

PROPOSED TWO STOREY DWELLING AT 6 JONES AVENUE, POTTS HILL (LOT 1)

DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.02	WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A01.03	LANDSCAPING PLAN
A01.04	SITE CALCULATIONS
A02	PROPOSED BASEMENT PLAN
A03	PROPOSED GROUND FLOOR PLAN
A04	PROPOSED FIRST FLOOR PLAN
A05	ELEVATIONS - PART 1
A06	ELEVATIONS - PART 2
A07.01	SECTION 1 AND POOL SECTION
A08	3D_GROUND AND FIRST FLOOR
A09	3D_MODEL
A10	3D_MODEL
A11	SCHEDULE OF FINISHES
A12	WINDOWS & DOORS SCHEDULE
A13	STREETSCAPE VIEW
A14.01	SHADOW DIAGRAM - 21ST JUN
A14.02	3 HOURS OF SUNLIGHT TO LIVING – 21ST JUN
A14.03	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH
A15	BASIX REQUIREMENTS
A16	NOTIFICATION PLAN

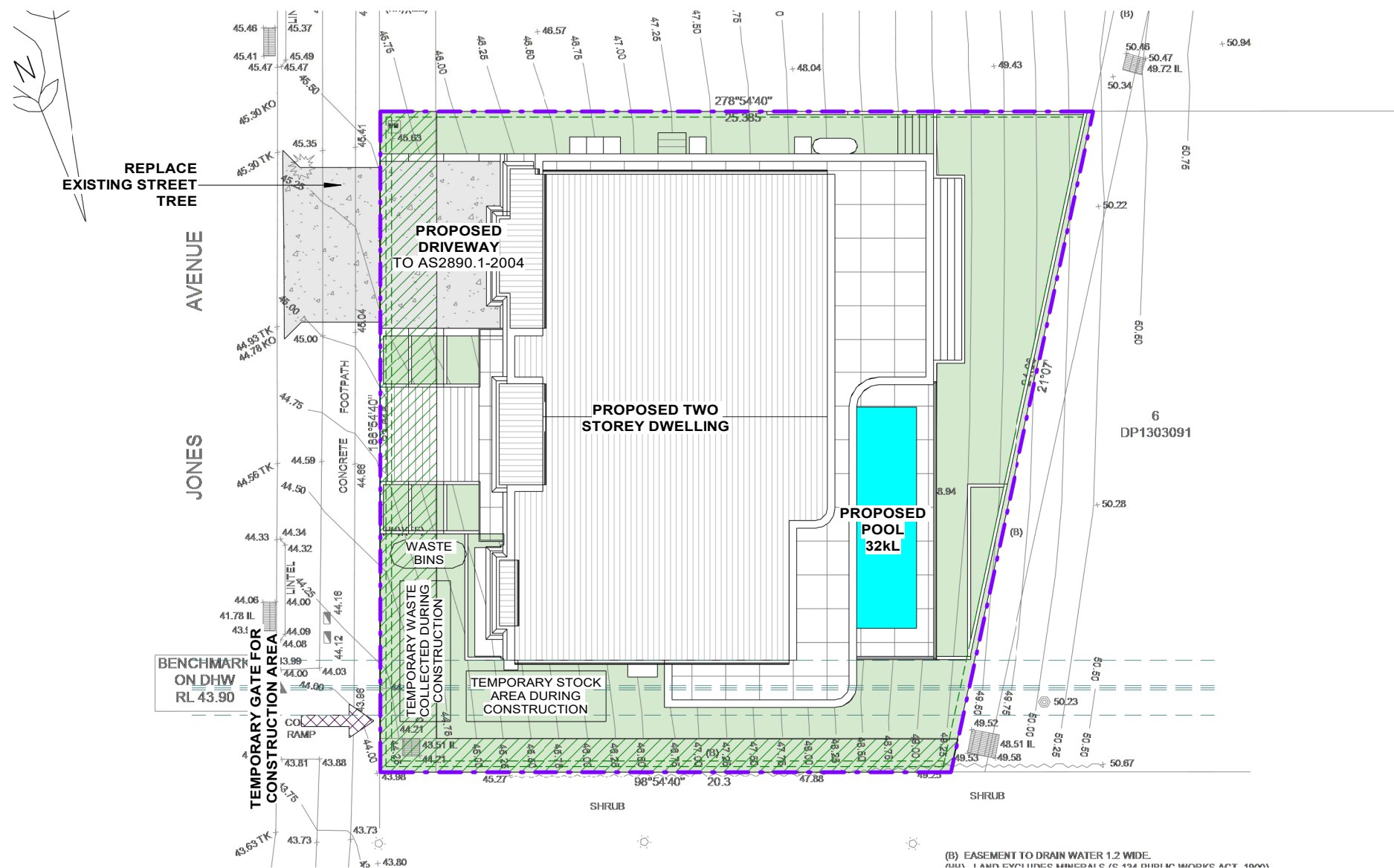


ALL STANDARDS AND CODES INCLUDING BUT NOT LIMITED TO THE BCA/ NCC AND ANY REFERENCED AS/NZS STANDARD TO APPLY AND BE CONFORMED WITH AS REQUIRED.

- ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 - 2001 (THE DEMOLITION OF STRUCTURES)
- CONVENTIONAL TIMBER ROOF FRAMING TO COMPLY WITH AS 1684.4-2006 TIMBER FRAMING CODE - COMPLY WITH PART 3.4.3 OF BCA - WALL CLADDING 3.5.3
- STEEL ROOF TO BE INSTALLED WITH A THERMAL BREAK WITH R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.3. (1)(2) OF BCA 2022
- METAL FRAME EXTERNAL WALLS TO BE INSTALLED WITH A THERMAL BREAK WITH AN R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.5(1)(2)
- STEEL STRUCTURES TO AS 4100
- RESIDENTIAL SLABS AND FOOTINGS TO AS 2870
- DAMP PROOF COURSE AND FLASHINGS TO AS 2904
- All Glazing to be in accordance with H1 D8 of BCA 2022
- SKYLIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, CONSTRUCTION OF CEILINGS, WALLS AND FLOORS, EVAPORATIVE COOLERS TO BE SEALED IN ACCORDANCE WITH PART 13.4.(2)(3)(4)(5)(6)(7) OF BCA 2022.
- INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND TO BE INSTALLED IN ACCORDANCE WITH PART 13.2.2(1)(2)(3) OF BCA 2022
- INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING AND COOLING DUCTWORK TO BE COMPLETED IN ACCORDANCE WITH PART 13.7(2)(3)(4) OF BCA 2022.
- HARD WIRED SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH PART NSW 9.5.1 OF NCC 2022
- WATERPROOFING TO WET AREAS AND BATHROOM CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3740-1994 WATERPROOFING OF WET AREAS WITH IN RESIDENTIAL BUILDINGS + PART

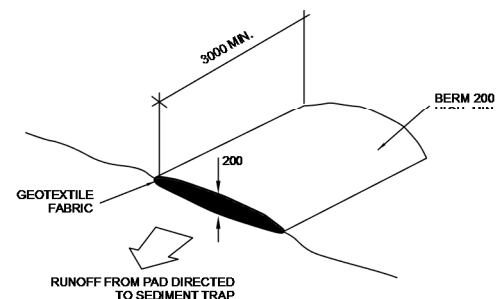
- 2.1, PART3.8.1 OF BCA
- TREATMENT FOR THE PROTECTION OF THE BUILDING FROM SUBTERRANEAN TERMITES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3660.1. IN SELECTING APPROPRIATE MATERIAL + COMPLY WITH PART 3.1.3 OF THE BCA.
- SUB FLOOR VENTILATION UNDER SUSPENDED FLOORS MUST BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA.
- NON-SLIP NOSING'S OR TREADS TO STAIRS TO COMPLY WITH CLAUSE 3.9.1.4 OF THE BCA
- ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH BCA REQUIREMENTS
- FIRE RATED MASONRY WALL WITH AN FRL OF 60/60/60 AS PER PART 9.2.3 OF NCC 2022
- A HIGH IMPACT VAPOR BARRIER TO COMPLY AS PER THE REQUIREMENTS OF CLAUSE 3.2.2.6 OF THE BCA
- MASONRY CONSTRUCTION TO COMPLY WITH AS 3700
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3 OR 3500.5
- ALL ENCLOSED WATER CLOSET DOORS ARE TO SWING OUT OR TO BE PROVIDED WITH LIFT OFF HINGES OR THE LIKE IF THE DOOR IS WITHIN 1200MM OF THE PAN IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 2 OF THE NCCS (BCA)
- ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.9.1.2 OF VOLUME 2 OF THE NCCS-BCA
- THE FINISH OF ALL OF THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.4 OF VOLUME 2 OF THE NCCS-BCA
- ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.5 OF VOLUME 2 OF THE NCCS-BCA
- PAINTING TO AS 2311
- HOUSING WIND LOADINGS AS 4055
- MECHANICAL VENTILATION TO BE PROVIDED AS PER BCA PART 10.6.3, 10.8.2 & 10.8.3

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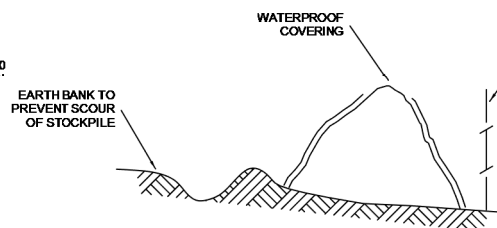
1 WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
1 : 200

- LEGEND:**
- SITE BOUNDARY
 - SEDIMENT CONTROL FENCE
 - TEMPORARY FENCE



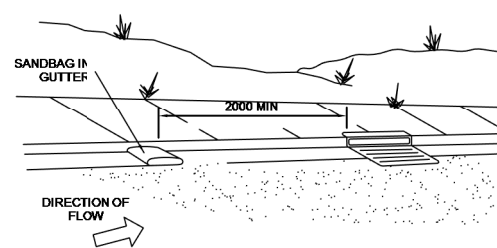
VEHICLE ACCESS TO SITE

N.T.S.
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



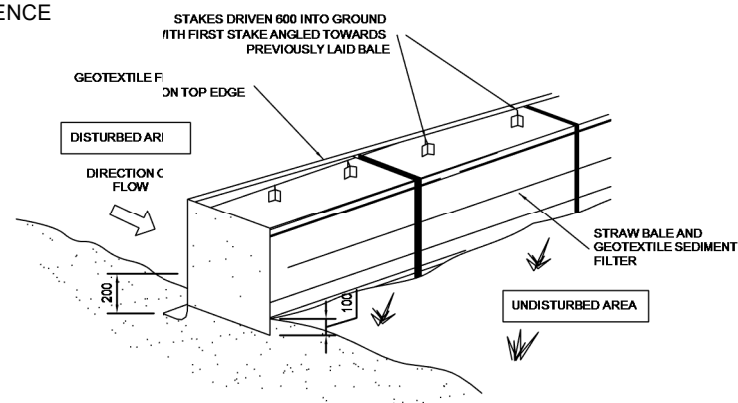
BUILDING MATERIAL STOCKPILES

N.T.S.
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



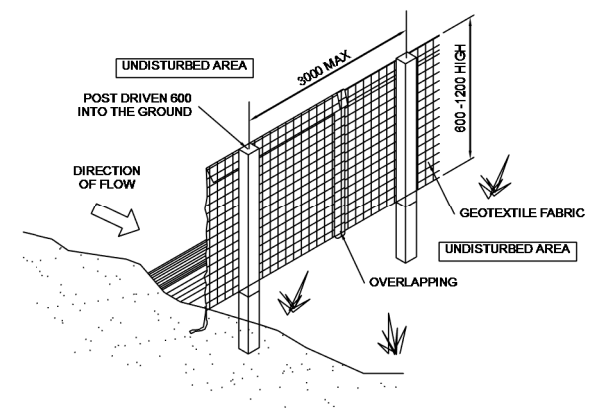
SANDBAG KERB SEDIMENT TRAP

N.T.S.
CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

N.T.S.



SEDIMENT AND EROSION FENCE DETAIL

N.T.S.

REV	DATE	DESCRIPTION	BY
A	07.03.2026	ISSUED FOR DA	DK

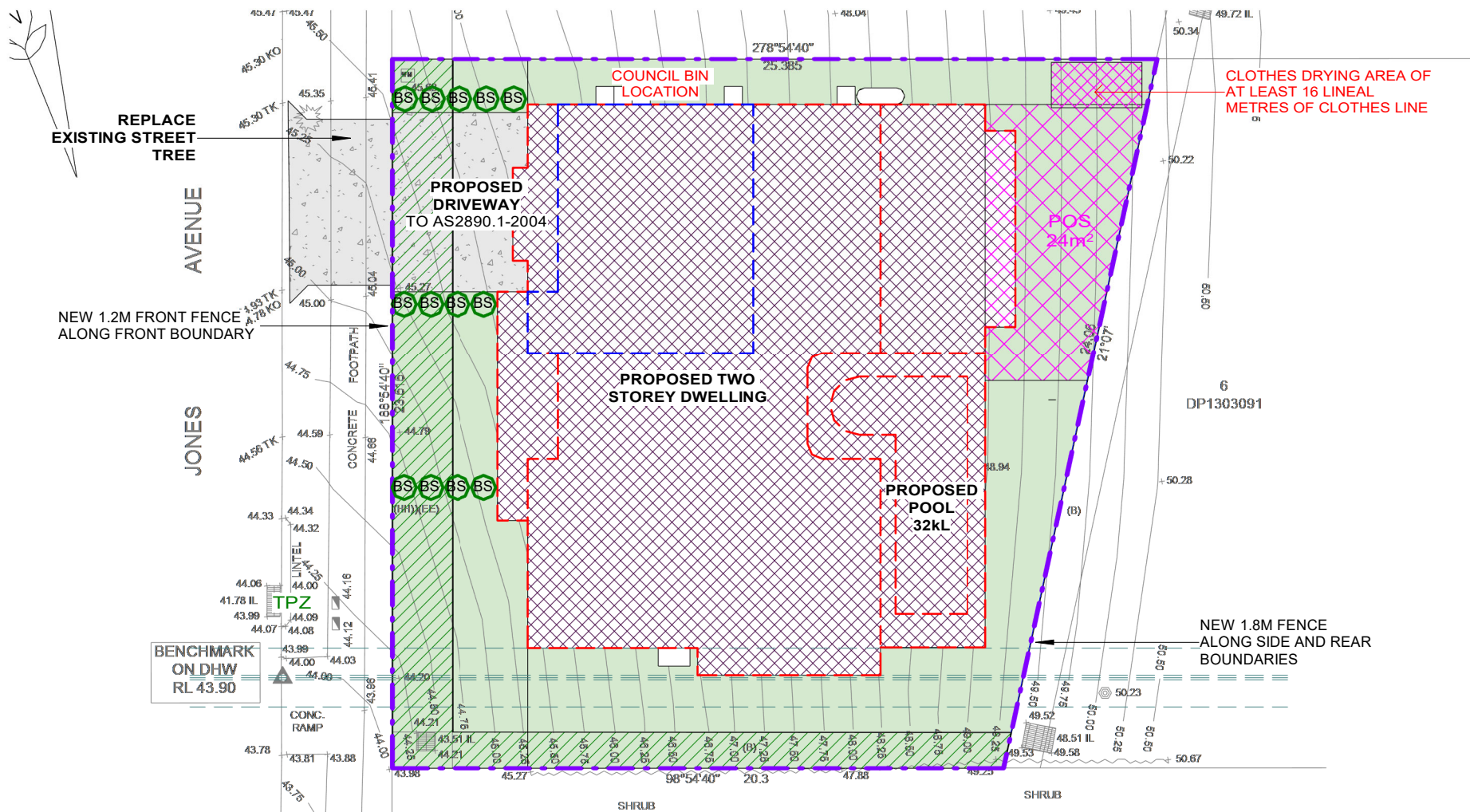
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
**WASTE MANAGEMENT PLAN AND
SEDIMENT & EROSION CONTROL PLAN**

