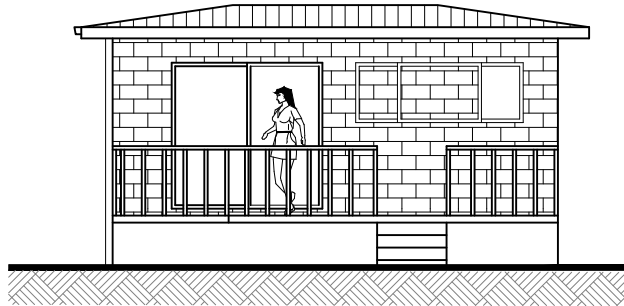




DRAWING LIST

SHEET NO.	SHEET NAME	REV.
000	COVER SHEET	C 16.03.2026
100	BASIX	C 16.03.2026
101	DEMOLITION PLAN	C 16.03.2026
102	EROSION AND SEDIMENT PLAN	C 16.03.2026
103	PROPOSED SITE PLAN	C 16.03.2026
104	EXISTING GRAGE PLAN AND ELEVATIONS	C 16.03.2026
105	PROPOSED FLOOR / ROOF PLAN	C 16.03.2026
106	ELEVATIONS AND SECTION	C 16.03.2026

ISSUE FOR DA

PROJECT
PROPOSED GRANNY FLAN
ADDRESS
5 KENTHURST PLACE,
CHESTER HILL NSW 2162
CLIENT
ABERA AGA NEGASH
PROJECT No.
0125 A
DATE
27.10.2025

SHEET 1

Revision Schedule				COVER SHEET	Client: ABERA AGA NEGASH	Drawn by: Arch.Draft	Project No.	Sheet No.	REFERENCE
ISSUE	DESCRIPTION	BY	DATE		Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Mariam Daniel	1	000	0125A
A	ISSUE FOR DA	MD	27.10.2025			Date:	16/08/2026	Scale:	Issue:
B	ISSUE FOR DA	MD	27.10.2025						E
C	ISSUE FOR DA	MD	16.03.2026						
D	ISSUE FOR DA	MD	15.05.2026						
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026						

Description of project		Assessor details and thermal loads	
Project address	5 KENTHURST PL CHESTER HILL, 54	NAPRENS assessor number	n/a
Street address	5 KENTHURST PLACE CHESTER HILL 2162	NAPRENS certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan D421121	Area adjusted cooling load (MJ m ² year)	n/a
Lot no.	7	Area adjusted heating load (MJ m ² year)	n/a
Section no.	-		
Project type		Overall score	
Project type	dwelling house (detached) - secondary dwelling	Water	✔ 40 Target 40
No. of bedrooms	2	Passive Performance (Do-5-Yearly Method)	✔ Pass Target Pass
Soil details		Energy	✔ 70 Target 68
Site area (m ²)	879	Materials	✔ 4 Target 40
Roof area (m ²)	75		
Conditioned floor area (m ²)	52.0		
Unconditioned floor area (m ²)	0		
Total area of garden and lawn (m ²)	0		
Roof area of the cooling dwelling (m ²)	180		
Number of bedrooms in the cooling dwelling	4		

Thermal Performance and Materials commitments		Shave on DR plans	Show an CCCDC 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-mechanism areas exceeding 25 square metres.			✓	✓
The dwelling must not contain three 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 - m ²	Additional insulations required	Options to address thermal bridging	Other specifications
Roof - suspended floor above enclosed subfloor, concrete suspended, frame no frame	55.5	n/none	n3	subfloor wall insulation: None
external wall: timber frame - timber - H2 treated softwood.	all external walls	2.44 (or 3.00 including construction). (Sinterglass batts or n3)	n3	wall colour: Medium (neutral absorbance 0.48-0.7)
internal wall: plasterboard, frame: timber - untreated softwood.	70	none	n3	

