

PROPOSED MULTI DWELLING HOUSING

1 MCPHERSON AVENUE
PUNCHBOWL NSW 2196
LOT 2 DP536605



GENERAL NOTES

- Architectural plans to be read in conjunction with detailed survey plan prepared by a registered surveyor
- All dimensions are in millimeters unless noted otherwise
- Dimensions are taken from wall or brick face, not plaster, render or other finish face
- Verify location of services on site prior to construction.

Materials:

- Floors:
- Ground Floor reinforced concrete slab to engineer's details
 - First Floor reinforced concrete slab construction to engineer's details
 - Internal floor finishes to be selected
- Walls:
- External walls on ground and first floor are generally 250mm brick veneer
 - Internal walls are generally 90mm timber stud
- Note: provide construction joints and articulation joints as required.
Construction joints to engineer's details

Recycled Plantation Timbers:

- Use only suitable plantation timbers selected from timbers listed in local council specifications
- Any timber framing to comply with AS 1684.

Termite Protection:

- Install physical barriers for termite protection to comply with the NCC and AS 3660.1 - 2014

Balustrades:

- Continuous balustrades or other barriers will be provided and installed in accordance with the requirements (including design and location) of Part 3.9 of the BCA– Housing Provisions.
- All treads, internal or external, or nosings of a stairway to comply with slip-resistance classification of (AS 4586-2013 and Table 3.9.1.3 of the BCA).

Stairs:

- Stairway head height clearance– minimum 2000mm in accordance with current NCC

Pool & Fencing:

- Install pool fencing to comply with Swimming Pools Act 1992 and AS 1926 and the NCC. Pool fence to be no less than 1.2m high and be fitted with a latching device not readily openable by a young child and constructed to automatically close and latch.
- ☐ Swimming pool overflow to connect to sewer.
 - ☐ Pool pump & filter in soundproof enclosure, enclosure to be 1m high.

Smoke Alarm:

- Install smoke alarm system to comply with NCC and AS 3786

Electrical

- All electrical works to comply with AS/NZS 3000

Landscaping:

- Refer to plan and details prepared by the Landscape Architect

Mechanical Ventilation:

- Provide mechanical ventilation where necessary to comply with the NCC

Windows:

- Windows to comply with AS 2047. Glazing to comply with the NCC and AS 1288. Restrictors to be fitted to all openable windows with a sill height less than 1.7m above adjacent ground level in accordance with the NCC

Tiles:

- Tiles to comply with AS 3958.1

Ramp:

- Ramp to comply with AS 2890.1

Reinforced Concrete Slabs, Footings, Lintels and Beams:

- To future structural engineer's details.

Stormwater:

- Stormwater and drainage identified on the architectural plans are indicative only. Refer to hydraulic plans for details.
- Guttering to comply with the NCC and AS 3500. Downpipe locations to comply with AS 3500. Install rainwater tank to BASIX specifications.

NCC COMPLIANCE

- Comply with the National Construction Code 2022, Volume Two and Volume Three: Plumbing and Drainage

DEVELOPMENT DATA

CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023
CANTERBURY - BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
LOT 2 SITE AREA: 1453.0m²

UNIT 1

- PROPOSED GROUND FLOOR: 60.50m²
PROPOSED FIRST FLOOR: 71.01m²
PROPOSED TOTAL FLOOR AREA: 131.51m²

UNIT 2

- PROPOSED GROUND FLOOR: 44.27m²
PROPOSED FIRST FLOOR: 61.05m²
PROPOSED TOTAL FLOOR AREA: 105.32m²

UNIT 3

- PROPOSED GROUND FLOOR: 51.45m²
PROPOSED FIRST FLOOR: 67.69m²
PROPOSED TOTAL FLOOR AREA: 119.14m²

UNIT 4

- PROPOSED GROUND FLOOR: 40.33m²
PROPOSED FIRST FLOOR: 60.93m²
PROPOSED TOTAL FLOOR AREA: 101.26m²

UNIT 5

- PROPOSED GROUND FLOOR: 111.95m²
PROPOSED TOTAL FLOOR AREA: 111.95m²

PROPOSED FLOOR AREA:

- PERMITTED MAX. FLOOR AREA: 726.5m²
(FSR 0.5:1)
PROPOSED TOTAL FLOOR AREA: 569.18m² (0.392:1)

SETBACKS

- FRONT SETBACK: 6m
REAR SETBACK: 3.33m
SIDE SETBACK: 2.5m

BUILDING HEIGHT

- PERMITTED MAX. BUILDING HEIGHT: 8.5m - Complies

DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	CURRENT REVISION
A001	COVER PAGE	28.04.26	M
A002	SEDIMENT & SOIL EROSION PLAN	17.02.26	F
A003	EXISTING / DEMOLITION PLAN	17.02.26	B
A004	SITE ANALYSIS PLAN	17.02.26	F
A005	BASIX - 1	28.04.26	A
A006	BASIX - 2	28.04.26	A
A100	SITE PLAN	28.04.26	M
A101	GROUND FLOOR PLAN (UNIT 1 - 3)	28.04.26	M
A102	FIRST FLOOR PLAN (UNIT 1 - 3)	28.04.26	M
A103	GROUND FLOOR PLAN (UNIT 4 & 5)	28.04.26	O
A104	FIRST FLOOR PLAN (UNIT 4 & 5)	28.04.26	M
A201	BUILDING SECTIONS - SHEET 1	28.04.26	H
A202	BUILDING SECTIONS - SHEET 2	28.04.26	H
A203	BUILDING SECTION - SHEET 3	28.04.26	H
A301	ELEVATIONS - SHEET 1	28.04.26	J
A302	ELEVATIONS - SHEET 2	28.04.26	J
A303	ELEVATIONS - SHEET 3	28.04.26	K
A304	ELEVATIONS - SHEET 4	28.04.26	J
A501	3D PERSPECTIVE VIEWS	17.02.26	H
A601	PROPOSED WINTER SOLSTICE SHADOW DIAGRAM	17.02.26	E
A602	PROPOSED EQUINOX SHADOW DIAGRAM	17.02.26	E

NOT FOR CONSTRUCTION
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M	28.04.26	UPDATED BASIX
L	17.02.26	REISSUE FOR DA
K	10.03.25	REVISED EXTERNAL WALLS
J	14.02.25	REVISED DA
I	16.12.24	REVISED DA
ISSUE	DATE	REVISION

designed
by:

 **RESOLUT**
p: (02) 8003 5885
e: info@resolut.com.au

client: BASSIM OMAR

project:
**PROPOSED MULTI DWELLING
HOUSING**
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:
COVER PAGE

print date: 28.04.26
drawn: AD
checked: CH
scale: As indicated @A3

DA ISSUE

RG24.17
drawing
no.

issue

M
A001

SEDIMENT RUN-OFF CONTROL DURING EARTHWORKS:

EROSION & SEDIMENT CONTROL

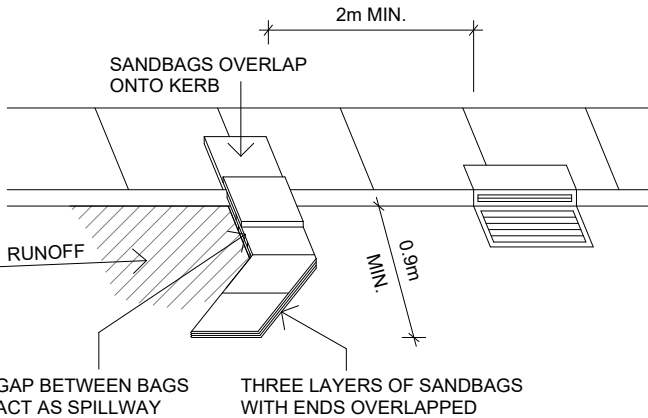
- 1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION ACROSS FRONT OF PROPERTY AND TO THE LOW AREAS OF ADJOINING SITES. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
- 2. EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- 3. SEDIMENT FENCING IS TO BE REMOVABLE ACROSS SITE ACCESS.
- 4. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- 5. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- 6. TOPSOIL THAT IS REMOVED TO BE STRIPED AND STOCK PILED AT REAR OF SITE FOR RE-USE.
- 7. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- 8. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

MAINTENANCE PROGRAM

- 1. SEDIMENT TRAPS AND FENCES TO BE CHECKED AND MAINTAINED ON A WEEKLY BASIS AT LEAST AND AFTER EVERY STORM EVENT TO ENSURE ADEQUATE OPERATION.
- 2. CONNECTION TO EXISTING DISCHARGE DRAINAGE SYSTEMS TO BE CARRIED OUT AT THE EARLY STAGES OF THE CONSTRUCTION.
- 3. MAINTAIN SITE ACCESS IN AN EFFECTIVE CONDITION THROUGH REMOVAL OF SEDIMENT AND/OR ADDITION OF EXTRA AGGREGATE ON DAILY BASIS.
- 4. WORK TO BE PHASED, TRUCK MOVEMENT MINIMISED ON DISTURBED AREAS AND GROUND SURFACE TO BE KEPT DAMP (NOT WET) TO LIMIT DUST EMISSIONS.
- 5. BINS TO BE EMPTIED ON A WEEKLY BASIS AS NECESSARY. WASTE TO BE DISPOSED OF IN AN APPROVED MANNER.
- 6. REPAIR AREAS OF EROSION AS REQUIRED.

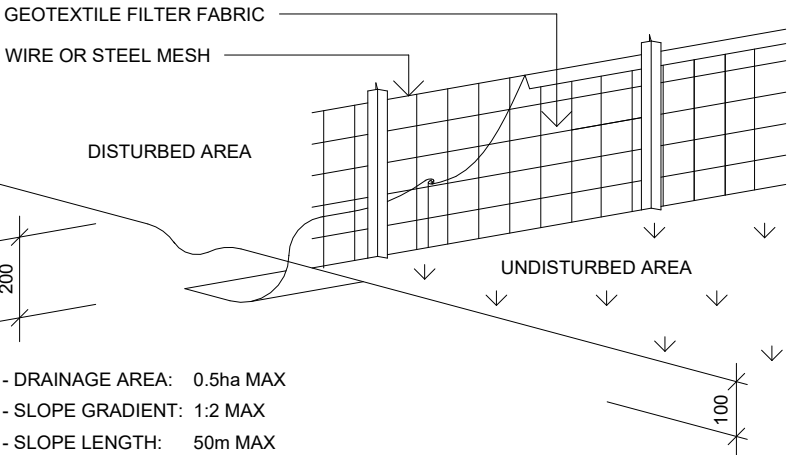
WASTE LEGEND:

- BRICK, TILE, CONCRETE DISPOSAL BIN 3m³
- TIMBER DISPOSAL BIN 3m³
- MIXED WASTE DISPOSAL BIN 3m³
- METALS DISPOSAL BIN 3m³



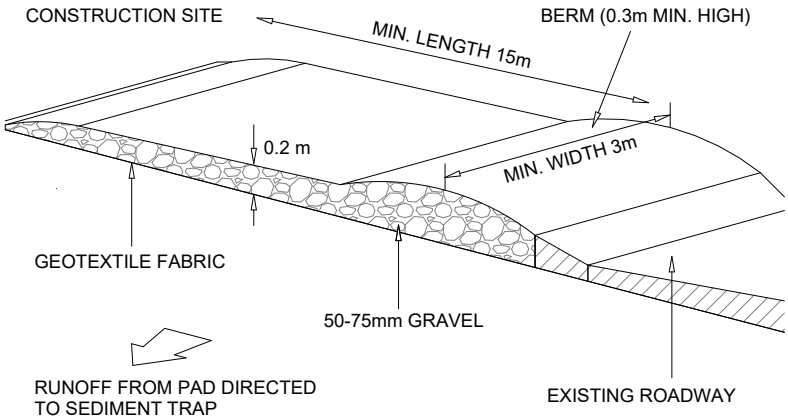
KERB INLET SEDIMENT TRAP

NTS



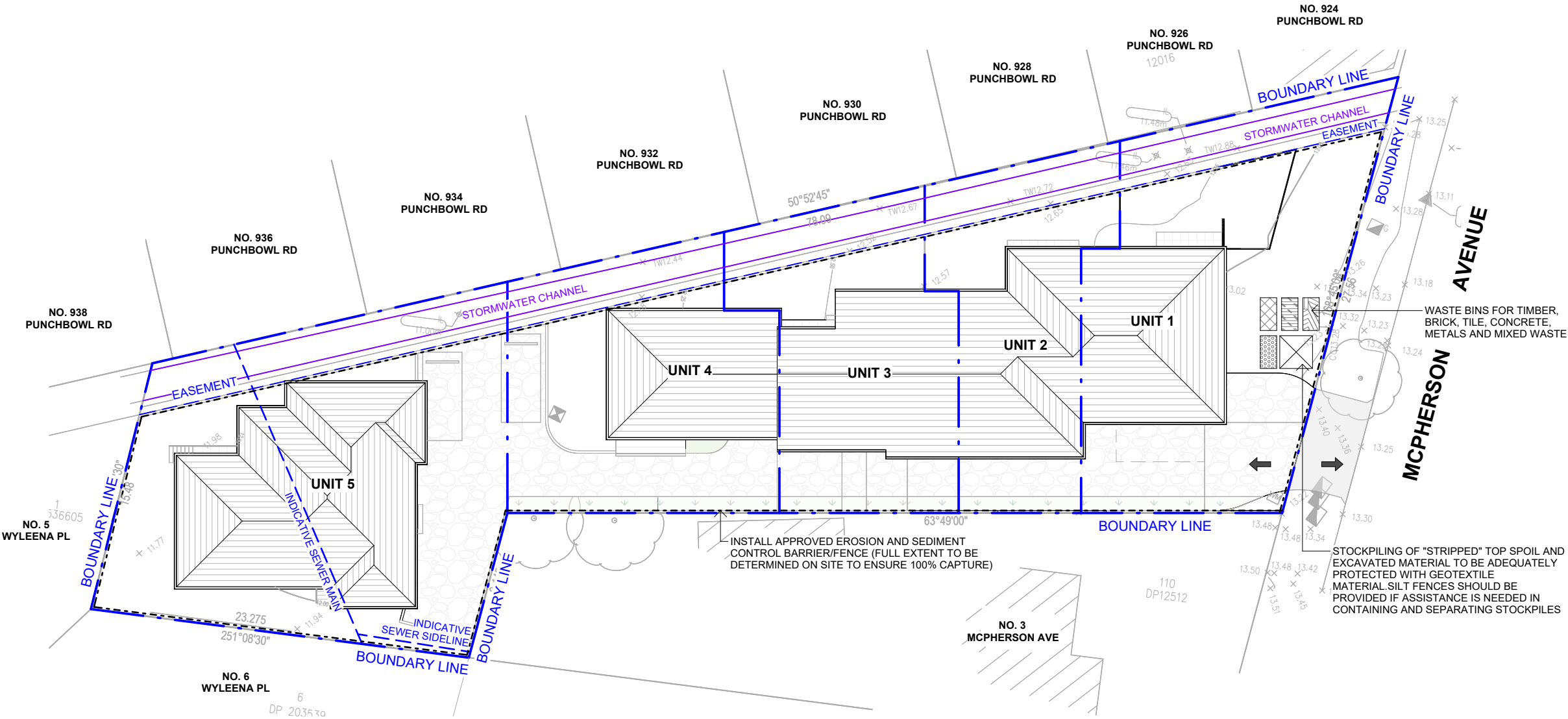
SILT FENCE DETAIL

NTS



TEMPORARY CONSTRUCTION EXIT

NTS



SEDIMENT & SOIL EROSION

1 : 300

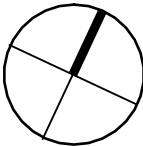
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F	17.02.26	REISSUE FOR DA
E	05.07.24	DRAFT DA FOR REVIEW
D	04.07.24	DRAFT DA FOR REVIEW
C	20.06.24	DRAFT DA FOR REVIEW
B	17.06.24	DRAFT DA FOR REVIEW
ISSUE	DATE	REVISION

designed by:

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client: BASSIM OMAR

project: PROPOSED MULTI DWELLING HOUSING

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:

SEDIMENT & SOIL EROSION PLAN

print date: 17.02.26

drawn: AD

checked: CH

scale: As indicated @A3

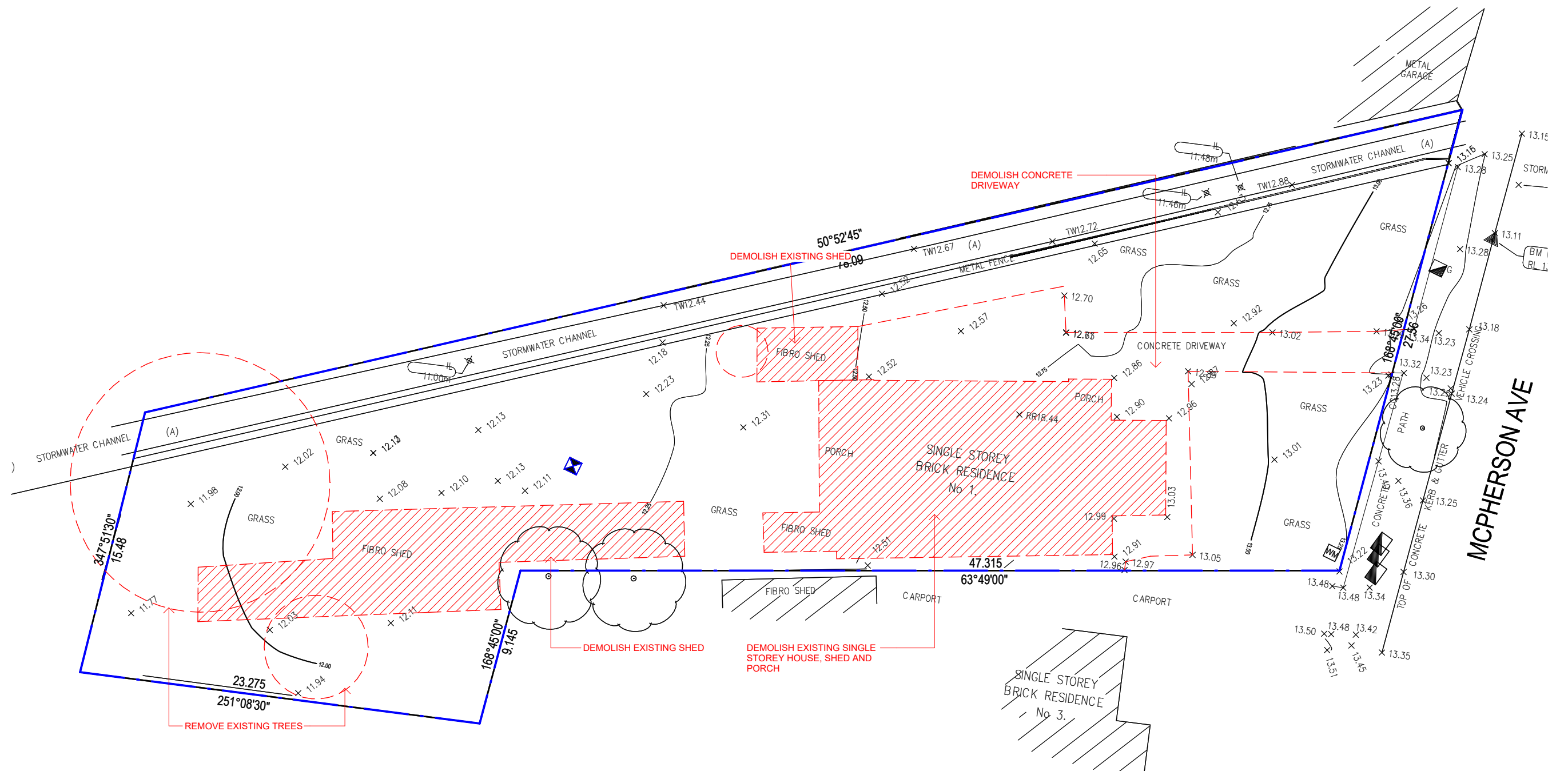
DA ISSUE

RG24.17

drawing issue

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A002



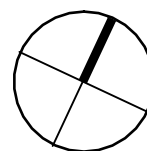
1 EXISTING / DEMOLITION PLAN
1 : 250

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ISSUE	DATE	REVISION
B	17.02.26	REISSUE FOR DA
A	04.04.25	DEMO PLAN ADDED

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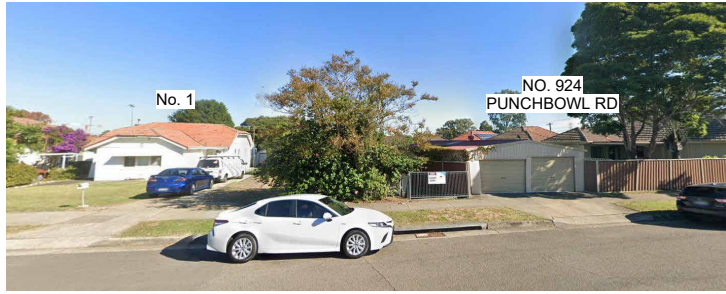
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EXISTING /
DEMOLITION PLAN

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drawn: AZ
checked: CH
scale: 1 : 250 @A3

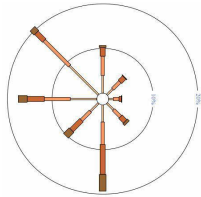
DA ISSUE

RG24.17
drawing
no.

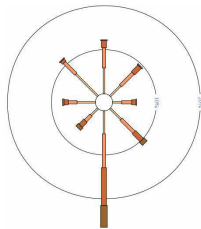
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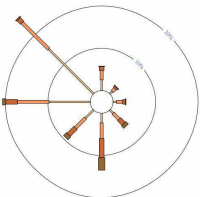
WIND ROSE ANALYSIS (NEAREST STATION)



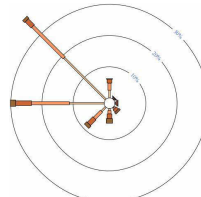
SPRING SYDNEY WIND



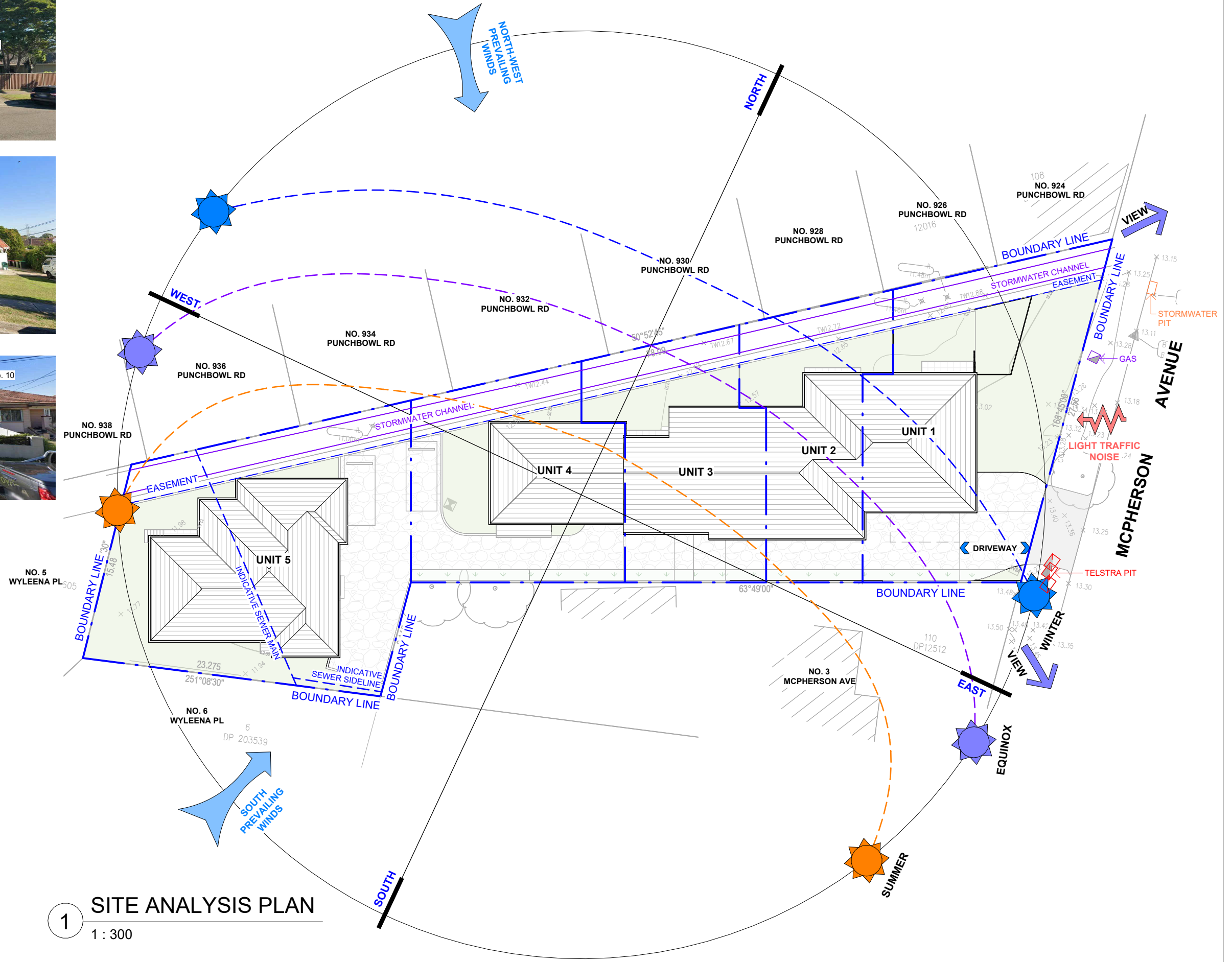
SUMMER SYDNEY WIND



AUTUMN SYDNEY WIND



WINTER SYDNEY WIND



1 SITE ANALYSIS PLAN
1 : 300

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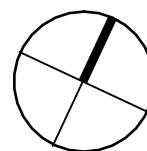
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issue
no.

F
A004

BASIX™Certificate

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

Multi Dwelling

Certificate number: 1843456M

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: Friday, 24 April 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NaHERS certificate F2VAGJ9GJ.

Project summary			
Project name	1 McPherson Avenue, Punchbowl		
Street address	1 MCPHERSON AVENUE PUNCHBOWL 2196		
Local Government Area	CANTERBURY-BANKSTOWN		
Plan type and plan number	Deposited Plan: 536605		
Lot No.	2		
Section no.	-		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	5		
No. of single dwelling houses	0		
Project score			
Water	✓ 50	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 74	Target 72	
Materials	✓ -57	Target n/a	

Certificate Prepared by	
Name / Company Name: AM ARCH PTY LTD	
ABN (if applicable): 70993329770	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1843456M Friday, 24 April 2026 page 1/18

Description of project

Project address		Common area landscape	
Project name	1 McPherson Avenue, Punchbowl	Common area lawn (m²)	0
Street address	1 MCPHERSON AVENUE PUNCHBOWL 2196	Common area garden (m²)	0
Local Government Area	CANTERBURY-BANKSTOWN	Area of indigenous or low water use species (m²)	0
Plan type and plan number	Deposited Plan: 536605	Assessor details and thermal loads	
Lot No.	2	Assessor number	KexuanSun
Section no.	-	Certificate number	F2VAGJ9GJ
Project type		Climate zone	56
No. of residential flat buildings	0	Project score	
Residential flat buildings: no. of dwellings	0	Water	✓ 50 Target 40
Multi-dwelling housing: no. of dwellings	5	Thermal Performance	✓ Pass Target Pass
No. of single dwelling houses	0	Energy	✓ 74 Target 72
Site details		Materials	✓ -57 Target n/a
Site area (m²)	1453		
Roof area (m²)	400.5		
Non-residential floor area (m²)	0		
Residential car spaces	5		
Non-residential car spaces	0		

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Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area)
1	3	112.4	26.6	43	43	2	2	84.2	25.1	35.8	35.8
5	2	101.3	23.7	121.3	121.3	3	2	103.4	25.5	36.2	36.2

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No common areas specified.

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Schedule of BASIX commitments

- Commitments for multi-dwelling housing
 - Dwellings
 - Water
 - Energy
 - Thermal Performance and Materials
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Common areas and central systems/facilities
 - Water
 - Energy

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1843456M Friday, 24 April 2026 page 5/18

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(i) Dwellings	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).		✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all tanks in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1843456M Friday, 24 April 2026 page 6/18

Figures									
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dishwashers	Volume (max volume)	Individual pool
All dwellings	4 star > 4.5 but <= 6 L/min	4 star	5 star	5 star	-	-	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
1	Individual water tank (No. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 74.5 square metres of roof area; 43 square metres of garden and lawn area; and	yes	yes	no	no	no	
2	Individual water tank (No. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 65 square metres of roof area; 35.8 square metres of garden and lawn area; and	yes	yes	no	no	no	
3	Individual water tank (No. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 71.6 square metres of roof area; 36.2 square metres of garden and lawn area; and	yes	yes	no	no	no	
4	Individual water tank (No. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 64.4 square metres of roof area; 46.2 square metres of garden and lawn area; and	yes	yes	no	no	no	
All other dwellings	Individual water tank (No. 1)	Tank size (min) 1000 litres	To collect run-off from at least: 125 square metres of roof area; 121.3 square metres of garden and lawn area; and	yes	yes	no	no	no	

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			

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(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in at least 1 living/bedroom area of the dwelling, if no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such area. If the term "dedicated" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1843456M Friday, 24 April 2026 page 8/18

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	Individual fan, ducted to facade or roof	manual on / timer off	Individual fan, ducted to facade or roof	manual on / timer off	Individual fan, ducted to facade or roof	manual on / timer off

Cooling			Heating			Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen	
2, 5	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	2	yes	
All other dwellings	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	3-phase airconditioning / EER 3.5 - 4.0	3	yes	

Individual pool		Individual spa		Appliances other efficiency measures						
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	no	yes

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

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A	28.04.26	UPDATED BASIX	
ISSUE	DATE		REVISION

designed by:

RESOLUT
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e: info@resolut.com.au

client: BASSIM OMAR
drawing title:
BASIX - 1
project:
PROPOSED MULTI DWELLING HOUSING
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

print date: 28.04.26
drawn: ES
checked: CH
scale: 1 : 300 @A3

DA ISSUE

RG24.17
drawing issue no.
A
A005

(ii) Thermal Performance and Materials				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.						
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.						
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.						
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.				✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.					✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.					✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.				✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.						
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.				✓	✓	✓
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.					✓	
Thermal loads						
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)			
1	14.4	11.1	25.500			
2	24.9	5.1	30.000			
3	24.5	5.5	30.000			
4	22.4	9.4	29.800			

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No: 1843456M Friday, 24 April 2026 page 10/18

Thermal loads										
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)							
All other dwellings	24.3	5.7	30.000							
Construction of floors and walls										
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls					
1	24	1.8	-	15.4	no					
2	61.6	4.2	-	18.3	no					
3	68.1	5	-	18.3	no					
4	57.3	7.5	-	15.4	no					
All other dwellings	125	-	-	-	no					
Floor types										
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
1	74	-	-	conventional slab	-	-	-	concrete - suspended, frame: timber - H2 treated softwood	1.6	fibreglass batts or roll
2	61.6	-	-	conventional slab	-	-	-	concrete - suspended, frame: timber - H2 treated softwood	4.2	fibreglass batts or roll
3	68.1	-	-	conventional slab	-	-	-	concrete - suspended, frame: timber - H2 treated softwood	5	fibreglass batts or roll
4	57.3	-	-	conventional slab	-	-	-	concrete - suspended, frame: timber - H2 treated softwood	7.5	fibreglass batts or roll

