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Client :
Rajat and Pooja Karwal
Project Title :
**Dual Occupancy & Sec. Dwellings at:
L11, 63 Queen Street, Revesby dp2343**

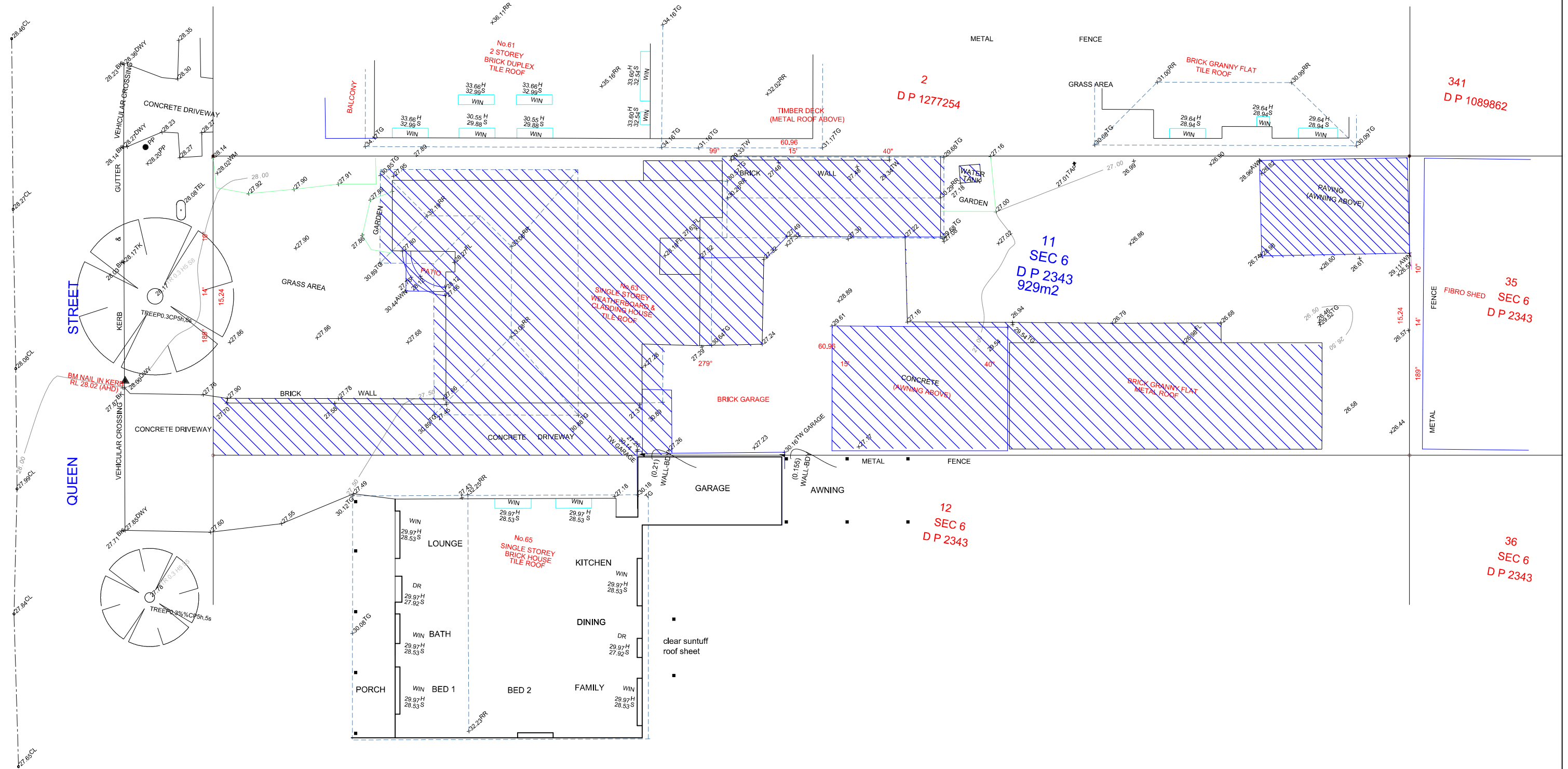
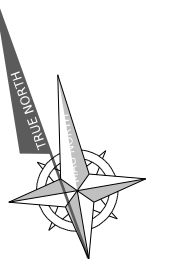
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A	01/09/25	DA SUBMISSION
No.	Date	Revision

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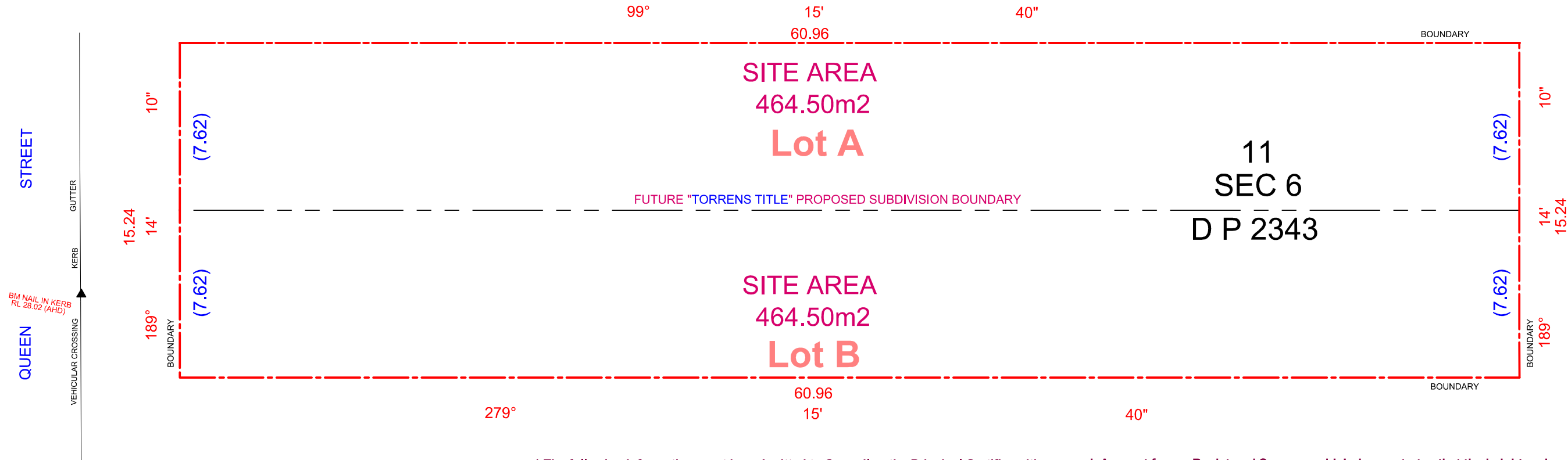
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"DEMOLITION"
EXISTING SITE PLAN

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Date: 08/07/25	Issue: DA-A	01



41) Evidence of the registration of the two-lot subdivision with NSW Land and Property Information must be provided to the Certifier, prior to the construction of the secondary dwellings reaching a point where these can be considered habitable dwellings in accordance with the definition of a "dwelling" under the Canterbury Bankstown Local Environmental Plan 2023 (i.e. prior to the installation of wet areas, kitchens and the like).

The construction of the secondary dwellings shall not proceed past that point described above, until evidence of the registration of the two-lot subdivision with NSW Land and Property Information has been provided to the Certifier.

42) Prior to the issue of a Subdivision Certificate, the following must be complied with:

a) The construction of the secondary dwellings shall not proceed past a point where they could be considered habitable dwellings ready for occupation in accordance with the definition of a "dwelling" under the Canterbury Bankstown Local Environmental Plan2023 (i.e. prior to the installation of wet areas, kitchens and the like).

b) Easements have been created where necessary over the relevant lots on the plan of subdivision under provisions of the Conveyancing Act 1919 as follows:

- i. Easements to drain water (for inter-allotment drainage),
- ii. Easement for services (for utilities),
- iii. Right of carriageway (for internal driveway, vehicle manoeuvring), and
- iv. Easement for overhang (for eaves and gutters).

Note: a statement must be placed on the Section 88B Instrument that nominates Canterbury-Bankstown Council as the authority empowered to release, vary or modify the easements created.

c) The following information must be submitted to Council or the Principal Certifier with an application for a Subdivision Certificate:

- i. Original Plan of Subdivision signed by a registered surveyor, plus five (5) copies,
- ii. Copy of this Determination Notice and any approved Section 4.55 modifications,
- iii. Evidence that all conditions of consent relevant to the release of the Subdivision Certificate have been complied with,

iv. A Compliance Certificate (Section 73 of the Sydney Water Act 1994) from Sydney Water,

v. Certification by a registered surveyor that all services such as stormwater drainage, water, gas, electricity and telephone are contained:

- a) separately within each lot; or
- b) within easements created to accommodate such services;

or, where such services are not in place at the time of subdivision:

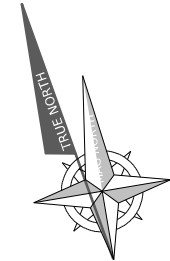
- c) that such services can be accommodated separately within each lot; or
- d) that easements are in place to accommodate such services.

vi. A report from a Registered Surveyor which demonstrates that the height and location of the ground floor slab, and minimum 500mm high brickwork along:

- a) the common wall (for attached dual occupancies); and
- b) the edge of the slab closest to the proposed new Torrens title boundary (for the secondary dwelling(s) and detached dual occupancies);

complies with the approved plans. In this regard, the certificate from the Registered Surveyor is required to identify the finished floor level of the ground floor slab and the offsets to property boundaries.

If construction has progressed to the point where external walls have been erected and the roof constructed at the time of subdivision, the report from the Registered Surveyor must also verify the external wall setbacks and roof eaves overhang to the proposed subdivision boundaries all confirm with the approved



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TORRENS SUBDIVISION

Scale:
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Drawn By:
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Date:
08/07/25

Issue:
DA-A

Drawing No.
01c


The sum of the impervious areas associated with the car parking area, driveway(s) and pedestrian paths must not exceed 55% of the area between the dwelling(s) and the primary frontage.


STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S PLANS AND BASIX REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3