BABX

Department of Planning, Housing and Infrastructure

www.babx.nsw.gov.au

Version: 4.24 | EUCALYPTUS_EB_P1_0

Certificate No.: 16017028_24

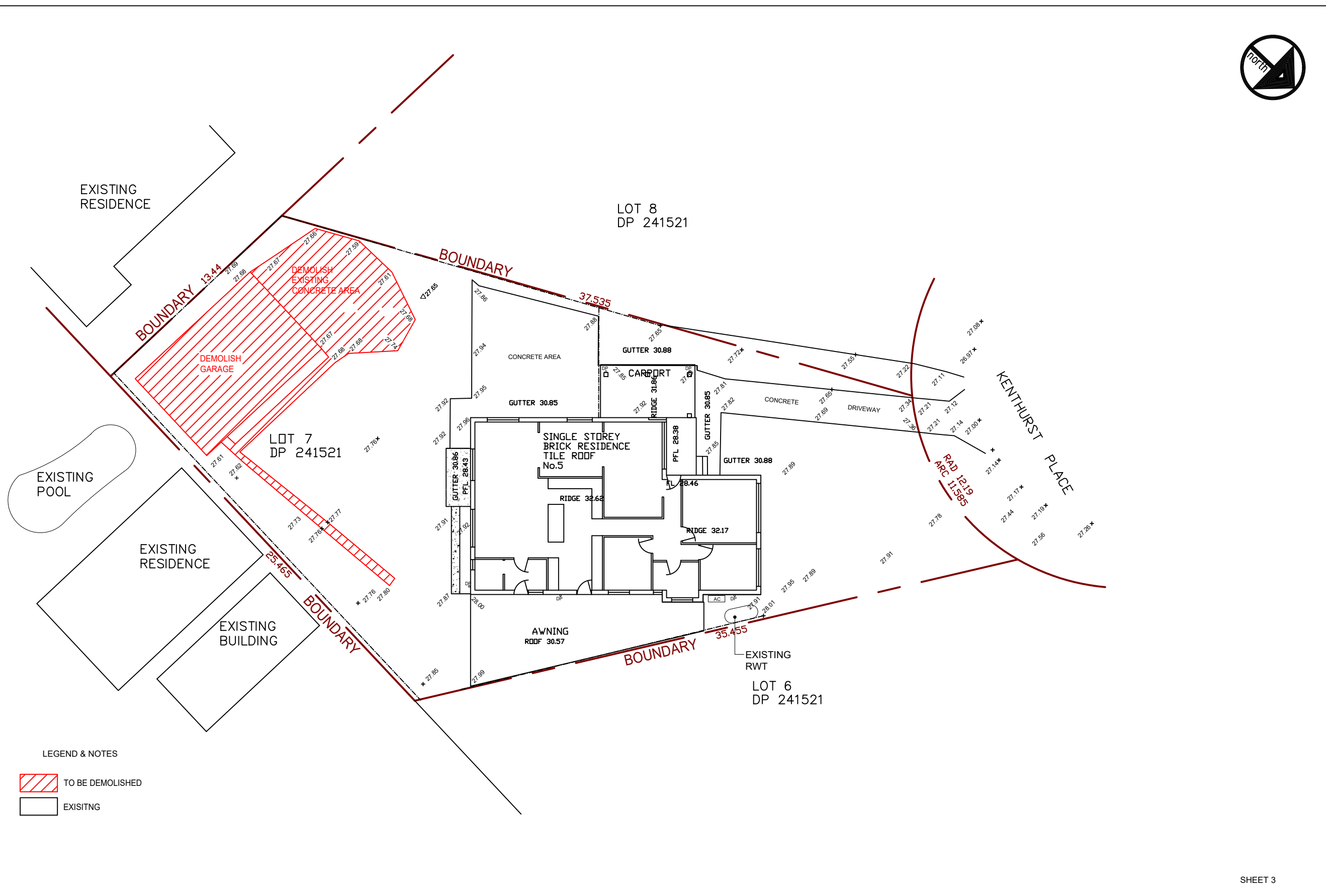
Thursday, 19 August 2026

page 4/11

Missing or invalid reference	Missing or invalid reference	Missing or invalid reference
File: D:\Freelance Architecture\1005 - DA Lodgement\BASIX CERTIFICATE REV C - 5 KENTHURST PL CHESTER HILL.pdf	File: D:\Freelance Architecture\1005 - DA Lodgement\BASIX CERTIFICATE REV C - 5 KENTHURST PL CHESTER HILL.pdf	File: D:\Freelance Architecture\1005 - DA Lodgement\BASIX CERTIFICATE REV C - 5 KENTHURST PL CHESTER HILL.pdf
Sheet: 5	Sheet: 6	Sheet: 7

Energy Commitments	Show on DA plans	Show on CCDCD plans & specs	Certifier check
The applicant must install a window and/or lighting in 1 bathroom(s/bath/s) in the development for natural lighting.	✓	✓	✓
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 peak kilowatts of electricity, installed at an angle between 5 degrees and 15 degrees to the horizontal facing south	✓	✓	✓
Other			
The applicant must install a gas cooking & electric oven in the kitchen of the dwelling.		✓	

Revision Schedule				BASIX	Client: ABERA AGA NEGASH		Drawn by: Arch.Draft	Project No.	Sheet No.	REFERENCE
ISSUE	DESCRIPTION	BY	DATE		Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Mariam Daniel	1	100	0125A	
A	ISSUE FOR DA	MD	27.10.2025			Date:			Issue:	
B	ISSUE FOR DA	MD	27.10.2025			27.10.2025	Scale:		D	
C	ISSUE FOR DA	MD	16.03.2026							
D	ISSUE FOR DA	MD	15.05.2026							
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026							



LEGEND & NOTES

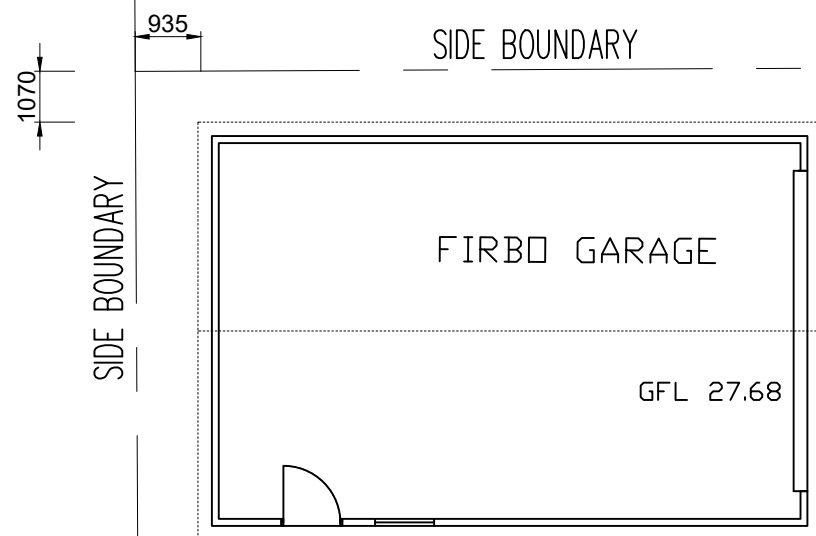
-  TO BE DEMOLISHED
-  EXISTING

SHEET 3

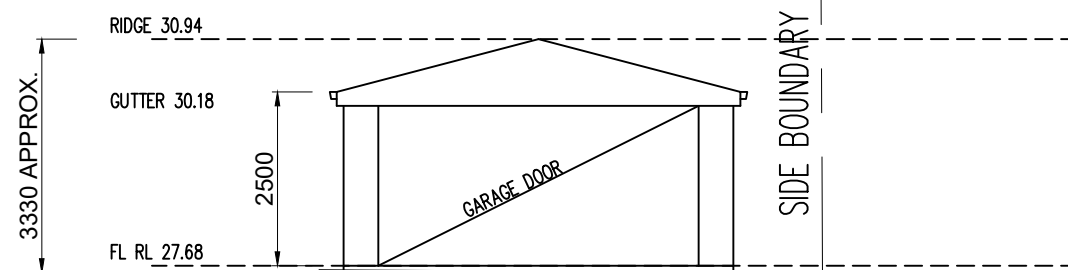
Revision Schedule				Client: ABERA AGA NEGASH	Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Drawn by:	Arch.Draft	Project No.	Sheet No.	REFERENCE	
ISSUE	DESCRIPTION	BY	DATE			Mariam Daniel		1	101	0125A	
A	ISSUE FOR DA	MD	27.10.2025			Date:	27.10.2025	Scale:	1:200	Issue:	C
B	ISSUE FOR DA	MD	27.10.2025								
C	ISSUE FOR DA	MD	16.03.2026								
D	ISSUE FOR DA	MD	15.05.2026								
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026								