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No: 1843456M Friday, 24 April 2026 page 11/18

Floor types											
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	
All other dwellings	125	-	-	conventional slab	-	-	-	-	-	-	
Garage floor											
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	
1	55.8	-	-	concrete - suspended, frame: timber - H2 treated softwood	15.4	fibreglass batts or roll	concrete slab on ground	16	-	-	
2	40.4	-	-	concrete - suspended, frame: timber - H2 treated softwood	18.3	fibreglass batts or roll	concrete slab on ground	18.5	-	-	
3	47.8	-	-	concrete - suspended, frame: timber - H2 treated softwood	18.3	fibreglass batts or roll	concrete slab on ground	18.6	-	-	
4	39	-	-	concrete - suspended, frame: timber - H2 treated softwood	15.4	fibreglass batts or roll	concrete slab on ground	18.3	-	-	
All other dwellings	-	-	-	-	-	-	concrete slab on ground	16.2	-	-	

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External walls								
External wall type 1								
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
1	cavity brick	186.8	-	-	-	-	-	-
2	cavity brick	187.5	-	-	-	-	-	-
3	cavity brick	174.3	-	none	cavity brick	29	polystyrene	none
4	cavity brick	133.8	-	none	cavity brick	46.9	polystyrene	none
External wall type 2								
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
1	cavity brick	186.8	-	-	-	-	-	-
2	cavity brick	187.5	-	-	-	-	-	-
3	cavity brick	174.3	-	none	cavity brick	29	polystyrene	none
4	cavity brick	133.8	-	none	cavity brick	46.9	polystyrene	none

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No: 1843456M Friday, 24 April 2026 page 13/18

External walls								
External wall type 1								
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All other dwellings	cavity brick	101.1	-	none	cavity brick	28.4	polystyrene	none
External wall type 2								
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-
Internal walls								
Internal walls shared with garage								
Dwelling no.	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)
1	single skin masonry	21	-	single skin masonry	156.4	-	-	-
2	-	-	-	single skin masonry	98.6	-	-	-
5	-	-	-	single skin masonry	98	-	-	-
All other dwellings	-	-	-	single skin masonry	124	-	-	-
Internal wall type 1								
Dwelling no.	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)
1	single skin masonry	21	-	single skin masonry	156.4	-	-	-
2	-	-	-	single skin masonry	98.6	-	-	-
5	-	-	-	single skin masonry	98	-	-	-
All other dwellings	-	-	-	single skin masonry	124	-	-	-
Internal wall type 2								
Dwelling no.	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)
1	single skin masonry	21	-	single skin masonry	156.4	-	-	-
2	-	-	-	single skin masonry	98.6	-	-	-
5	-	-	-	single skin masonry	98	-	-	-
All other dwellings	-	-	-	single skin masonry	124	-	-	-
Ceiling and roof								
Flat ceiling / pitched roof								
Dwelling no.	Construction type	Area (m ²)	Insulation	Raked ceiling / pitched or skillion roof	Construction type	Area (m ²)	Insulation	Flat ceiling / flat roof
1	framed - metal roof, frame: timber - H2 treated softwood	72.9	Ceiling: fibreglass batts or roll; Roof: foil sarking	-	Ceiling: Roof: concrete - plasterboard internal, frame: timber - H2 treated softwood	1.6	Ceiling: fibreglass batts or roll; Roof: none	

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Ceiling and roof											
Flat ceiling / pitched roof											
Dwelling no.	Construction type	Area (m ²)	Insulation	Raked ceiling / pitched or skillion roof	Construction type	Area (m ²)	Insulation	Flat ceiling / flat roof	Construction type	Area (m ²)	Insulation
2	framed - metal roof, frame: timber - H2 treated softwood	62.9	Ceiling: fibreglass batts or roll; Roof: foil sarking	-	Ceiling: Roof: concrete - plasterboard internal, frame: timber - H2 treated softwood	2.1	Ceiling: fibreglass batts or roll; Roof: none				
3	framed - metal roof, frame: timber - H2 treated softwood	71.1	Ceiling: fibreglass batts or roll; Roof: foil sarking	-	Ceiling: Roof: concrete - plasterboard internal, frame: timber - H2 treated softwood	0.5	Ceiling: fibreglass batts or roll; Roof: none				
4	framed - metal roof, frame: timber - H2 treated softwood	81.8	Ceiling: fibreglass batts or roll; Roof: foil sarking	-	Ceiling: Roof: concrete - plasterboard internal, frame: timber - H2 treated softwood	2.5	Ceiling: fibreglass batts or roll; Roof: none				
All other dwellings	framed - metal roof, frame: timber - H2 treated softwood	125	Ceiling: fibreglass batts or roll; Roof: foil sarking	-	Ceiling: Roof: -	-	Ceiling: Roof: -				
Glazing type											
Dwelling no.	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	UPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)			
1	-	45.2	-	45.2	-	-	-	-			
2	-	26.8	-	26.8	-	-	-	-			
3	-	26	-	26	-	-	-	-			
4	-	23.8	-	23.8	-	-	-	-			
All other dwellings	-	22.9	-	22.9	-	-	-	-			

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2. Commitments for common areas and central systems/facilities for the development (non-building specific)				
(b) Common areas and central systems/facilities				
(i) Water				
Show on DA plans				
Show on CC/CDC plans & specs				
Certifier check				
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.				
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.				
(c) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.				
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.				
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.				
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.				
Common area				
Showers/baths rating				
Toilets rating				
Taps rating				
Clothes washers rating				
All common areas				
no common facility				
no common facility				
no common facility				
no common laundry facility				
(i) Energy				
Show on DA plans				
Show on CC/CDC plans & specs				
Certifier check				
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.				
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.				
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.				

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Central energy systems		
Type	Specification	
Other	-	

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Notes	
1. In these commitments, "applicant" means the person carrying out the development.	
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.	
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.	
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).	
5. If a star or other rating is specified in a commitment, this is a minimum rating.	
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.	
Legend	
1. 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).	
2. Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
3. Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).	

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A	28.04.26	UPDATED BASIX
ISSUE	DATE	REVISION

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client: BASSIM OMAR
drawing title:
BASIX - 2
project:
PROPOSED MULTI DWELLING HOUSING
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

print date: 28.04.26
drawn: ES
checked: CH
scale: 1 : 300
@A3
DA ISSUE

RG24.17
drawing issue
no. A006

DEVELOPMENT DATA

CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023
CANTERBURY - BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
LOT 2 SITE AREA: 1453.0m²

UNIT 1
PROPOSED GROUND FLOOR: 60.50m²
PROPOSED FIRST FLOOR: 71.01m²
PROPOSED TOTAL FLOOR AREA: 131.51m²

UNIT 2
PROPOSED GROUND FLOOR: 44.27m²
PROPOSED FIRST FLOOR: 61.05m²
PROPOSED TOTAL FLOOR AREA: 105.32m²

UNIT 3
PROPOSED GROUND FLOOR: 51.45m²
PROPOSED FIRST FLOOR: 67.69m²
PROPOSED TOTAL FLOOR AREA: 119.14m²

UNIT 4
PROPOSED GROUND FLOOR: 40.33m²
PROPOSED FIRST FLOOR: 60.93m²
PROPOSED TOTAL FLOOR AREA: 101.26m²

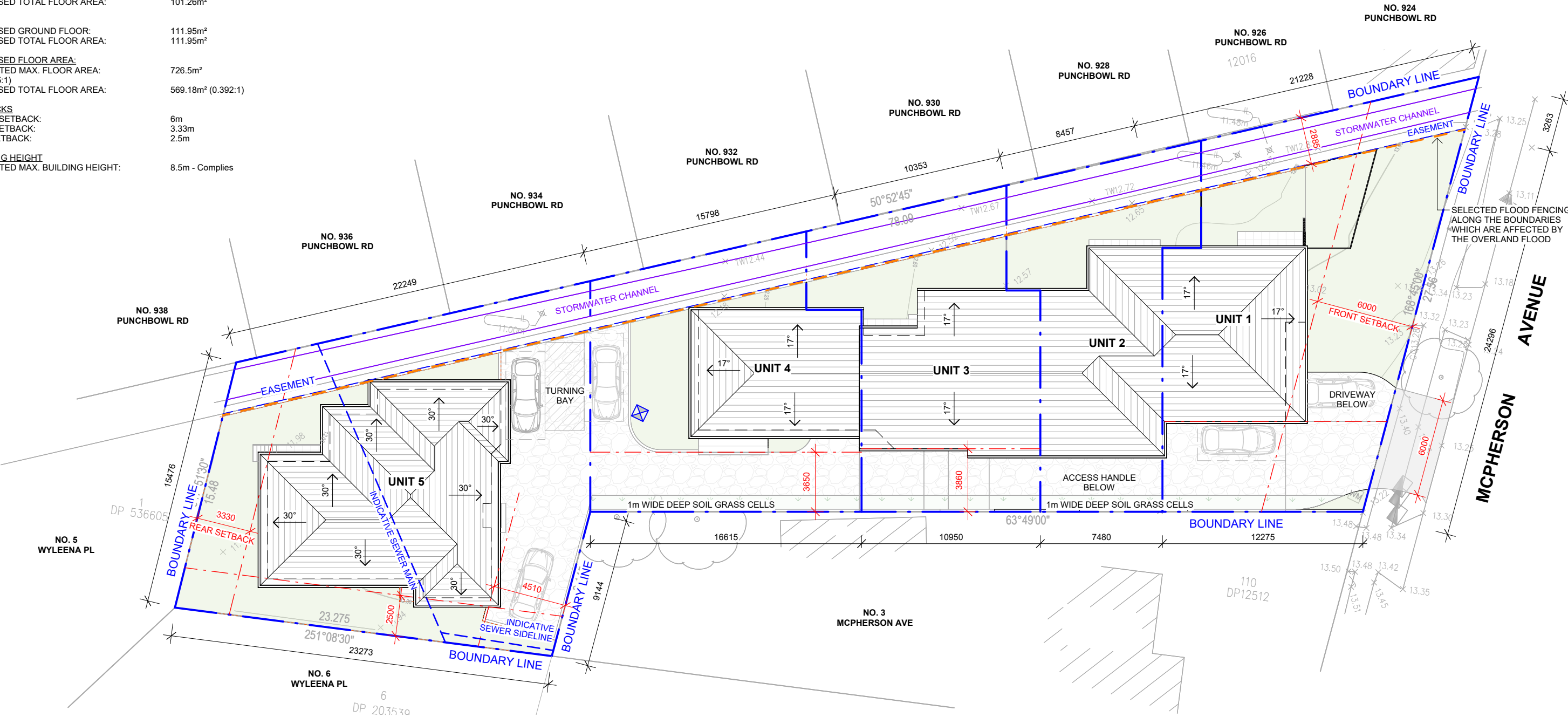
UNIT 5
PROPOSED GROUND FLOOR: 111.95m²
PROPOSED TOTAL FLOOR AREA: 111.95m²

PROPOSED FLOOR AREA:
PERMITTED MAX. FLOOR AREA: 726.5m²
(FSR 0.5:1)
PROPOSED TOTAL FLOOR AREA: 569.18m² (0.392:1)

SETBACKS
FRONT SETBACK: 6m
REAR SETBACK: 3.33m
SIDE SETBACK: 2.5m

BUILDING HEIGHT
PERMITTED MAX. BUILDING HEIGHT: 8.5m - Complies

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M)**,
NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.



1 SITE PLAN
1 : 250

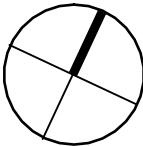
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M	28.04.26	UPDATED BASIX
L	17.02.26	REISSUE FOR DA
K	02.02.26	REVISED UNIT 5, ADDED VISITOR SPACE, AND AMENDED ACCESSWAY
J	14.02.25	REVISED DA
ISSUE	DATE	REVISION

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client: BASSIM OMAR
project:
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1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

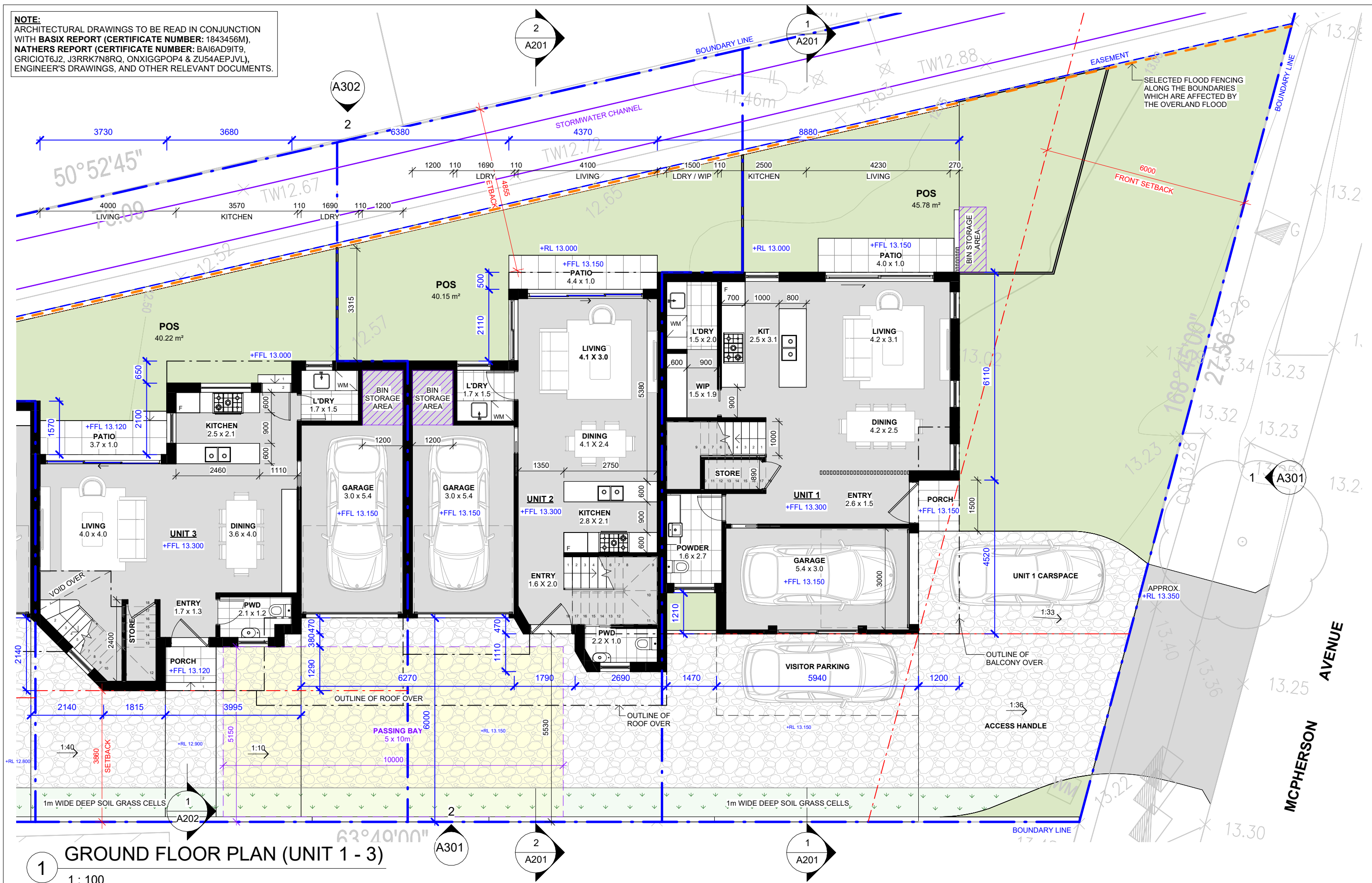
drawing title:
SITE PLAN

print date: 28.04.26
drawn: AD
checked: CH
scale: As indicated @A3

DA ISSUE

job no. **RG24.17**
drawing no. **A100**
issue no. **M**

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M),**
NATHERS REPORT (CERTIFICATE NUMBER: BA16AD91T9,
GRICIQT6J2, J3RRK7N8RQ, ONXIGGP04 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.



