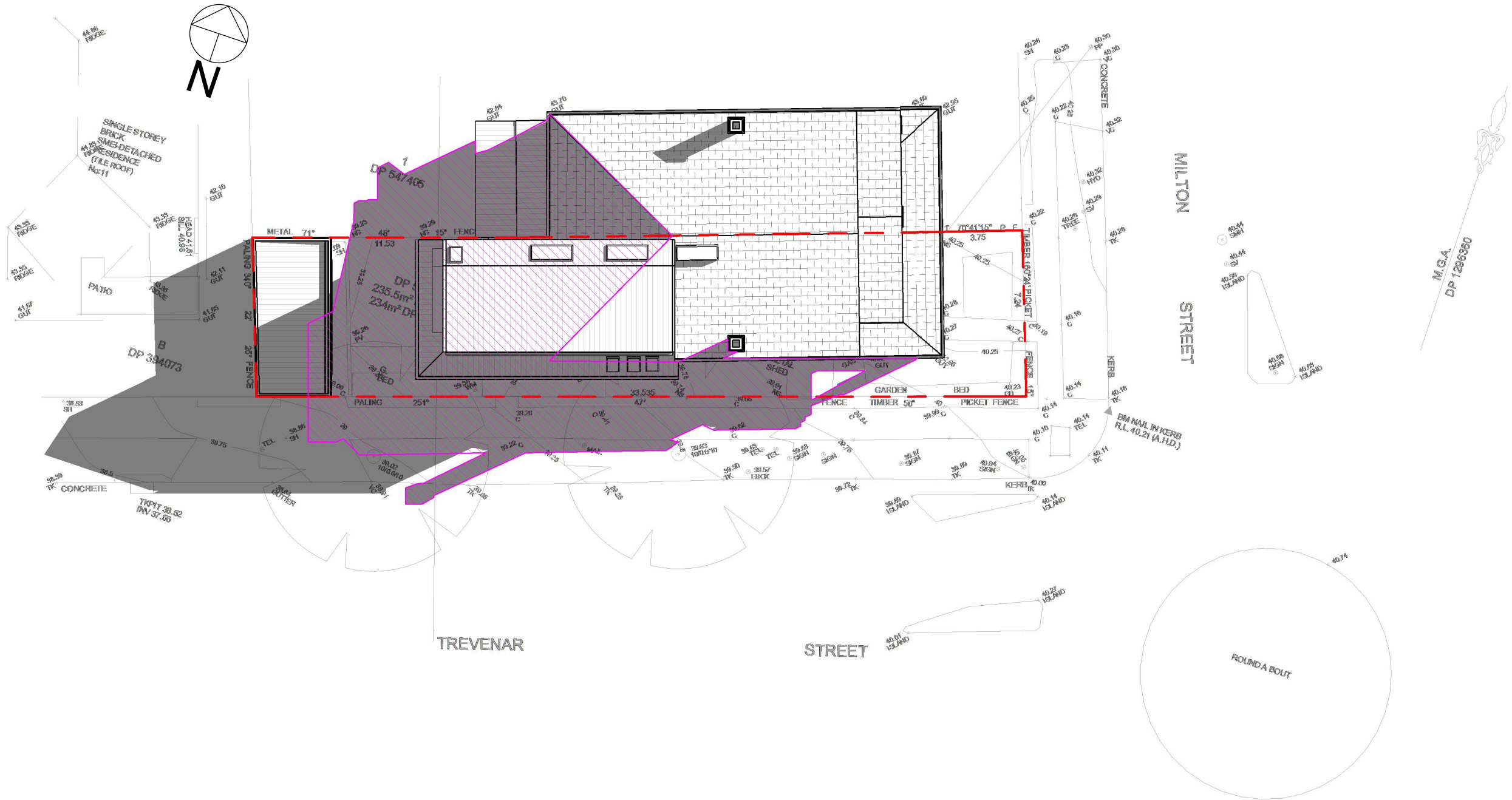


SITE COVERAGE PLAN

SITE AREA		235.5m ²
<div>50.9%</div>	SITE COVERAGE AREAS	119.9m ²

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD		Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405	JOB NO: 2020-XX	
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	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD				
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD		STAGE 2 DA		
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Existing Shadows



SHADOW DIAGRAM JUNE 21st 9AM

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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

STAGE 2 DA

JOB NO: 2020-XX

SCALE: 1 : 200@A3

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SHEET NO:

A500

Existing Shadows



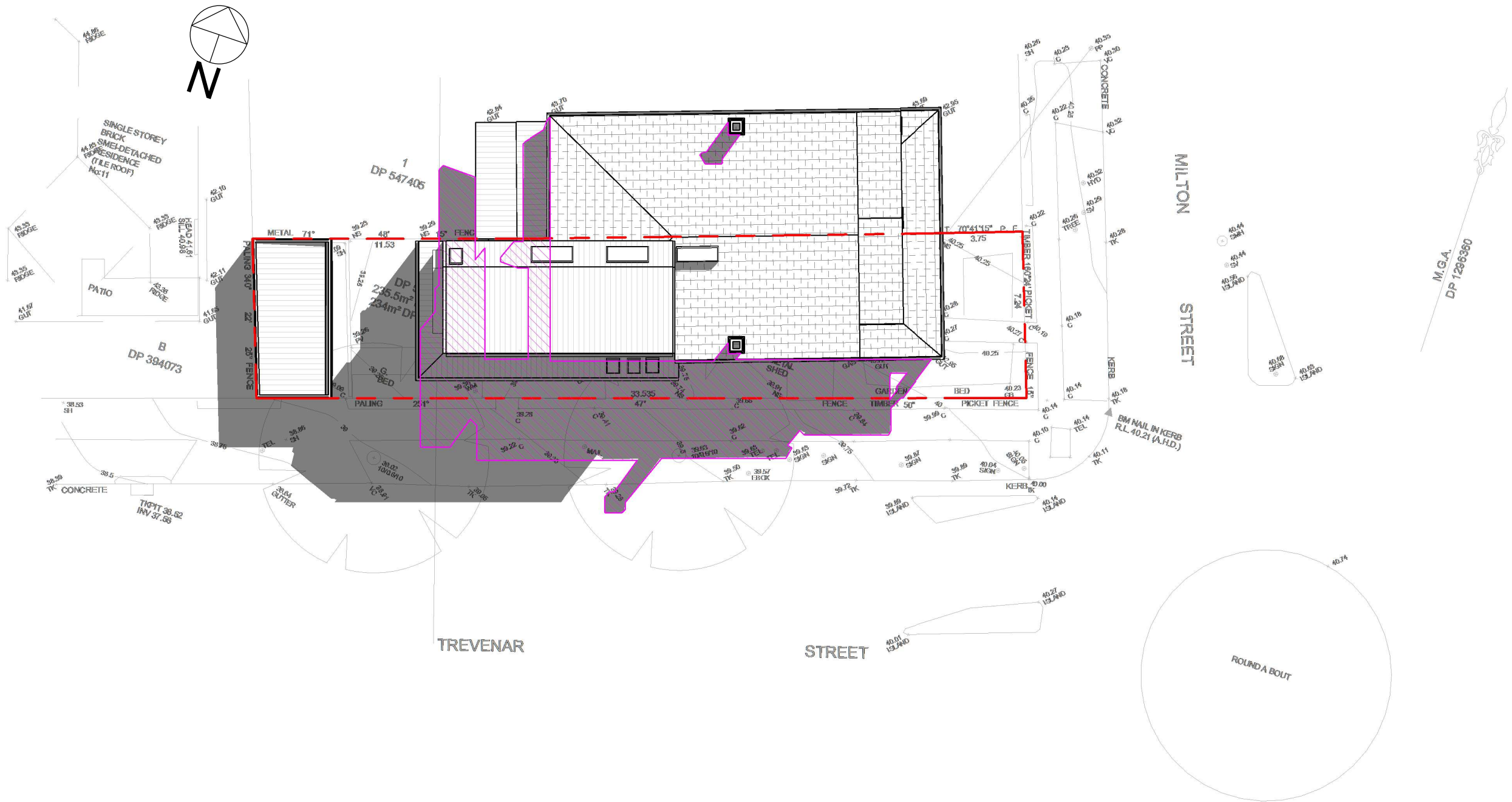
SHADOW DIAGRAM JUNE 21st 10AM

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD		Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405	JOB NO: 2020-XX	
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD			SCALE: 1 : 200@A3	
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	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD				
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD				
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD				
	G	DA ISSUE	14.05.25	AT	RD				
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD				
LOCATION: C:\Users\Anandita Taneja\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\Milton St, 195, Ashbury\1. DESIGN\REVIT\Rev H - DA Set.rvt									