JOB NUMBER: 26157	DWG NUMBER: A01.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



LEGEND:

- SITE BOUNDARY
- PROPOSED DWELLING
- PROPOSED DRIVEWAY & CONCRETE AREAS
- PROPOSED LANDSCAPING
- POS 24m²
- PROPOSED SHRUB *Bursaria Spinosa (Blacktorn) 1m*

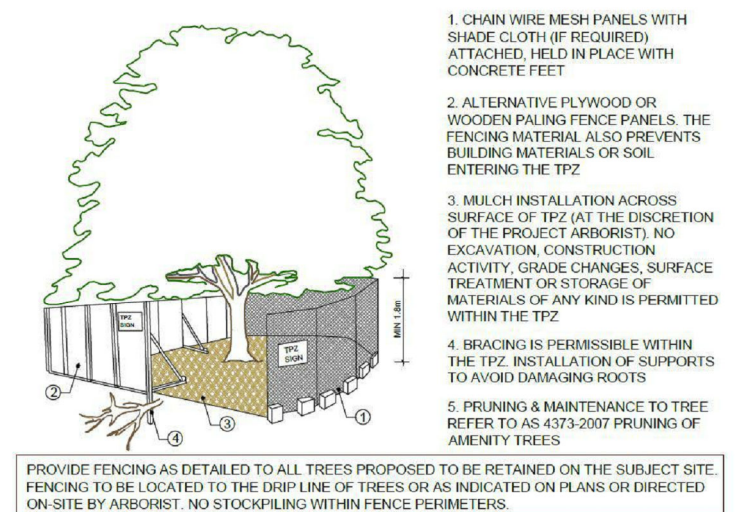
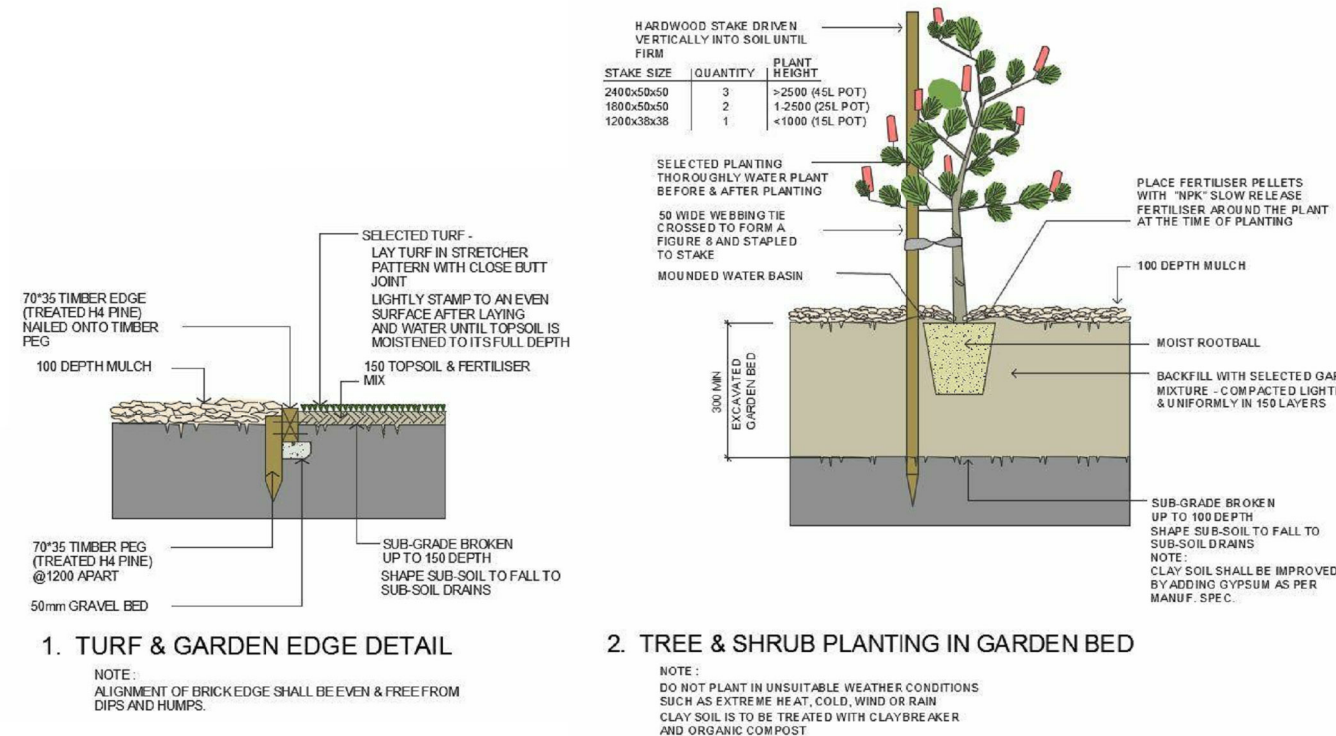
1 LANDSCAPING PLAN
1 : 200

LANDSCAPE MAINTENANCE SCHEDULE

Task	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS													
Monitoring													
Pruning (if needed)													
Deadhead plants													
Fertilization													
Cut back perennials & grasses													
Watering - as needed													
PLANTING BEDS													
Edging													
Weeding - as needed													
Mulching													
Soil testing													
Leaf Removal (if needed)													
PEST MANAGEMENT													
Monitoring													
LAWNS													
Fertilize/Lime													
Seeding													
WINTER CLEAN UP													
SNOW REMOVAL PLAN													

2. Minimum soil standards for plant sizes are provided in accordance with the Table below.

Tree Size	Height	Spread	Min Soil Area	Min soil depth
Large trees	>12m	>8m	10 x 10m	1200mm
Medium trees	8-12m	4-8m	6 x 6m	1000mm
Small trees	5-8m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Groundcover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm



1. TURF & GARDEN EDGE DETAIL

NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAYBREAKER AND ORGANIC COMPOST

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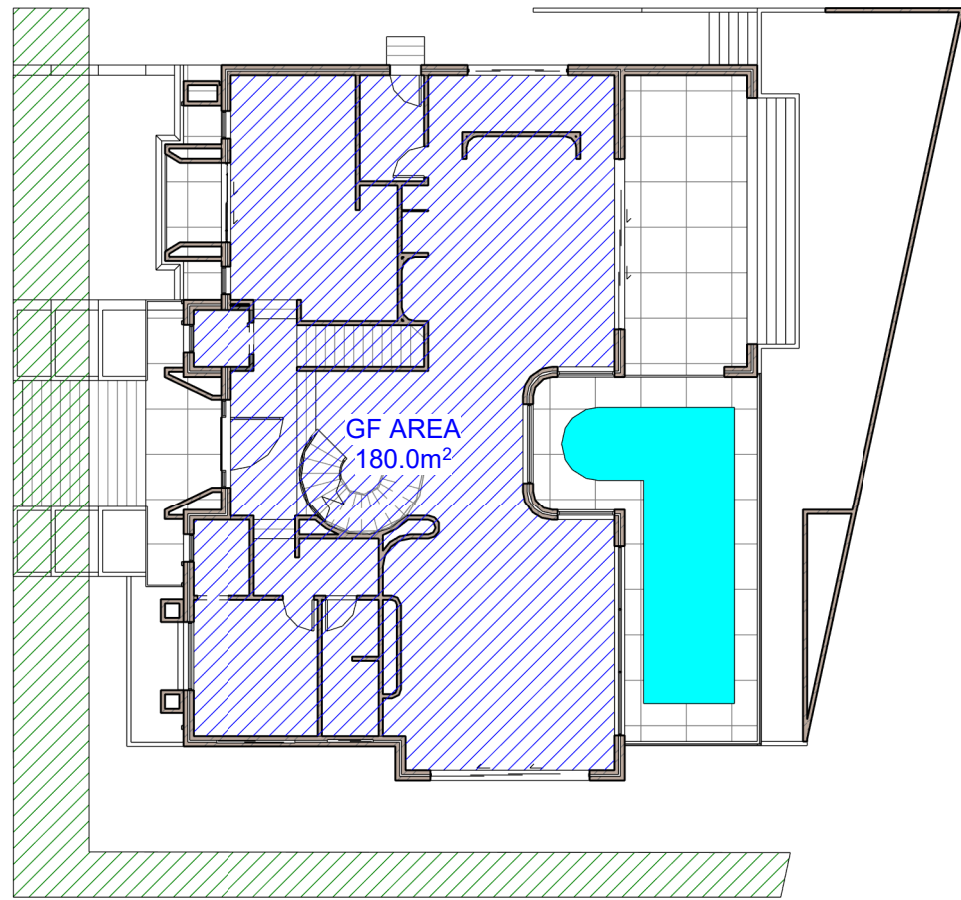
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PROPOSED TWO STOREY DWELLING

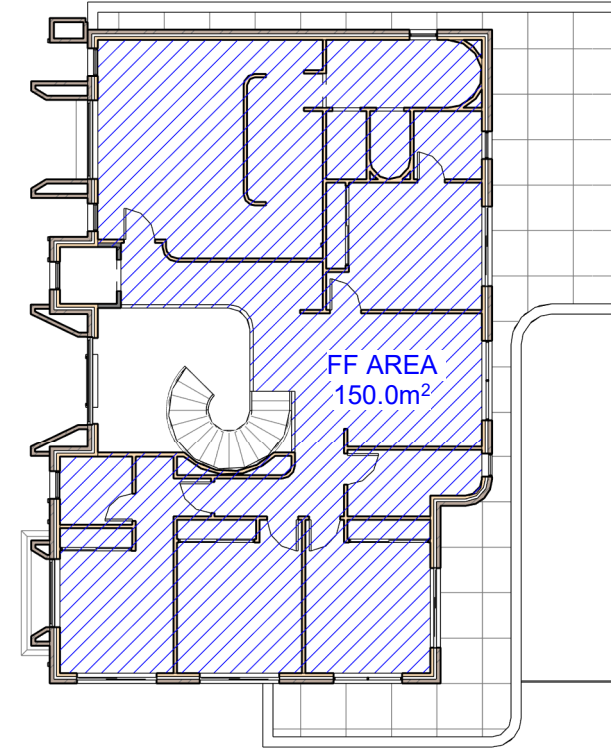
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091

LANDSCAPING PLAN

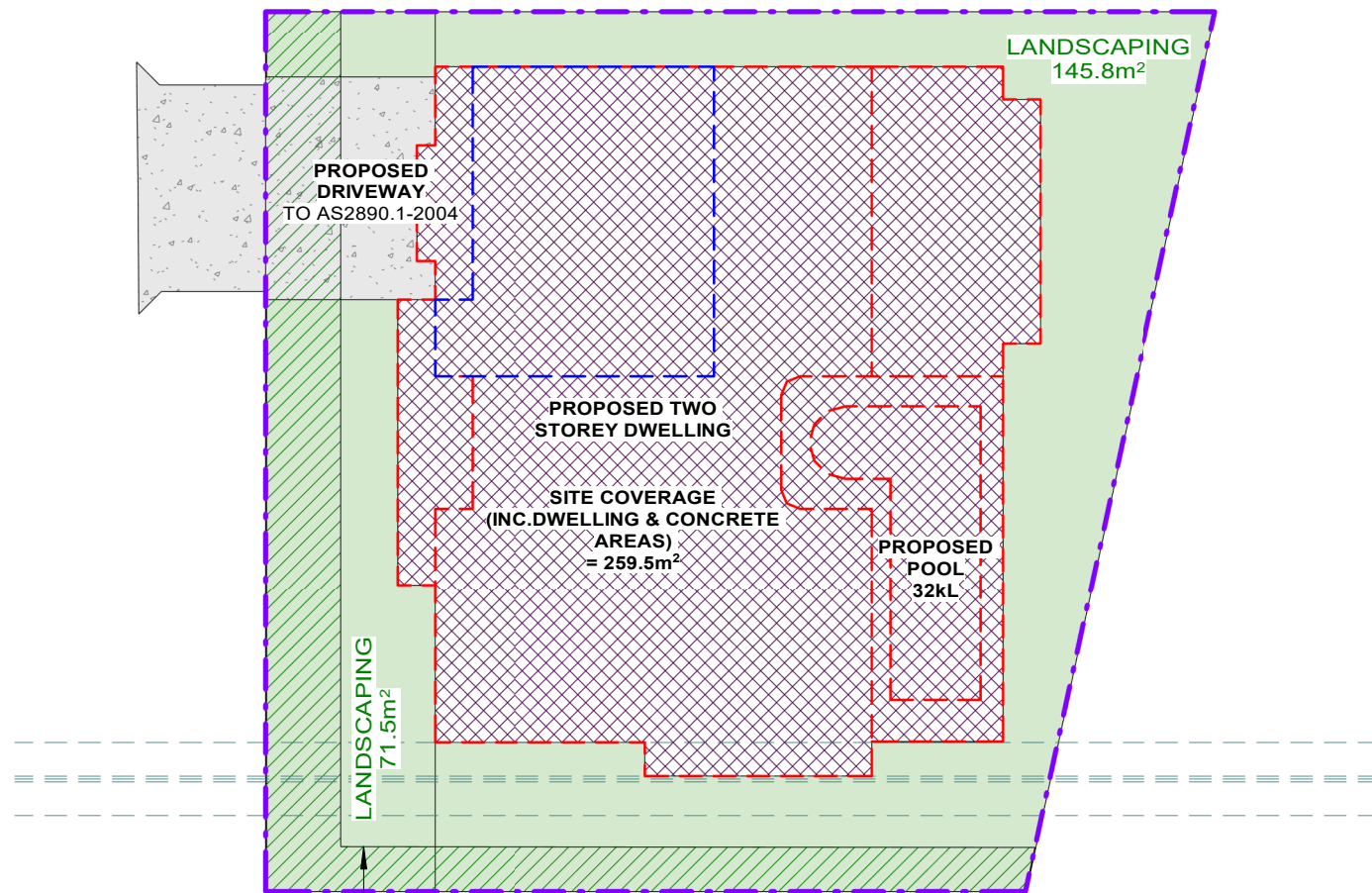
JOB NUMBER: 26157	DWG NUMBER: A01.03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 FSR - Ground Floor
1 : 200