All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking

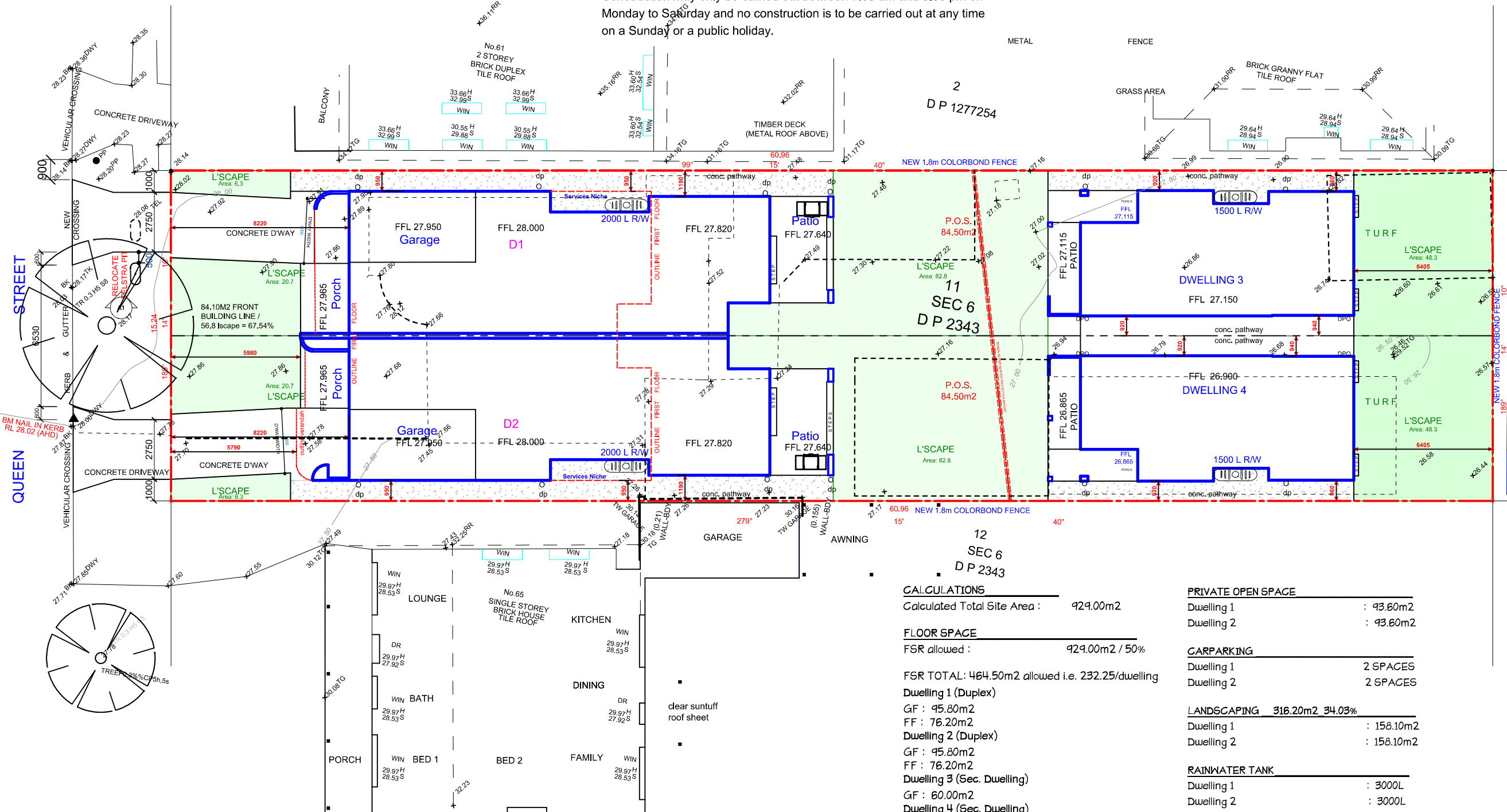
Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

LEGEND

 SEDIMENT CONTROL FENCING

 REMOVE TREE

 STOCKPILE OF MATERIALS DURING DEMOLITION



341
D P 1089862

35
SEC 6
D P 2343

36
SEC 6
D P 2343

CALCULATIONS

Calculated Total Site Area : 929.00m2

FLOOR SPACE

FSR allowed : 929.00m2 / 50%

FSR TOTAL: 464.50m2 allowed i.e. 232.25/dwelling

Dwelling 1 (Duplex)
GF : 95.80m2
FF : 76.20m2

Dwelling 2 (Duplex)
GF : 95.80m2
FF : 76.20m2

Dwelling 3 (Sec. Dwelling)
GF : 60.00m2

Dwelling 4 (Sec. Dwelling)
GF : 60.00m2

Total FSR achieved: 464.00m2
(FSR COMPLIANT - 0.499 : 1)

PRIVATE OPEN SPACE

Dwelling 1

: 93.60m2

Dwelling 2

: 93.60m2

CARPARKING

Dwelling 1

2 SPACES

Dwelling 2

2 SPACES

LANDSCAPING 316.20m2 34.03%

Dwelling 1

: 158.10m2

Dwelling 2

: 158.10m2

RAINWATER TANK

Dwelling 1

: 3000L

Dwelling 2

: 3000L

Dwelling 3

: 1500L

Dwelling 4

: 1500L

ROOF AREAS

Dwelling 1

: 165.60m2

Dwelling 2

: 165.60m2

Dwelling 3

: 94.80m2

Dwelling 4

: 94.80m2

34) There must not be any stockpiling of building spoil, materials, or storage of equipment on the public road during the construction period. The footway and the road reserve must always be maintained in a safe condition. No work can be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

35) A report by a registered surveyor must be submitted to the Principal Certifier prior to the construction of any floor level of the development verifying that the proposed finished floor level and the wall setbacks to the property boundary conform to the approved drawings.



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Drawn By:
dbb

Date:
08/07/25

Issue:
DA-A

Drawing No.
02

Floor Plan Legend	Proposed Ground/ Floor Level
	CSD Cavity Sliding Door
	CT Ceramic Tiling
	DP Downpipe
	DR Drain
	FW Floor Waste
	GA Gas Point
	LOH Lift Of Hinges
	RT Selected Roof Tiles
	SF Selected Flooring
	STC Steel Troweled Concrete
	TFT Terra-Cotta Floor Tiles
	PTF Polished Timber Flooring
	SA Smoke Alarms AS3786-2014
	V Mechanical Ventilation / Externally Ducted

17) Sites located adjacent to Councils drainage easement and/or sites affected by flooding shall comply with the following:

- a) The proposed building(s) including eaves and gutters shall be located clear of existing and proposed Council easements within the site. Plans demonstrating this requirement are to be submitted to the certifier before the issue of the construction certificate. All approved construction details shall be consistent with this requirement. Proposed buildings shall be located clear of floodways through the site.
- b) The floor level shall be constructed to RL 17.5 metres AHD for dwelling 1 & 2 and to RL 17.0 metres AHD for dwelling 3 & 4 as determined by the flood study including freeboard. All approved construction details shall be consistent with this requirement.

STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S PLANS AND BASIX REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking

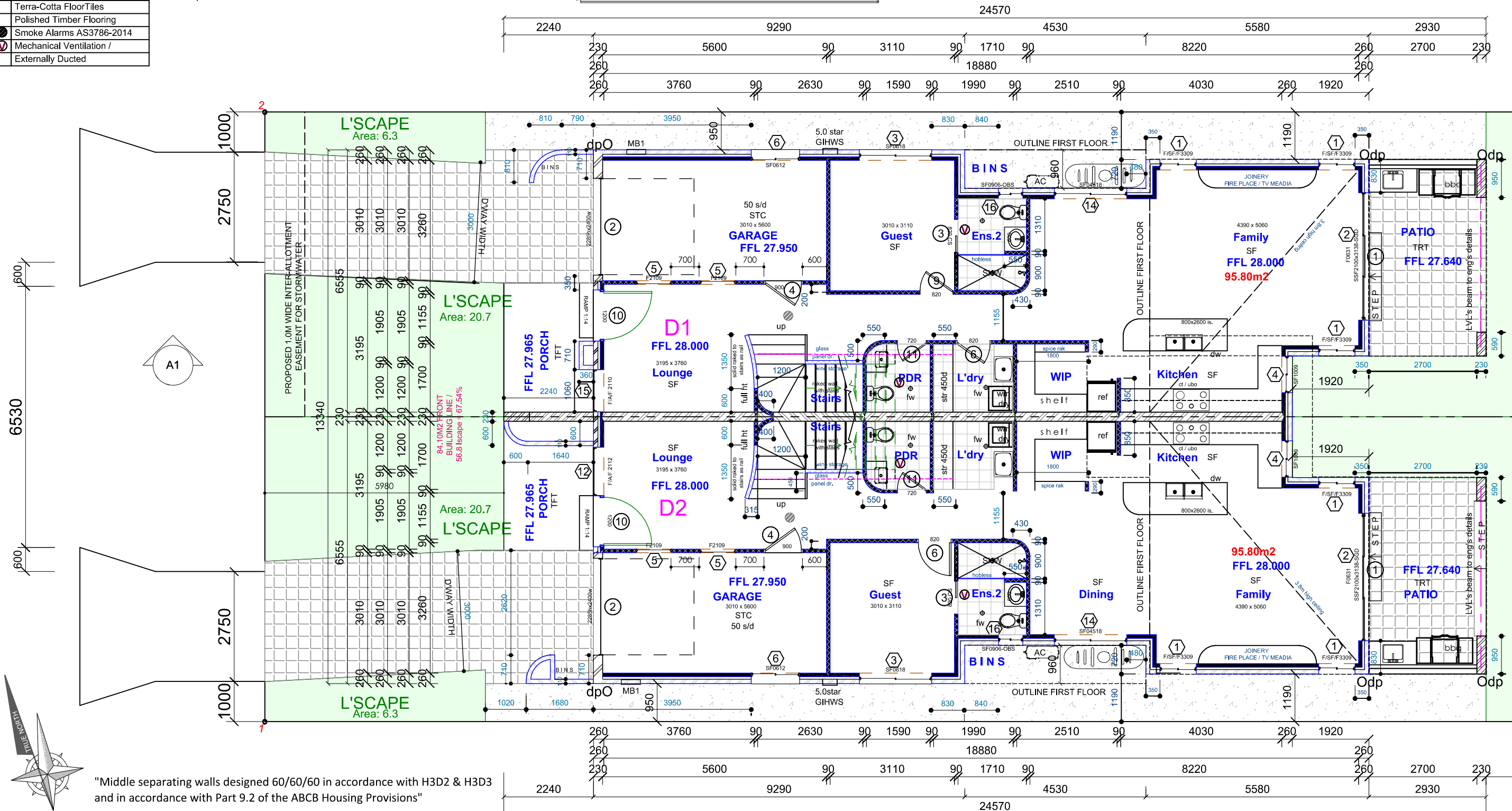
For Bathrooms / Laundry / WC that have No Natural Ventilation must demonstrate compliance with

A. Notation required to the Bathroom/Laundry/WC, in accordance Part H4D9 of NCC 2022 & Part 10.8 of Housing Provisions

* Mechanical exhausts serving bathrooms or sanitary compartments (also called water closets) that are not provided with adequate natural ventilation via window or external door are required to: Be interlocked with the rooms light switch, and Include a run-on timer so the exhaust operates for 10 minutes after the switch is off

REF. SERVICE PROTECTION REPORT

SEWER CLEAR OF STRUCTURES



"Middle separating walls designed 60/60/60 in accordance with H3D2 & H3D3 and in accordance with Part 9.2 of the ABCB Housing Provisions"



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GROUND FLOOR PLAN

Scale: 1:100
Date: 08/07/25
Drawn By: dbb
Issue: DA-A
Drawing No. 03

"Middle separating walls designed 60/60/60 in accordance with H3D2 & H3D3 and in accordance with Part 9.2 of the ABCB Housing Provisions"

For Bathrooms / Laundry / WC that have No Natural Ventilation must demonstrate compliance with A. Notation required to the Bathroom/Laundry/WC, in accordance Part H4D9 of NCC 2022 & Part 10.8 of Housing Provisions