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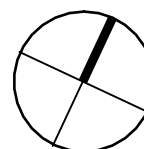
M	28.04.26	UPDATED BASIX
L	17.02.26	REISSUE FOR DA
K	10.09.25	FOR REVIEW
J	10.03.25	REVISED EXTERNAL WALLS
I	14.02.25	REVISED DA
ISSUE	DATE	REVISION

designed
by:



RESOLUT

p: (02) 8003 5885
e: info@resolut.com.au



client: BASSIM OMAR

project:

**PROPOSED MULTI DWELLING
HOUSING**

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:
GROUND FLOOR PLAN
(UNIT 1 - 3)

print date: 28.04.26
drawn: AD
checked: CH
scale: 1 : 100 @A3

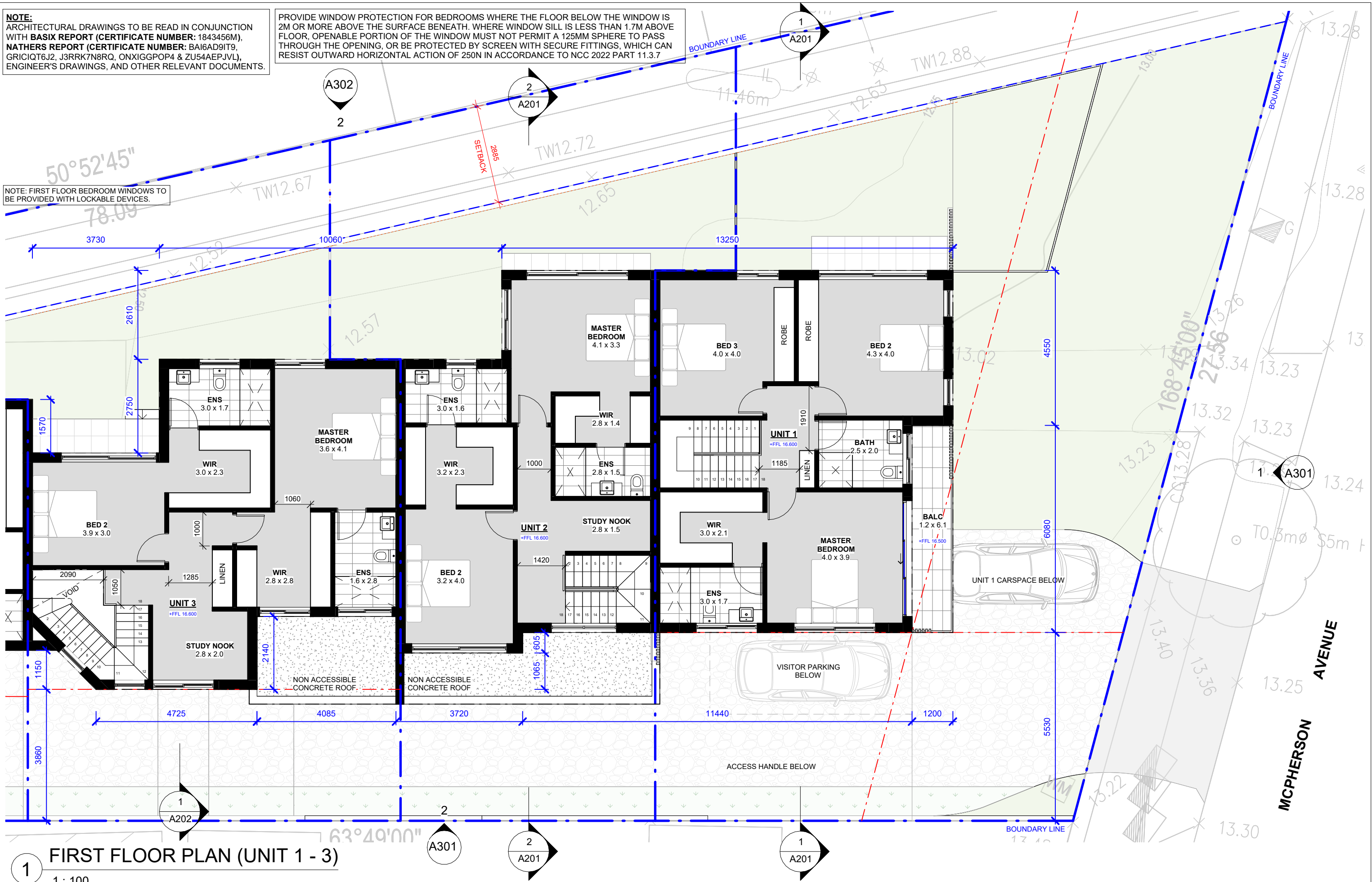
DA ISSUE

job no.	RG24.17	issue	M
drawing no.			A101

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M)**,
NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICIQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

PROVIDE WINDOW PROTECTION FOR BEDROOMS WHERE THE FLOOR BELOW THE WINDOW IS
2M OR MORE ABOVE THE SURFACE BENEATH. WHERE WINDOW SILL IS LESS THAN 1.7M ABOVE
FLOOR, OPENABLE PORTION OF THE WINDOW MUST NOT PERMIT A 125MM SPHERE TO PASS
THROUGH THE OPENING, OR BE PROTECTED BY SCREEN WITH SECURE FITTINGS, WHICH CAN
RESIST OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE TO NCC 2022 PART 11.3.7

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.



1 FIRST FLOOR PLAN (UNIT 1 - 3)
1 : 100

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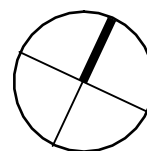
ISSUE	DATE	REVISION
M	28.04.26	UPDATED BASIX
L	17.02.26	REISSUE FOR DA
K	02.02.26	REVISED UNIT 5, ADDED VISITOR SPACE, AND AMENDED ACCESSWAY
J	10.09.25	FOR REVIEW

designed
by:



RESOLUT

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e: info@resolut.com.au



client: BASSIM OMAR

project:
**PROPOSED MULTI DWELLING
HOUSING**

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:

**FIRST FLOOR PLAN
(UNIT 1 - 3)**

print date: 28.04.26

drawn: AD

checked: CH

scale: 1 : 100

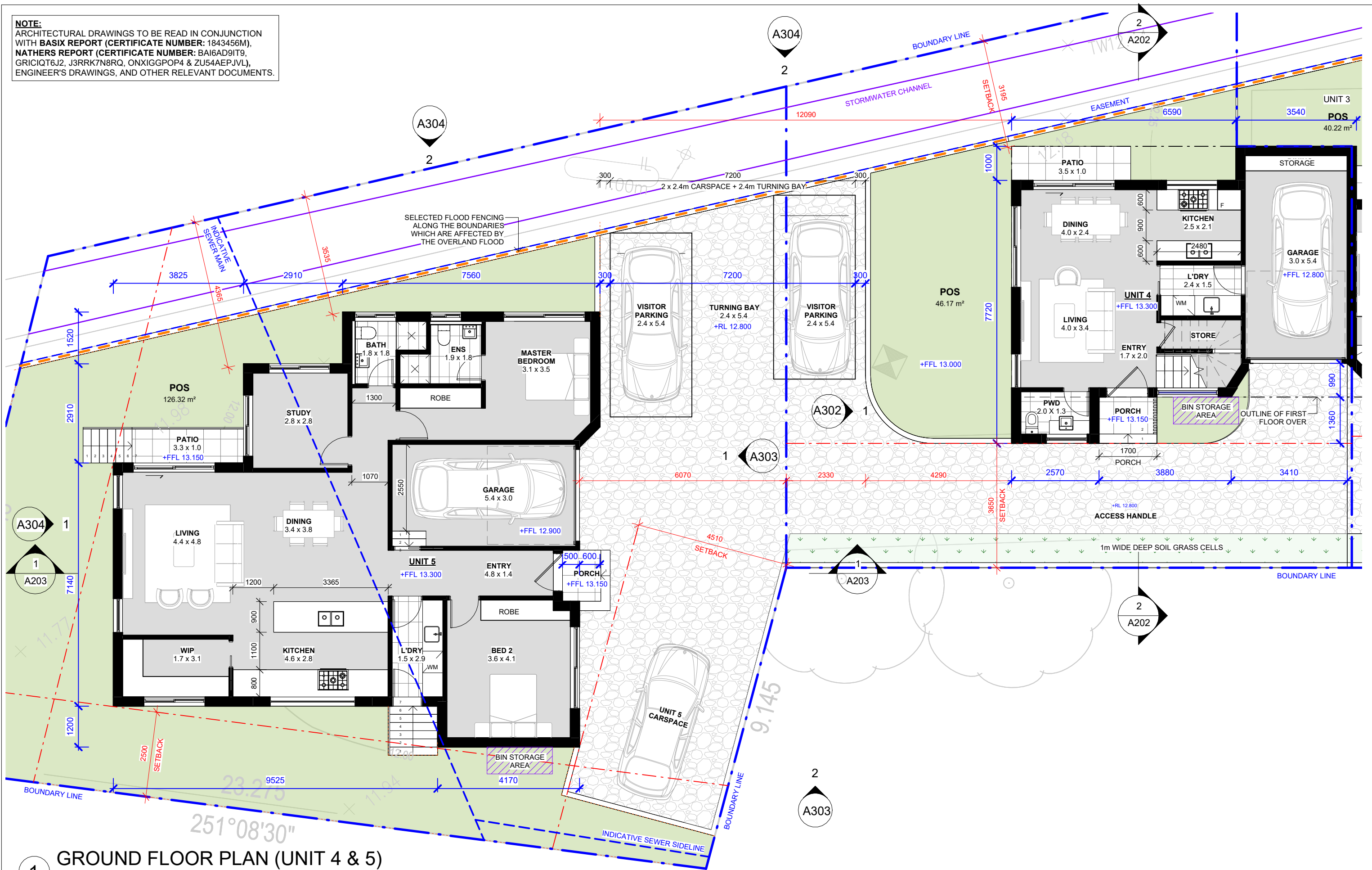
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DA ISSUE

RG24.17
drawing
no.

issue
no.
M
A102

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
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NATHERS REPORT (CERTIFICATE NUMBER: BA16AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.



GROUND FLOOR PLAN (UNIT 4 & 5)

1 : 100

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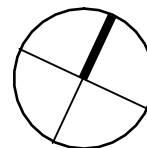
ISSUE	DATE	REVISION
O	28.04.26	UPDATED BASIX
N	17.02.26	REISSUE FOR DA
M	02.02.26	REVISED UNIT 5, ADDED VISITOR SPACE, AND AMENDED ACCESSWAY
L	10.09.25	FOR REVIEW

designed by:



RESOLUT

p: (02) 8003 5885
e: info@resolut.com.au



client: BASSIM OMAR

project:
PROPOSED MULTI DWELLING
HOUSING
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:
GROUND FLOOR PLAN
(UNIT 4 & 5)

print date: 28.04.26

drawn: AD

checked: CH

scale: 1 : 100

DA ISSUE

RG24.17

issue
drawing
no.

O
A103

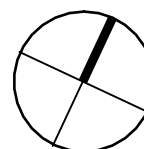
PROVIDE WINDOW PROTECTION FOR BEDROOMS WHERE THE FLOOR BELOW THE WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH. WHERE WINDOW SILL IS LESS THAN 1.7M ABOVE FLOOR, OPENABLE PORTION OF THE WINDOW MUST NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE OPENING, OR BE PROTECTED BY SCREEN WITH SECURE FITTINGS, WHICH CAN RESIST OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE TO NCC 2022 PART 11.3.7

[illegible]

1 : 100

M	28.04.26	UPDATED BASIX
L	17.02.26	REISSUE FOR DA
K	02.02.26	REVISED UNIT 5, ADDED VISITOR SPACE, AND AMENDED ACCESSWAY
J	10.09.25	FOR REVIEW
ISSUE	DATE	REVISION

RESOLUT
p: (02) 8003 5885
e: info@resolut.com.au



drawing title:
FIRST FLOOR PLAN
(UNIT 4 & 5)

print date: 28.04.26
drawn: AD
checked: CH
scale: 1 : 100 @A3

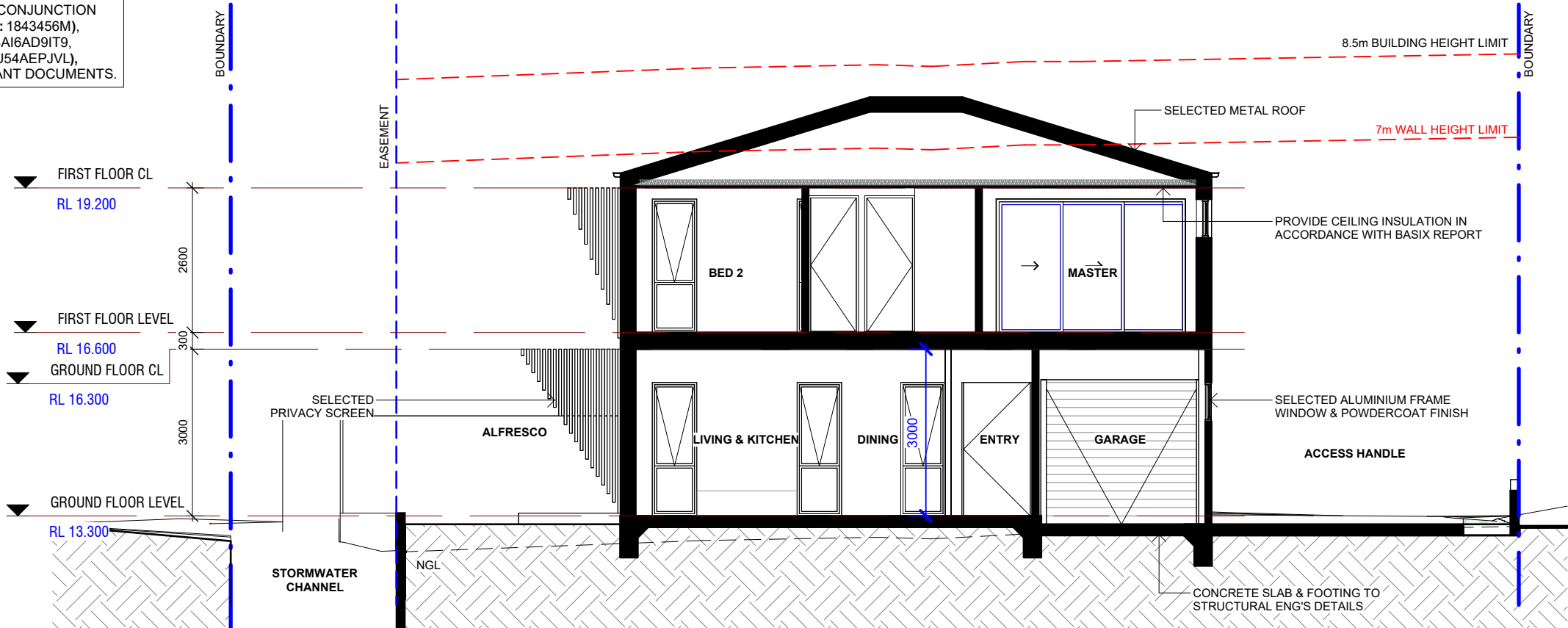
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ob 3
no. RG24.17