DEMOLITION PLAN

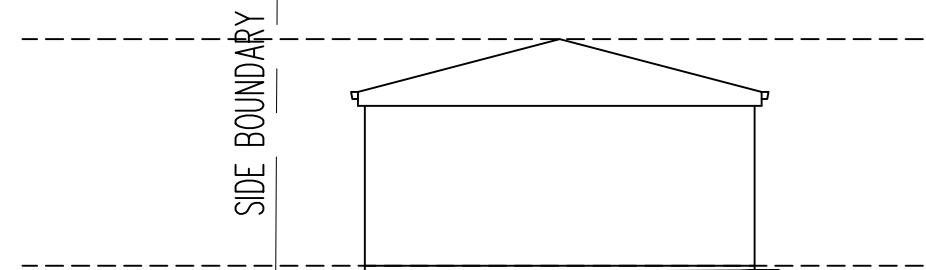
DEMOLITION PLAN



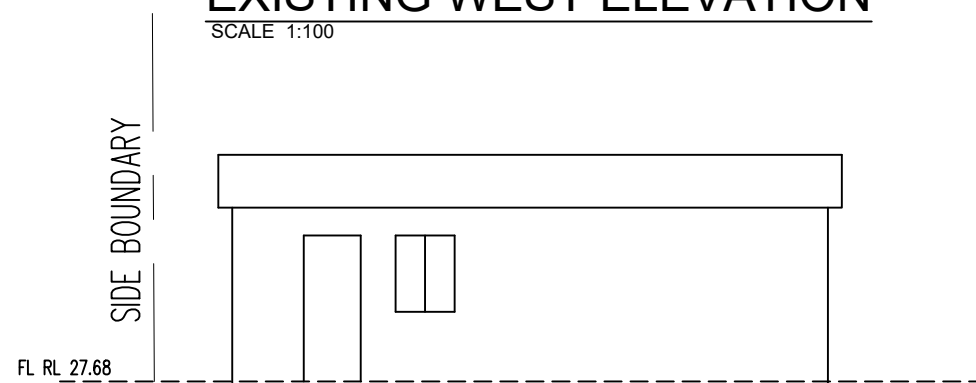
EXISTING FLOOR PLAN
SCALE 1:100



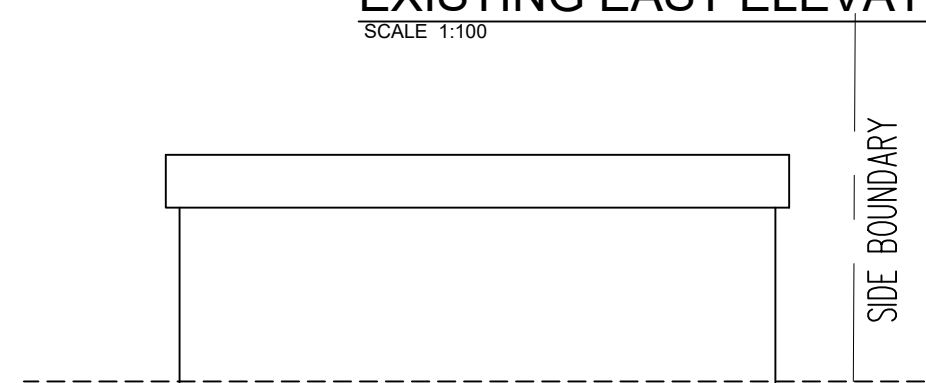
EXISTING WEST ELEVATION
SCALE 1:100



EXISTING EAST ELEVATION
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING SOUTH ELEVATION
SCALE 1:100

SHEET 6

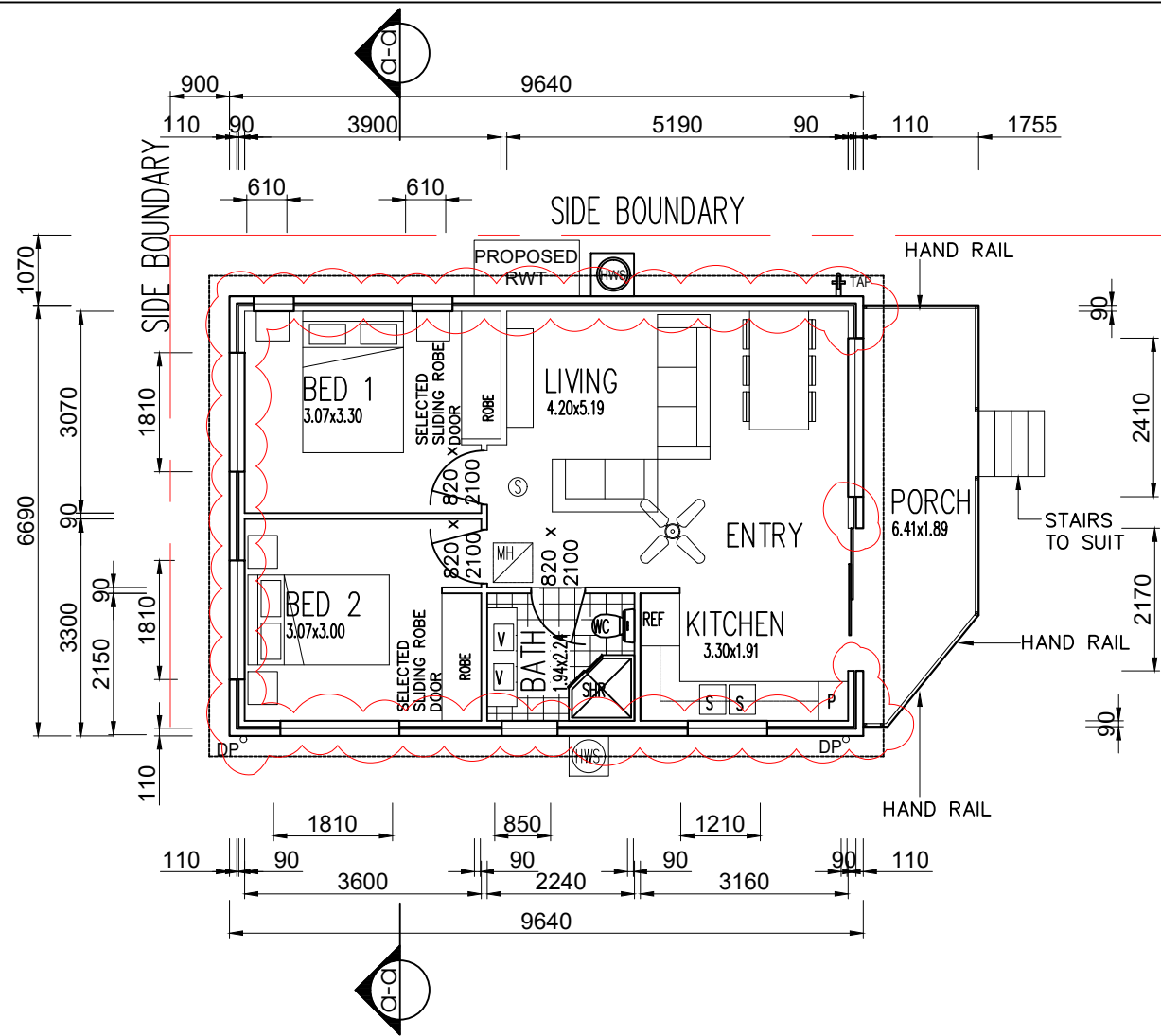
Revision Schedule

ISSUE	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	MD	27.10.2025
B	ISSUE FOR DA	MD	27.10.2025
C	ISSUE FOR DA	MD	16.03.2026
D	ISSUE FOR DA	MD	15.05.2026
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026