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Existing Shadows



SHADOW DIAGRAM JUNE 21st 11AM

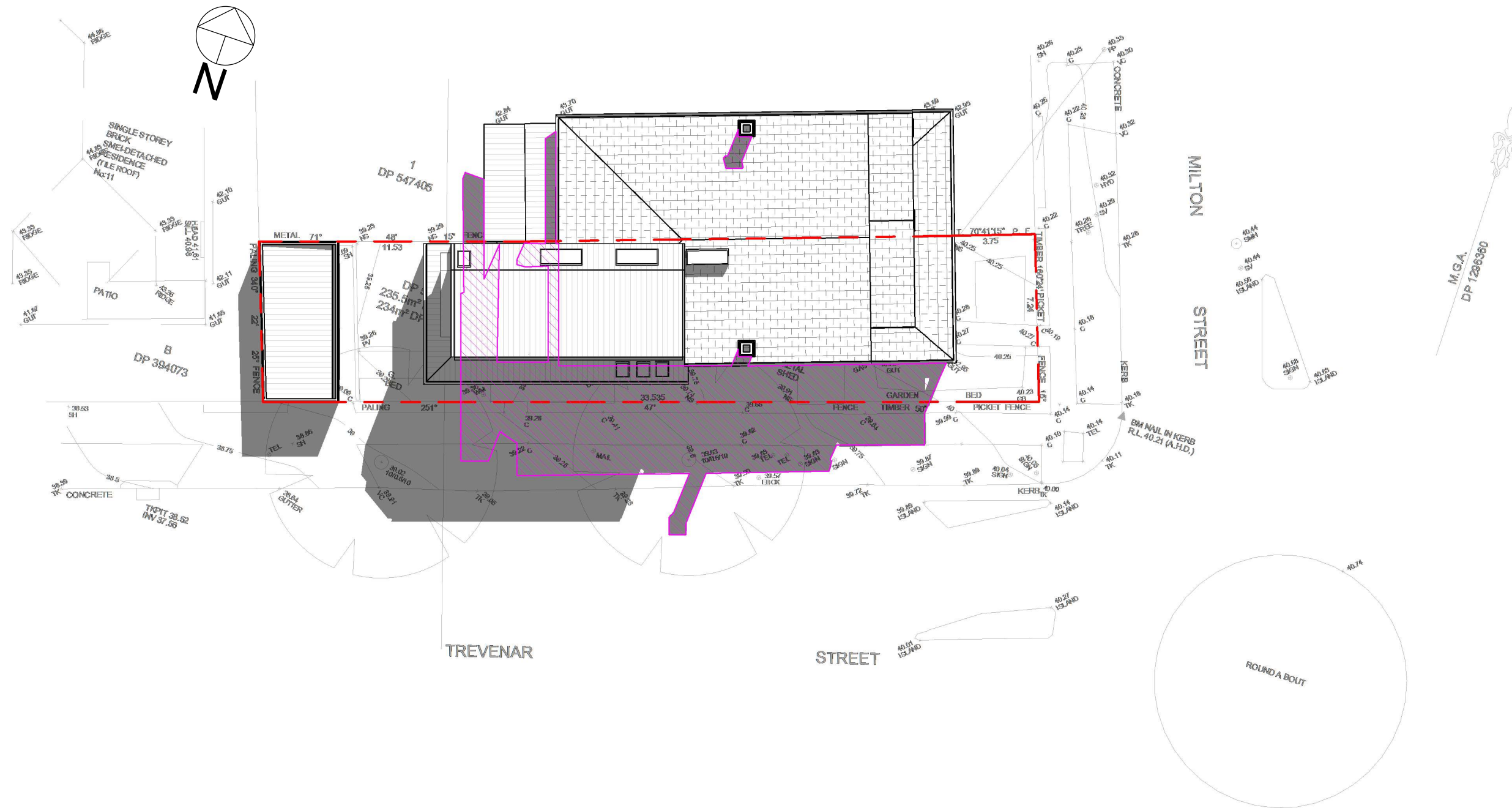
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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	<div>Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405</div>		JOB NO: 2020-XX	
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD				
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	<div><div><div></div><div>homeIMPACT</div><div>DESIGN & BUILD</div></div><div>2/805 New Canterbury Road Dulwich Hill NSW 2203 www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943 ABN: 61 609 075 943 Builders Lic: 290429C</div></div>	STAGE 2 DA	ISSUE: H Please discard all other plans	
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD				
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD				
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD				
	G	DA ISSUE	14.05.25	AT	RD				
H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD					



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Existing Shadows



SHADOW DIAGRAM JUNE 21st 12PM

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The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.

All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.

ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED
A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD
B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD
C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD
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E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD
F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD
G	DA ISSUE	14.05.25	AT	RD
H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD



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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

JOB NO: 2020-XX

SCALE: 1 : 200@A3

STAGE 2 DA

ISSUE: H Please discard all other plans

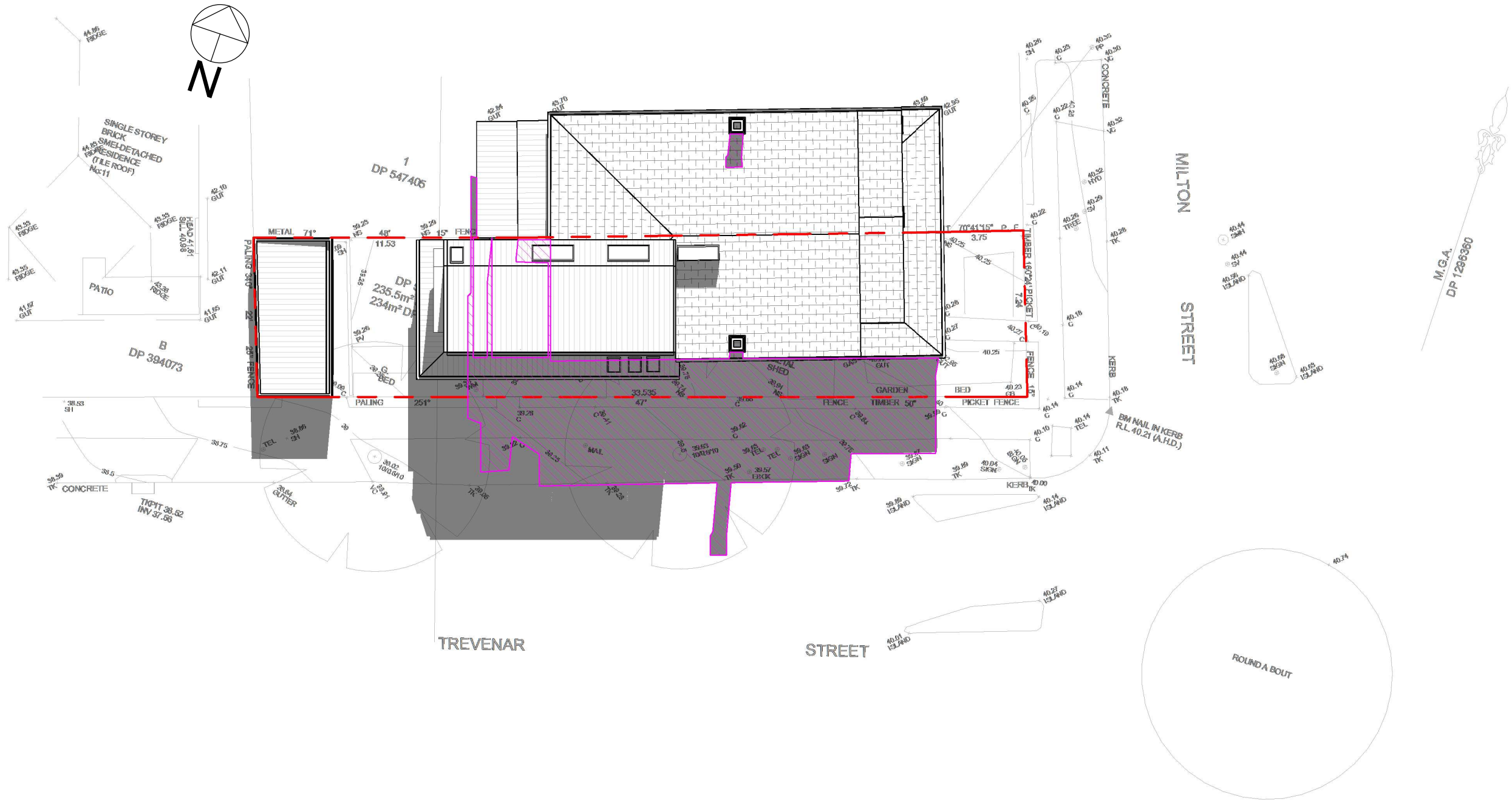
SHEET NO:

A503

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Existing Shadows



SHADOW DIAGRAM JUNE 21st 1PM

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405	JOB NO: 2020-XX	
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD			
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD			
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	STAGE 2 DA	ISSUE: H Please discard all other plans	
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD			
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
	G	DA ISSUE	14.05.25	AT	RD			
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD			
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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
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LOT 2 OF DP 547405

STAGE 2 DA

SHEET NO:

A504

JOB NO: 2020-XX

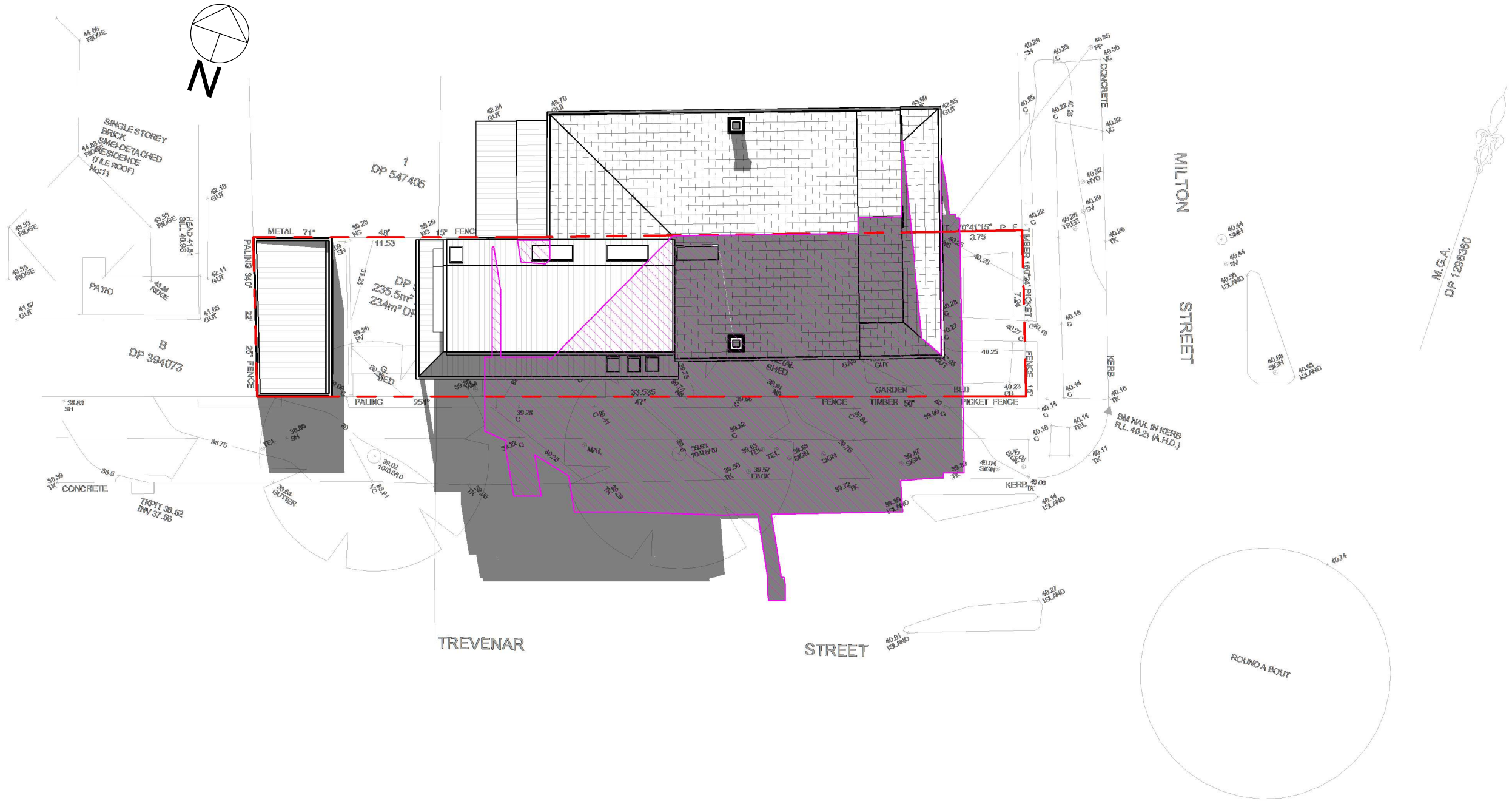
SCALE: 1 : 200@A3

ISSUE: H Please discard all other plans




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Existing Shadows



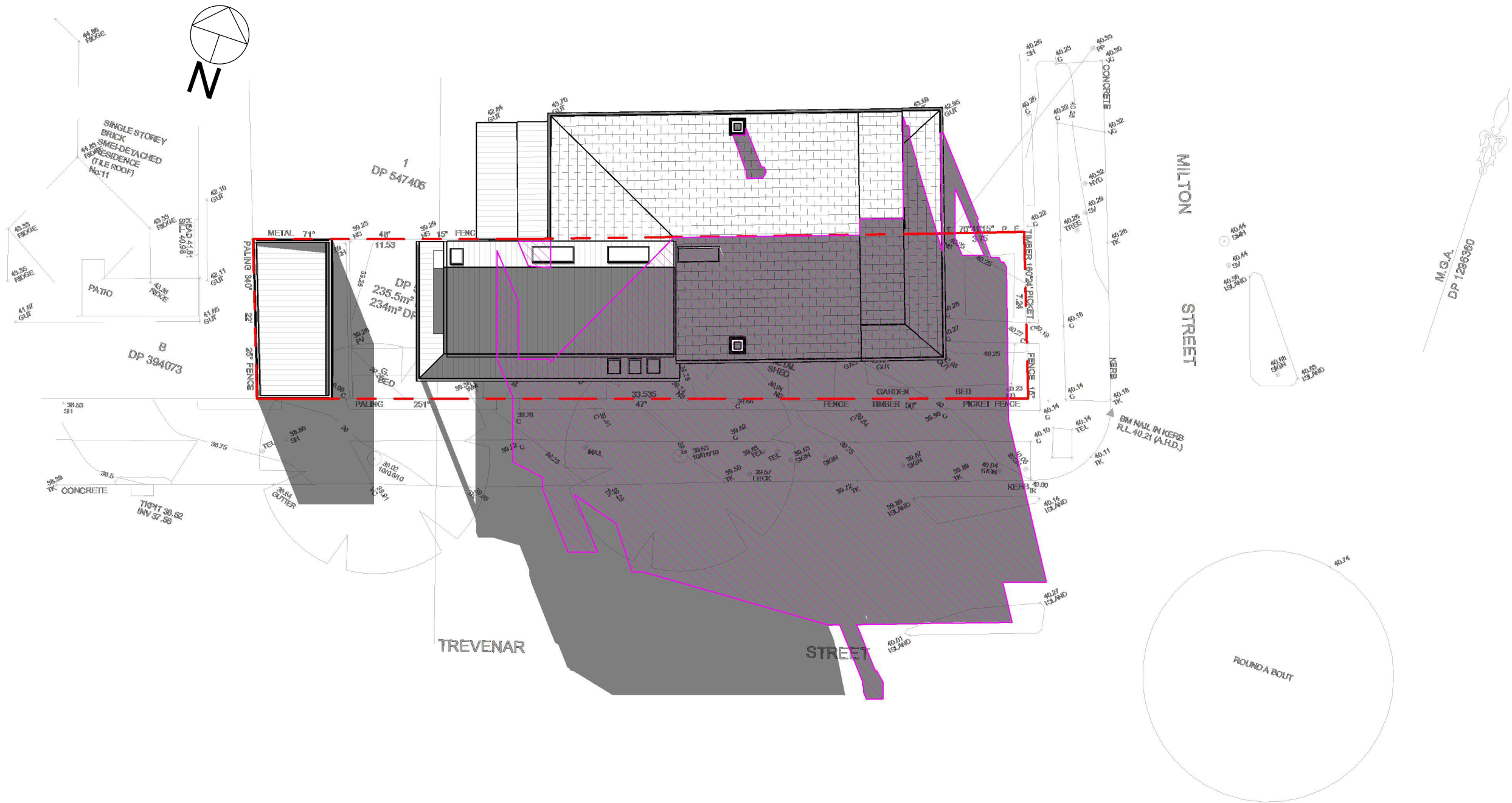
SHADOW DIAGRAM JUNE 21st 2PM

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405	JOB NO: 2020-XX	
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD			
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	STAGE 2 DA	ISSUE: H Please discard all other plans	
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD			
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD			
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
	G	DA ISSUE	14.05.25	AT	RD			
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD			
	LOCATION: C:\Users\Anandita Taneja\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\Milton St, 195, Ashbury\1. DESIGN\REVIT\Rev H - DA Set.rvt						 2/805 New Canterbury Road Dulwich Hill NSW 2203 www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943 ABN: 61 609 075 943 Builders Lic: 290429C	



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Existing Shadows



SHADOW DIAGRAM JUNE 21st 3PM

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ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED	
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B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD	
C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	
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F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD	
G	DA ISSUE	14.05.25	AT	RD	
H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD	

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Client : MELISSA WING YUE LI & JACOB FLAX