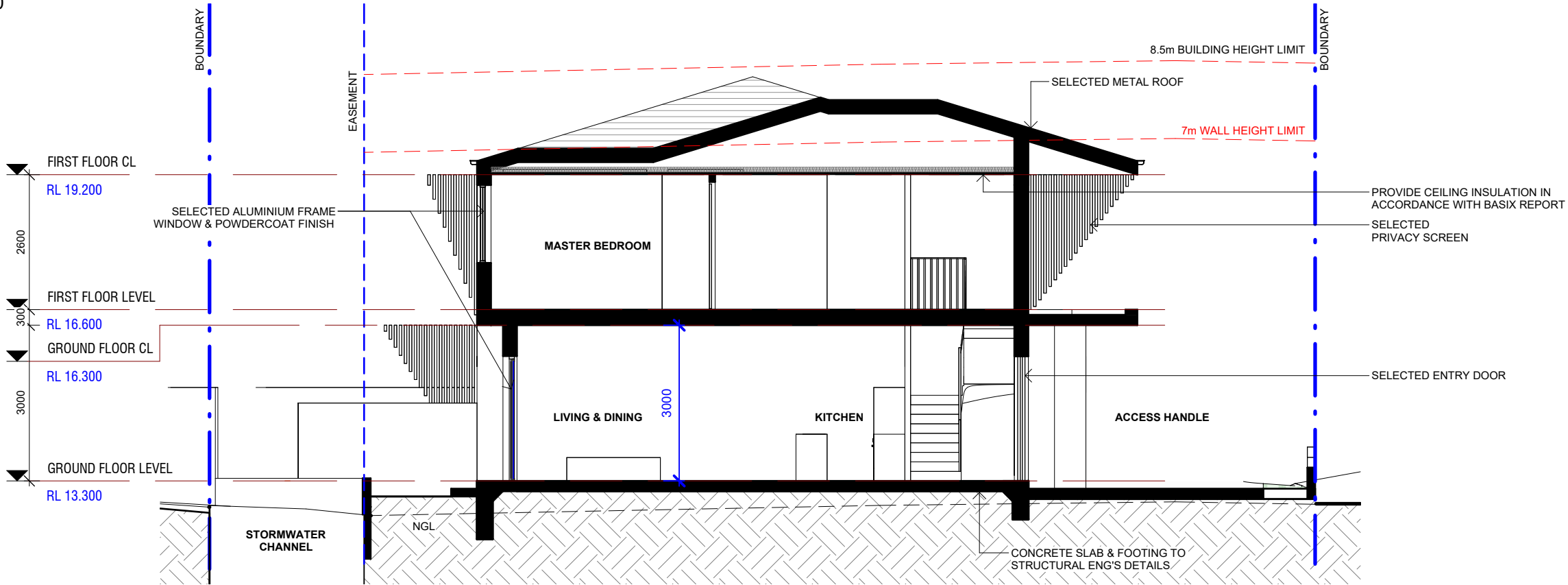
ing	A104
issue	M

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
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NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICIQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.



1 SECTION - UNIT 1
1 : 100



2 SECTION - UNIT 2
1 : 100

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H	28.04.26	UPDATED BASIX
G	17.02.26	REISSUE FOR DA
F	16.12.24	REVISED DA
E	06.09.24	BASIX & NATHERS CERTIFICATE
D	05.07.24	DRAFT DA FOR REVIEW
ISSUE	DATE	REVISION

designed
by:



RESOLUT

p: (02) 8003 5885
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client: BASSIM OMAR

project:
PROPOSED MULTI DWELLING
HOUSING

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:

BUILDING SECTIONS -
SHEET 1

print date: 28.04.26

drawn: AD

checked: CH

scale: 1 : 100

@A3

DA ISSUE

job

no. RG24.17

issue
drawing
no.

H

A201

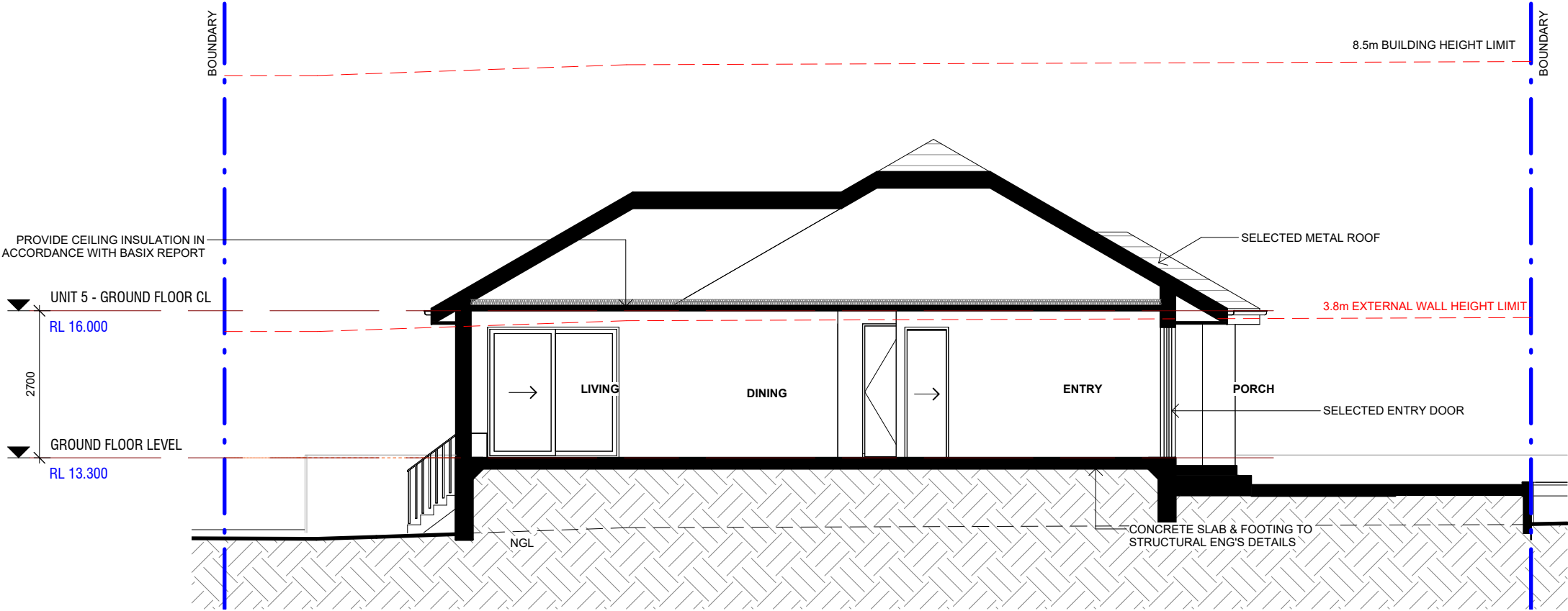
NOTE: FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH LOCKABLE DEVICES.



no. RG24.17	drawing issue	H
		A202

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
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GRICIQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.

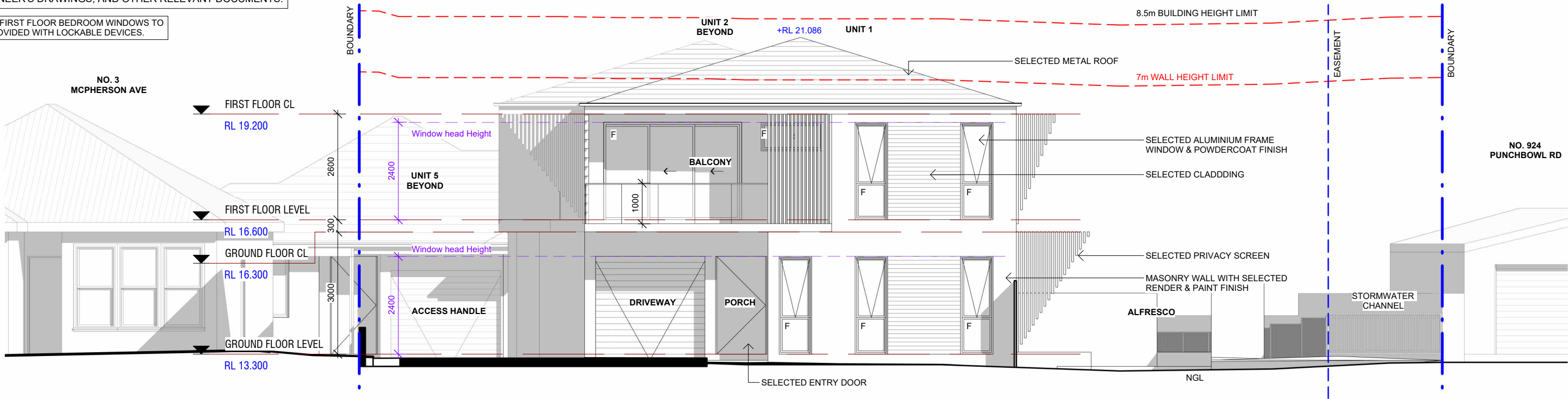


1 SECTION - UNIT 5
1 : 100

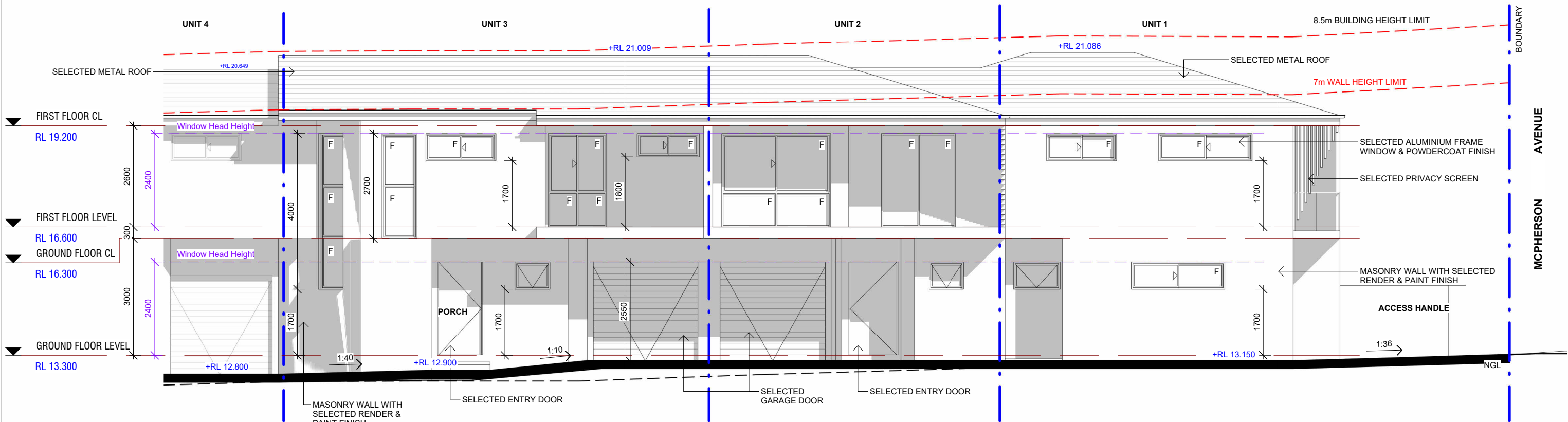
NOT FOR CONSTRUCTION Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components. All construction works to AS and NCC standards. This drawing is the copyright of Resolut and is protected under the Copyright Act 1968 . It may not be altered, reproduced or transmitted in any form, or by any means without the express permission of Resolut.	H	28.04.26	UPDATED BASIX	designed by:  RESOLUT p: (02) 8003 5885 e: info@resolut.com.au	client: BASSIM OMAR project: PROPOSED MULTI DWELLING HOUSING 1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196 LOT 2 DP536605	drawing title: BUILDING SECTION - SHEET 3	print date: 28.04.26 drawn: AD checked: CH scale: 1 : 100 @A3 DA ISSUE	no. RG24.17 drawing no.	issue H A203
	G	17.02.26	REISSUE FOR DA						
	F	06.09.24	BASIX & NATHERS CERTIFICATE						
	E	05.07.24	DRAFT DA FOR REVIEW						
	D	04.07.24	DRAFT DA FOR REVIEW						
	ISSUE	DATE	REVISION						

NOTE:
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WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M)**,
NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.



1 EAST ELEVATION (MCPHERSON AVENUE - UNIT 1)
1 : 100



2 SOUTH ELEVATION (UNIT 1 - 3)
1 : 100

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ISSUE	DATE	REVISION
J	28.04.26	UPDATED BASIX
I	17.02.26	REISSUE FOR DA
H	14.02.25	REVISED DA
G	16.12.24	REVISED DA
F	06.09.24	BASIX & NATHERS CERTIFICATE

designed
by:

RESOLUT
p: (02) 8003 5885
e: info@resolut.com.au

client: BASSIM OMAR
project:
**PROPOSED MULTI DWELLING
HOUSING**
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:
**ELEVATIONS - SHEET
1**

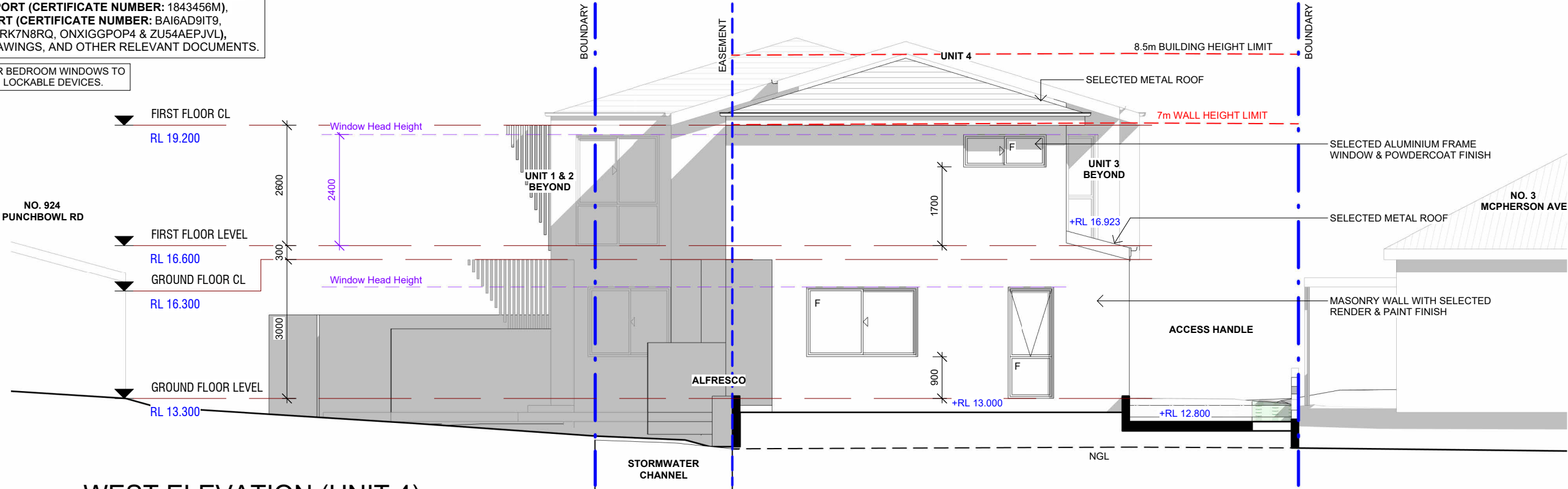
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drawn: AD
checked: CH
scale: 1 : 100 @A3

DA ISSUE

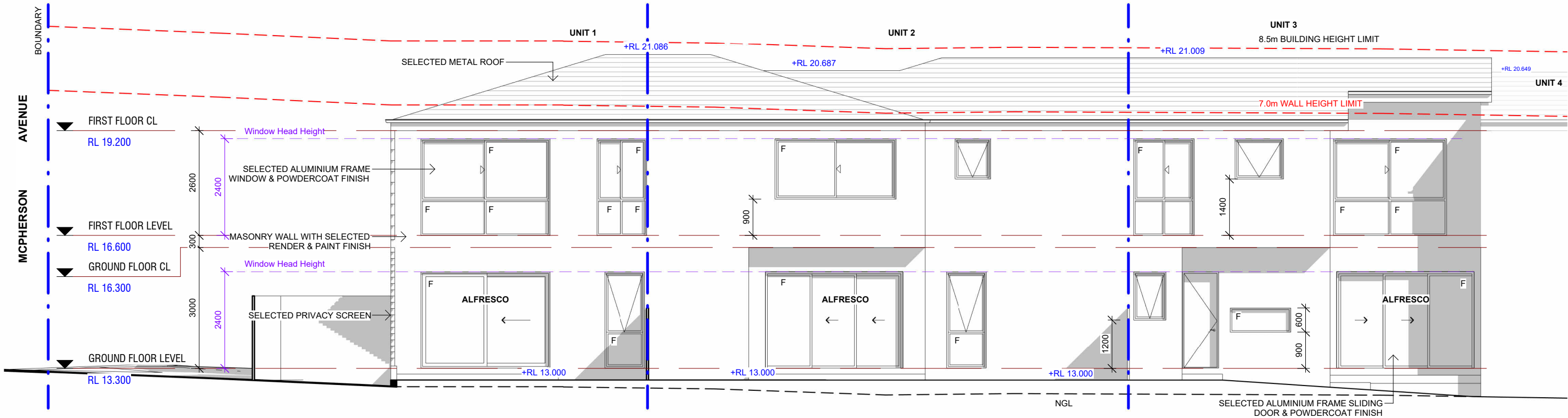
job no. **RG24.17**
drawing no. **J**
issue no. **A301**

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M)**,
NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.