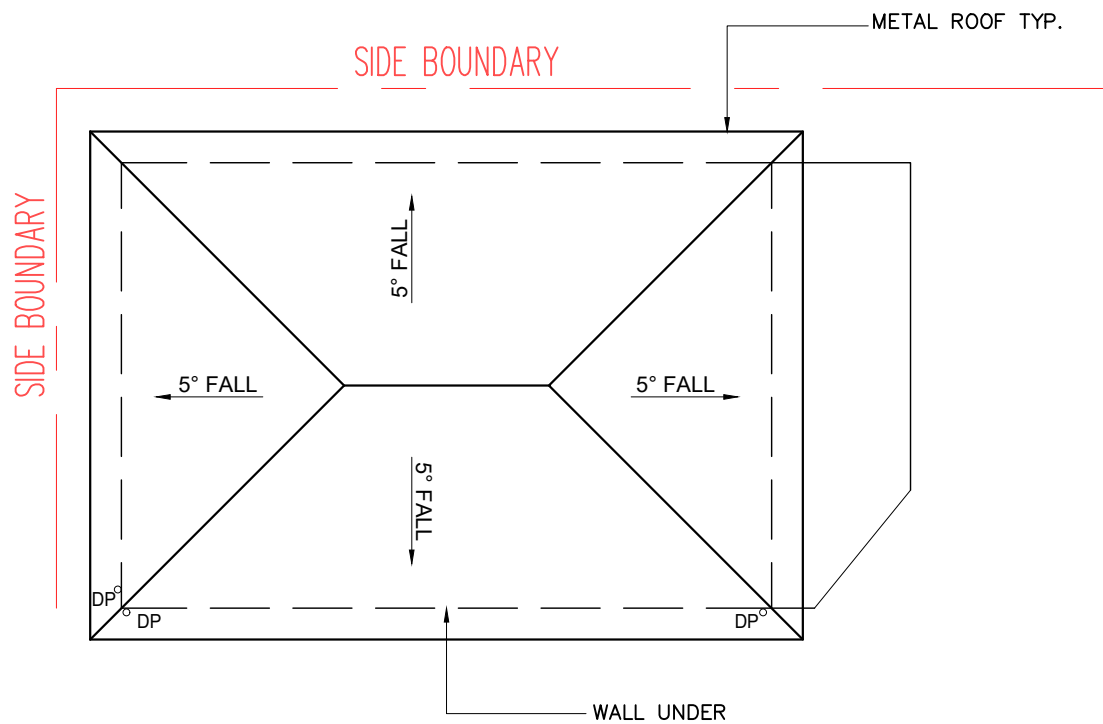
**EXISTING GARAGE PLAN
AND ELEVATIONS**

Client:
ABERA AGA NEGASH
Location:
Proposed Granny Flat @:
LOT 7 DP 241521
NO. 5 KENTHURST PLACE,
CHESTER HILL

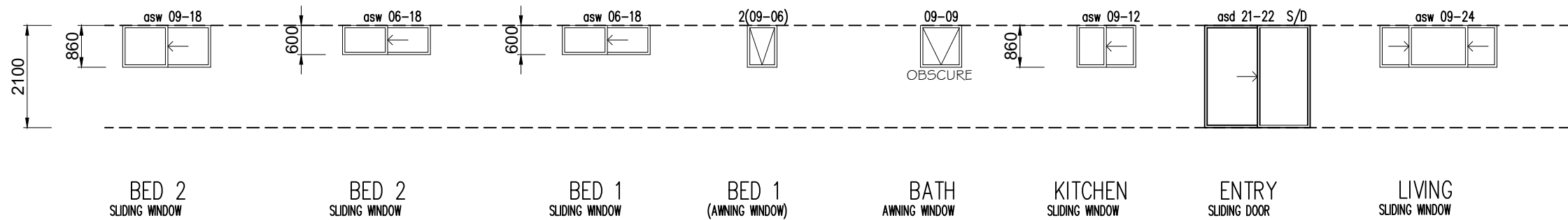
Drawn by:	Arch.Draft	Project No.	Sheet No.	REFERENCE
Mariam Daniel		1	104	0125A
Date:		Scale:		Issue:
27.10.2025		1:100		C