Location :
195 MILTON ST, ASHBURY 2193
LOT 2 OF DP 547405

STAGE 2 DA










JOB NO: 2020-XX

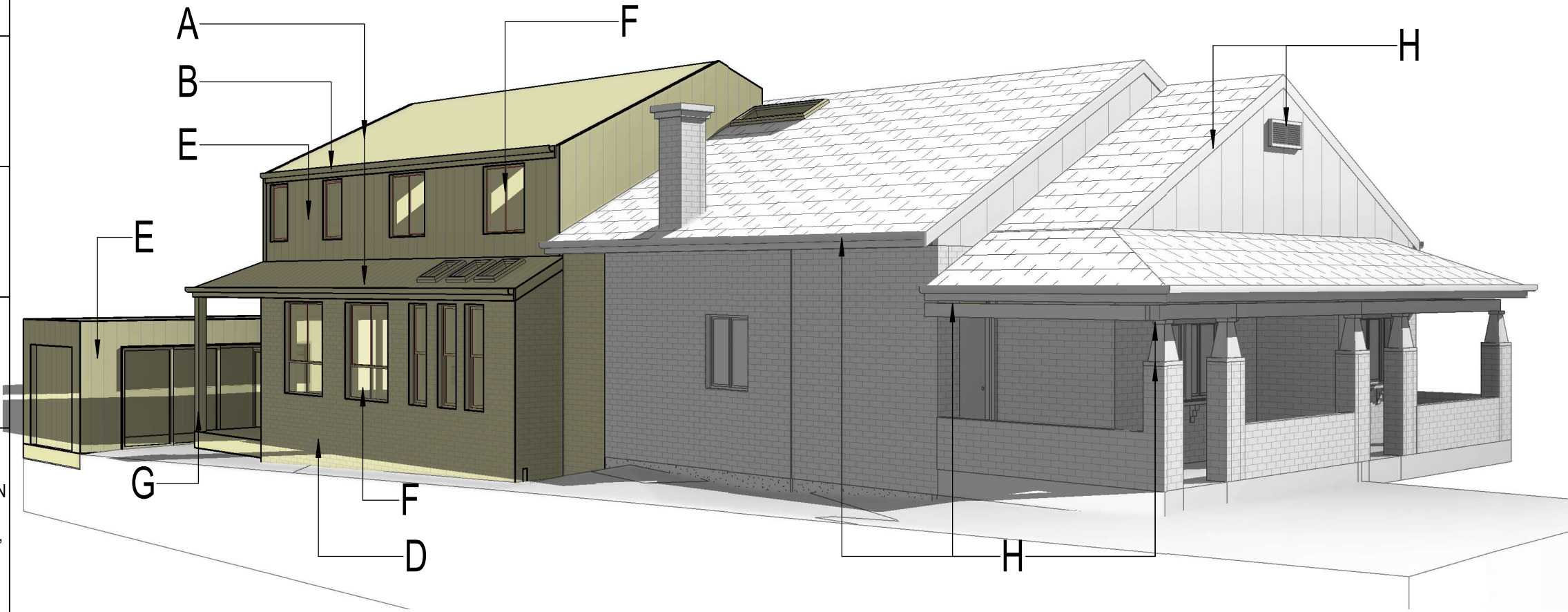
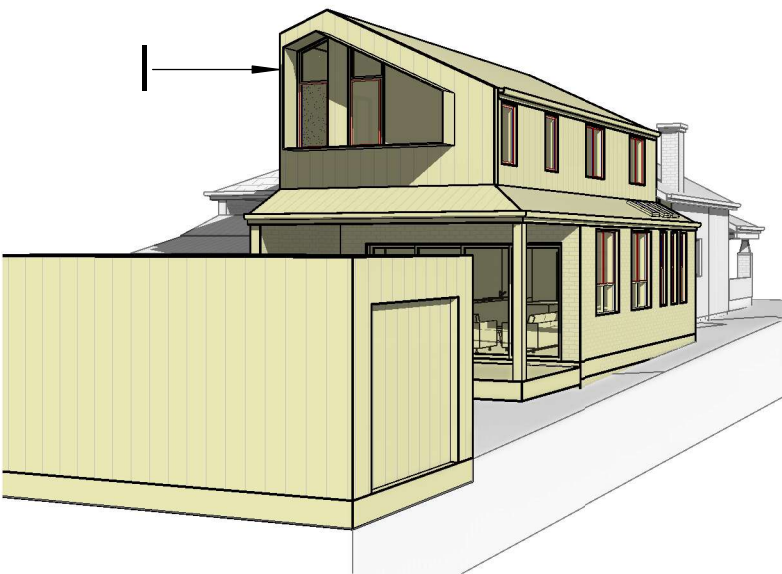
SCALE: 1 : 200@A3

ISSUE: H Please discard all other plans

SHEET NO:


A506

ANO.	MATERIAL/COLOR		LOCATION			
A		KLIPLOK PROFILE METAL ROOF IN 'MONUMENT' OR SIMILAR	ROOF - MAIN DWELLING & GARAGE	I		HEKA HOOD IN 'ZEUS MONUMENT MATT' SUNHOOD
B		COLORBOND 'MONUMENT' OR SIMILAR	GUTTERS			
C		COLORBOND 'MONUMENT' OR SIMILAR	FASCIA/ DOWNPIPES			
D		FACE BRICK TO MATCH EXISTING IN 'SYMMETRY EARTH' OR SIMILAR	BRICK WALL			
E		HARDIE AXON CLADDING IN 'MONUMENT' OR SIMILAR	FIRST FLOOR & DETACHED GARAGE WALLS			
F		POWDER COATED ALUMINIUM IN 'MONUMENT' OR SIMILAR	WINDOWS & SLIDING DOORS			
G		TIMBER POSTS PAINTED 'MONUMENT' OR SIMILAR	TIMBER POSTS			
H		PAINT IN 'DEEP OCEAN' OR SIMILAR	EXISTING FACADE FEATURES IN FEDERATION GREEN INCLUDING EXPOSED RAFTERS, GUTTERS, FASCIA, DOWNPIPES, TIMBER FEATURE BASE AND HEADER, VENT			



MATERIALS & FINISHES SCHEDULE

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	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD	Location : 195 MILTON ST, ASHBURY 2193 LOT 2 OF DP 547405		
	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD	JOB NO: 2020-XX		
	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD	SCALE: @A3		
	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD	STAGE 2 DA		
	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD	ISSUE: H Please discard all other plans		
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD			
	G	DA ISSUE	14.05.25	AT	RD			
	H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD			



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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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 10 June 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	191 Milton St, Ashbury
Street address	191 MILTON Street ASHBURY 2193
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP547405
Lot number	2
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	
Please complete before submitting to Council or PCA	
Name / Company Name	HOME IMPACT PTY LTD
ABN (if applicable)	61609075943

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 (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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor:	nil	N/A	
suspended floor with enclosed subfloor:	R2.60 (down) (or R1.30 including construction)	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
railed ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: full/sarking	dark (solar absorbance < 0.70)	

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 clearer gaspore glass, or tonelair gaspore glass 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 2400 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.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

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			
W15	E	0.32	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W1	S	0.99	6.6	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W2	S	0.99	6.5	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W3	S	0.99	6.4	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W4	S	2.61	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			

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			
W5	S	2.61	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W6	S	1.44	5.8	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W7	S	1.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W8	S	0.87	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			
W9	S	0.87	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			

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			
W10	W	1.05	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tint low-e, (U-value: 5.6, SHGC: 0.36)			
W11	W	1.05	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tint low-e, (U-value: 5.6, SHGC: 0.36)			
W12	W	0.49	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tint low-e, (U-value: 5.6, SHGC: 0.36)			
W13	W	0.26	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tint low-e, (U-value: 5.6, SHGC: 0.36)			
W14	W	1.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tint low-e, (U-value: 5.6, SHGC: 0.36)			

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			
W16	W	11.34	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Glazed roofs			
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each glazed roof:		✓	✓
Each glazed roof 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.		✓	✓
Glazed roofs glazing requirements			
Glazed roof number	Area of glazing (m2)	Shading device	Glass type
G1	0.97	no shading	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)
G2	0.99	no shading	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)
G3	0.99	no shading	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)
G4	0.99	no shading	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)
G5	0.32	no shading	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)

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.

BASIX COMMITMENTS

GENERAL NOTES:		ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED	Client : MELISSA WING YUE LI & JACOB FLAX		SHEET NO:	
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All dimensions and levels to be verified on site and any discrepancies to be reported for direction prior to the commencement of work.		B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD				
Use figured dimensions only. Do not scale from drawings. Home Impact Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract documents.		C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD				
The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.		D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD				
All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD				
		F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD	STAGE 2 DA		SCALE: @A3	
		G	DA ISSUE	14.05.25	AT	RD			ISSUE: H Please discard all other plans	
		H	DA ISSUE - CLIENT AMENDMENTS	07.07.25	AT	RD				
LOCATION: C:\Users\Anandita Taneja\OneDrive - HOME IMPACT\01 Design\01 - Projects - DESIGN & CONSTRUCTION\Milton St, 195, Ashbury\1. DESIGN\REVIT\Rev H - DA Set\rv							2/805 New Canterbury Road Dulwich Hill NSW 2203 www.homeimpact.com.au Phone: 02 9559 8942 Fax: 02 9559 8943 ABN: 61 609 075 943 Builders Lic: 290429C			