2 FSR - First Floor
1 : 200



3 LANDSCAPING
1 : 200

MAX. ALLOWABLE FLOOR AREA (AS PER 88B): 268.6m²
50 % OF SITE AREA = 0.50 x 537.2m²

SITE CALCULATIONS			
FLOOR AREA CALCULATIONS			
SITE AREA:	537.2m²		
AREA OF THE PROPOSED GROUND FLOOR:	180.0m²		
AREA OF THE PROPOSED FIRST FLOOR:	150.0m²		
MAX. ALLOWABLE FLOOR AREA:	330.0m²		
PROPOSED TOTAL FLOOR AREA:	330.0m²	<	330.0m²
LANDSCAPING CALCULATIONS			
MIN. TOTAL LANDSCAPED AREA:	107.4m²		
MIN 20% OF SITE AREA = 0.20 x 537.2m²			
MIN. LANDSC. FORWARD OF BUILDING LINE:	52.9m²		
50% OF THE FORWARD AREA = 0.50 x 96.7m²			
PROPOSED LANDSCAPING AT FRONT:	71.5m²	>	52.9m²
MIN. LANDSC. REAR BUILDING LINE:	53.7m²		
50% OF THE TOTAL LANDSCAPED AREA = 0.50 x 107.4m²			
PROPOSED LANDSCAPING AT REAR:	145.8m²	>	53.7m²
PROPOSED TOTAL LANDSCAPED AREA:	217.3m²	>	107.4m²
SITE COVERAGE CALCULATIONS			
PROPOSED SITE COVERAGE:	259.5m²		(48.30%)
(INC. DWELLING & CONCRETE AREAS)			

FORWARD AREA
= 105.8m²

REV	DATE	DESCRIPTION	BY
A	07.03.2026	ISSUED FOR DA	DK

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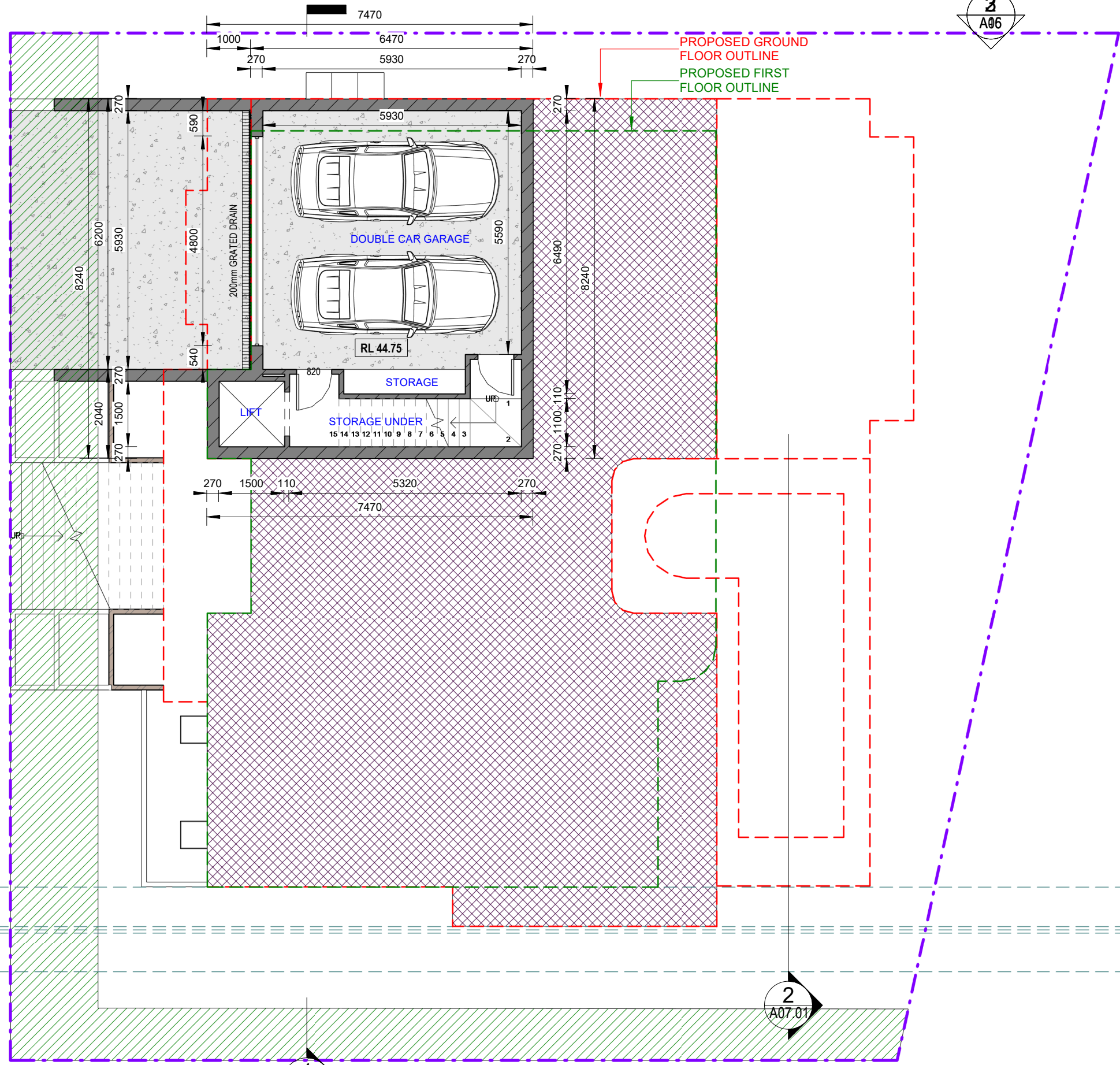
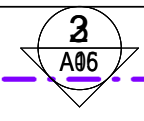
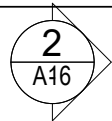
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
SITE CALCULATIONS

JOB NUMBER: 26157	DWG NUMBER: A01.04	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

10/07/2026 1:44:25 PM



1

PROPOSED BASEMENT PLAN

1 : 100

[S] SMOKE ALARM SYSTEM

[MV] MECHANICAL VENTILATION

- - - PROPOSED GROUND FLOOR OUTLINE

- - - PROPOSED FIRST FLOOR OUTLINE

REV	DATE	DESCRIPTION	BY
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PROPOSED TWO STOREY DWELLING

6 JONES AVE, POTTS HILL
LOT 1, DP 1303091

PROPOSED BASEMENT PLAN

JOB NUMBER:
26157

DESIGNED BY:
A.N.

DRAWN BY:
A.N.

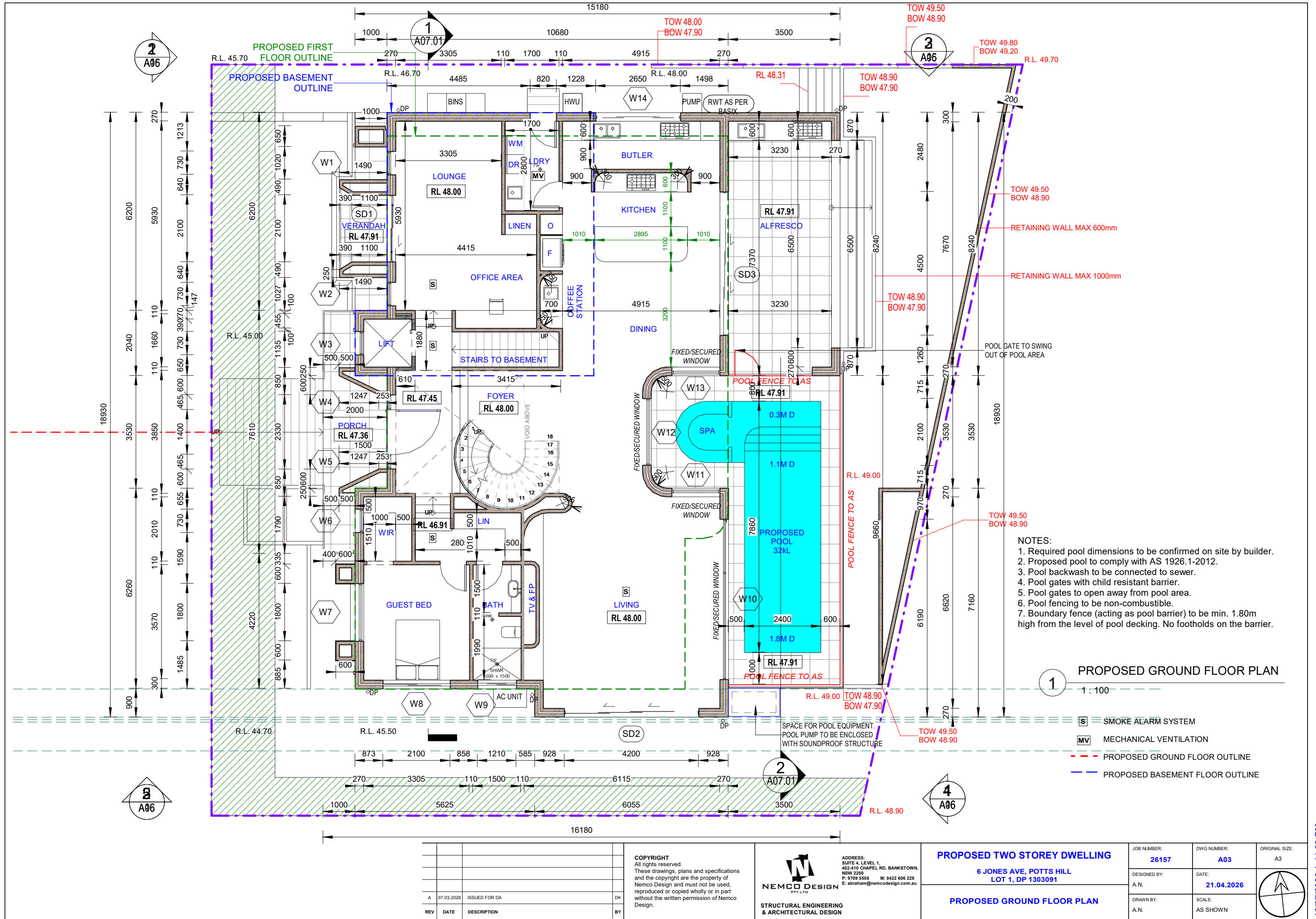
DWG NUMBER:
A02

DATE:
21.04.2026

SCALE:
AS SHOWN

ORIGINAL SIZE:
A3





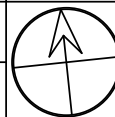
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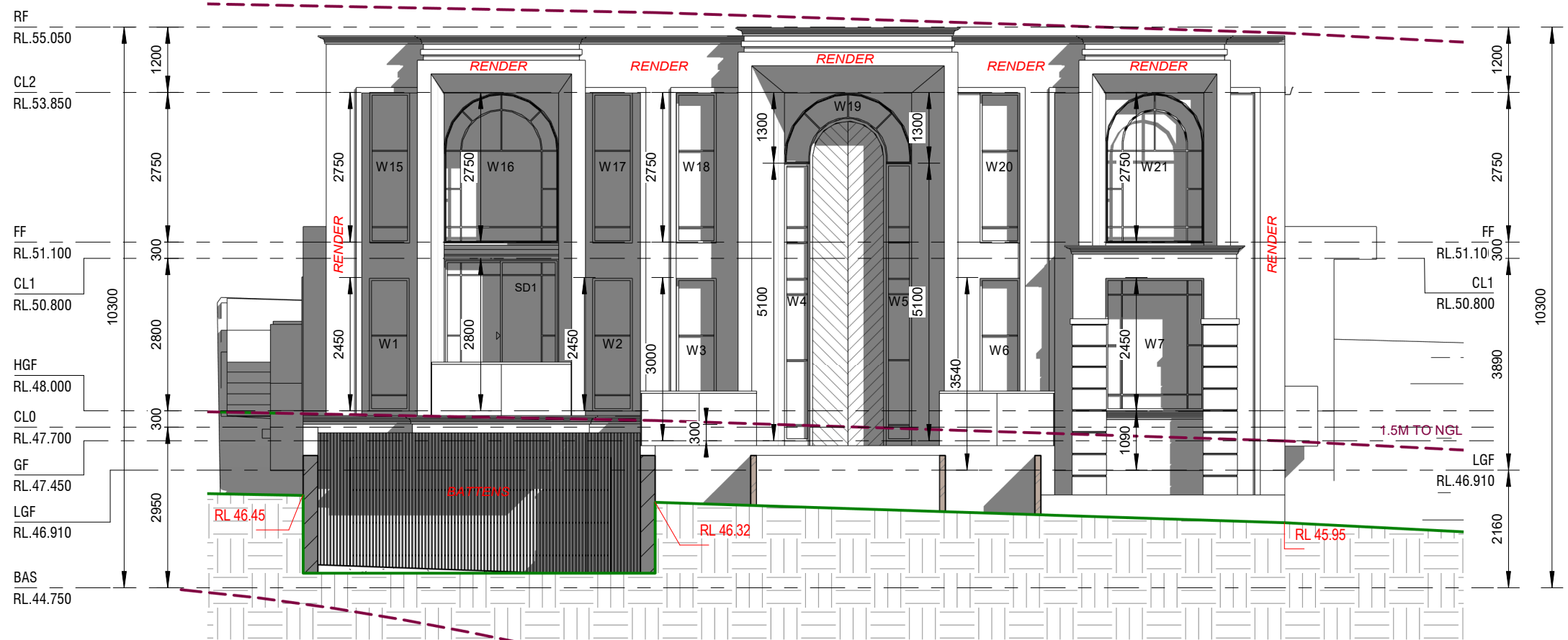
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P: 9709 5565 M: 9422 606 228
E: abraham@nemcodesign.com.au

PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
PROPOSED GROUND FLOOR PLAN

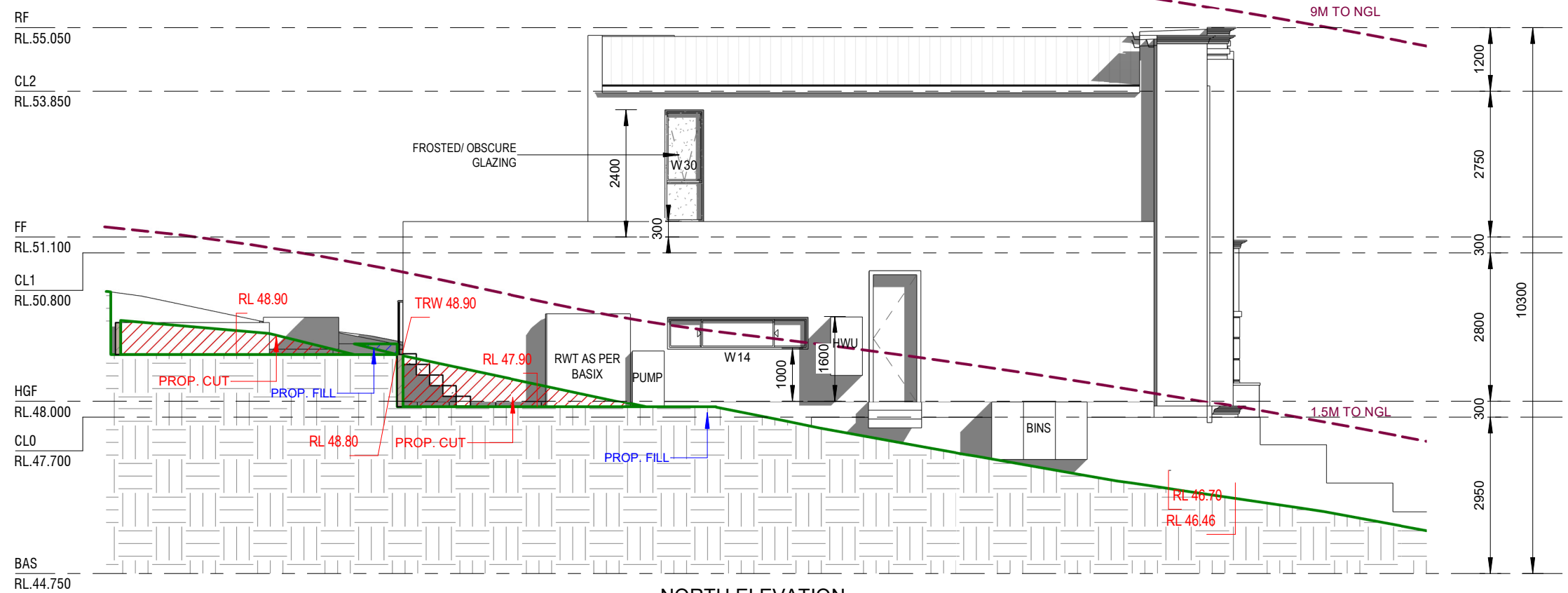
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DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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1 WEST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