1 WEST ELEVATION (UNIT 4)
1 : 100



2 NORTH ELEVATION (UNIT 1 - 3)
1 : 100

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J	28.04.26	UPDATED BASIX
I	17.02.26	REISSUE FOR DA
H	14.02.25	REVISED DA
G	16.12.24	REVISED DA
F	06.09.24	BASIX & NATHERS CERTIFICATE
ISSUE	DATE	REVISION

designed
by:



RESOLUT

p: (02) 8003 5885
e: info@resolut.com.au

client: BASSIM OMAR

project:
PROPOSED MULTI DWELLING
HOUSING

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:

ELEVATIONS - SHEET
2

print date: 28.04.26

drawn: AD

checked: CH

scale: 1 : 100

@A3

DA ISSUE

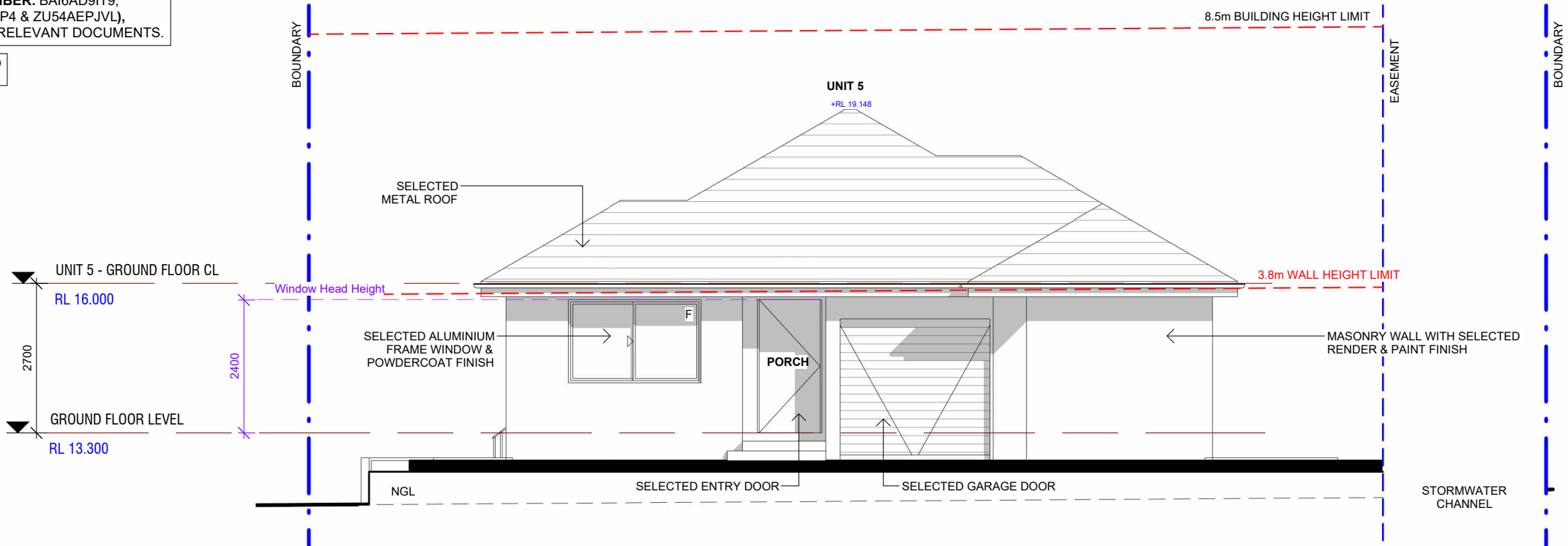
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drawing
no.

issue
no.

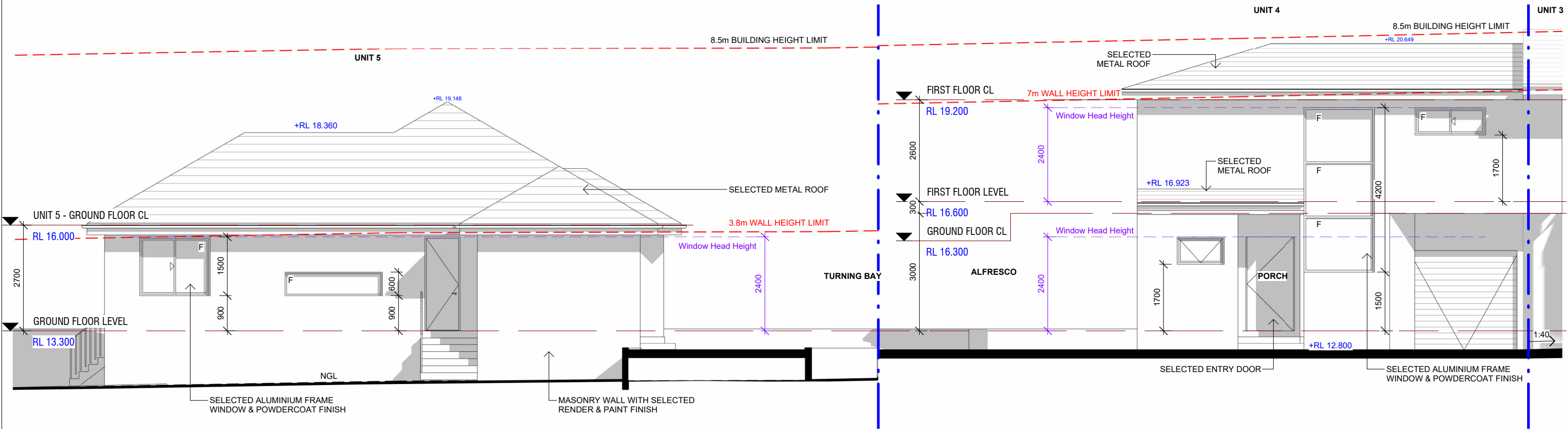
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A302

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
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NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.



1 EAST ELEVATION (UNIT 5)
1 : 100



2 SOUTH ELEVATION (UNIT 4 & 5)
1 : 100

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K	28.04.26	UPDATED BASIX
J	17.02.26	REISSUE FOR DA
I	14.02.25	REVISED DA
H	16.12.24	REVISED DA
G	06.09.24	BASIX & NATHERS CERTIFICATE
ISSUE	DATE	REVISION

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by:



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e: info@resolut.com.au

client: BASSIM OMAR

project:
PROPOSED MULTI DWELLING
HOUSING

1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:

ELEVATIONS - SHEET
3

print date: 28.04.26

drawn: AD

checked: CH

scale: 1 : 100

@A3

DA ISSUE

job no.

RG24.17

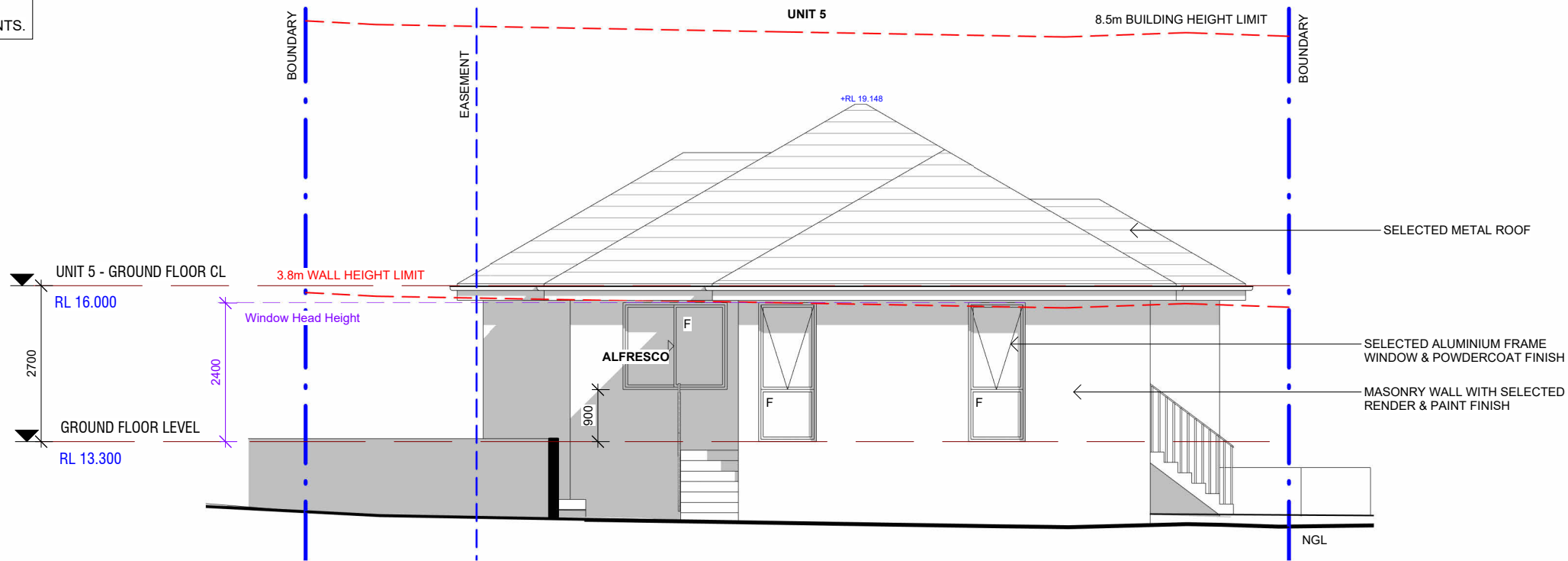
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issue no.

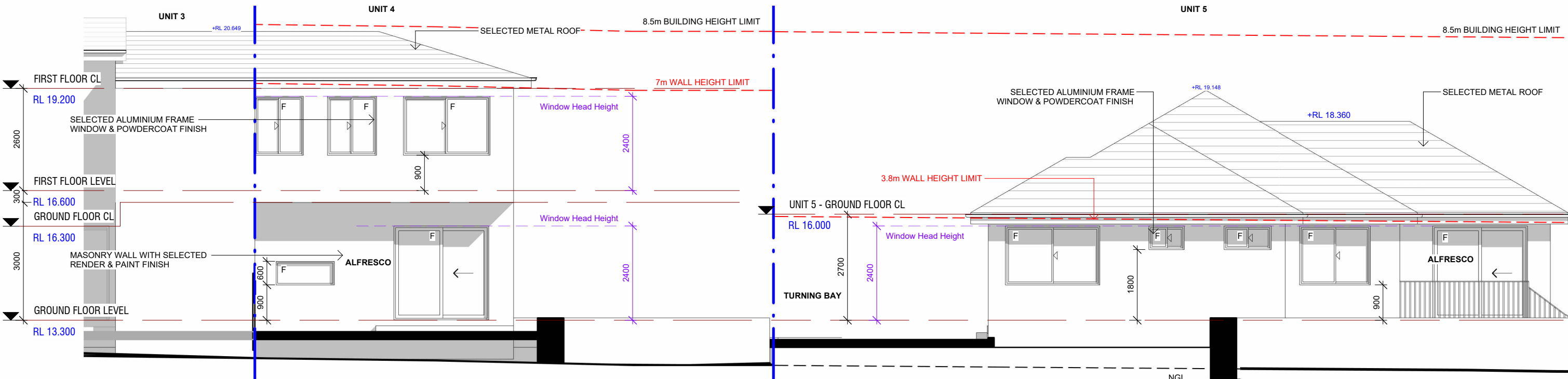
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A303

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH **BASIX REPORT (CERTIFICATE NUMBER: 1843456M)**,
NATHERS REPORT (CERTIFICATE NUMBER: BAI6AD9IT9,
GRICQT6J2, J3RRK7N8RQ, ONXIGGPOP4 & ZU54AEPJVL),
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

NOTE: FIRST FLOOR BEDROOM WINDOWS TO
BE PROVIDED WITH LOCKABLE DEVICES.