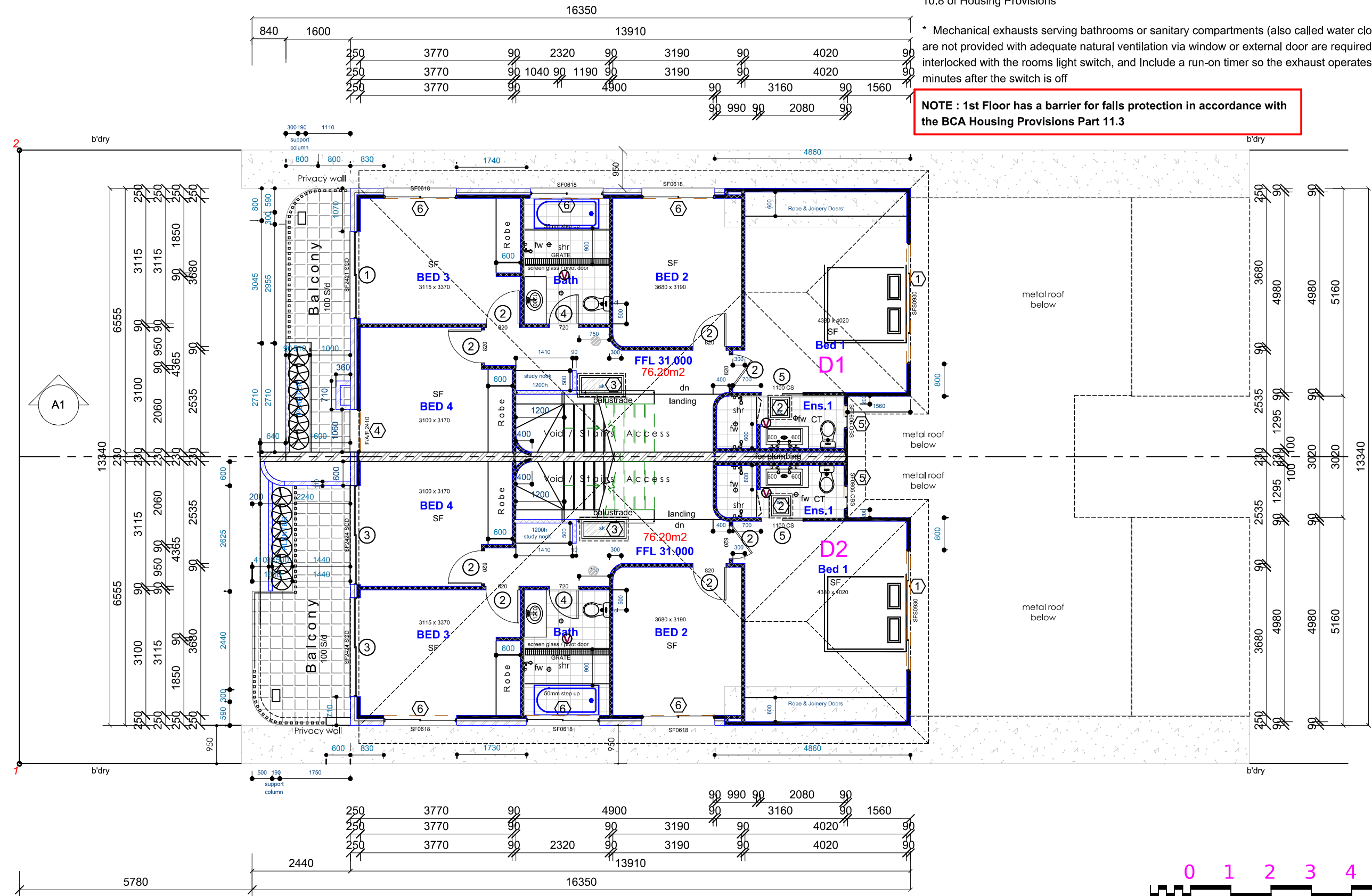
* Mechanical exhausts serving bathrooms or sanitary compartments (also called water closets) that are not provided with adequate natural ventilation via window or external door are required to: Be interlocked with the rooms light switch, and Include a run-on timer so the exhaust operates for 10 minutes after the switch is off

NOTE : 1st Floor has a barrier for falls protection in accordance with the BCA Housing Provisions Part 11.3

Proposed Ground/ Floor Level	
CSD	Cavity Sliding Door
CT	Ceramic Tiling
DP	Downpipe
DR	Drain
FW	Floor Waste
GA	Gas Point
LOH	Lift Of Hinges
RT	Selected Roof Tiles
SF	Selected Flooring
STC	Steel Troweled Concrete
TFT	Terra-Cotta Floor Tiles
PTF	Polished Timber Flooring
SA	Smoke Alarms AS3786-2014
V	Mechanical Ventilation / Externally Ducted

WATERPROOFING NOTE:
ALL WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740:2021

NOTE: CARPENTER TO REFER TO WET AREAS LAYOUT PAGE FOR FLOOR DRAINAGE POSITIONS WHEN POSITIONING FLOOR JOISTS





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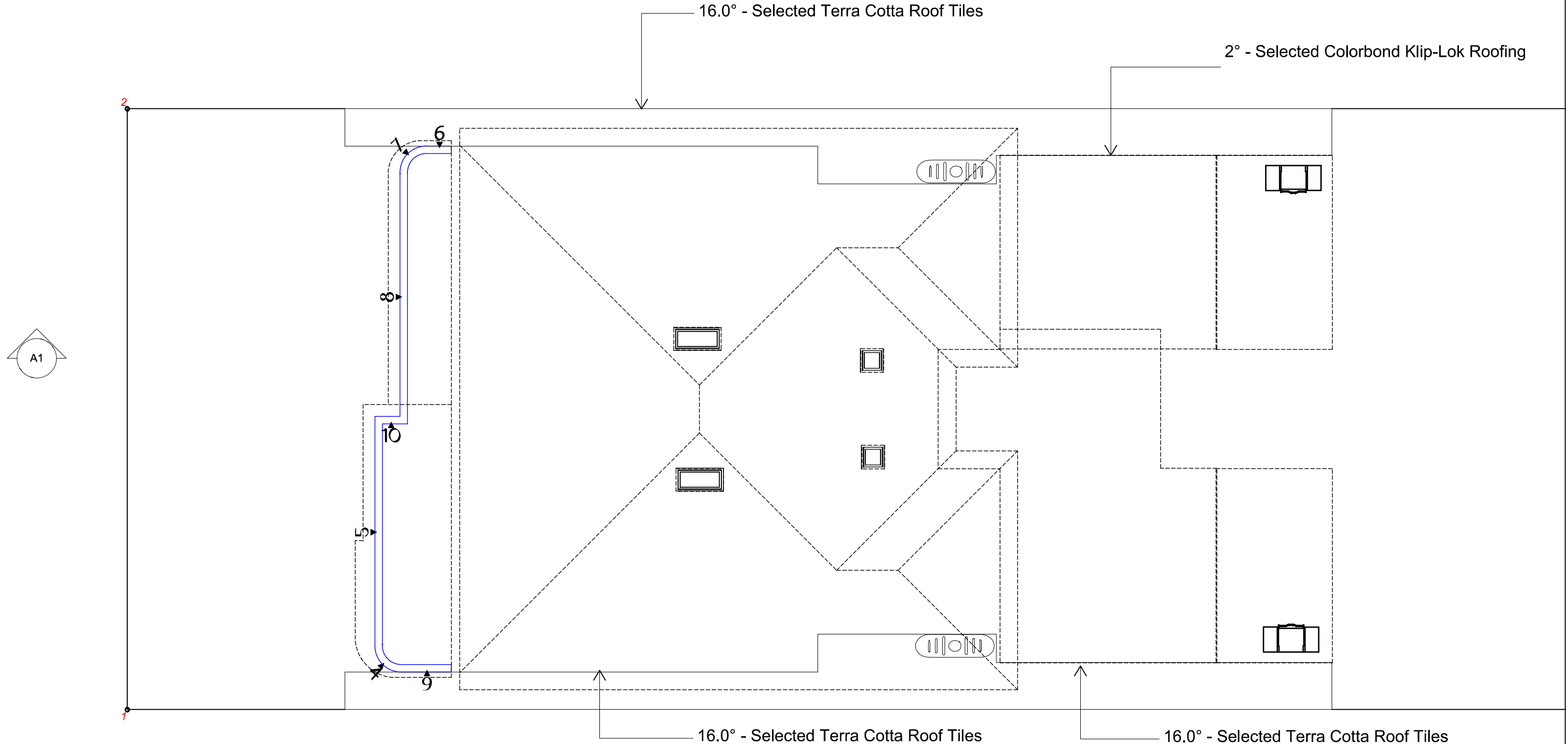
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FIRST FLOOR PLAN

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Date: 08/07/25	Issue: DA-A	





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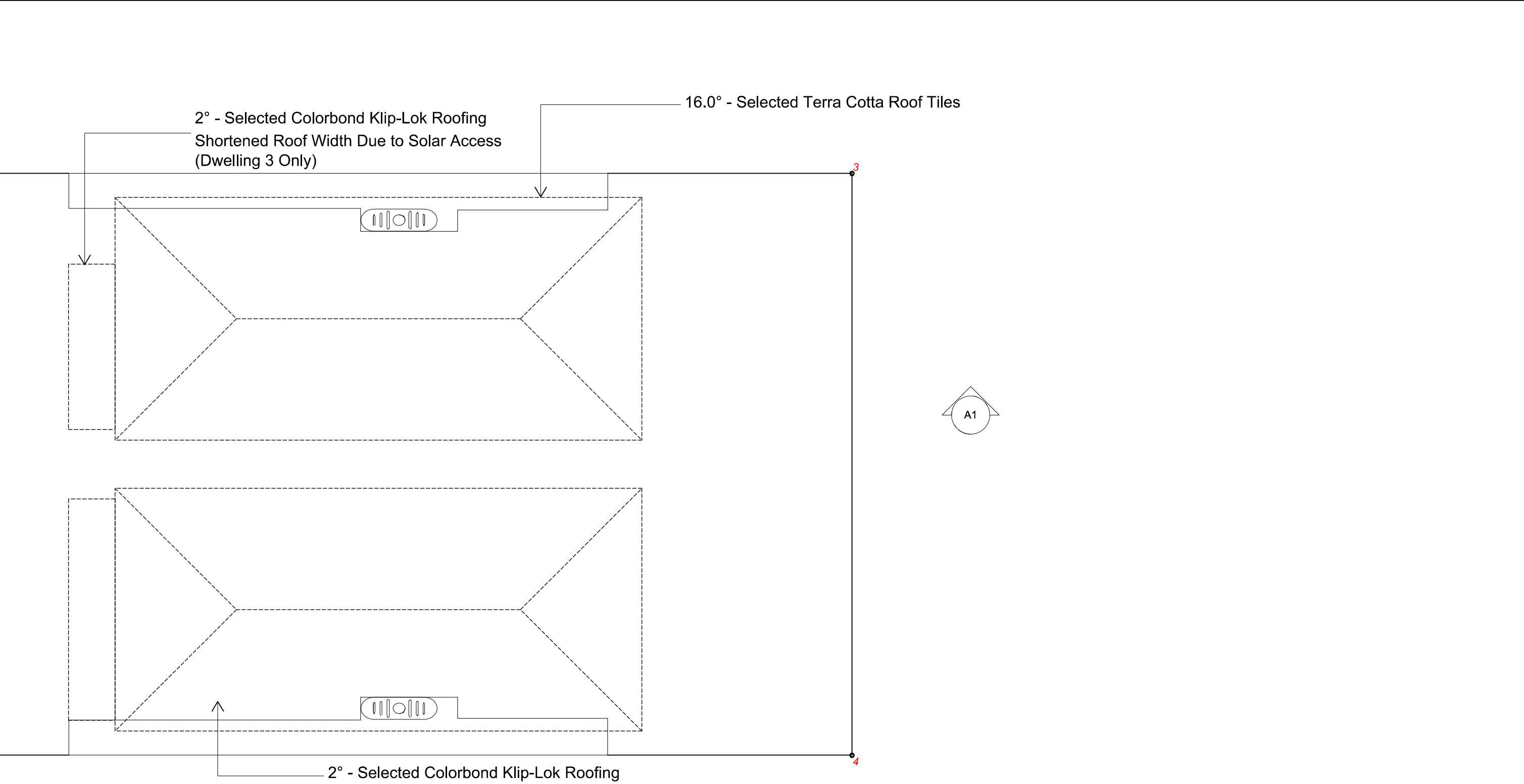
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ROOF PLAN DUPLEX