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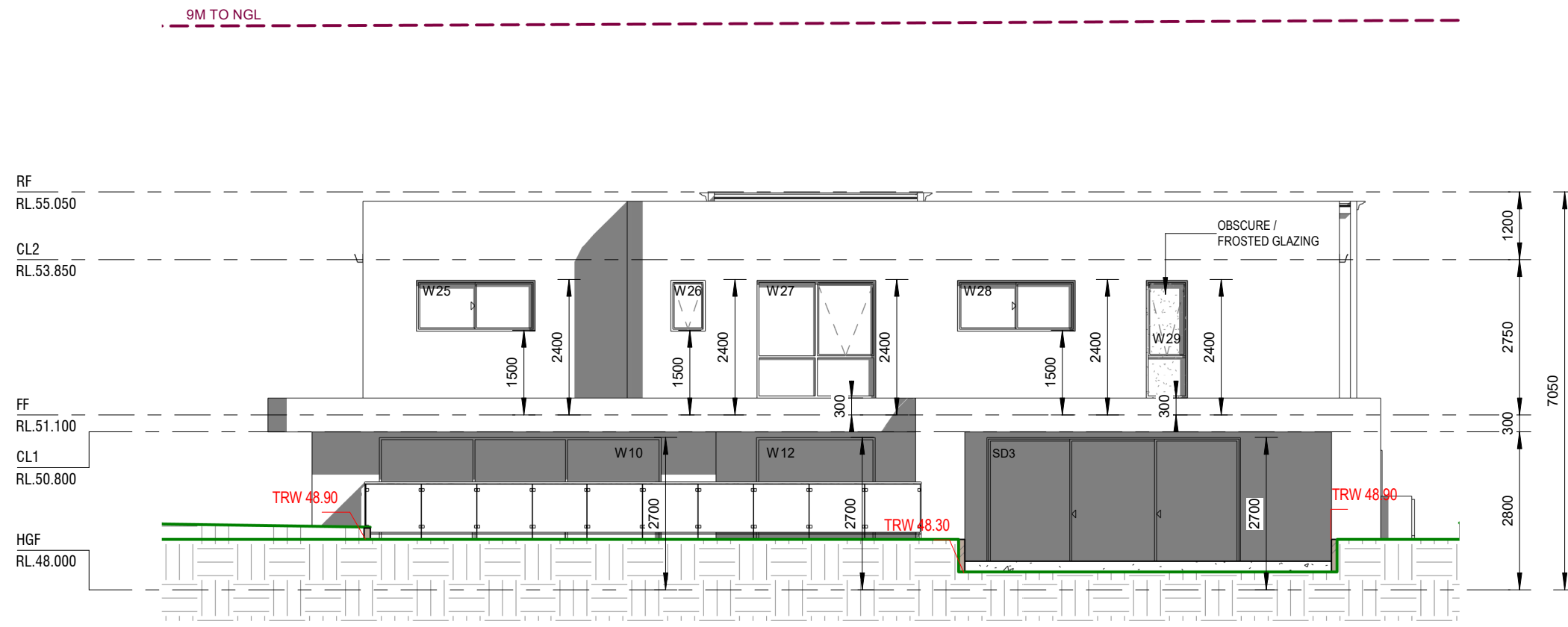
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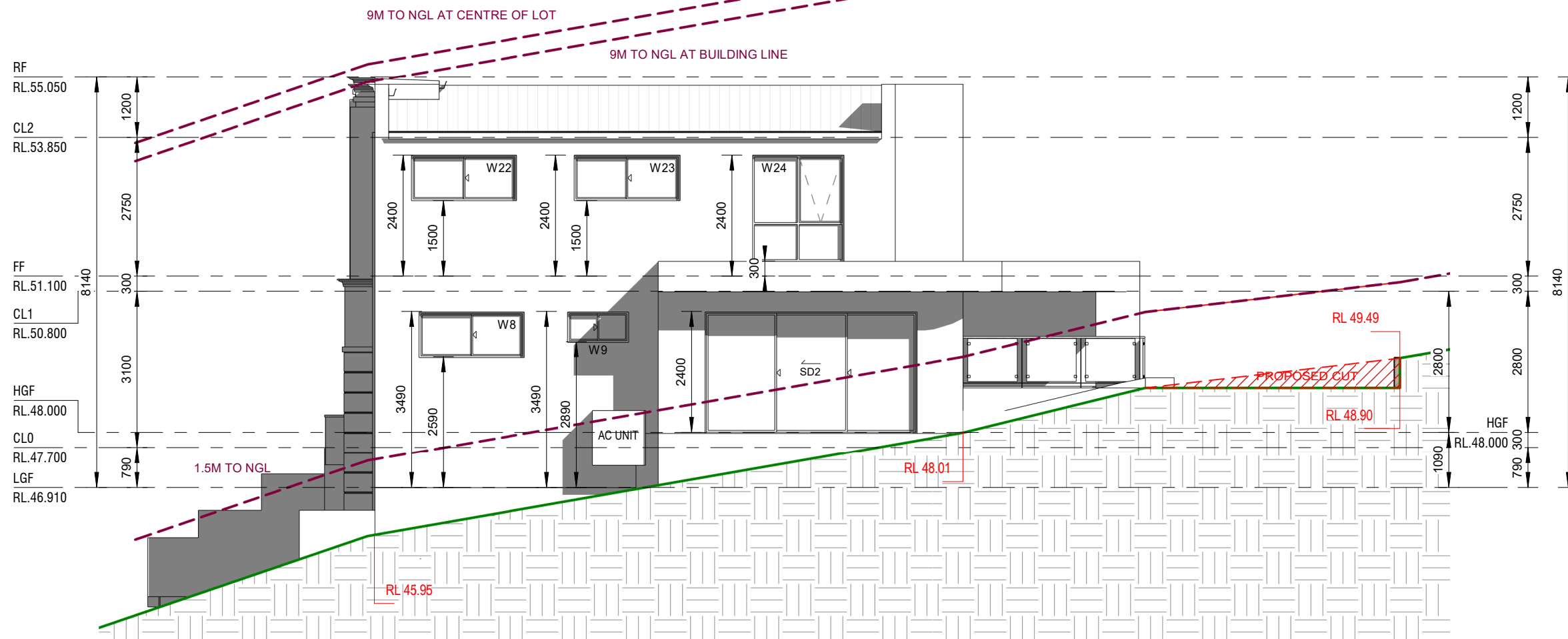
PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
ELEVATIONS - PART 1

JOB NUMBER: 26157	DWG NUMBER: A05	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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1 EAST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

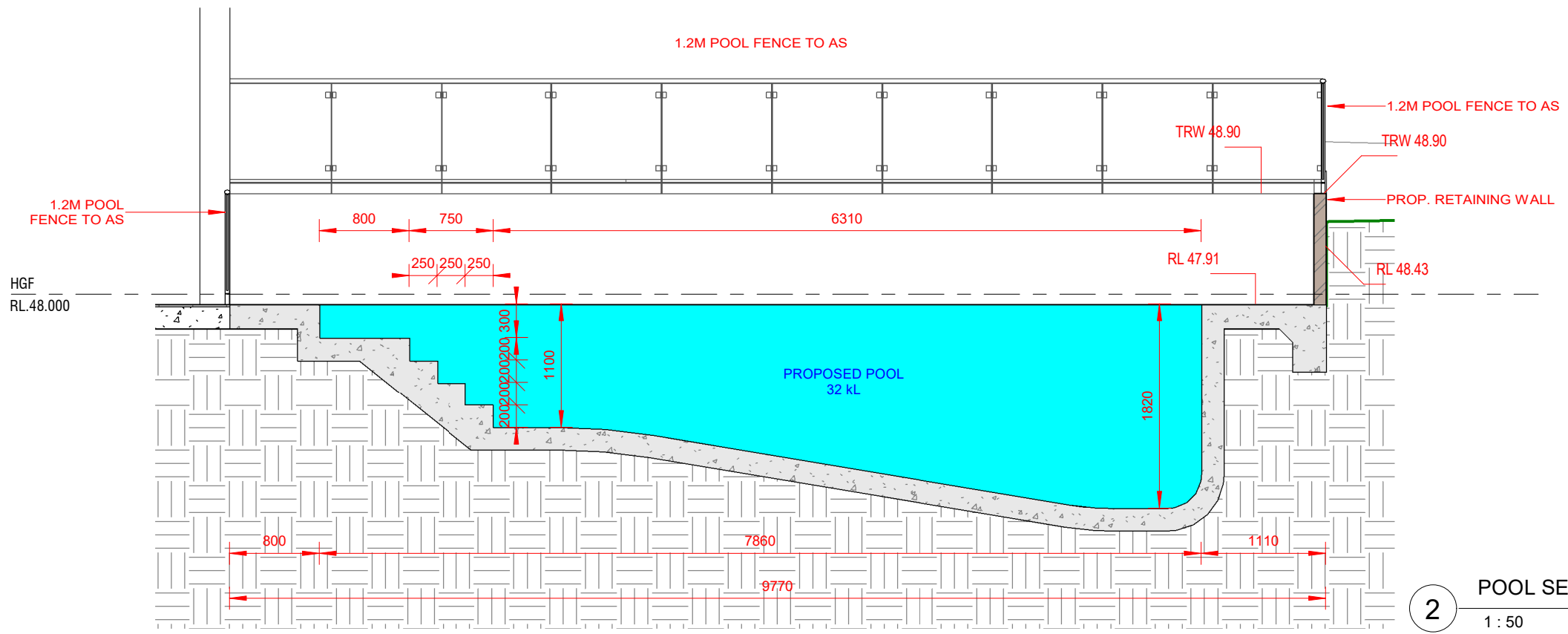
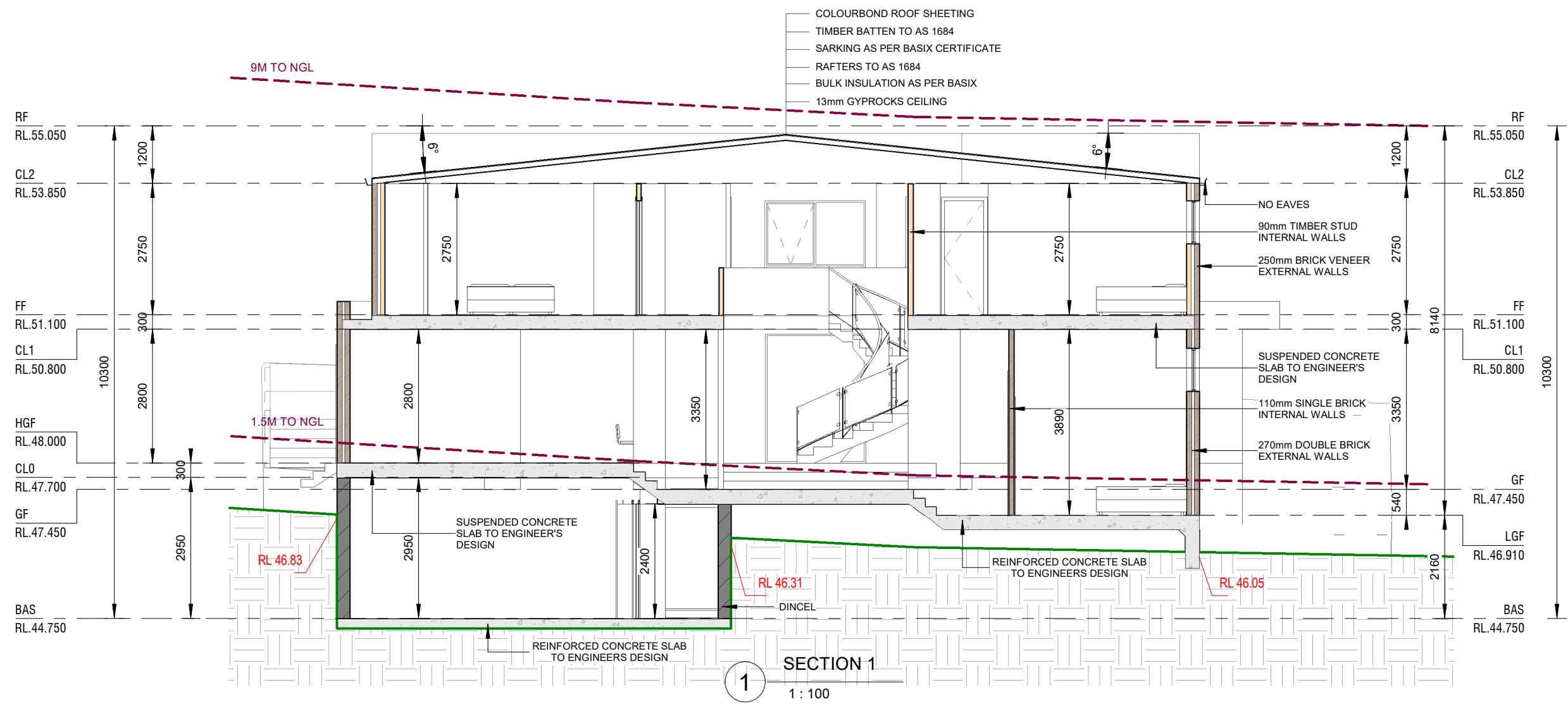
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1 : 100
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
ELEVATIONS - PART 2