FLOOR PLAN
SCALE 1:100



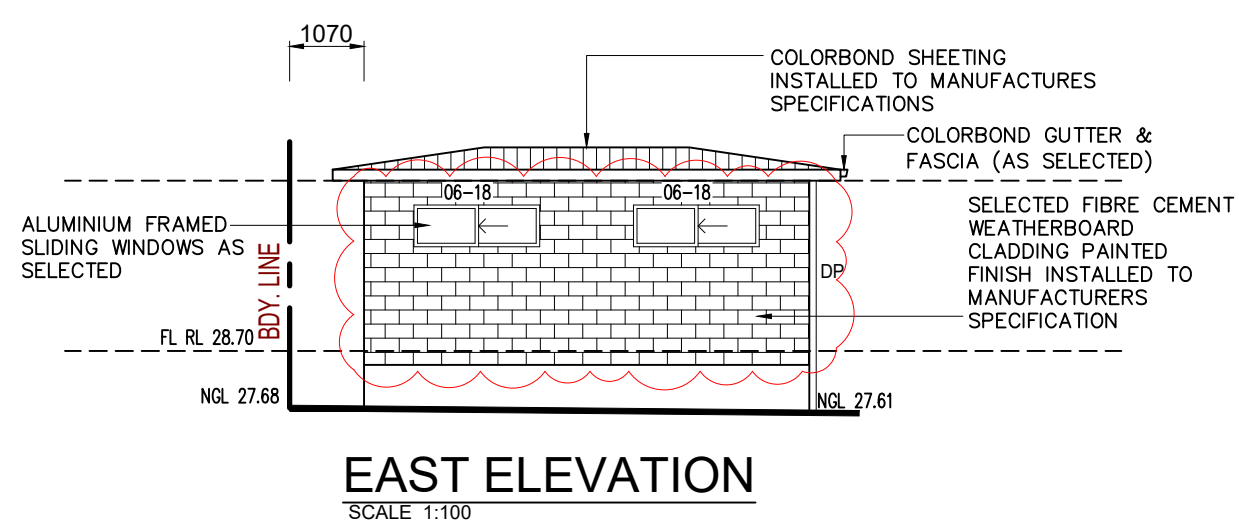
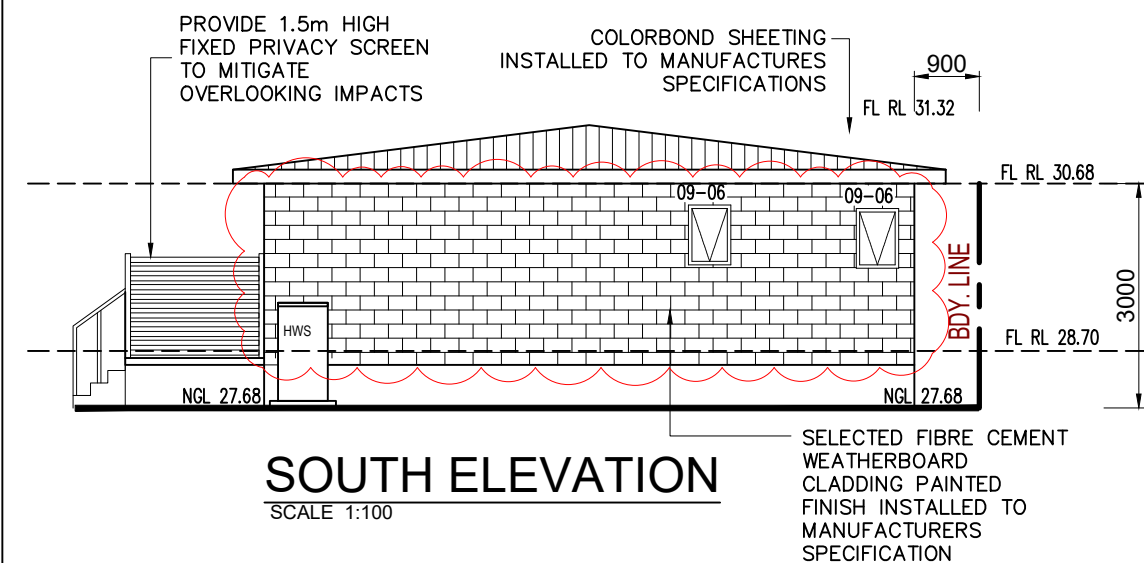
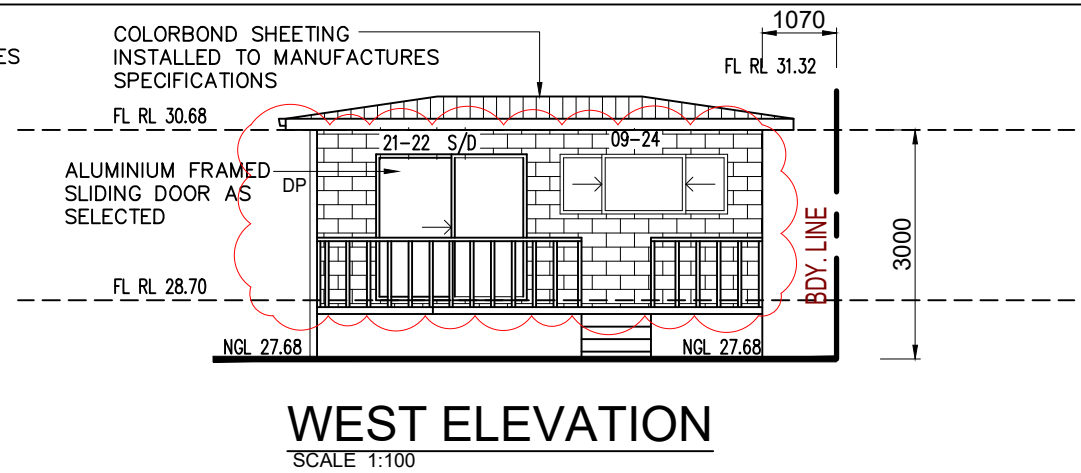
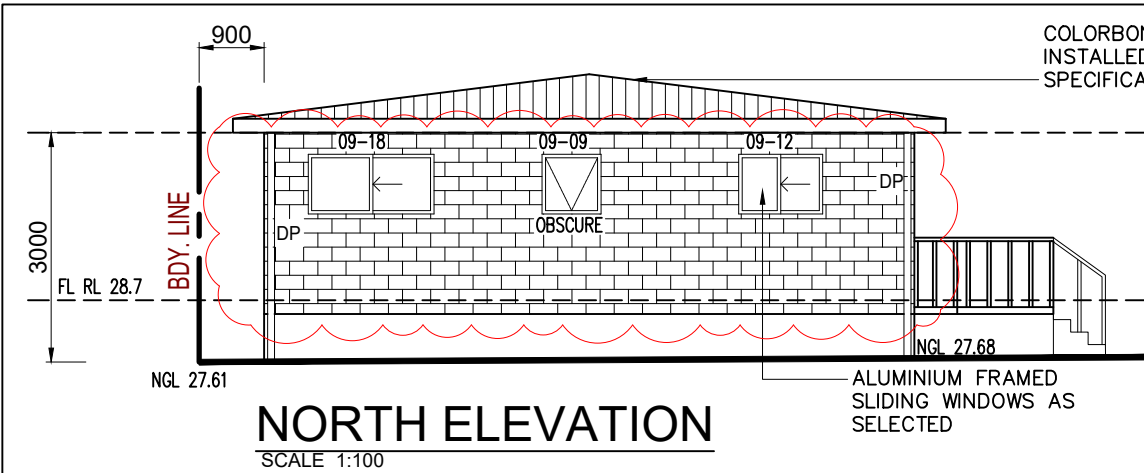
ROOF PLAN
SCALE 1:100