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Date: 08/07/25	Issue: DA-A	





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ROOF PLAN SEC. DWELLING

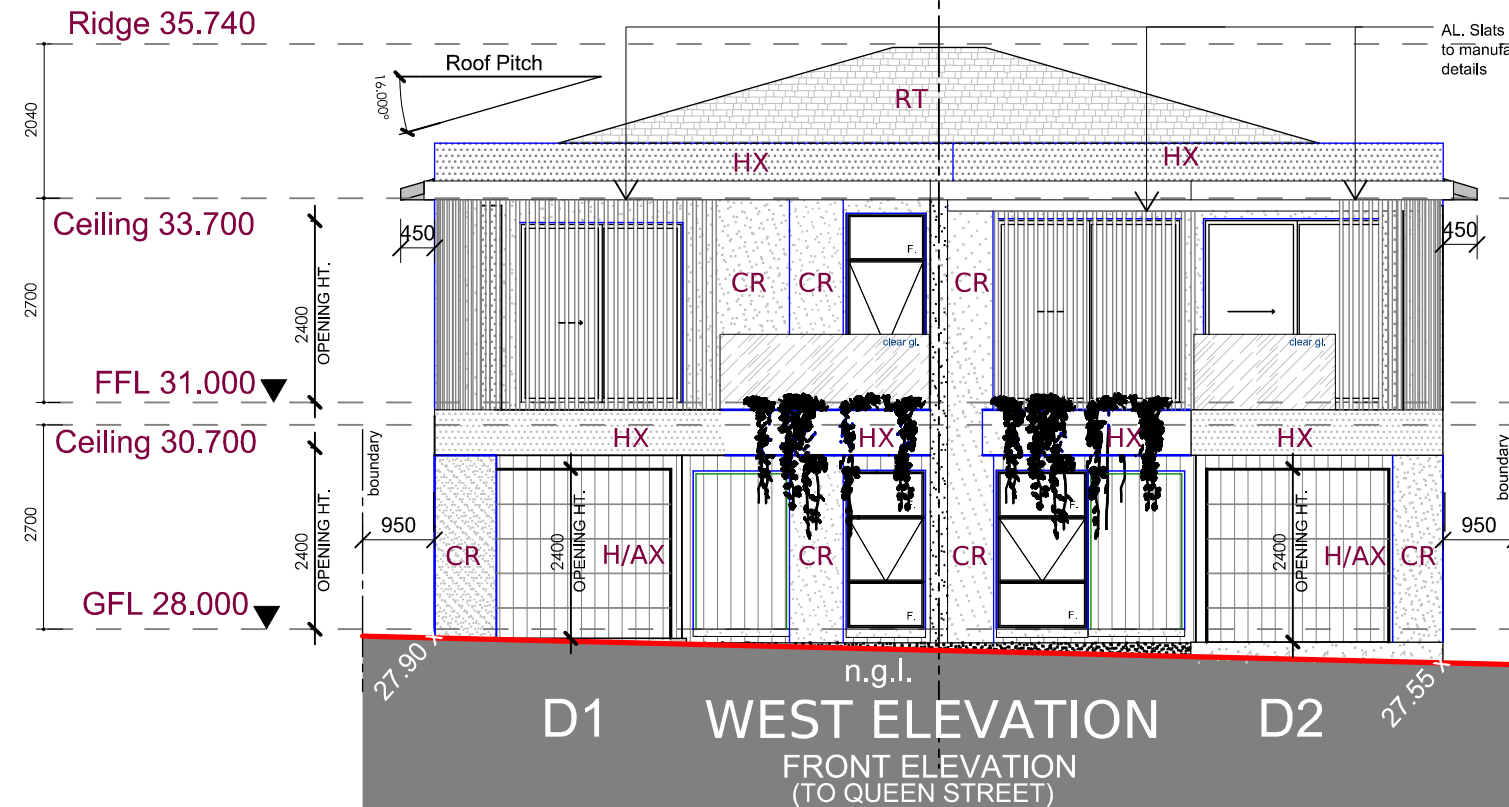
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Date: 08/07/25	Issue: DA-A	

Window Protection

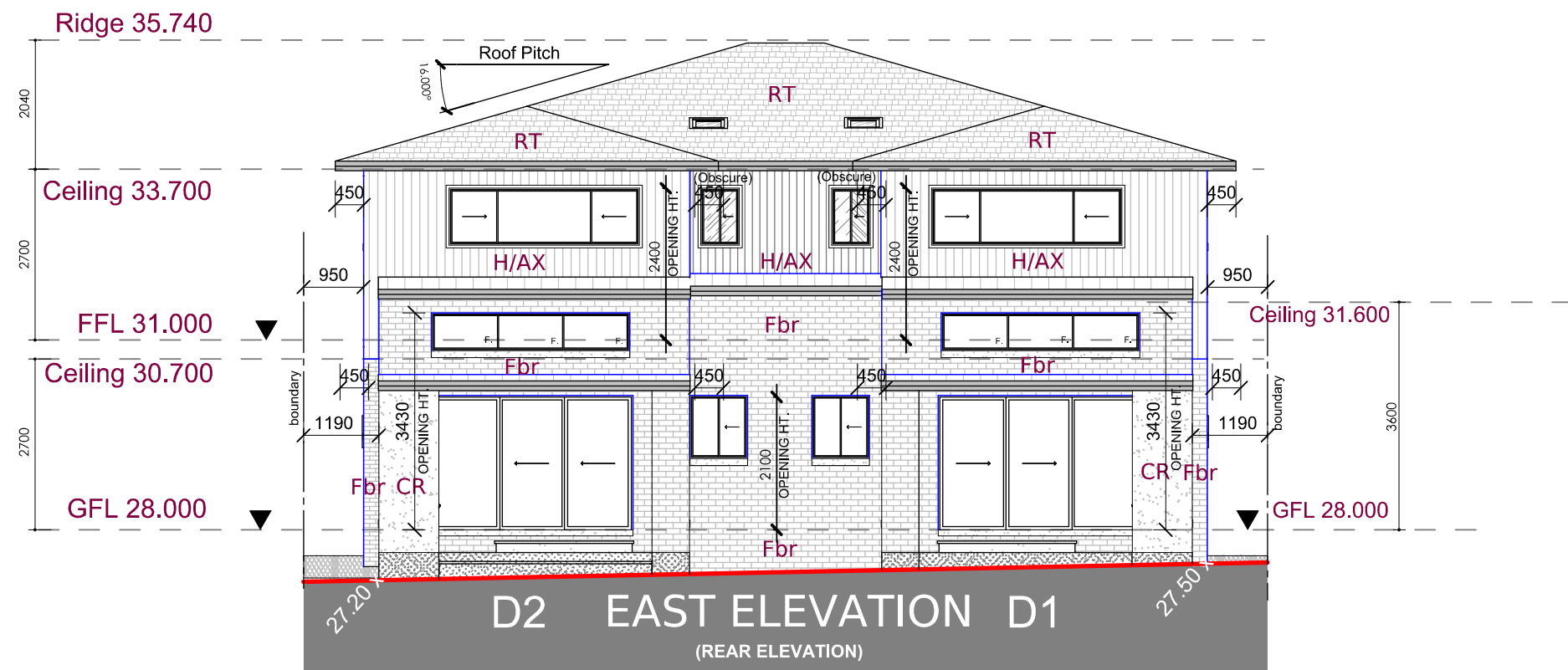
- window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provisions 11.3.7 to 11.3.8 of NCC.

Eaves Lining / Vertical Lining / Non Combustible / Eaves Setback

Vertical lining eave separation H3D4 Part 9.2 & 9.3



Elevation Legend	(Obs)	Obscure Glazing
	CR	Commons Acrylic Rendr
	Fbr	Face brickwork
	HX	Fibro-Acrylic Render
	H/AX	Hardies Axon Clad
	RT	Roof Tiles Selected
	CB	Colourbond Roofing



"Middle separating walls designed 60/60/60 in accordance with H3D2 & H3D3 and in accordance with Part 9.2 of the ABCB Housing Provisions"



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FRONT & REAR ELEVATION

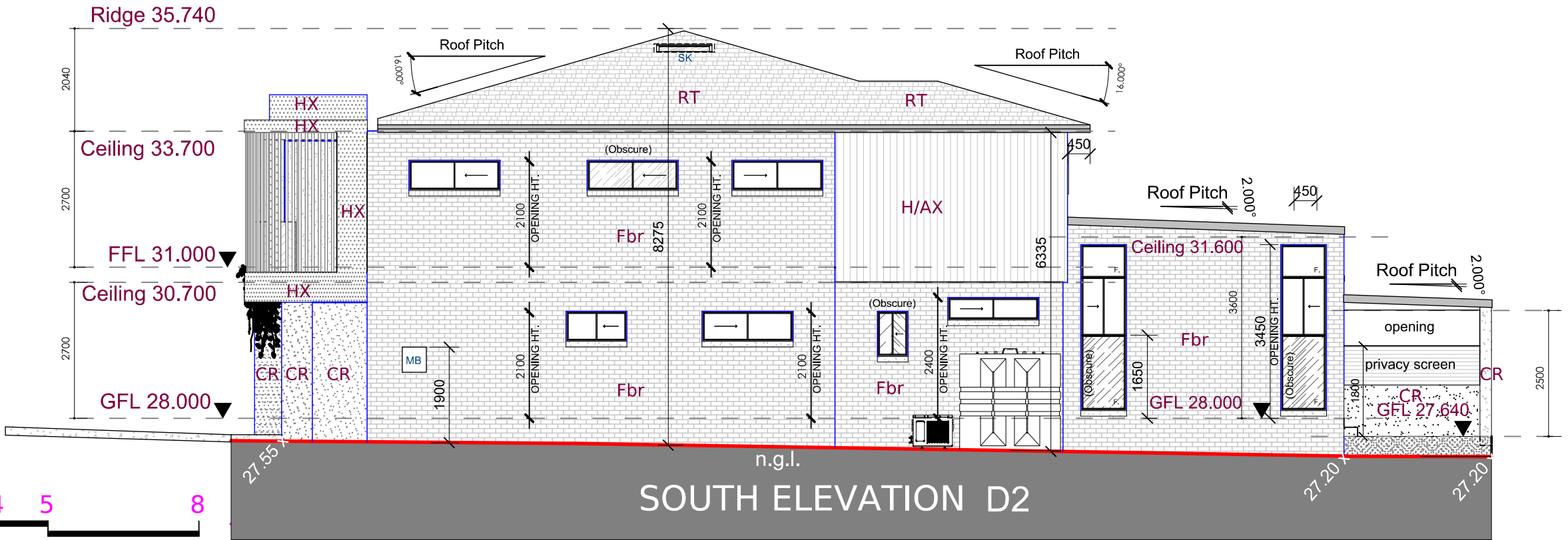
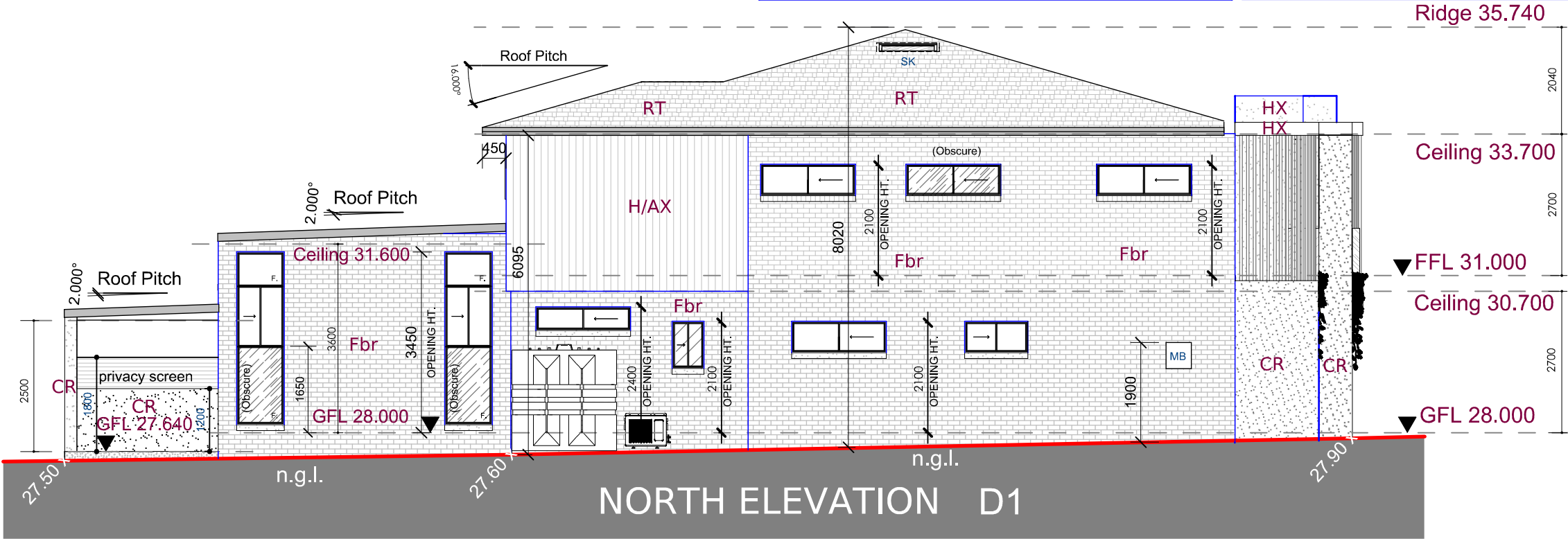
Scale: 1:100	Drawn By: dbb	Drawing No. 07
Date: 08/07/25	Issue: DA-A	