JOB NUMBER: 26157	DWG NUMBER: A06	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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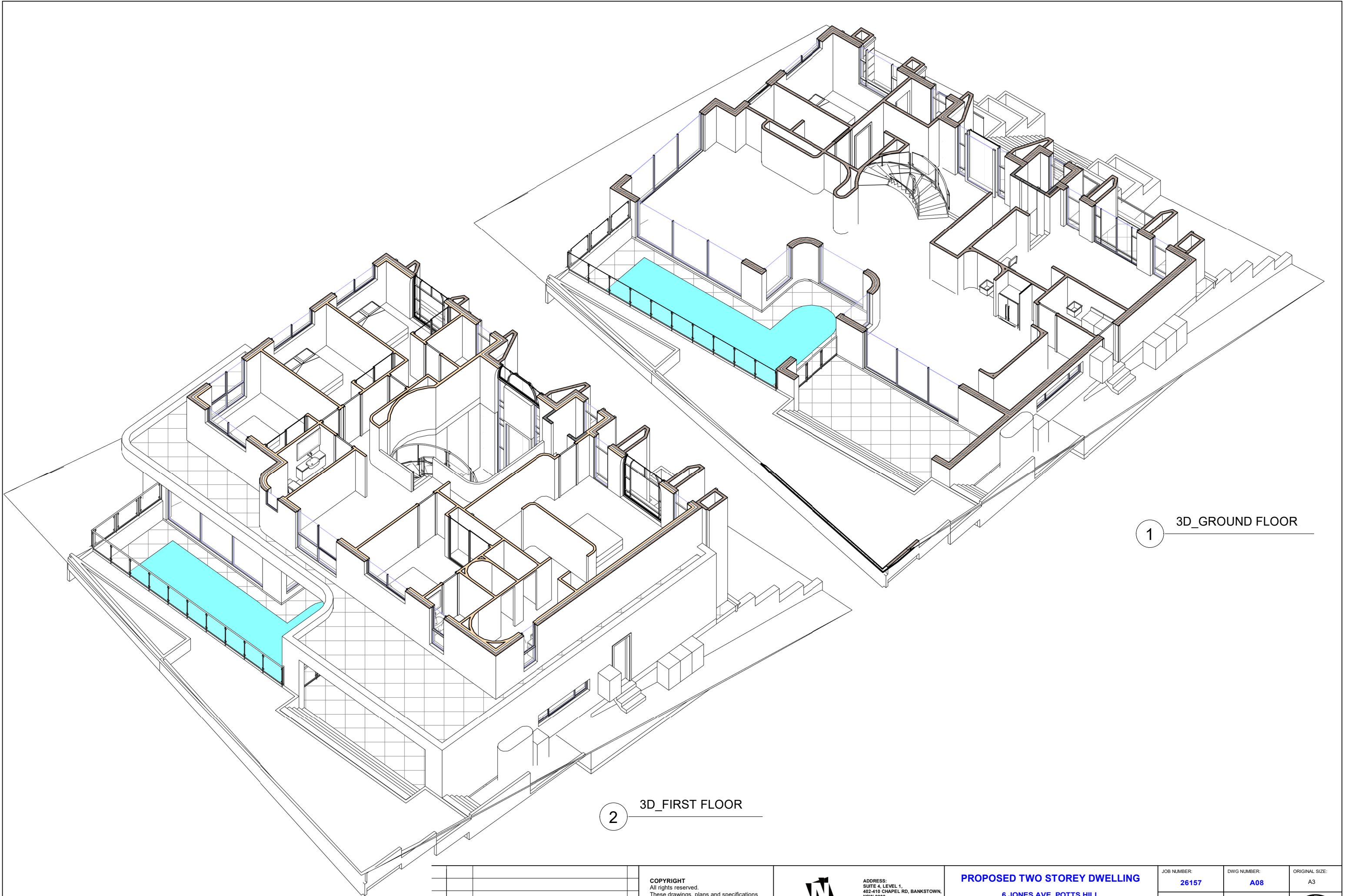
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091

SECTION 1 AND POOL SECTION

JOB NUMBER: 26157	DWG NUMBER: A07.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D_GROUND FLOOR

2 3D_FIRST FLOOR

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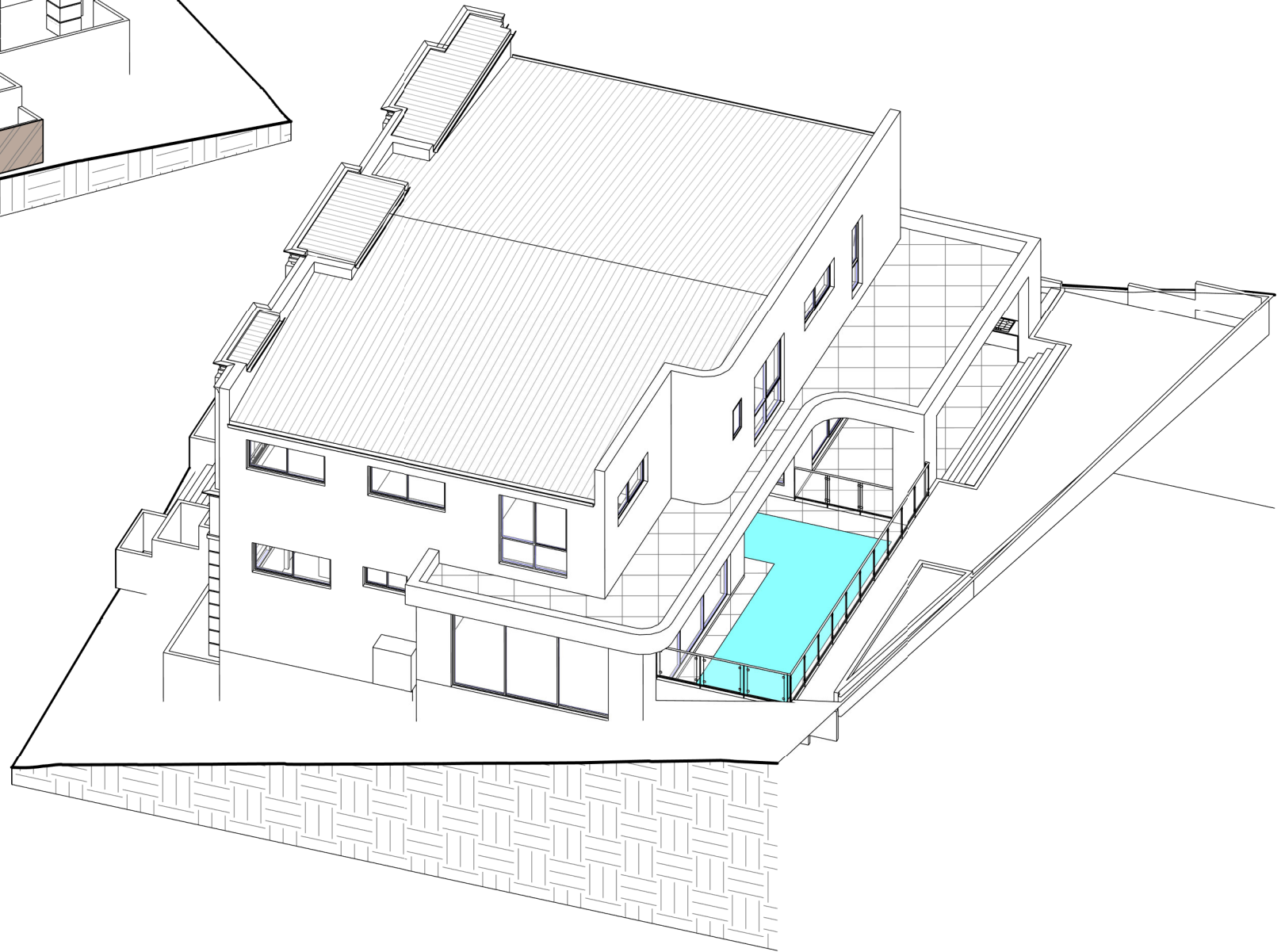
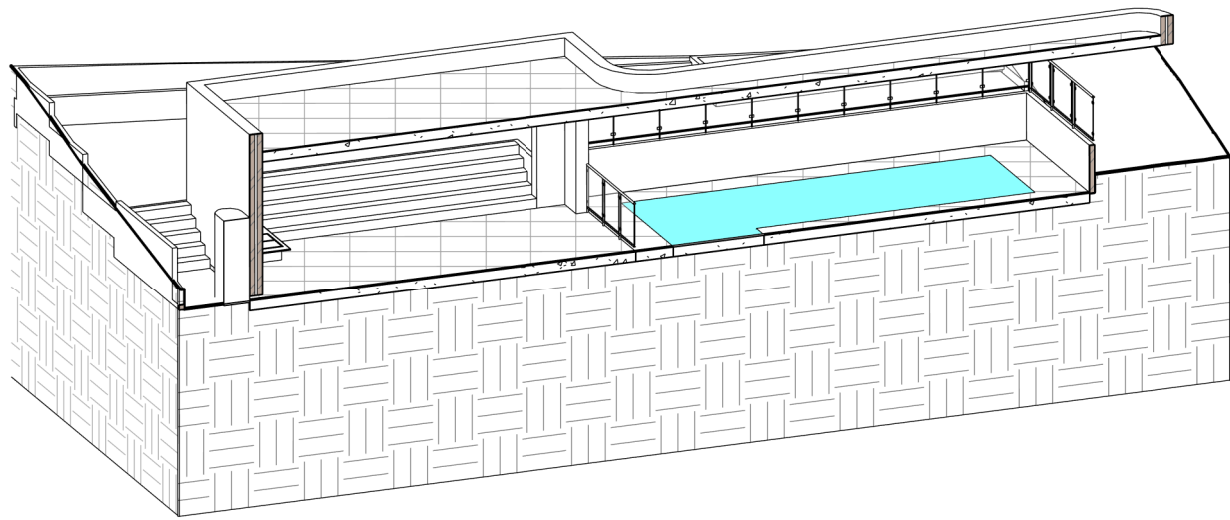
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
3D_GROUND AND FIRST FLOOR

JOB NUMBER: 26157	DWG NUMBER: A08	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
3D_MODEL

JOB NUMBER: 26157	DWG NUMBER: A09	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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PROPOSED TWO STOREY DWELLING

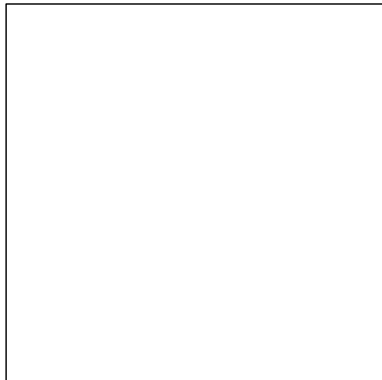
**6 JONES AVE, POTTS HILL
LOT 1, DP 1303091**

3D_MODEL

JOB NUMBER: 26157	DWG NUMBER: A10	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 SCHEDULE OF FINISHES



01: WHITE RENDER



02: WOOD FINISH



03: ALUMINIUM
WINDOWS & DOORS



04: COLOURBOND
ROOF



05: FASCIA & GUTTER

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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
SCHEDULE OF FINISHES

JOB NUMBER: 26157	DWG NUMBER: A11	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

WINDOWS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level

W1	2450	730	1.79 m²	GF
W2	2450	730	1.79 m²	HGF
W3	2700	730	1.97 m²	GF
W4	5100	465	2.37 m²	GF
W5	5100	465	2.37 m²	GF
W6	2700	730	1.97 m²	GF
W7	2450	1800	4.41 m²	HGF
W8	900	2100	1.89 m²	HGF
W9	600	1210	0.73 m²	HGF
W10	2700	5000	13.50 m²	HGF
W11	2700	1500	4.05 m²	GF
W12	2700	2100	5.67 m²	HGF
W13	2700	1500	4.05 m²	HGF
W14	600	2650	1.59 m²	HGF
W15	2750	730	2.01 m²	FF
W16	2750	2100	5.78 m²	FF
W17	2750	730	2.01 m²	FF
W18	2750	730	2.01 m²	FF
W19	1300	2330	3.03 m²	FF
W20	2750	730	2.01 m²	FF
W21	2750	1800	4.95 m²	FF
W22	900	2100	1.89 m²	FF
W23	900	2100	1.89 m²	FF
W24	2100	1810	3.80 m²	FF
W25	900	2100	1.89 m²	FF
W26	900	610	0.55 m²	FF
W27	2100	2100	4.41 m²	FF
W28	900	2100	1.89 m²	FF
W29	2100	730	1.53 m²	FF
W30	2100	730	1.53 m²	FF

Grand total: 30

89.32 m²

GLASS DOORS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level

SD1	2800	2100	5.88 m²	HGF
SD2	2400	4200	10.08 m²	HGF
SD3	2700	4500	12.15 m²	HGF

Grand total: 3

28.11 m²

No 8

No 42

SMAIL RESERVE

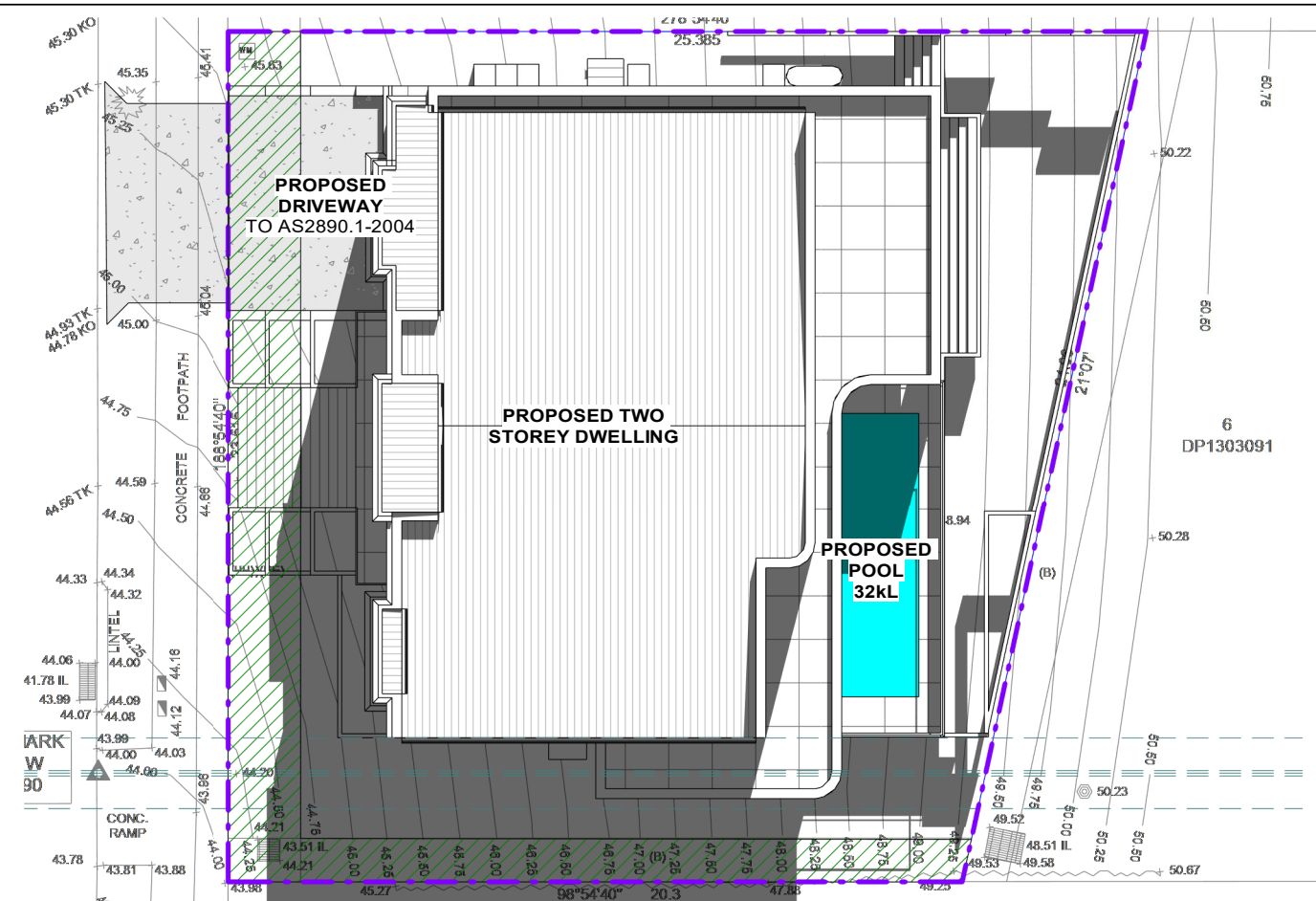
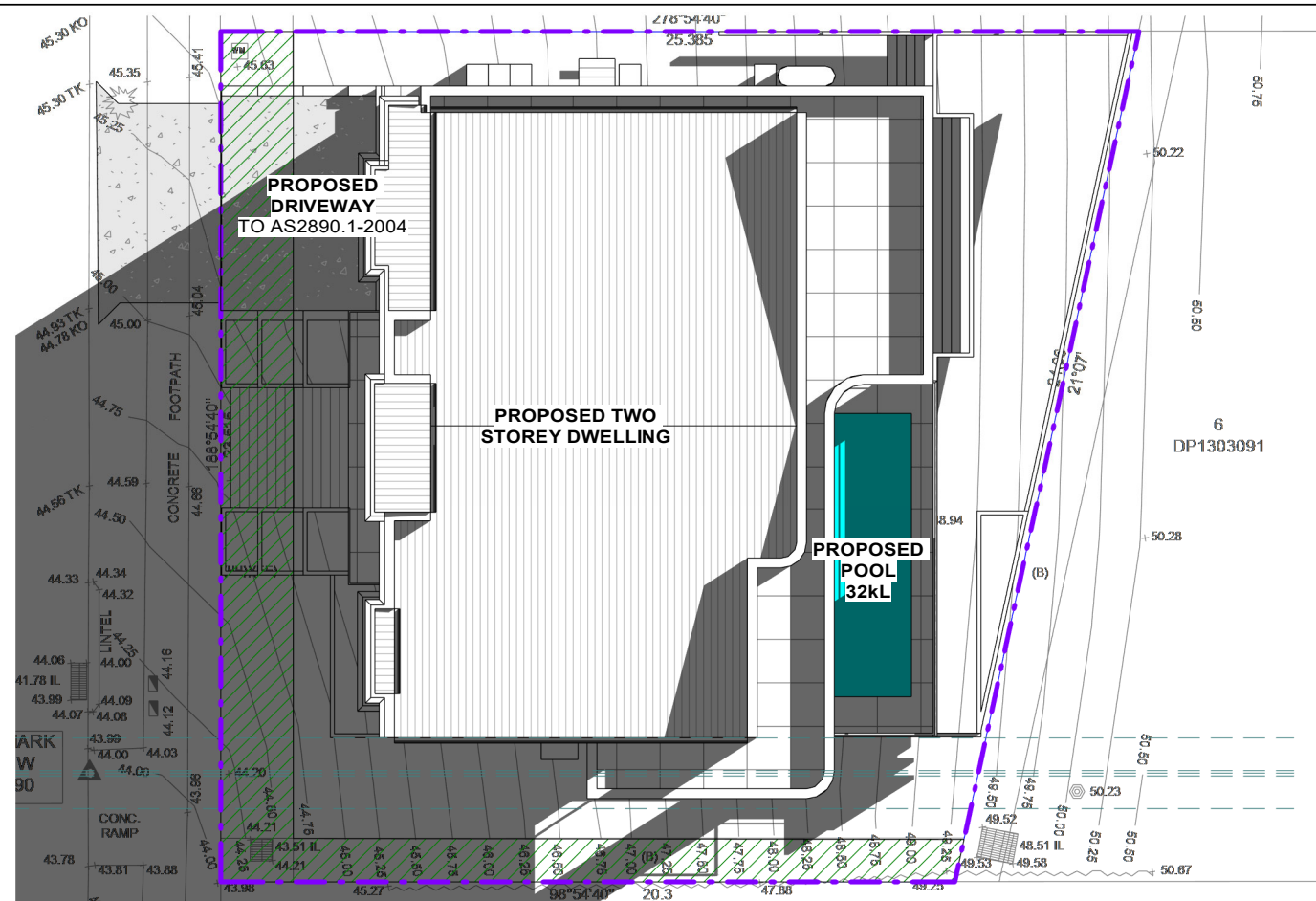
VACANT LOT