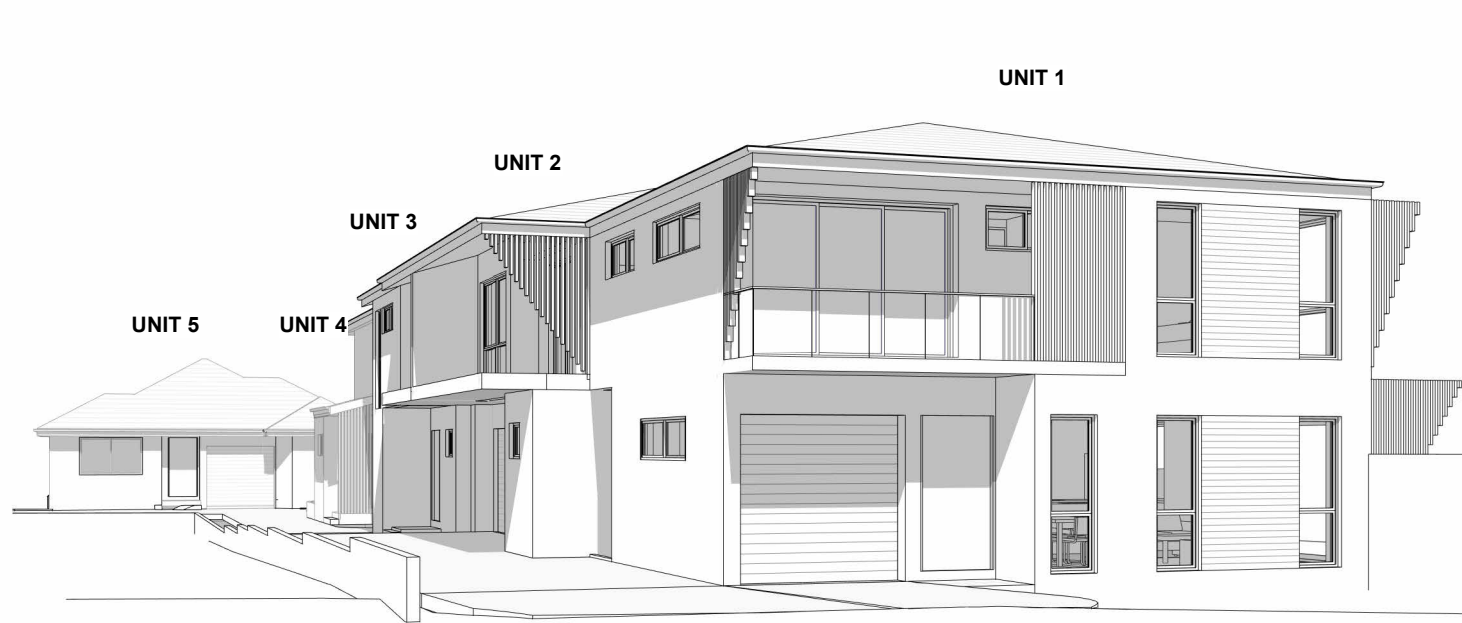


1 WEST ELEVATION (UNIT 5)
1 : 100

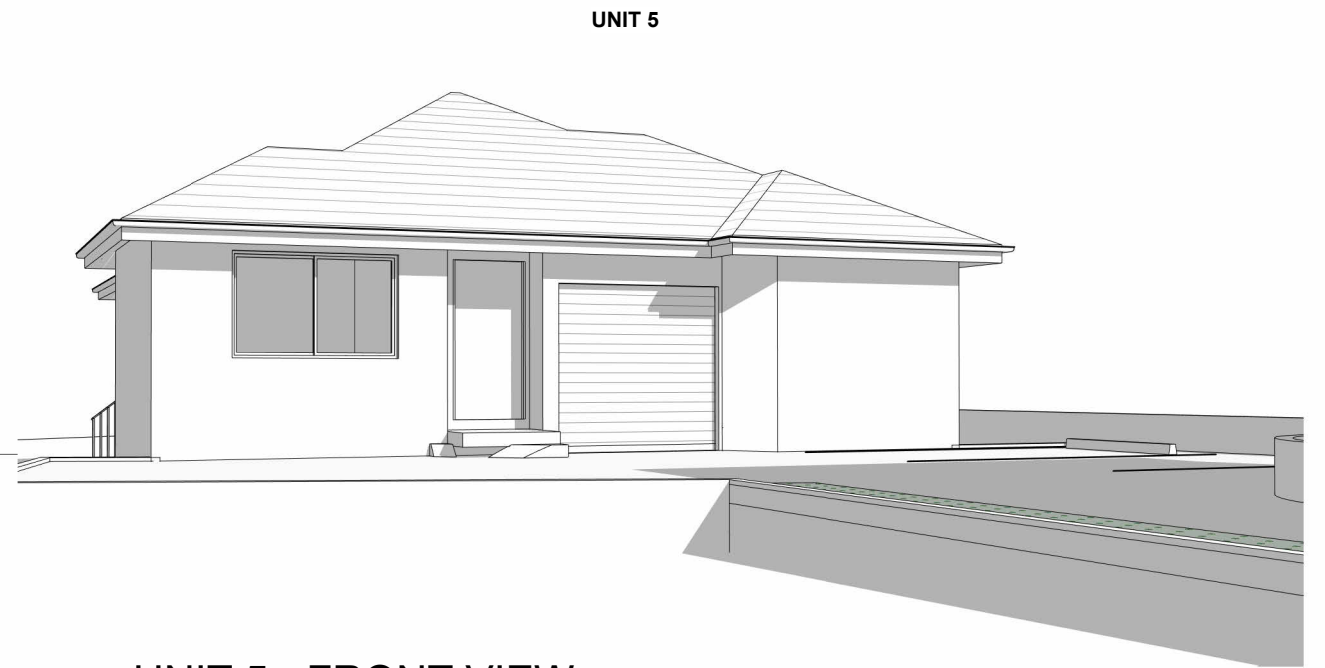


2 NORTH ELEVATION (UNIT 4 & 5)
1 : 100

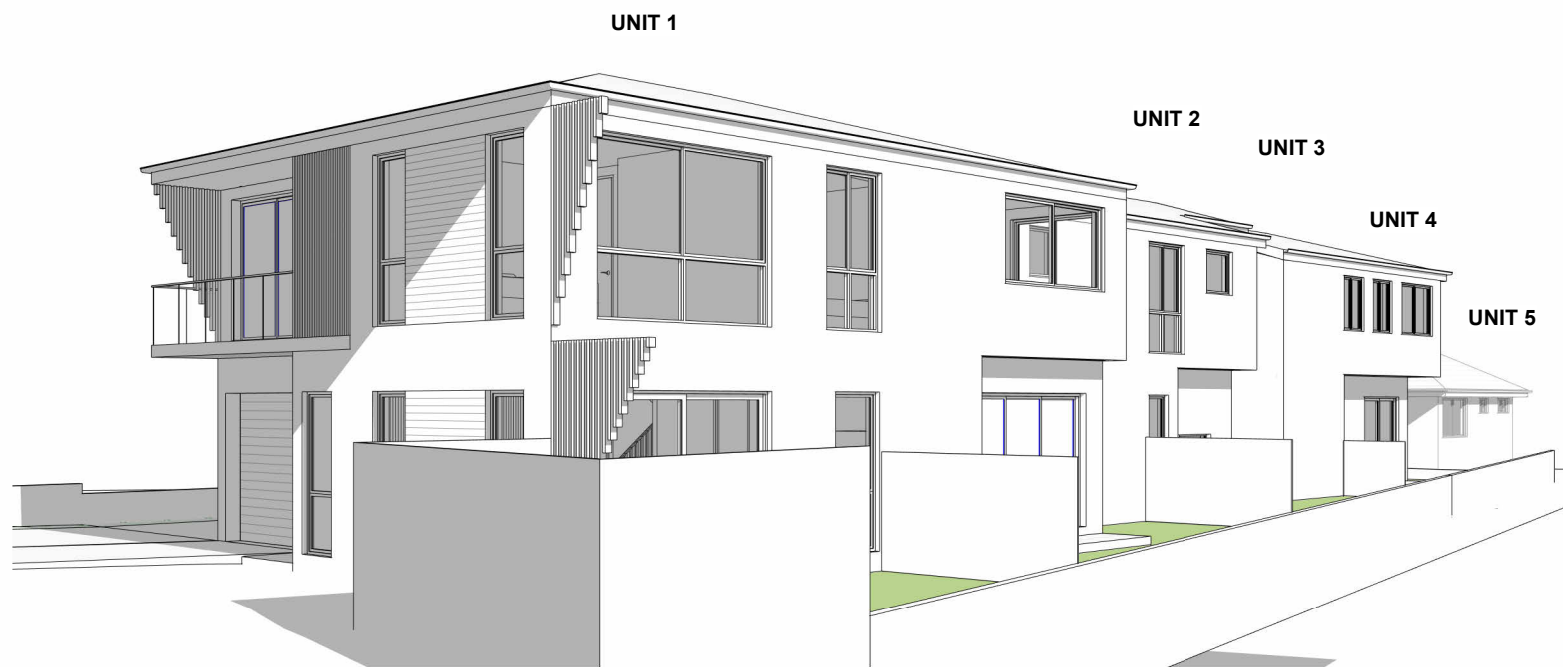
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	I	17.02.26	REISSUE FOR DA							
	H	16.12.24	REVISED DA							
	G	06.09.24	BASIX & NATHERS CERTIFICATE							
	F	05.07.24	DRAFT DA FOR REVIEW							
	ISSUE	DATE	REVISION							



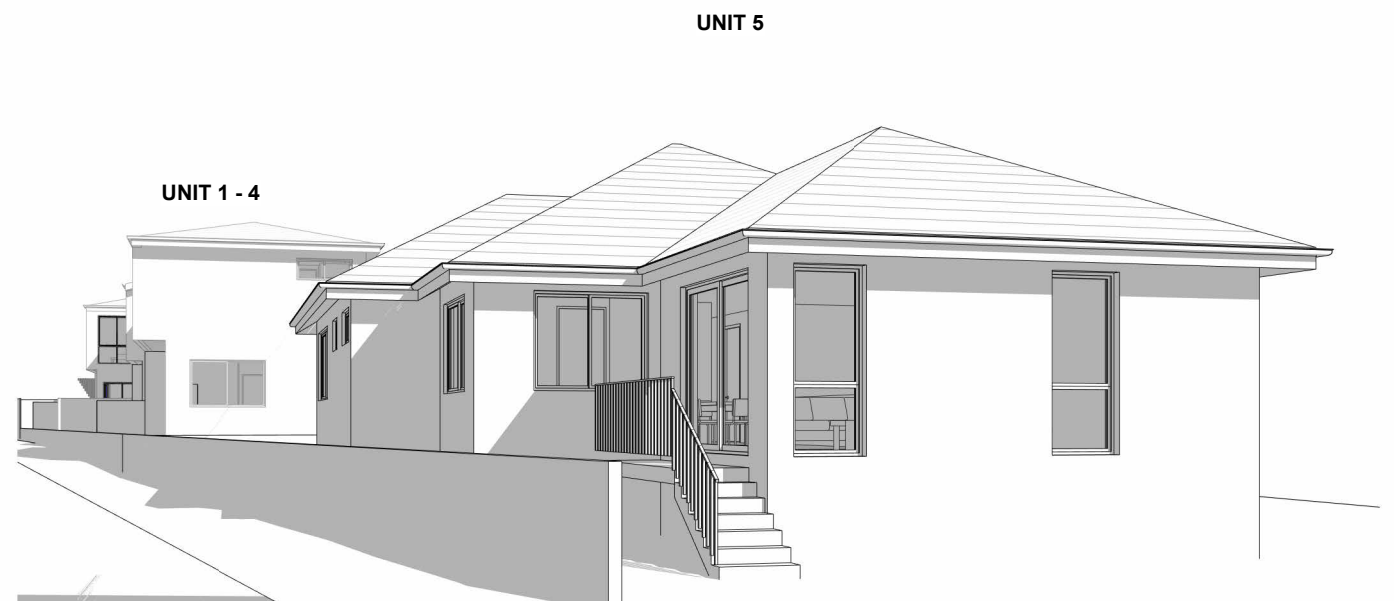
1 **MCPHERSON AVENUE - VIEW 1**
FOR ILLUSTRATION ONLY



2 **UNIT 5 - FRONT VIEW**
FOR ILLUSTRATION ONLY



3 **FRONT VIEW 2 (MCPHERSON AVENUE)**
FOR ILLUSTRATION ONLY



4 **REAR VIEW**
FOR ILLUSTRATION ONLY

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H	17.02.26	REISSUE FOR DA
G	16.12.24	REVISED DA
F	05.07.24	DRAFT DA FOR REVIEW
E	04.07.24	DRAFT DA FOR REVIEW
D	20.06.24	DRAFT DA FOR REVIEW
ISSUE	DATE	REVISION

designed
by:

RESOLUT
p: (02) 8003 5885
e: info@resolut.com.au

client: BASSIM OMAR

project:
**PROPOSED MULTI DWELLING
HOUSING**
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

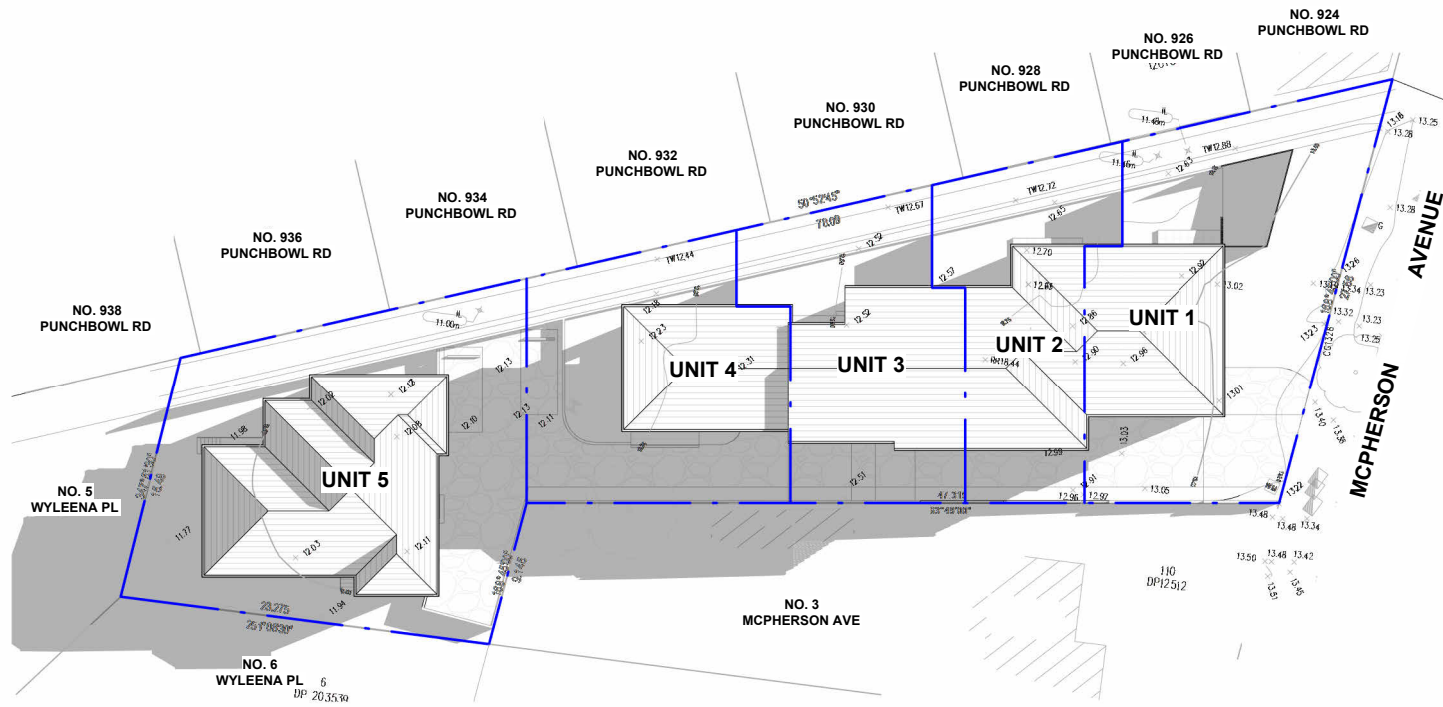
drawing title:
**3D PERSPECTIVE
VIEWS**

print date: 17.02.26
drawn: AD
checked: CH
scale:

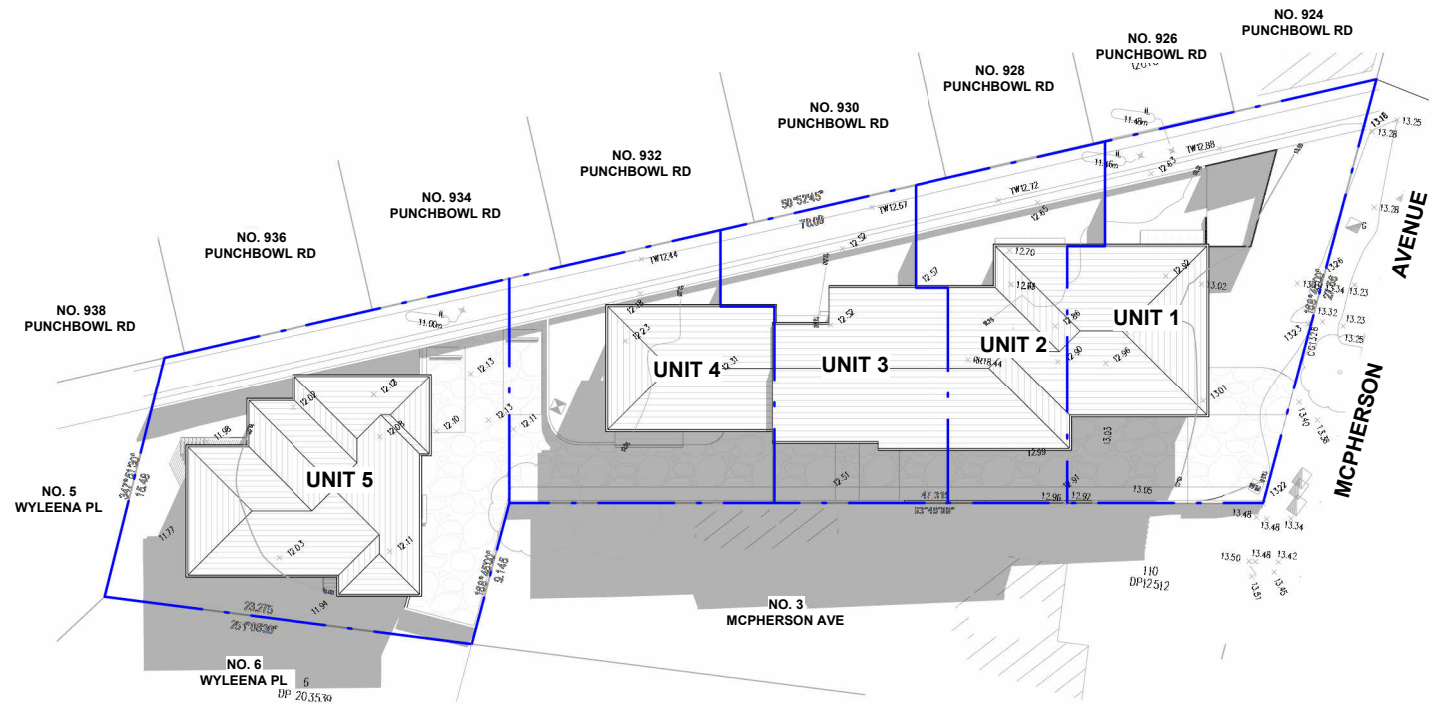
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DA ISSUE

RG24.17
drawing
no.