Elevation Legend	(Obs)	Obscure Glazing
	CR	Commons Acrylic Rendr
	Fbr	Face brickwork
	HX	Fibro-Acrylic Render
	H/AX	Hardies Axon Clad
	RT	Roof Tiles Selected
	CB	Colourbond Roofing

IV. Party Wall Fire Rating notes Part 3.7.3.2 (a)
V. Party wall to underside of the roof & all the way to footing Part 3.7.2.4 (a)

⬮ Eaves Lining / Vertical Lining /
Non Combustible / Eaves Setback
Vertical lining eave separation H3D4 Part 9.2 & 9.3

⬮ Window Protection
- window protection to bedrooms & to other rooms other than bedrooms to be in accordance to housing provisions 11.3.7 to 11.3.8 of NCC.





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ELEVATIONS		
Scale: 1:100	Drawn By: dbb	Drawing No. 08
Date: 08/07/25	Issue: DA-A	

Elevation Legend	(Obs)	Obscure Glazing
	CR	Commons Acrylic Rendr
	Fbr	Face brickwork
	HX	Fibro-Acrylic Render
	H/AX	Hardies Axon Clad
	RT	Roof Tiles Selected
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IV. Party Wall Fire Rating notes Part 3.7.3.2 (a)
V. Party wall to underside of the roof & all the way to footing Part 3.7.2.4 (a)

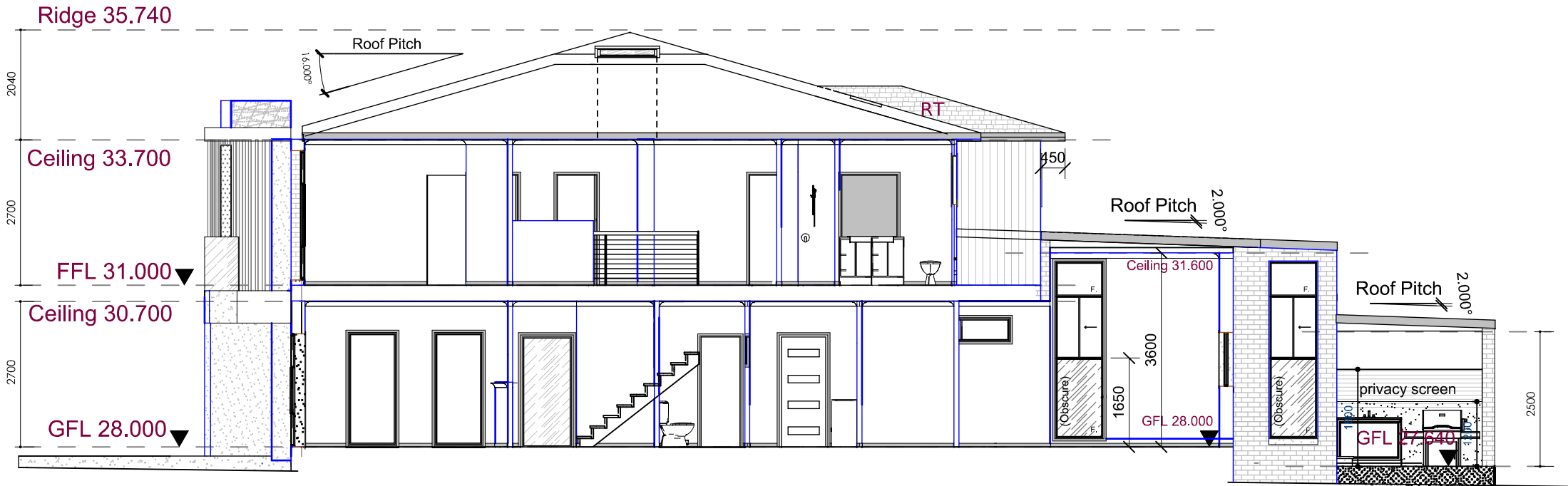
Eaves Lining / Vertical Lining /

Non Combustible / Eaves Setback

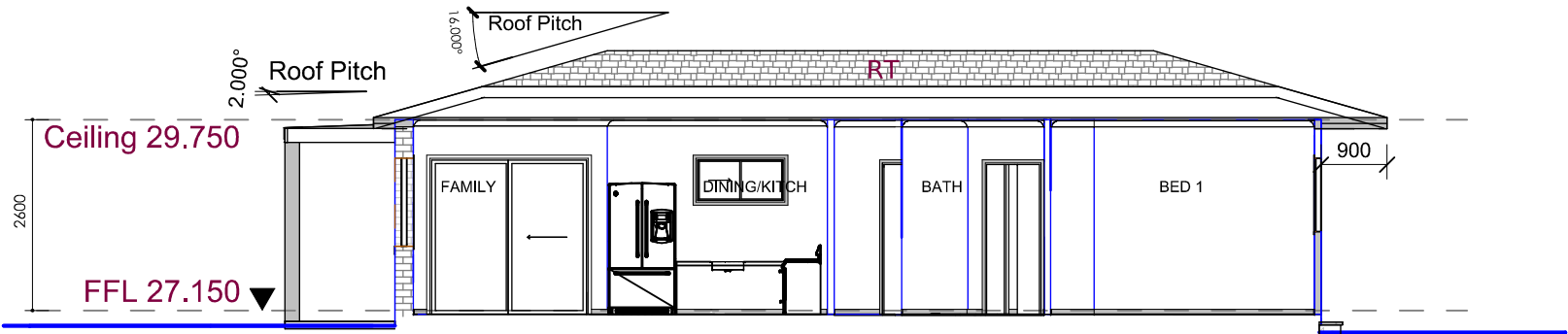
Vertical lining eave separation H3D4 Part 9.2 & 9.3

Window Protection

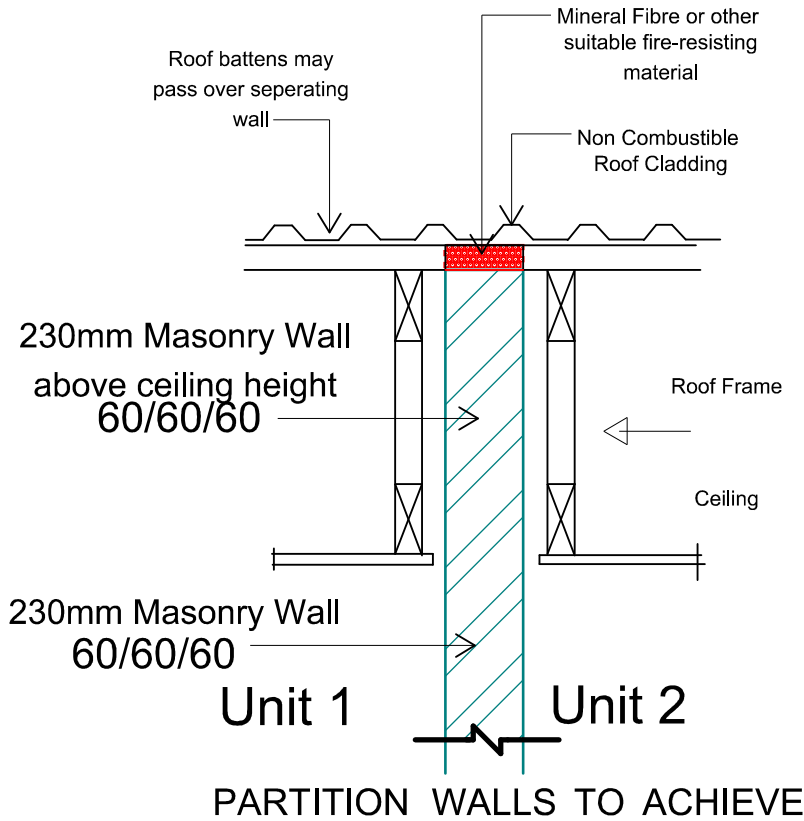
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other than bedrooms to be in accordance to housing
provisions 11.3.7 to 11.3.8 of NCC.



SECTION 1 - 1 D1



SECTION 1 - 1 D3



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SECTIONS 1 & 2

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Drawn By:

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Date:

08/07/25

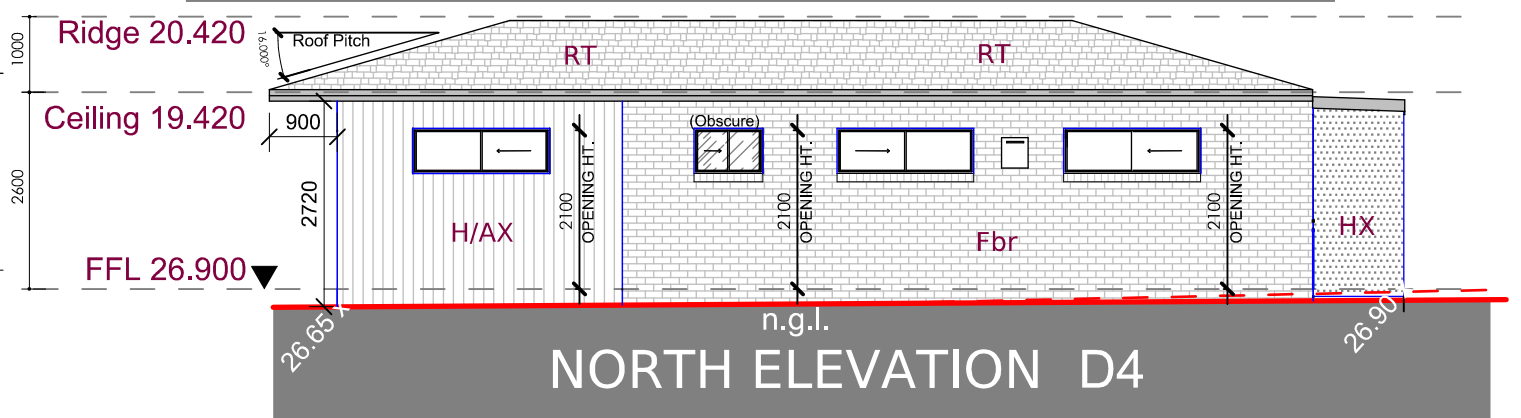
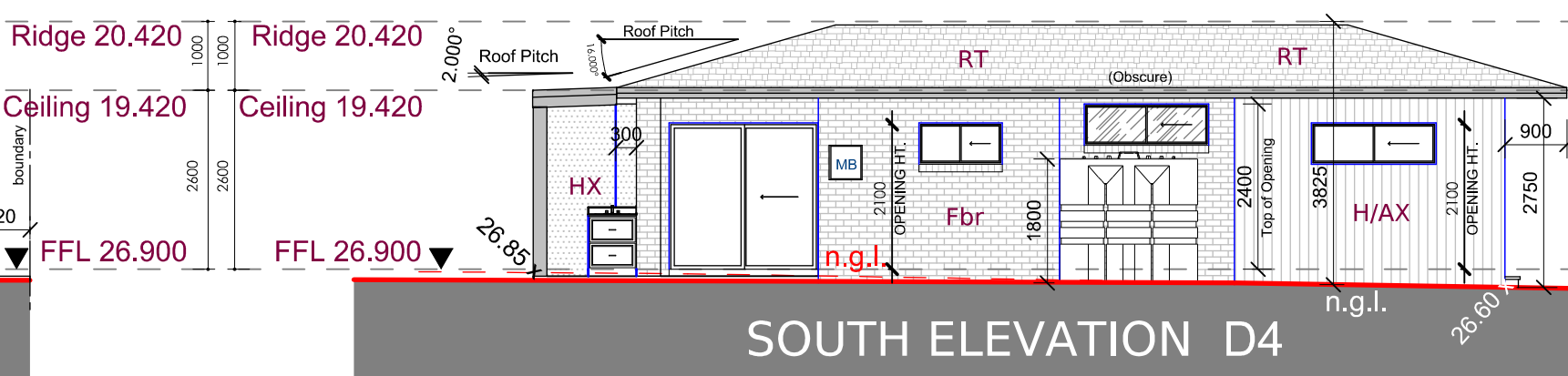
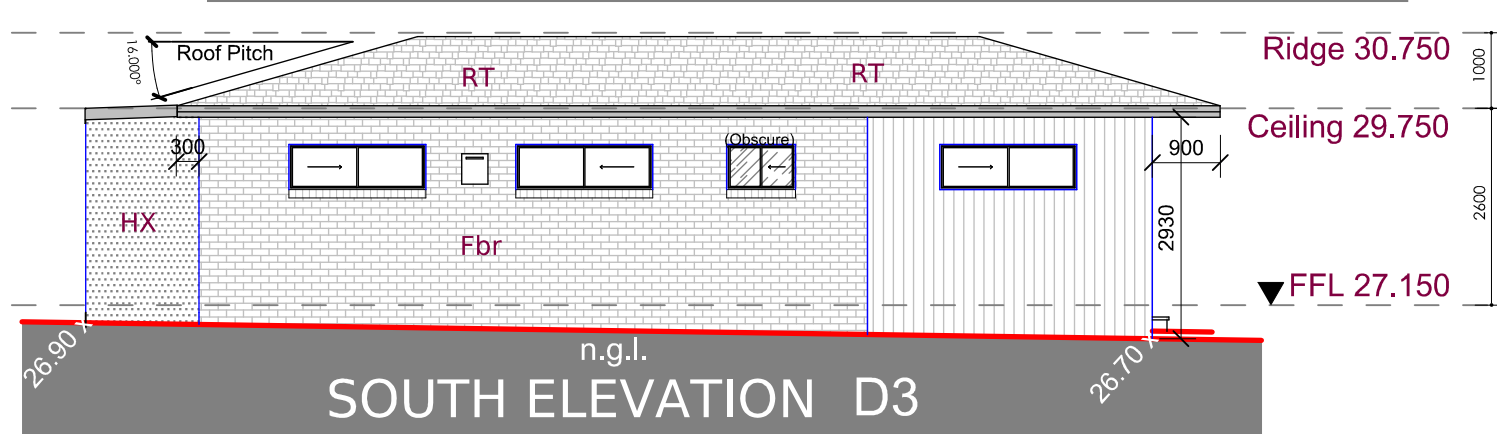
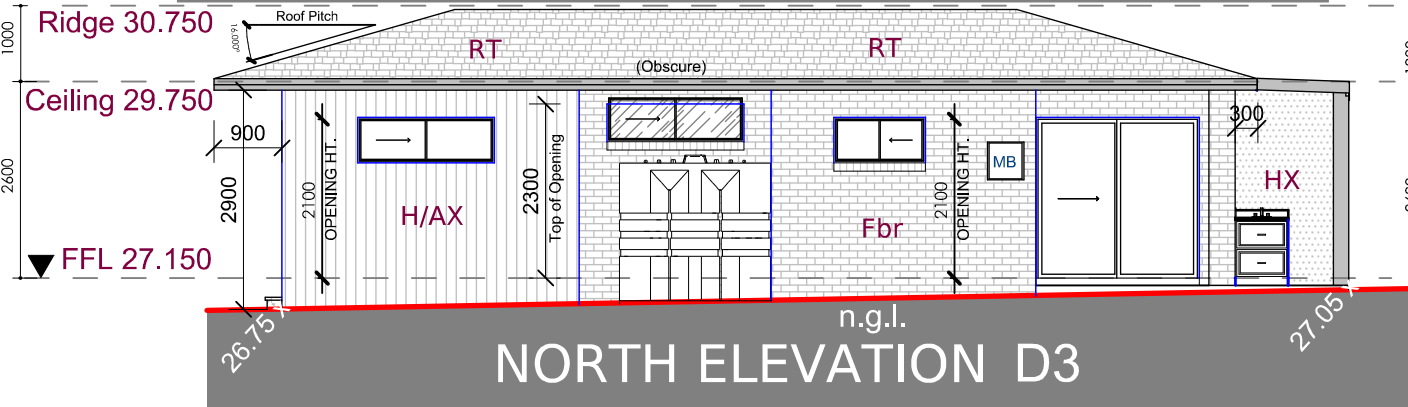
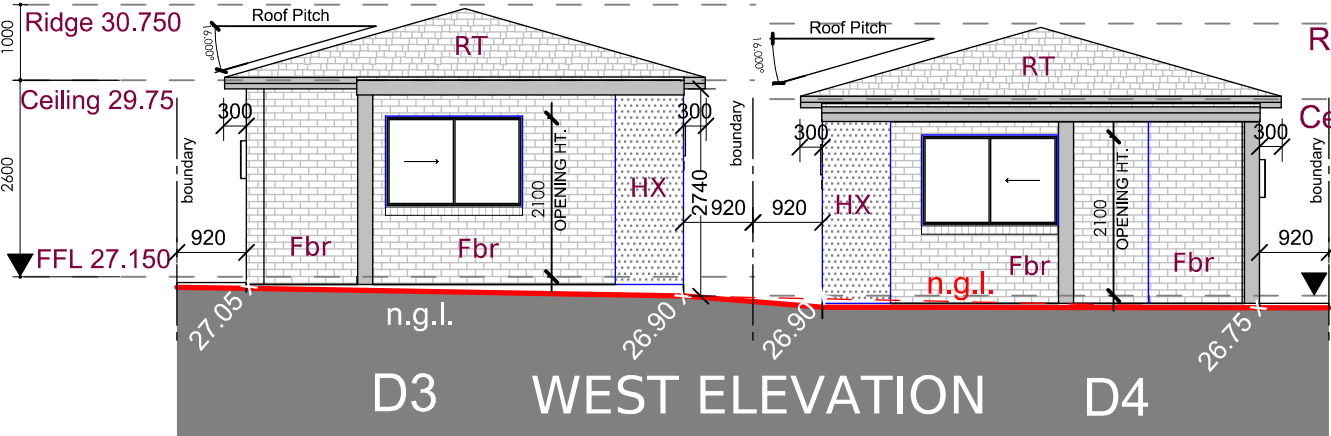
Issue:

DA-A

Drawing No.

09

Elevation Legend	(Obs)	Obscure Glazing
	CR	Commons Acrylic Rendr
	Fbr	Face brickwork
	HX	Fibro-Acrylic Render
	H/AX	Hardies Axon Clad
	RT	Roof Tiles Selected
	CB	Colourbond Roofing



Eaves Lining / Vertical Lining /
 Non Combustible / Eaves Setback
 Vertical lining eave separation H3D4 Part 9.2 & 9.3

Window Protection
 - window protection to bedrooms & to other rooms
 other than bedrooms to be in accordance to housing
 provisions 11.3.7 to 11.3.8 of NCC.



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Client :
 Rajat and Pooja Karwal
 Project Title :
 Dual Occupancy & Sec. Dwellings at:
 111, 63 Queen Street, Revesby dp2343

E	01/09/25	DA SUBMISSION
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SECONDARY DWELLINGS

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08/07/25	DA-A	

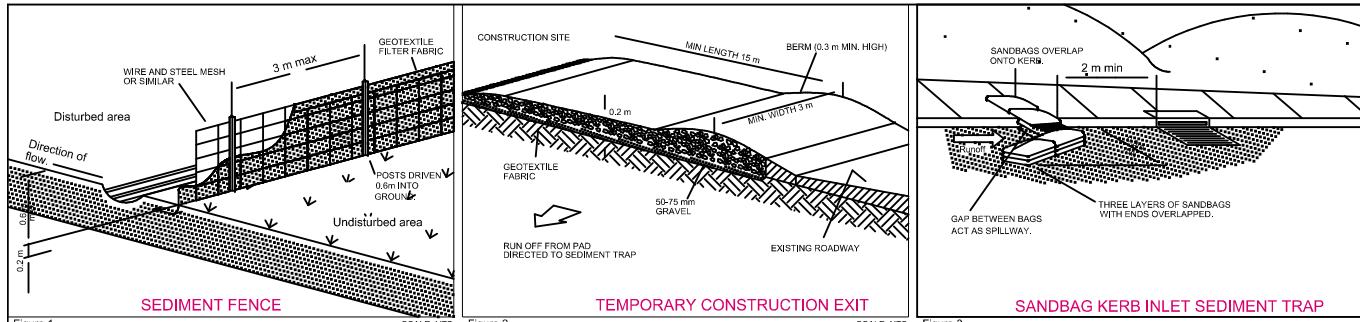


Figure 1 SCALE: NTS Figure 2 SCALE: NTS Figure 3

3.9. A fence must be erected around the area of the development site, except where an existing 1.8 metres high boundary fence is in good condition and can secure the area. Any new fencing must be temporary and at least 1.8 metres high. All fencing must be maintained throughout the construction period to ensure that the work area is secured.

Where the work is located within 3.6m of a public place, then a Type A or Type B hoarding must be constructed appropriate to the work proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of building work/s.