JONES AVENUE

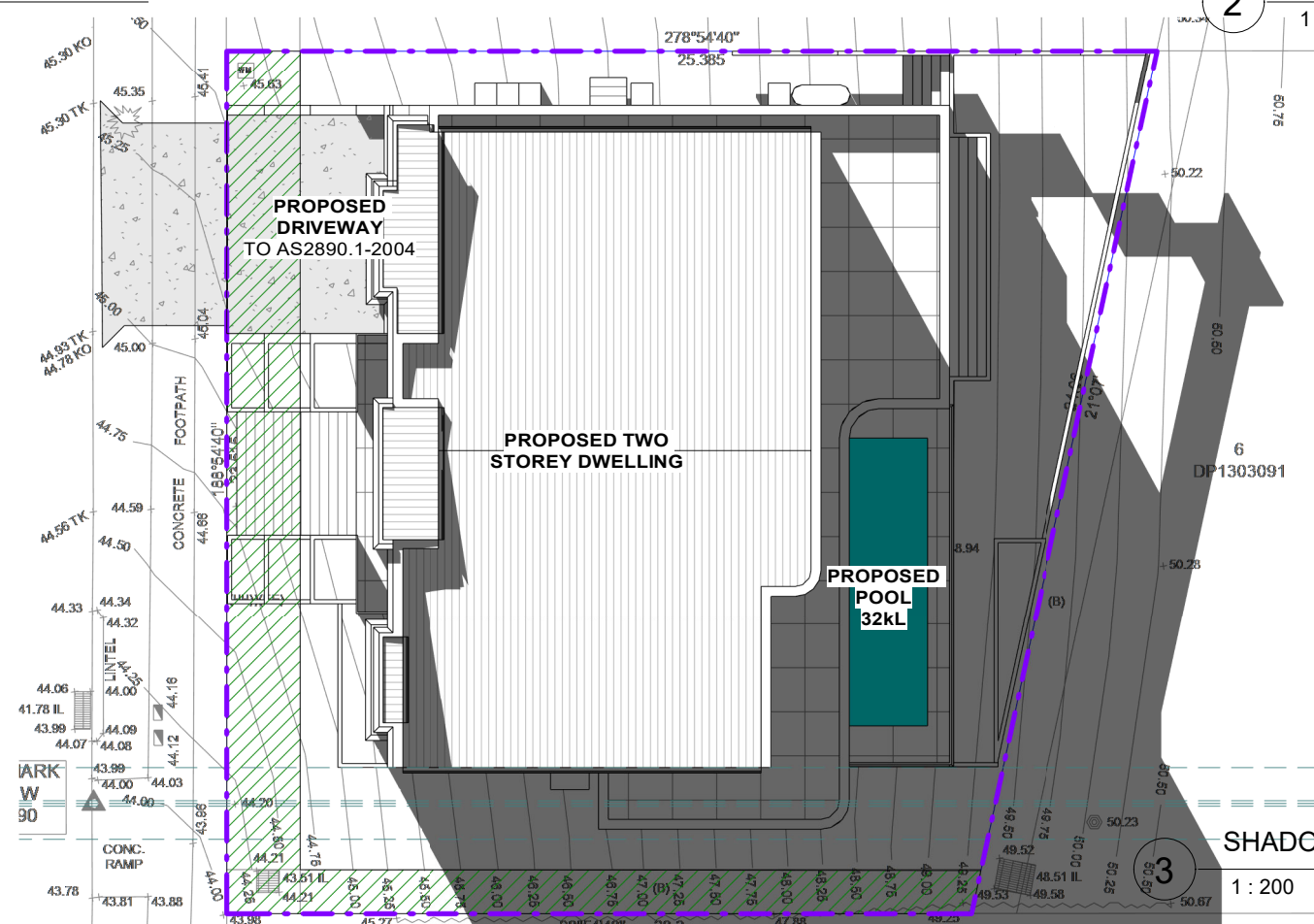
1 STREETScape VIEW

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										6 JONES AVE, POTTS HILL LOT 1, DP 1303091		DESIGNED BY: A.N.	DATE: 21.04.2026	
										STREETSCAPE VIEW		DRAWN BY: A.N.	SCALE: AS SHOWN	
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1 SHADOW DIAGRAM - 21ST JUN 9AM
1 : 200

2 SHADOW DIAGRAM - 21ST JUN 12PM
1 : 200



SHADOW DIAGRAM - 21ST JUN 3PM

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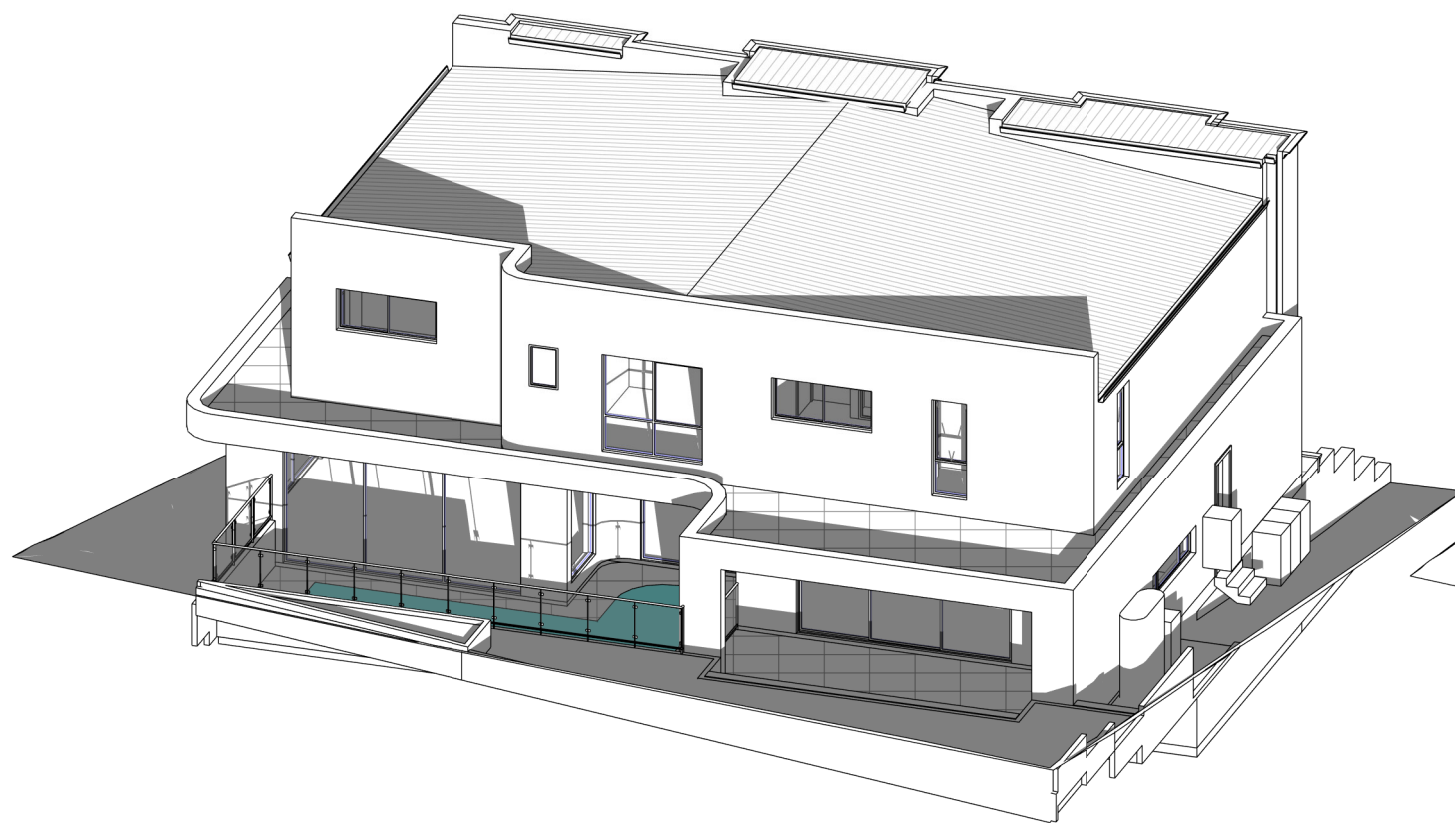
PROPOSED TWO STOREY DWELLING

6 JONES AVE, POTTS HILL
LOT 1, DP 1303091

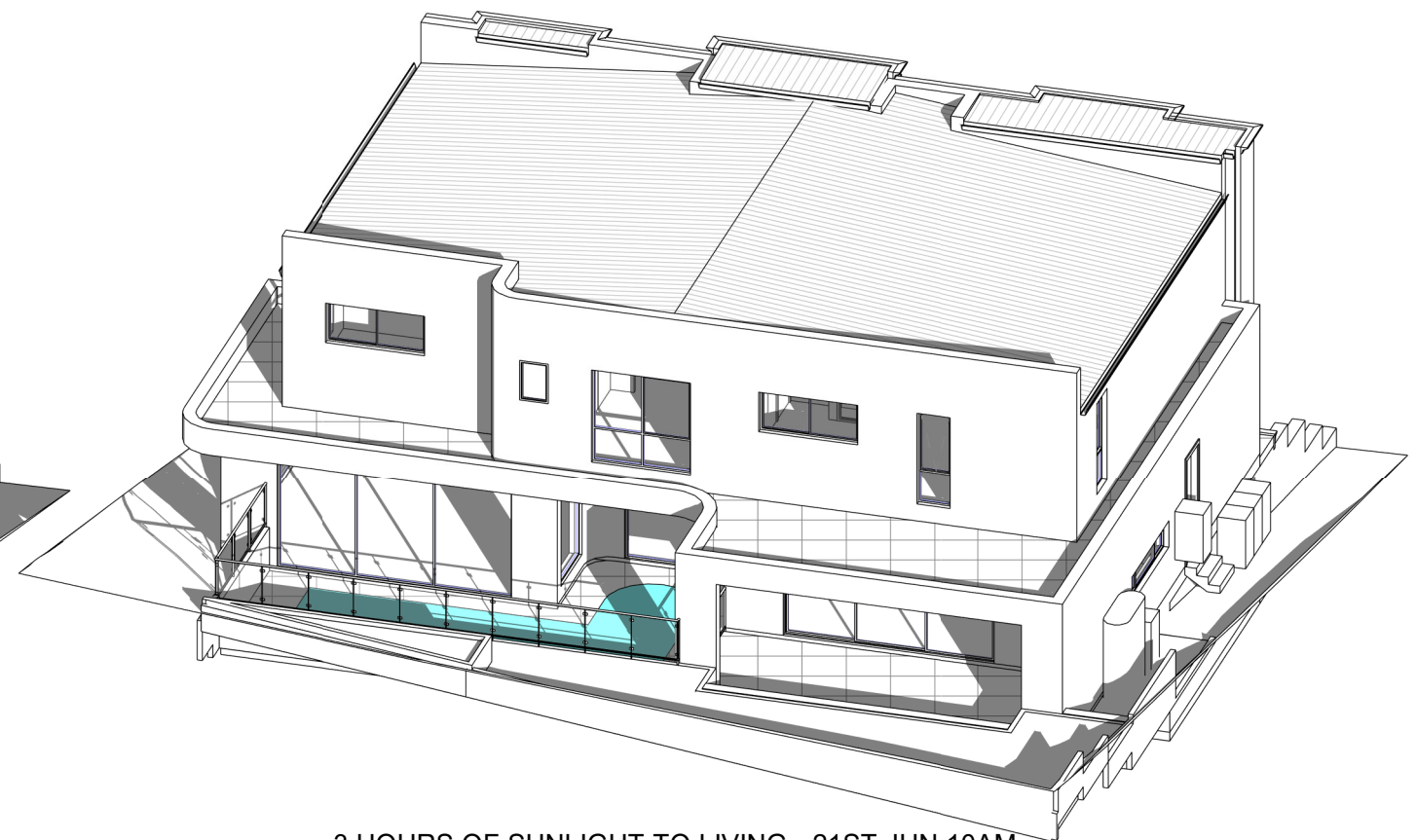
SHADOW DIAGRAM - 21ST JUN

JOB NUMBER: 26157	DWG NUMBER: A14.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