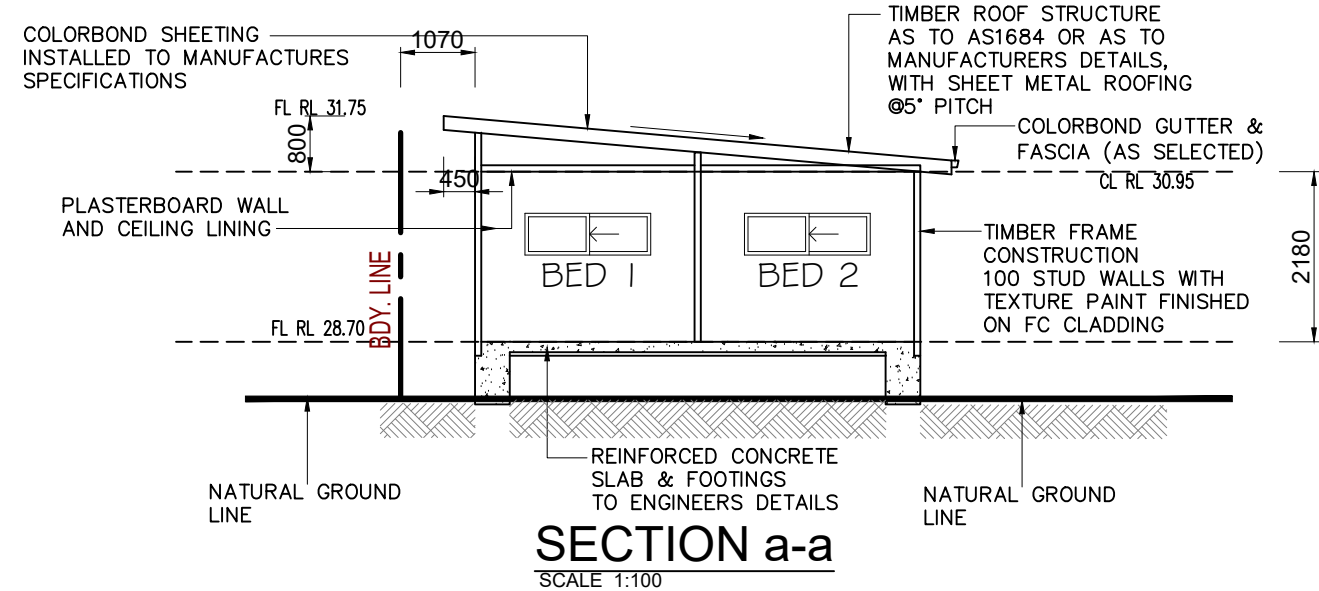
Ⓢ	SMOKE DETECTOR
MH	MANHOLE
HWS	HOT WATER SYSTEM

SHEET 7

Revision Schedule				PROPOSED FLOOR AND ROOF PLAN	Client: ABERA AGA NEGASH		Drawn by: Arch.Draft	Project No.	Sheet No.	REFERENCE
ISSUE	DESCRIPTION	BY	DATE		Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Mariam Daniel	1	105	0125A	
A	ISSUE FOR DA	MD	27.10.2025			Date:			Issue:	
B	ISSUE FOR DA	MD	27.10.2025			27.10.2025	Scale:		C	
C	ISSUE FOR DA	MD	16.03.2026				1:100			
D	ISSUE FOR DA	MD	15.05.2026							
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026							



FINISHES SCHEDULE	
MATERIAL	COLOUR
EXTERNAL WALL	FIBRE CEMENT WEATHERBOARD WHITE
ROOF	COLOURBOND SHEETING DOVER WHITE
Facia Board	Dulux – Off White
Gutters & DP	Dulux – Charcoal Gry
Alum. Framed Doors/Windows	Dulux – Off White