- 3.10. A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifier for the work, and DEFCOMM Page 13 of 24
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

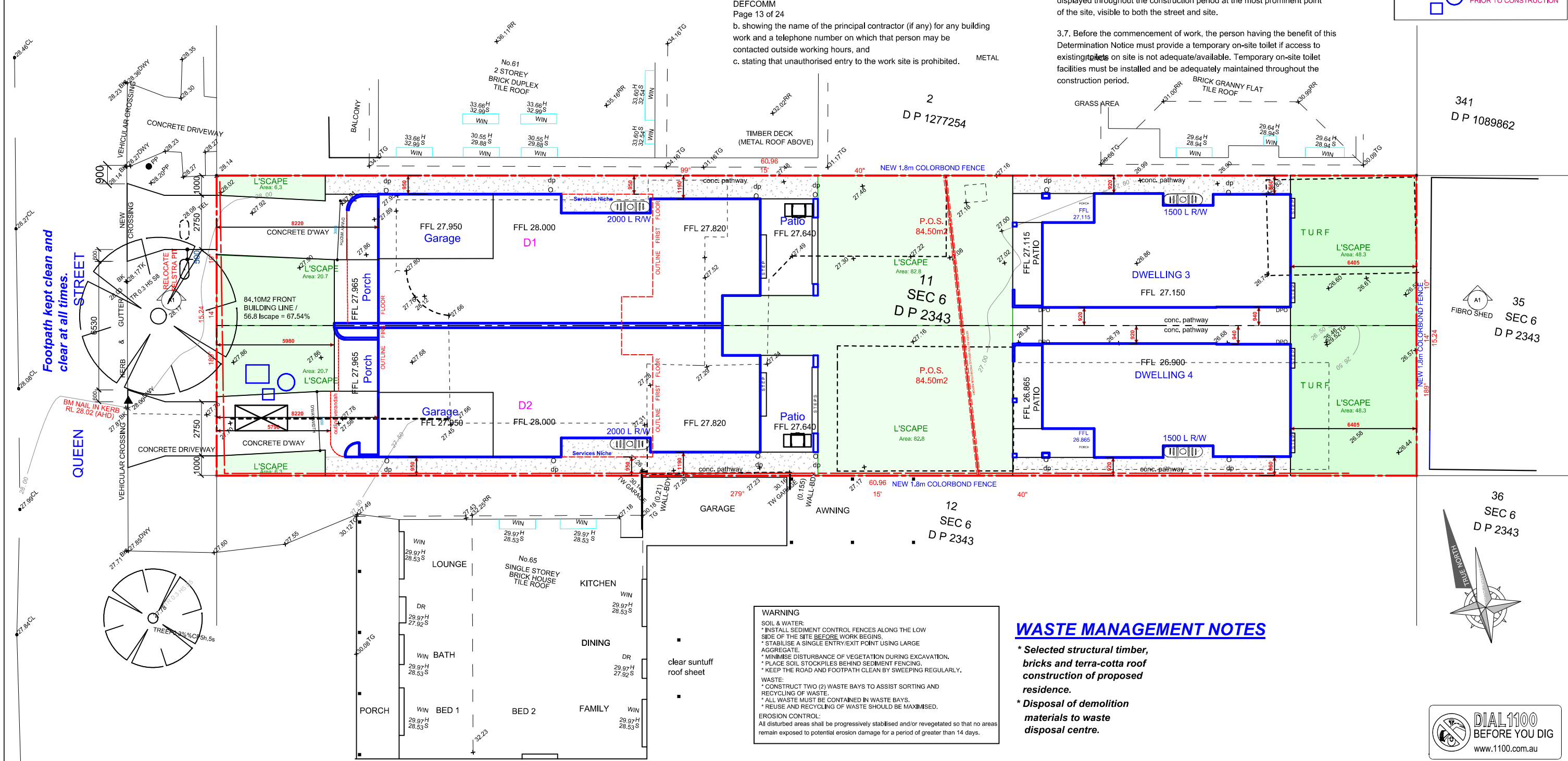
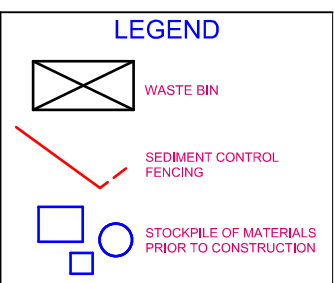
4.11. While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

3.4. Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

3.5. Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

3.6. Councils warning sign for Soil and Water Management must be displayed throughout the construction period at the most prominent point of the site, visible to both the street and site.

3.7. Before the commencement of work, the person having the benefit of this Determination Notice must provide a temporary on-site toilet if access to existing toilets on site is not adequate/available. Temporary on-site toilet facilities must be installed and be adequately maintained throughout the construction period.



WASTE MANAGEMENT NOTES

- * Selected structural timber, bricks and terra-cotta roof construction of proposed residence.**
- * Disposal of demolition materials to waste disposal centre.**

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Project Title : **Dual Occupancy & Sec. Dwellings at: L11, 63 Queen Street, Revesby dp2343**

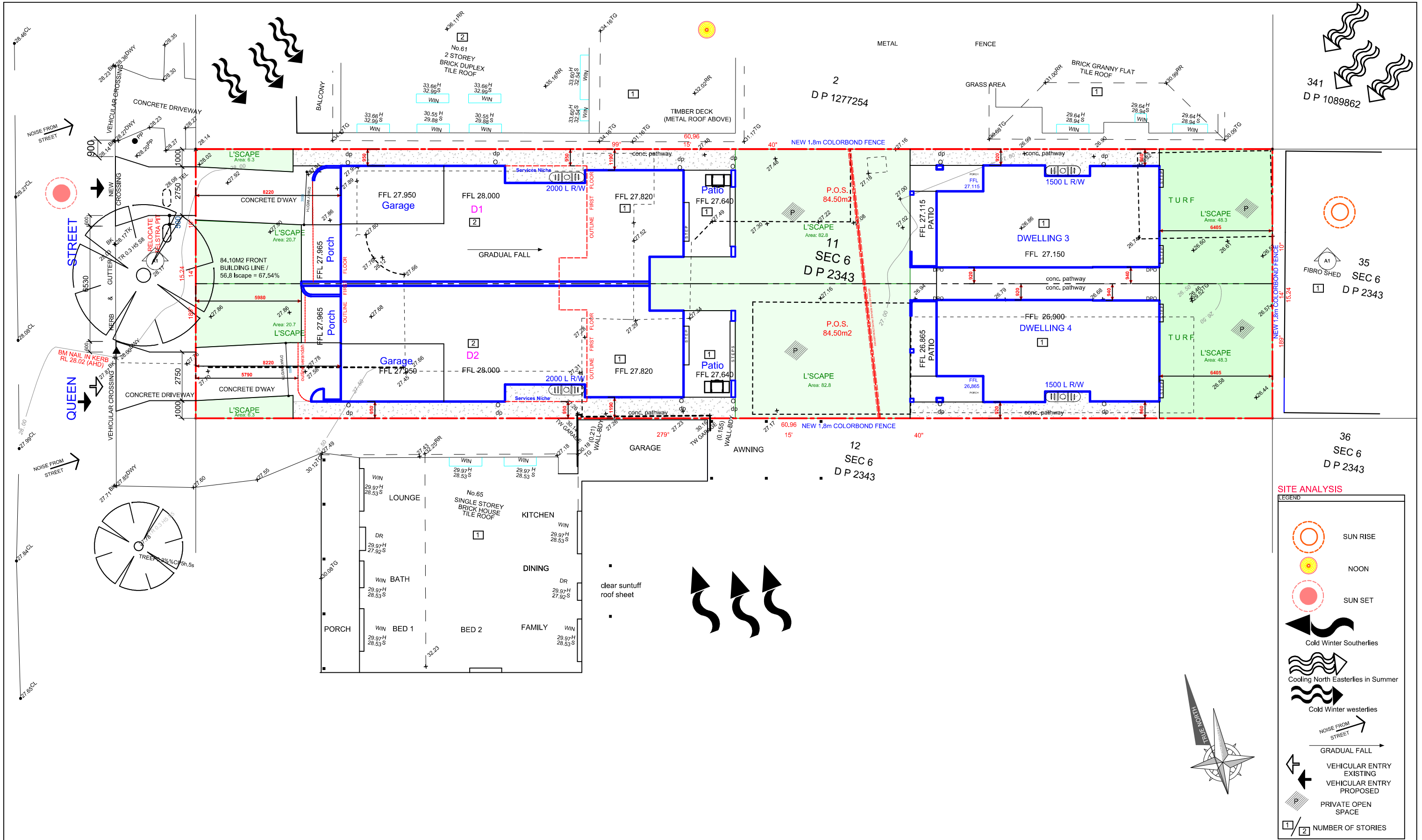
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SOIL EROSION & WASTE MANAGMENT PLAN		
Scale: 1:200	Drawn By: dbb	Drawing No. 11
Date: 08/07/25	Issue: DA-A	

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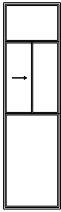







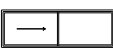


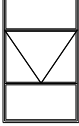


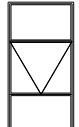

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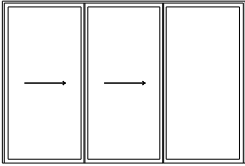
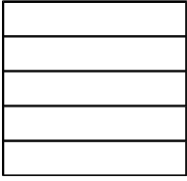

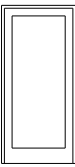
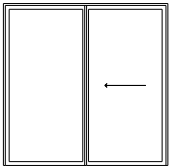
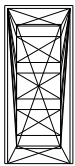
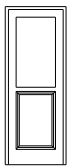
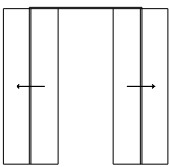

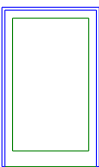
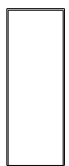
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
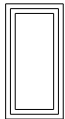
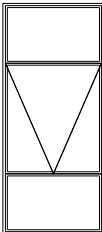

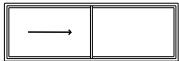
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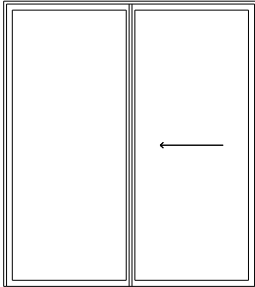
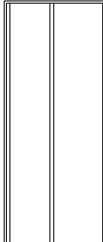
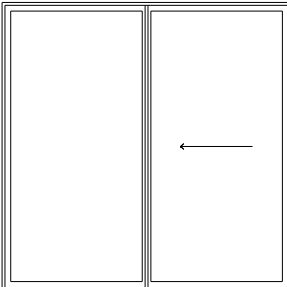
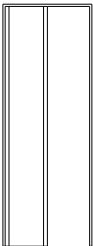
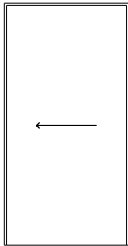
SITE ANALYSIS

Scale: 1:200	Drawn By: dbb	Drawing No. 12
Date: 08/07/25	Issue: DA-A	

Window Schedule				
Elevation	Mark	Height	Width	Description
	1	3000	910	3300 X 910 mm Sliding Windows
	2	600	3138	600 X 3138 mm Fixed Windows
	3	600	1810	600 X 1810 mm Sliding Windows
	4	1000	910	1000 X 910 mm Sliding Windows
	5	2100	900	2100 X 900 mm Fixed Windows (Internal glazing)
	6	600	1210	600 X 1210 mm Sliding Windows
	7	1200	1810	1200 X 1810 mm Sliding Windows
	8	600	1210	600 X 1210 mm Sliding Windows
	9	600	1810	600 X 1810 mm Sliding Windows
	10	600	910	600 X 910 mm Sliding Windows
	11	1000	1010	1000 X 1010 mm Sliding Windows
	12	900	1210	2050 X 1210 mm Awning Windows
	13	600	1210	600 X 1210 mm Sliding Windows
	14	450	1810	450 X 1810 mm Sliding Windows
	15	2050	1050	2050 X 1050 mm Awning Windows
	16	900	610	900 X 610 mm Sliding Windows - OBS

Door Schedule				
Door	Mark	Height	Width	Description
	1	2100		2100 mm X 3138 mm Sliding Glass Door.
	2	2285		2285 x 2400 Panel Lift Door
	3	2040		90 x 2040 x 820mm Cavity Slider
	4	2040		90 x 2040 x 900mm - Hinged - Garage Door
	5	2100		2100 mm X 2110 mm Sliding Glass Door.
	6	2040		90 x 2040 x 820mm - Internal door
	7	2040		90 x 2040 x 720mm - Hinged - Ext. Doors
	8	2040		90 x 2040 x 2720mm Cavity Slider
	9	2040		90 x 2040 x 820mm Internal Door
	10	2050		1200mm Decorative Entry Door 1
	11	2040		90 x 2040 x 720mm Internal Door

Window Schedule					
Elevation	Mark	Height	Width	Description	Count
	1	900	3010	900 X 3010 mm Sliding Windows	2
	2	600	600	600 mm X 600 mm Fixed Skylights	2
	3	1200	600	600 mm X 1200 mm Fixed Skylight	2
	4	2400	1050	2400 X 1050 mm Awning Windows	1
	5	900	610	900 X 610 mm Sliding Windows - OBS	2
	6	600	1810	600 X 1810 mm Sliding Windows	6

Door Schedule					
Door	Mark	Height	Width	Description	Count
	1	2400		2400 mm X 2110 mm Sliding Glass Door.	1
	2	2040		90 x 2040 x 820mm Internal Door	8
	3	2400		2400 mm X 2410 mm Sliding Glass Door.	2
	4	2040		90 x 2040 x 720mm Internal Door	2
	5	2040		90 x 2040 x 1020mm Cavity Slider	2



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Client :

Rajat and Pooja Karwal

Project Title :

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DUAL OCCUPANCY
FIRST FLOOR PLAN

Scale:
1:100

Drawn By:
dbb

Drawing No.