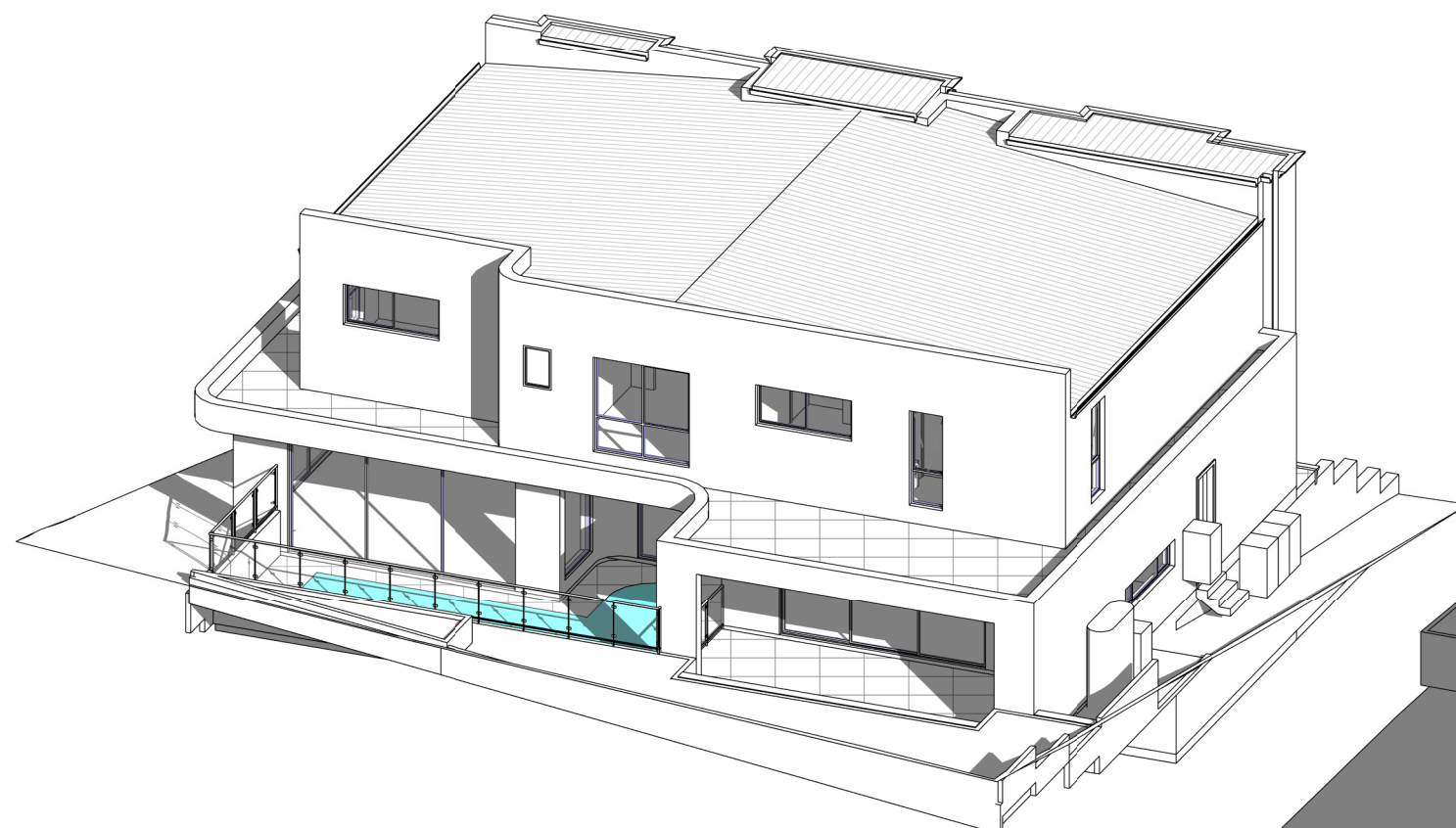




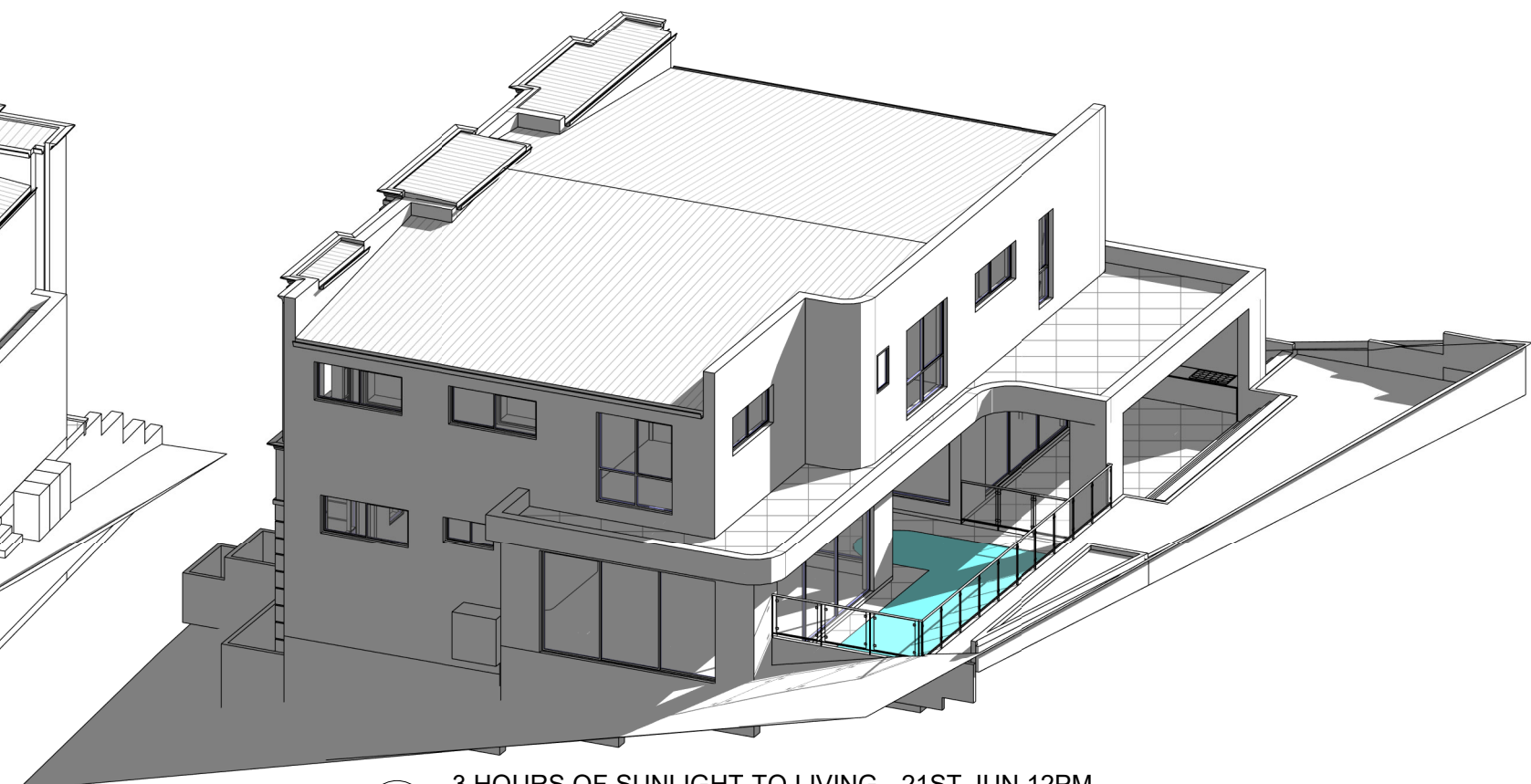
1 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 9AM



2 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 10AM



3 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 11AM



4 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 12PM

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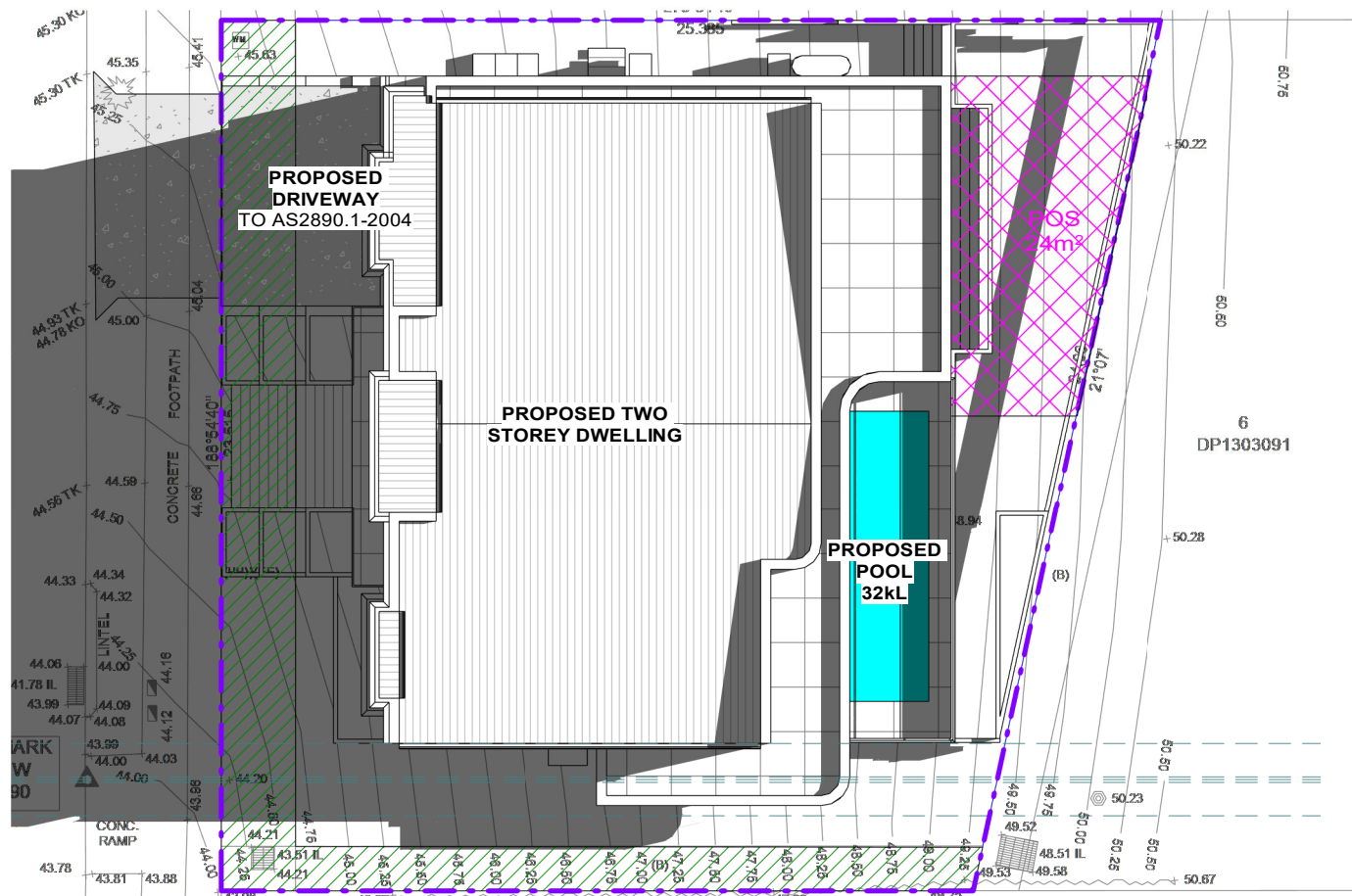
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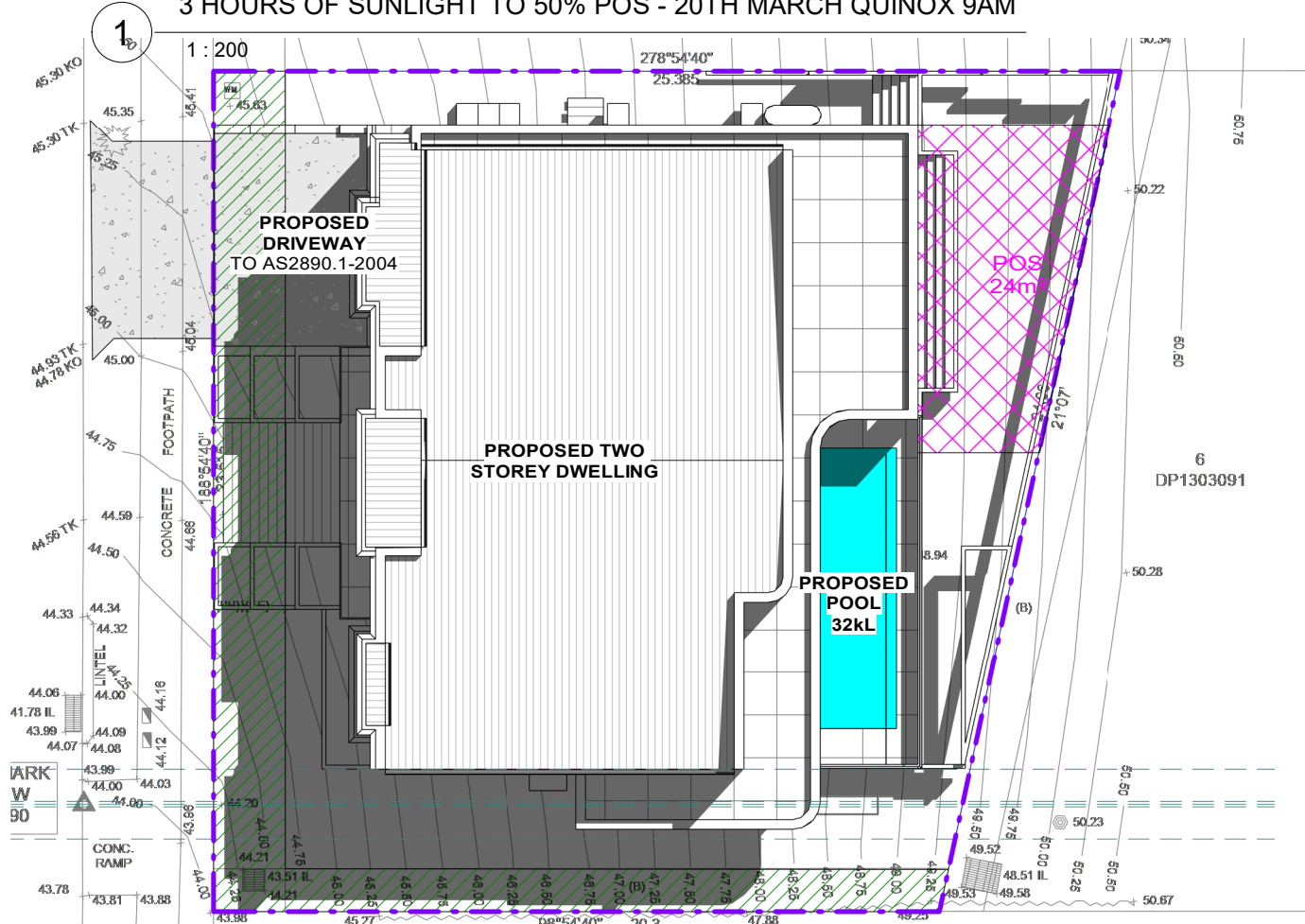
PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091