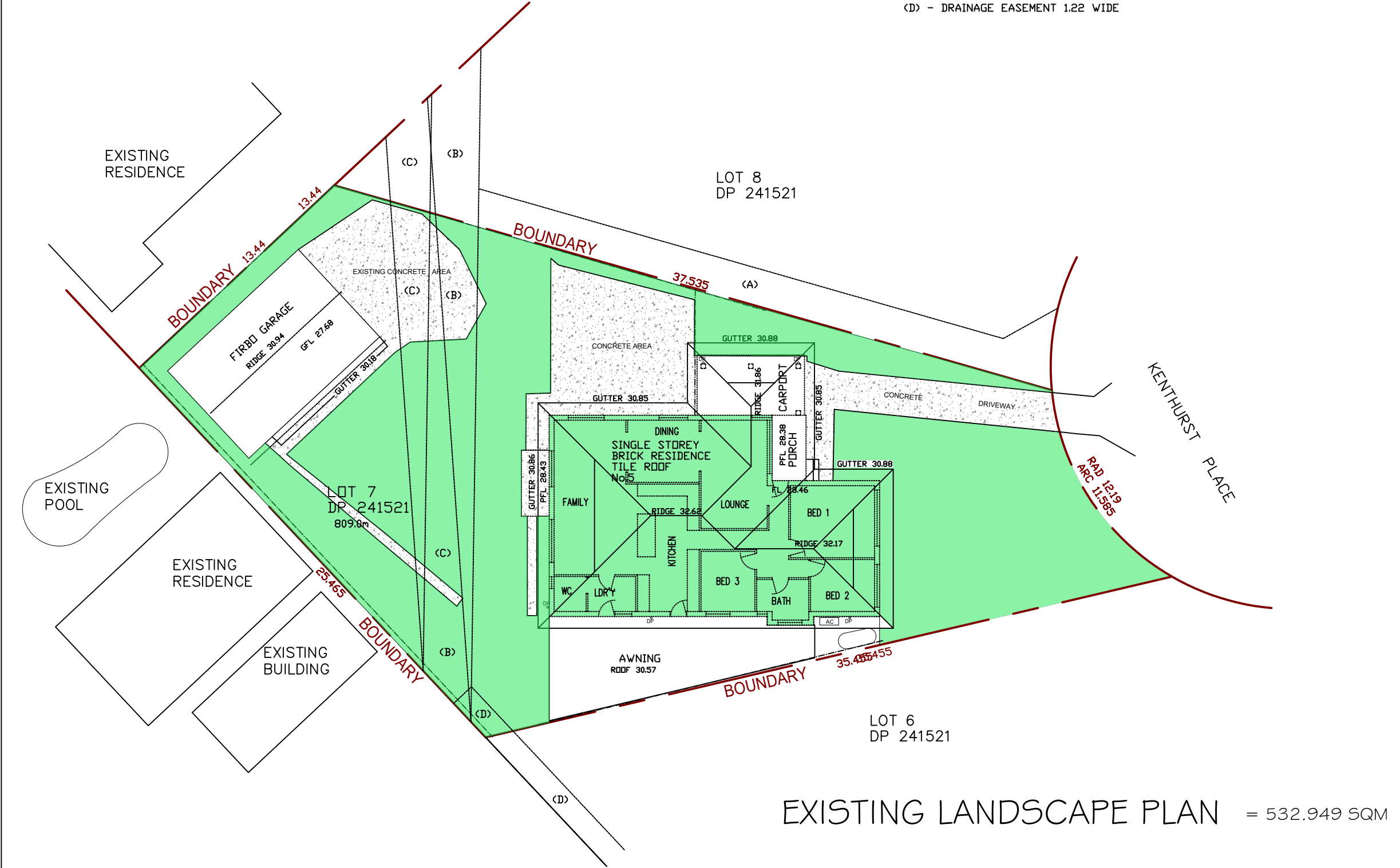
SHEET 8

Revision Schedule			
ISSUE	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	MD	27.10.2025
B	ISSUE FOR DA	MD	27.10.2025
C	ISSUE FOR DA	MD	16.03.2026
D	ISSUE FOR DA	MD	15.05.2026
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026

ELEVATIONS & SECTION

Client: ABERA AGA NEGASH	Drawn by: Arch.Draft Mariam Daniel	Project No. 1	Sheet No. 106	REFERENCE 0125A
Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Date: 27.10.2025	Scale: 1:100	Issue: C	

- (A) - DRAINAGE EASEMENT 1.83 WIDE & VAR. WIDTH
- (B) - DRAINAGE EASEMENT 2.44 WIDE & VAR. WIDTH
- (C) - EASEMENT FOR DRAINAGE CREATED BY BOOK 2982 No. 393
- (D) - DRAINAGE EASEMENT 1.22 WIDE



EXISTING LANDSCAPE PLAN = 532.949 SQM

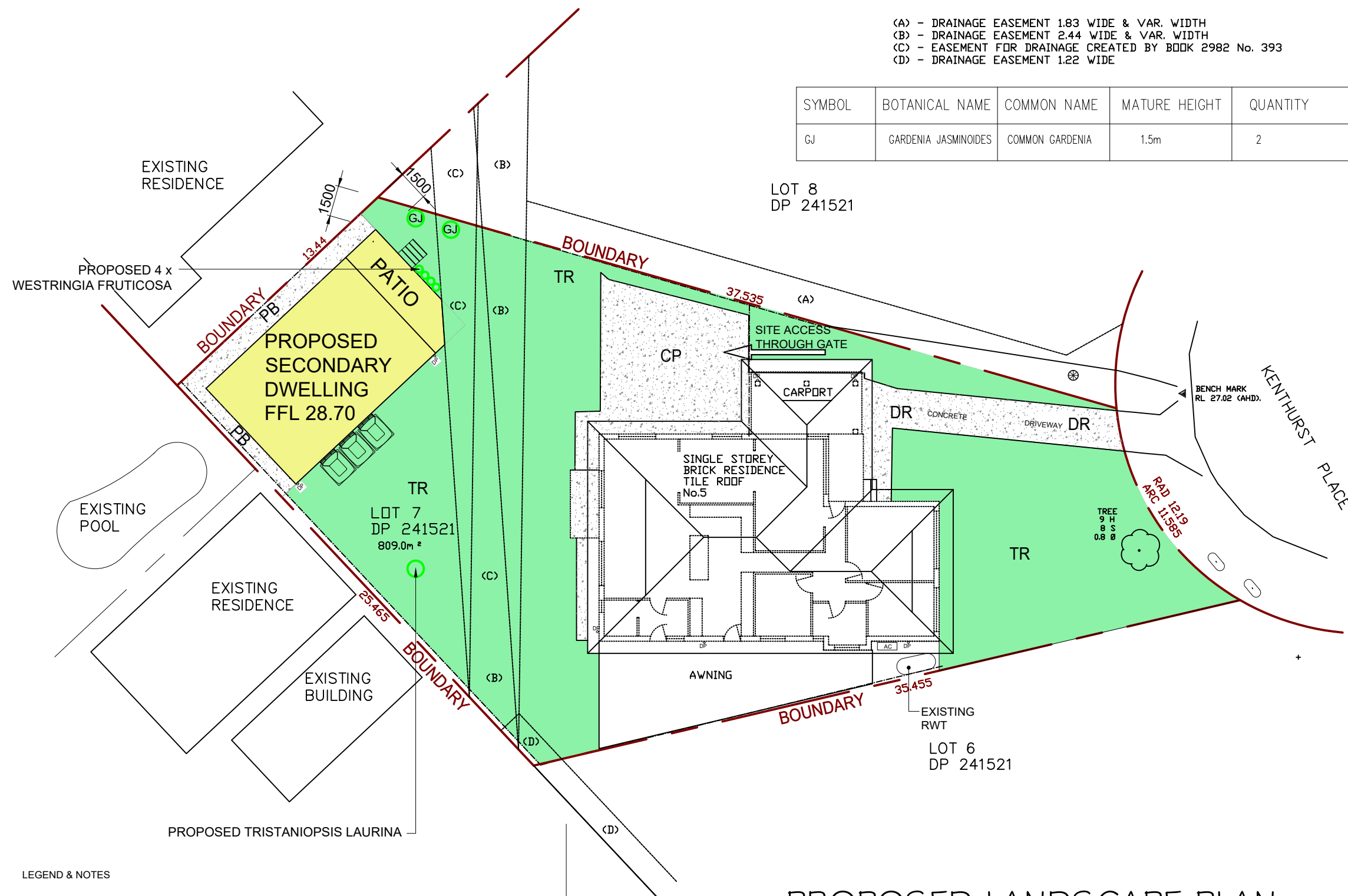
SHEET 9

Revision Schedule				EXISTING LANDSCAPING PLAN	Client:	Drawn by:	Arch.Draft	Project No.	Sheet No.	REFERENCE
ISSUE	DESCRIPTION	BY	DATE		ABERA AGA NEGASH	Mariam Daniel		1	200	0125A
A	ISSUE FOR DA	MD	27.10.2025		Location: Proposed Granny Flat @: LOT 7 DP 241521 NO. 5 KENTHURST PLACE, CHESTER HILL	Date:		Scale:		Issue:
B	ISSUE FOR DA	MD	27.10.2025			27.10.2025	1:200		C	
C	ISSUE FOR DA	MD	16.03.2026							
D	ISSUE FOR DA	MD	15.05.2026							
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026							