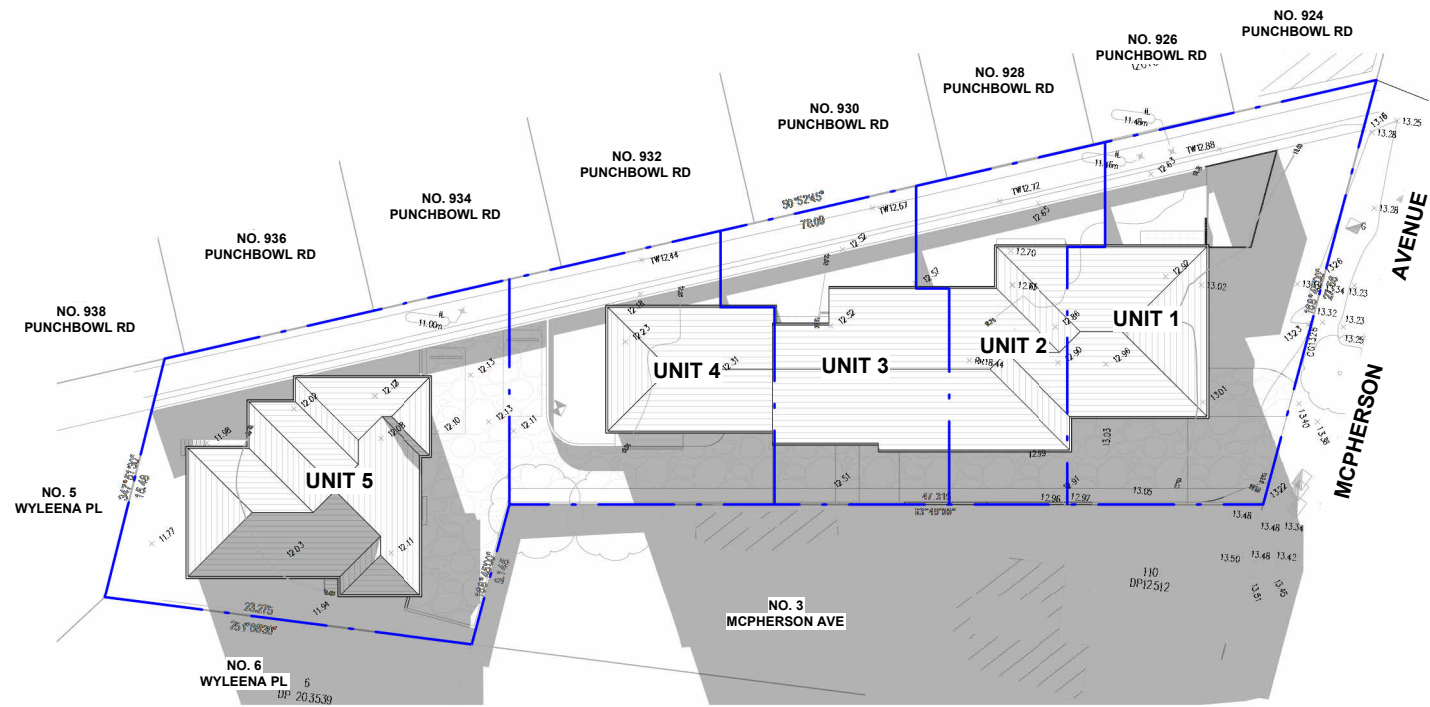
issue
no.
**H
A501**



1 JUNE 21st 9am SHADOW DIAGRAM
NTS



2 JUNE 21st 12pm SHADOW DIAGRAM
NTS



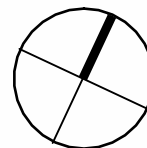
3 JUNE 21st 3pm SHADOW DIAGRAM
NTS

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E	17.02.26	REISSUE FOR DA
D	05.07.24	DRAFT DA FOR REVIEW
C	04.07.24	DRAFT DA FOR REVIEW
B	20.06.24	DRAFT DA FOR REVIEW
A	31.05.24	DRAFT DA FOR REVIEW
ISSUE	DATE	REVISION

designed
by:

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p: (02) 8003 5885
e: info@resolut.com.au



client: BASSIM OMAR
project:
**PROPOSED MULTI DWELLING
HOUSING**
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

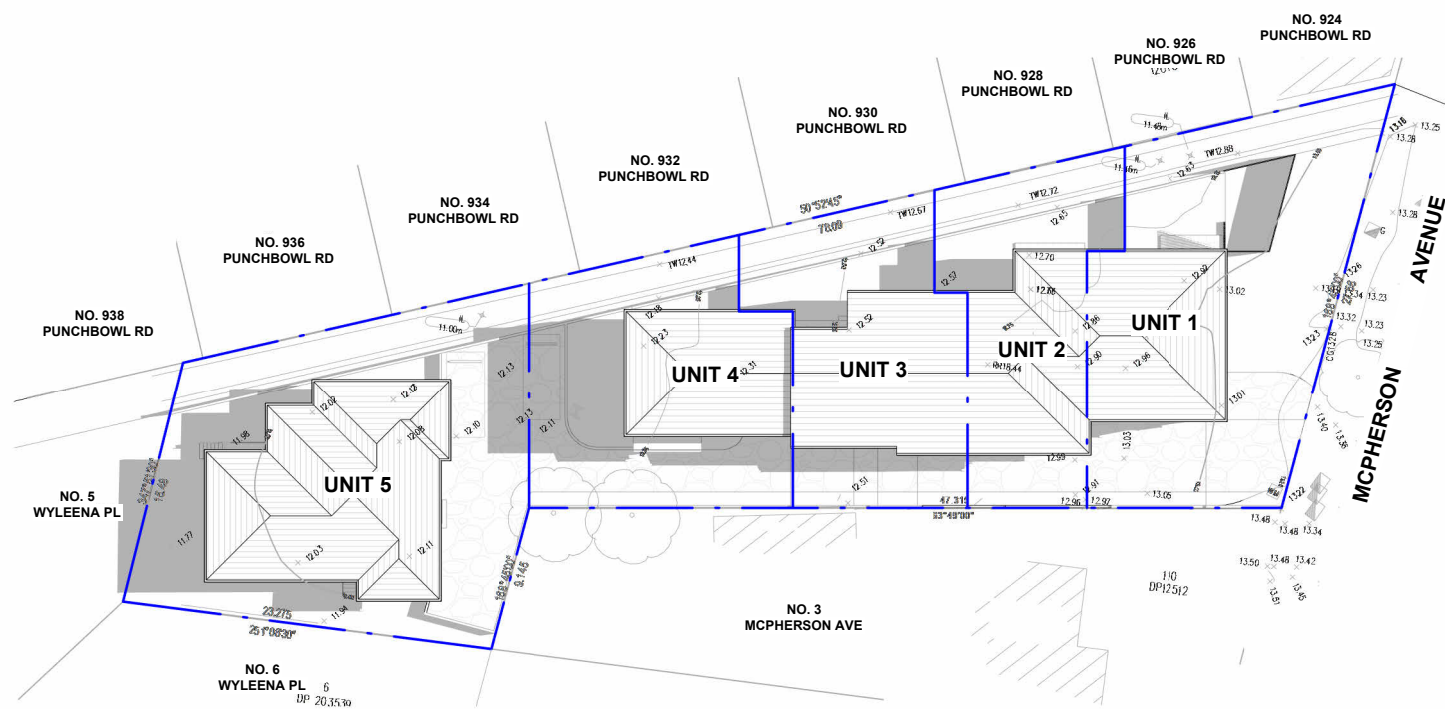
drawing title:
**PROPOSED WINTER
SOLSTICE SHADOW
DIAGRAM**

print date: 17.02.26
drawn: AD
checked: CH
scale: 1: 475 @A3

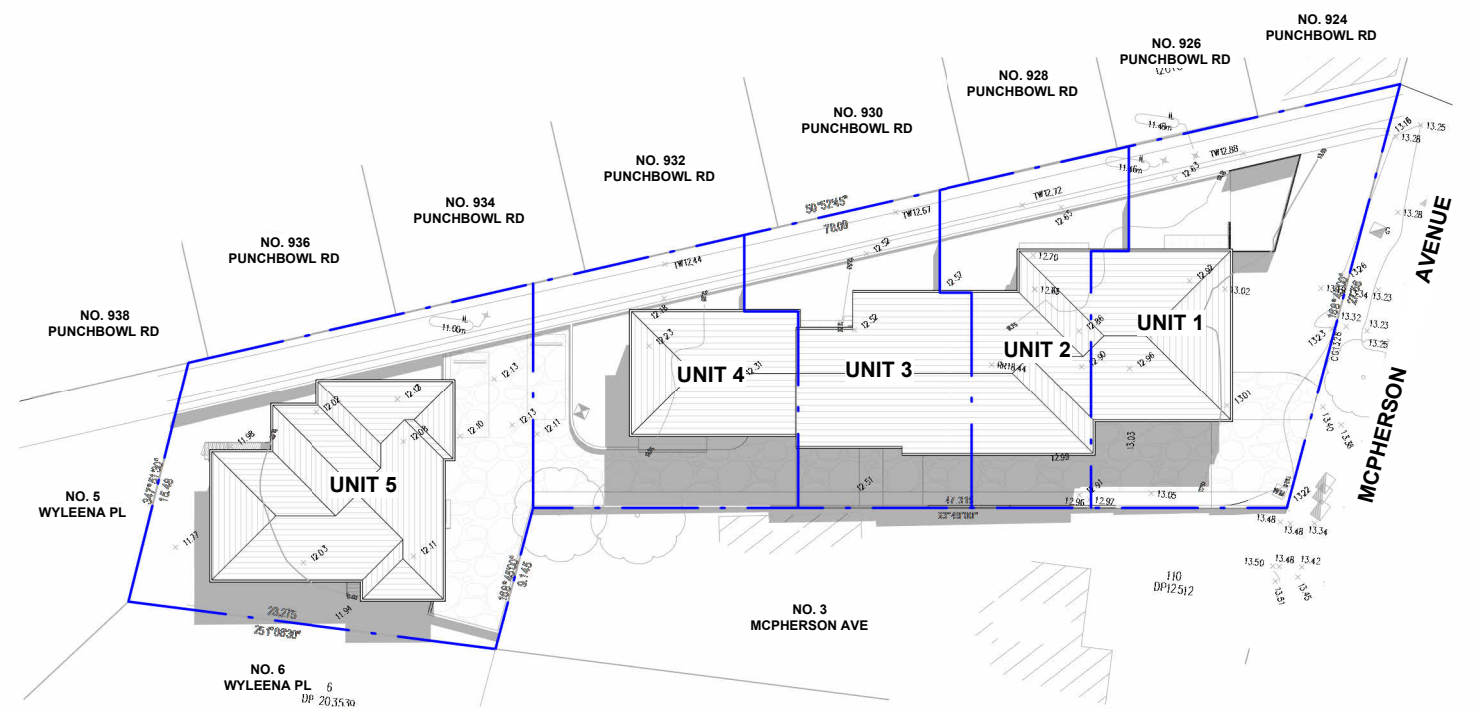
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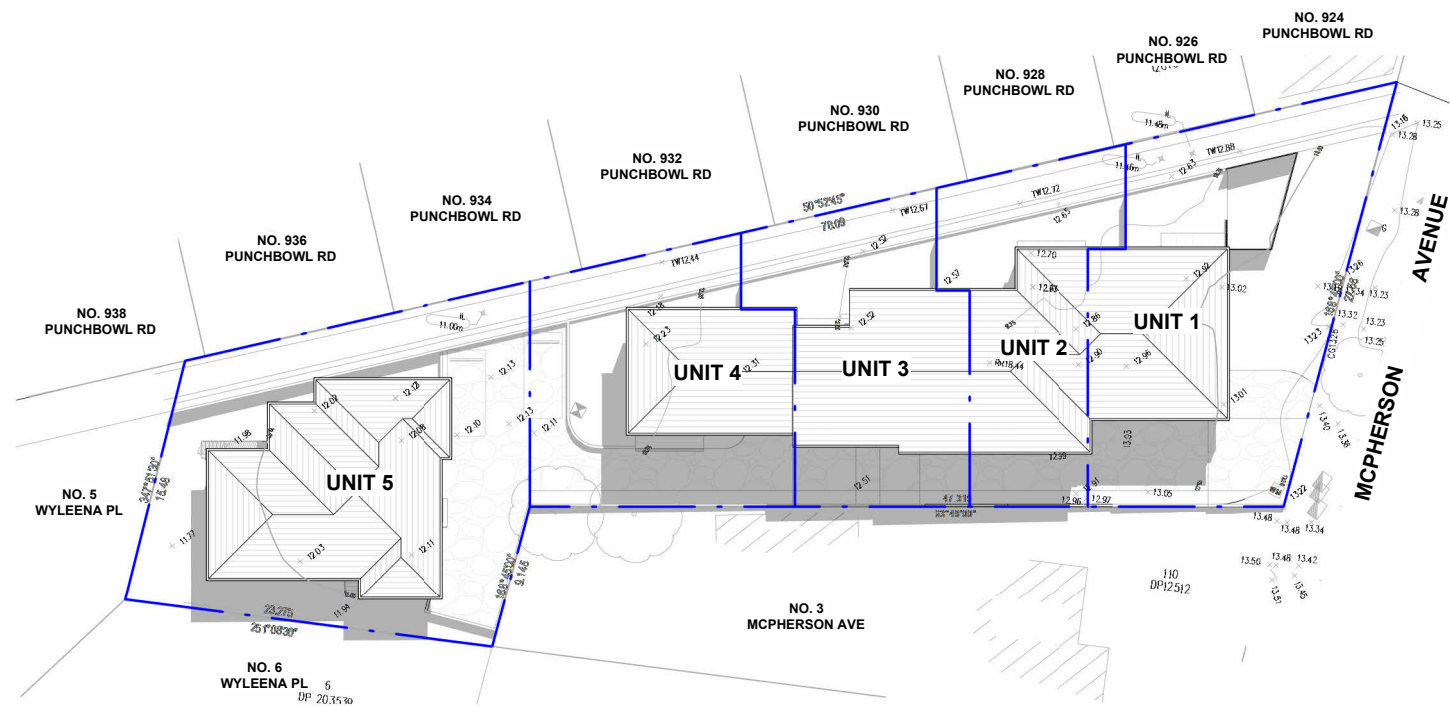
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1 EQUINOX 9am SHADOW DIAGRAM
NTS



2 EQUINOX 12pm SHADOW DIAGRAM
NTS



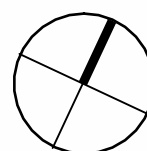
3 EQUINOX 3pm SHADOW DIAGRAM
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E	17.02.26	REISSUE FOR DA
D	05.07.24	DRAFT DA FOR REVIEW
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B	20.06.24	DRAFT DA FOR REVIEW
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drawing title:
**PROPOSED EQUINOX
SHADOW DIAGRAM**

print date: 17.02.26
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checked: CH
scale: 1: 475 @A3

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