3 HOURS OF SUNLIGHT TO LIVING – 21ST JUN

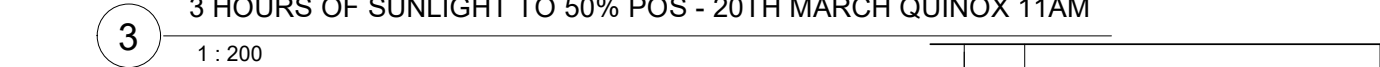
JOB NUMBER: 26157	DWG NUMBER: A14.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	



3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH QUINOX 9AM

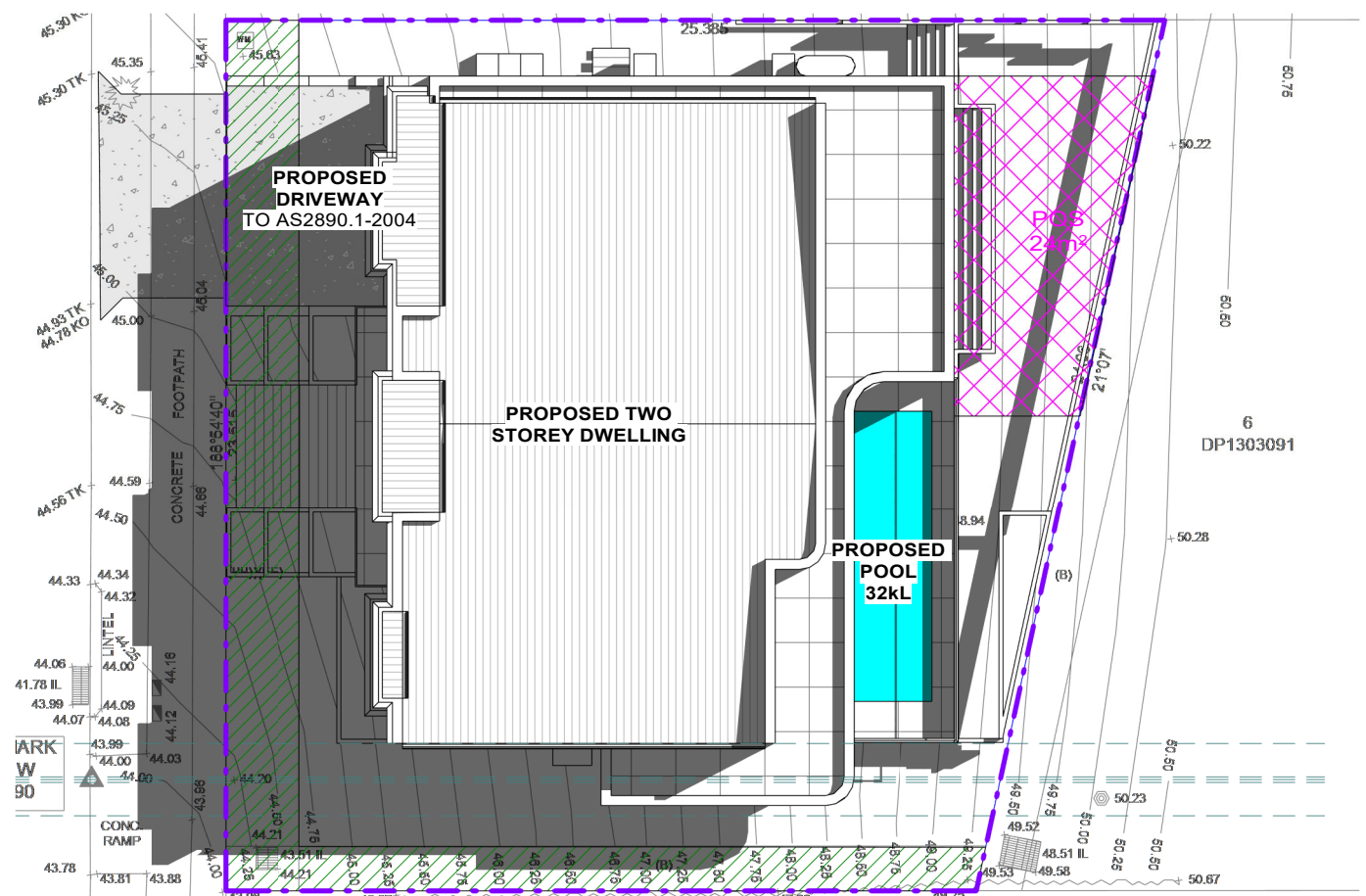


3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH QUINOX 11AM

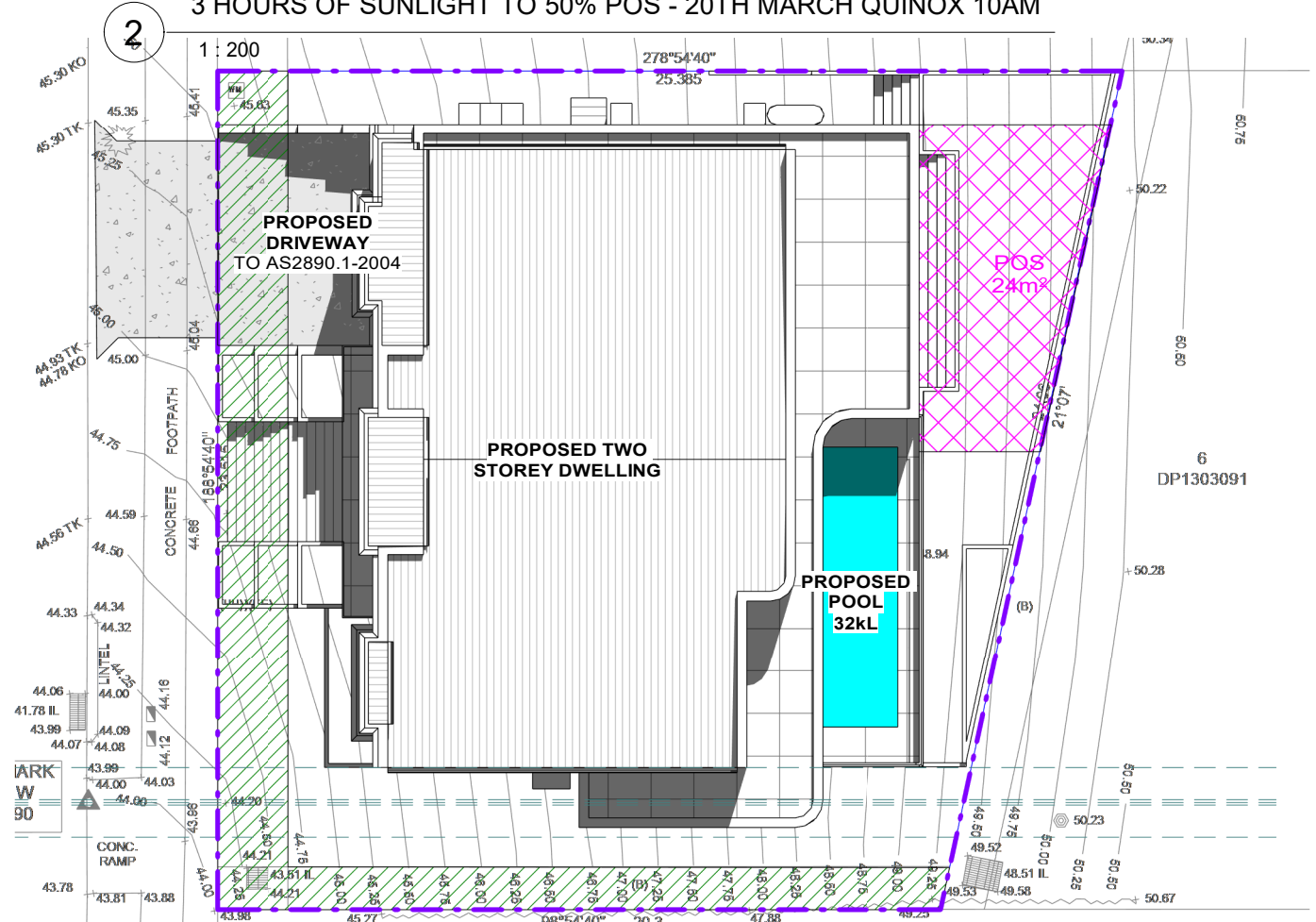


1 : 200

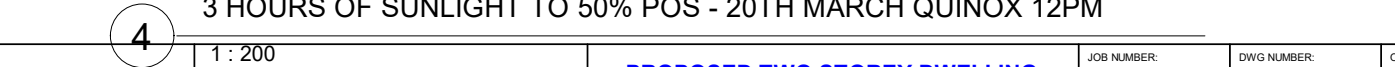
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3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH QUINOX 10AM



3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH QUINOX 12PM



1 : 200

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PROPOSED TWO STOREY DWELLING
6 JONES AVE, POTTS HILL
LOT 1, DP 1303091
3 HOURS OF SUNLIGHT TO 50% POS -
20TH MARCH

JOB NUMBER: 26157	DWG NUMBER: A14.03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 21.04.2026	
DRAWN BY: A.N.	SCALE: AS SHOWN	

BASIX™Certificate

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

Single Dwelling

Certificate number: 18543355

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: Thursday, 02 July 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.



Project summary			
Project name	6 Jones Ave, Potts Hill		
Street address	6 JONES AVENUE POTTS HILL 2143		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan		
Lot no.	1		
Section no.	1303091		
Project type	dwelling house (detached)		
No. of bedrooms	6		
Project score			
Water	✓ 40	Target 40	
Thermal Performance (Do-it-Yourself Method)	✓ Pass	Target Pass	
Energy	✓ 73	Target 72	
Materials	✓ -100	Target n/a	

Certificate Prepared by	
Name / Company Name:	NEMCO DESIGN PTY. LTD.
ABN (if applicable):	48166180555

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.04 / EUCALYPTUS_03_01_0 Certificate No.: 18543355 Thursday, 02 July 2026 page 1/14

Thermal Performance and Materials commitments				
Show on DA plans Show on CC/CDC plans & specs Certifier check				
Do-it-yourself Method				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓	✓
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				✓
Construction Area - m² Additional insulation required Options to address thermal bridging Other specifications				
Basal - concrete slab on ground, waffle pod slab.	315	nil/not specified	nil	
floor - above habitable rooms or mezzanine, hard wood, frame timber - H2 treated softwood.	5	nil/none	nil	
external wall: brick veneer: frame: timber - H2 treated softwood.	150	2.04 (or 3.50 including constructed/rockwool batts, roll or pump-in + reflective foil in the cavity)	nil	wall colour: Medium (odor absorbance 0.45-0.7)

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
W10	2700.00	5000.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 300 mm above head of window or glazed door	not overshadowed
W12	2700.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W05	900.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W08	900.00	610.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W27	2100.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W08	900.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W29	2100.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
South facing					
S02	2400.00	4200.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W8	900.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W9	600.00	1210.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W22	900.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed

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Energy Commitments			
Show on DA plans Show on CC/CDC plans & specs Certifier check			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.			
✓			
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating			
✓			
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 4 stars			
✓			
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.			
✓			
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 1.5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north			
✓			
Other			
The applicant must install a feed outdoor clothes drying line as part of the development.			
✓			

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Description of project

Project address		Assessor details and thermal loads	
Project name	6 Jones Ave, Potts Hill	NatHERS assessor number	n/a
Street address	6 JONES AVENUE POTTS HILL 2143	NatHERS certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan	Area adjusted cooling load (MJ/m² year)	n/a
Lot no.	1	Area adjusted heating load (MJ/m² year)	n/a
Section no.	1303091	Project score	
Project type		Water	✓ 40 Target 40
Project type	dwelling house (detached)	Thermal Performance (Do-it-Yourself Method)	✓ Pass Target Pass
No. of bedrooms	6	Energy	✓ 73 Target 72
Site details		Materials	✓ -100 Target n/a
Site area (m²)	537		
Roof area (m²)	180		
Conditioned floor area (m²)	305.0		
Unconditioned floor area (m²)	20.0		
Total area of garden and lawn (m²)	60		
Roof area of the existing dwelling (m²)	0		

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Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: cavity brick, frame: timber - H2 treated softwood	150	0.50 (or 1.20 including constructed/rockwool batts, roll or pump-in + reflective foil in the cavity)	nil	wall colour: Medium (odor absorbance 0.45-0.7)
internal wall: plasterboard, frame: timber - H2 treated softwood	100	none	nil	
ceiling and roof: flat ceiling / pitched roof, frame: metal roof, laminated veneer lumber (LVL)	180	ceiling: 5.7 (sig), roof: half-sarking/ceiling: rockwool batts, roll or pump-in; roof: following	nil	roof space ventilation: wind-driven ventilator(s) + save vents; roof colour: medium (odor absorbance 0.45-0.59); 0.5 to 1.0% of ceiling area uninsulated
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 (B)) 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.				

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
W03	900.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W04	2100.00	1810.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
West facing					
S01	2800.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W1	2450.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W2	2450.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W3	2700.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W4	5100.00	465.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W5	5100.00	465.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W6	2700.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W15	2750.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W16	2750.00	2100.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed

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Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
Commitments identified with a ✓ in the "Show on CC/CDC plans 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.	
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.	

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Schedule of BASIX commitments

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

Water Commitments			
Show on DA plans Show on CC/CDC plans & specs Certifier check			
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (>6 but <= 7.5 Litres plus spray force and/or coverage tests) in all showers in the development.			
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.			
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.			
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.			
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 180 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: • at toilets in the development			
• 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.)			
Swimming Pool			
The swimming pool must not have a volume greater than 32 kilolitres.			

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Thermal Performance and Materials commitments			
Show on DA plans Show on CC/CDC plans & specs Certifier check			
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.			

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
W17	2750.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W18	2750.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W19	1300.00	2330.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W20	2750.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed

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Water Commitments			
Show on DA plans Show on CC/CDC plans & specs Certifier check			
The swimming pool must have a pool cover.			
✓			
The swimming pool must be outdoors.			

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Thermal Performance and Materials commitments			
Show on DA plans Show on CC/CDC plans & specs Certifier check			
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshading specifications must be satisfied for each glazed window and door.			
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.			
The following requirements must also be satisfied in relation to each window and glazed door:			
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.			
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).			

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshading
North facing					
W14	600.00	2850.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
W30	2100.00	730.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 400 mm, 400 mm above head of window or glazed door	not overshadowed
East facing					
S03	2700.00	4500.00	aluminium, single glazed (U-value <=0.5, SHGC: 0.49-0.60)	save 450 mm, 300 mm above head of window or glazed door	not overshadowed

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Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 20 or 30 EDCs or better.	✓	✓	✓
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 air-conditioning - ducted. Energy rating: 4.5 Star (old label).	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air-conditioning - ducted. Energy rating: 4.5 Star (old label).	✓	✓	✓
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 air-conditioning - ducted. Energy rating: 4.5 Star (old label).	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air-conditioning - ducted. Energy rating: 4.5 Star (old label).	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade; Operation control: manual switch on/off			✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off			✓
Laundry: individual fan, ducted to façade; Operation control: manual switch on/off			✓
Artificial lighting			
The applicant ensure that a minimum of 80% of light fixtures are filled 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.	✓	✓	✓