DWS

Date:
08/07/25

Issue:
DA-A

2

BASIX™ Certificate

Building Sustainability Index

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Single Dwelling 1

Certificate number: 1810190S

Water Commitments
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 5 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.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 165.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	165.6	nil/not specified	nil	
floor - above habitable rooms or mezzanine, particle board; frame: timber - H2 treated softwood.	21.25	nil/fibreglass batts or roll	nil	
floor - suspended floor above garage, concrete - suspended; frame: timber - H2 treated softwood.	12.45	nil/fibreglass batts or roll	nil	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
garage floor - concrete slab on ground, 60% cement substitute.	16.8	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	443	2.94 (or 3.50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	120	3.00 (or 3.50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: brick veneer; frame: timber - H2 treated softwood.	19.32	fibreglass batts or roll	nil	
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	22.31	nil/fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	205	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	165.6	ceiling: 4 (up), roof: foil/sarking; ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated
Note	Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			

Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Energy Commitments
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass	Shading device	Overshadowing
North facing					
W06 Garage	600.00	1210.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	1-2 m high, <1.5 m away
W03 Guest	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	1-2 m high, <1.5 m away
W16 Ens. 2	900.00	610.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	2-4 m high, 2 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W014 Dining	450.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	2-4 m high, 2 m away
W01 Family	3300.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	1-2 m high, <1.5 m away
W01 Family	3300.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	1-2 m high, <1.5 m away
W06 Bed 3	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2 m away
W06 Bath	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2 m away
W06 Bed 2	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2 m away
East facing					
W02 Family	600.00	3138.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
Door 1 Family	2100.00	3138.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 2940 mm, 2200 mm above base of window or glazed door	2-4 m high, 8-12 m away
W04 Kitchen	1000.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
W01 Bed 1	900.00	3010.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
W05 Ens. 1	900.00	610.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
South facing					
W01 Family	3300.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	none	1-2 m high, <1.5 m away
West facing					
W15 Lounge	2050.00	1050.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	solid overhang 2240 mm, 200 mm above head of window or glazed door	not overshadowed
Door1 Bed 3	2400.00	2110.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1600 mm, 2675 mm above base of window or glazed door	not overshadowed
W04 Bed 4	2400.00	1050.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1000 mm, 2575 mm above base of window or glazed door	not overshadowed

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
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 - ducted; Energy rating: 6 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
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, open to façade; 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 the kitchen of the dwelling for natural lighting.



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Client :

Rajat and Pooja Karwal

Project Title :

Dual Occupancy & Sec. Dwellings at:

L11, 63 Queen Street, Revesby dp2343

E

D

C

B

A

No.

01/09/25

Date

DA SUBMISSION

Revision

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Note:

-Do not scale off drawings

-All works to be setout by a registered survey

-Builder or contractor to verify all dimensions

& levels as well notify the designer of any

discrepancies prior to commencing any work

-Refer to Engineers drawings for structural details

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ENERGY EFFICIENCY NOTES & GENERAL NOTES

Scale:	Drawn By:	Drawing No.
NTS	dbb	
Date:	Issue:	en.eff1
08/07/25	DA-A	

BASIX™ Certificate

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Single Dwelling 2

Certificate number: 1810192S

Water Commitments
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 5 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.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 165,6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Construction	Area - m²	Additional insulation required
floor - concrete slab on ground, conventional slab.	185.6	nil;not specified
floor - above habitable rooms or mezzanine, particle board, frame: timber - H2 treated softwood...	21,25	nil;fibreglass batts or roll
floor - suspended floor above garage, concrete - suspended; frame: timber - H2 treated softwood.	12,45	nil;fibreglass batts or roll

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
garage floor - concrete slab on ground, 60% cement substitute.	16,8	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	443	2,94 (or 3,50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0,48-0,7)
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	120	3,00 (or 3,50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0,48-0,7)
external garage wall: brick veneer; frame: timber - H2 treated softwood.	19,32	fibreglass batts or roll	nil	
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	22,31	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	205	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	185,6	ceiling: 4 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0,38); ceiling area fully insulated

Note	Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	If the additional ceiling insulation listed in the table above is greater than R3,0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
<ul style="list-style-type: none">The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Energy Commitments
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01 Family	3300,00	910,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	none	1-2 m high, <1,5 m away
East facing					
W02 Family	600,00	3138,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
Door 1 Family	2100,00	3138,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	verandah 2940 mm, 2200 mm above base of window or glazed door	not overshadowed
W04 Kitchen	1000,00	910,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
W01 Bed 1	900,00	3010,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
W05 Ens.1	900,00	610,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
South facing					
W06 Garage	600,00	1210,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	none	1-2 m high, <1,5 m away
W03 Guest	600,00	1810,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	none	1-2 m high, <1,5 m away
W16 Ens.2	900,00	610,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	solid overhang 900 mm, 575 mm above head of window or glazed door	2-4 m high, 2 m away
W14 Dining	450,00	1810,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	solid overhang 900 mm, 300 mm above head of window or glazed door	2-4 m high, 2 m away
W01 Family	3300,00	910,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	none	1-2 m high, <1,5 m away
W01 Family	3300,00	910,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	none	1-2 m high, <1,5 m away
W06 Bed 3	600,00	1810,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2-5 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W06 Bath	600,00	1810,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2-5 m away
W06 Bed 2	600,00	1810,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	eave 580 mm, 343 mm above head of window or glazed door	2-4 m high, 2 m away
West facing					
W12 Lounge	2050,00	1210,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	solid overhang 2240 mm, 200 mm above head of window or glazed door	not overshadowed
Door 3 Bed 4	2400,00	2410,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	verandah 1600 mm, 2450 mm above base of window or glazed door	not overshadowed
Door 3 Bed 3	2400,00	2410,00	aluminium, single glazed (U-value: <=5,0, SHGC: 0,74 - 0,90)	verandah 1600 mm, 2450 mm above base of window or glazed door	not overshadowed

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
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 - ducted; Energy rating: 6 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)
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, open to façade; 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 the kitchen of the dwelling for natural lighting.



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Rajat and Pooja Karwal

Project Title :
Dual Occupancy & Sec. Dwellings at:
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DA SUBMISSION
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Note:
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-Refer to Engineers drawings for structural details
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ENERGY EFFICIENCY NOTES
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Scale: NTS	Drawn By: dbb	Drawing No.
Date: 08/07/25	Issue: DA-A	en.eff2

BASIX™Certificate

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Single Dwelling 3

Certificate number: 1810184S

Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 165.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	60.2	nil;not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	68.5	fibreglass batts or roll	nil	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	94.8	ceiling: 4 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments
Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
Door 06	2100.00	2110.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1470 mm, 2385 mm above base of window or glazed door	not overshadowed
W09	600.00	1210.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W10	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	not overshadowed
East facing					
W12	1000.00	1010.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 890 mm, 343 mm above head of window or glazed door	not overshadowed
W12	1000.00	1010.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 890 mm, 343 mm above head of window or glazed door	not overshadowed
South facing					
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W11	600.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W10	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
West facing					
W08	1200.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1510 mm, 1280 mm above base of window or glazed door	not overshadowed

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 - ducted; Energy rating: 3.5 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3.5 star (average zone)
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 - ducted; Energy rating: 3.5 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3.5 star (average zone)
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, open to façade; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

Energy Commitments
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.



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Client :

Rajat and Pooja Karwal

Project Title :

Dual Occupancy & Sec. Dwellings at:
L11, 63 Queen Street, Revesby dp2343

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Date

DA SUBMISSION
Revision

Note:
-Do not scale off drawings
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-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
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ENERGY EFFICIENCY NOTES
& GENERAL NOTES

Scale: NTS	Drawn By: dbb	Drawing No.
Date: 08/07/25	Issue: DA-A	en.eff3

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Single Dwelling 4

Certificate number: 1810186S

Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 165.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	60.2	nil;not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	68.5	fibreglass batts or roll	nil	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	94.8	ceiling: 4 (up), roof: foil/sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments
Ceiling fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W11	600.00	910.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W10	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
East facing					
W12	1000.00	1010.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 890 mm, 343 mm above head of window or glazed door	not overshadowed
W12	1000.00	1010.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 890 mm, 343 mm above head of window or glazed door	not overshadowed
South facing					
Door 06	2100.00	2110.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1470 mm, 2400 mm above base of window or glazed door	not overshadowed
W14	600.00	1210.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W05	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
W10	600.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	eave 580 mm, 343 mm above head of window or glazed door	1-2 m high, <1.5 m away
West facing					
W08	1200.00	1810.00	aluminium, single glazed (U-value: <=5.0, SHGC: 0.74 - 0.90)	verandah 1510 mm, 1280 mm above base of window or glazed door	not overshadowed

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 - ducted; Energy rating: 3.5 star (average zone)	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3.5 star (average zone)	
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 - ducted; Energy rating: 3.5 star (average zone)	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3.5 star (average zone)	
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, open to façade; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a	
Artificial lighting	
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Natural lighting	
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	

Energy Commitments
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.



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Client :
Rajat and Pooja Karwal

Project Title :
Dual Occupancy & Sec. Dwellings at:
L11, 63 Queen Street, Revesby dp2343

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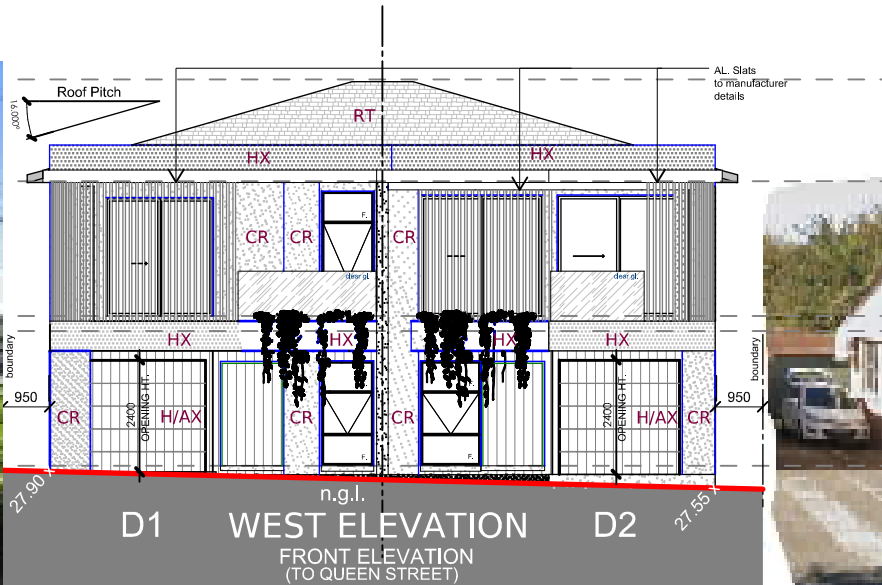
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ENERGY EFFICIENCY NOTES & GENERAL NOTES

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STREET SCAPE

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