(A) - DRAINAGE EASEMENT 1.83 WIDE & VAR. WIDTH
(B) - DRAINAGE EASEMENT 2.44 WIDE & VAR. WIDTH
(C) - EASEMENT FOR DRAINAGE CREATED BY BOOK 2982 No. 393
(D) - DRAINAGE EASEMENT 1.22 WIDE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	QUANTITY
GJ	GARDENIA JASMINOIDES	COMMON GARDENIA	1.5m	2



LEGEND & NOTES

- HARD SURFACE
- LANDSCAPED AREA
- NEW TREE TO BE PLANTED
- TR TURF
- PB PEBBLES & STEPPING STONE
- DR CONCRETE DRIVEWAY
- CP CONCRETE PATH

PROPOSED LANDSCAPE PLAN = 526.879 SQM

SHEET 10

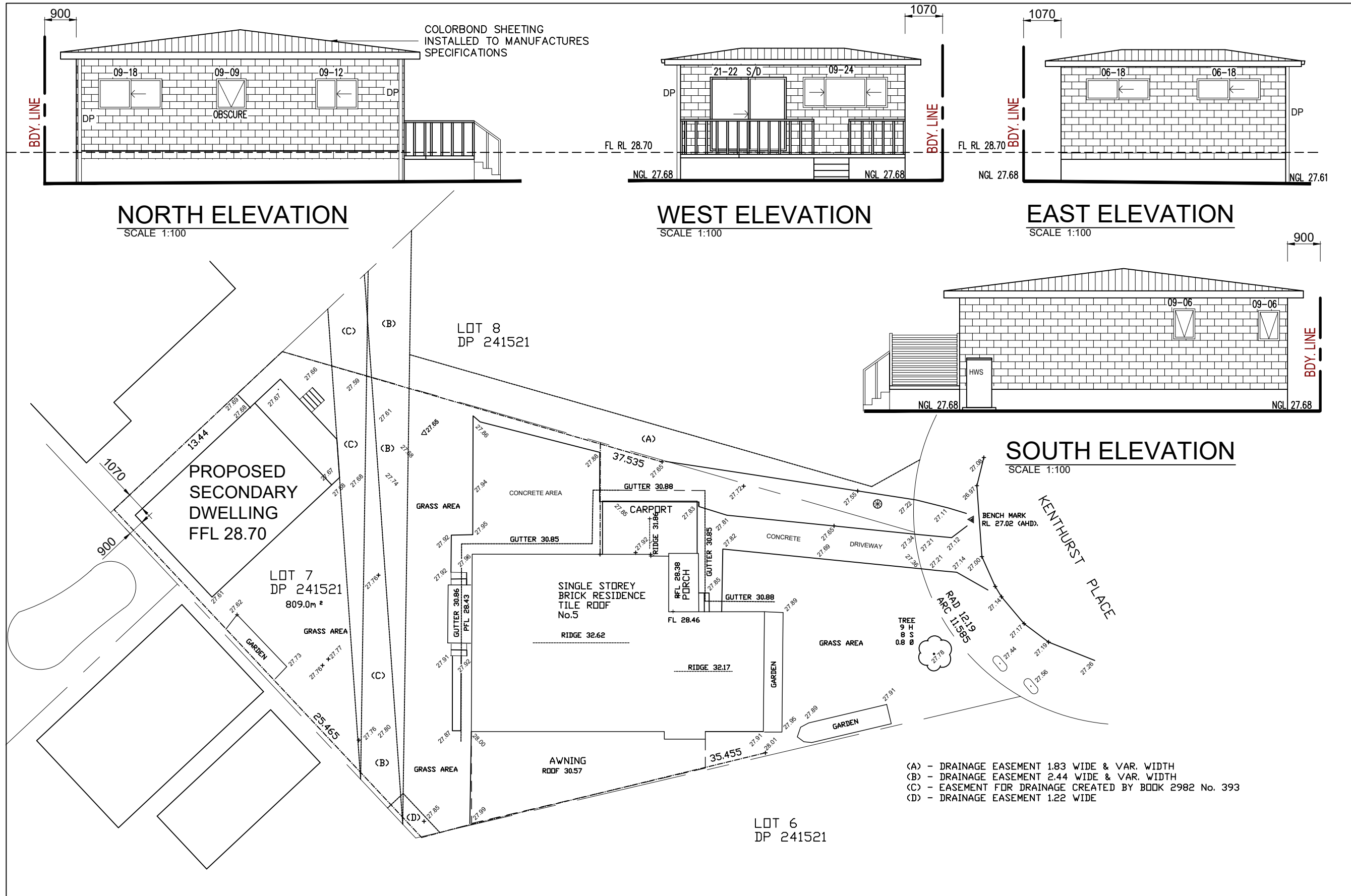
Revision Schedule

ISSUE	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	MD	27.10.2025
B	ISSUE FOR DA	MD	27.10.2025
C	ISSUE FOR DA	MD	16.03.2026
D	ISSUE FOR DA	MD	15.05.2026
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026

LANDSCAPING
CONCEPT PLAN

Client:
ABERA AGA NEGASH
Location:
Proposed Granny Flat @:
LOT 7 DP 241521
NO. 5 KENTHURST PLACE,
CHESTER HILL

Drawn by:	Arch.Draft	Project No.	Sheet No.	REFERENCE
Mariam Daniel		1	201	0125A
Date:	Scale:			Issue:
27.10.2025	1:200			C



Revision Schedule				NOTIFICATION PLAN	Client:	Drawn by:	Arch.Draft	Project No.	Sheet No.	REFERENCE
ISSUE	DESCRIPTION	BY	DATE		ABERA AGA NEGASH	Mariam Daniel		1	300	0125A
A	ISSUE FOR DA	MD	27.10.2025		Location:	Proposed Granny Flat @:		Date:	Scale:	Issue:
B	ISSUE FOR DA	MD	27.10.2025		LOT 7 DP 241521		27.10.2025		1:200	C
C	ISSUE FOR DA	MD	16.03.2026		NO. 5 KENTHURST PLACE,					
D	ISSUE FOR DA	MD	15.05.2026		CHESTER HILL					
E	ALTERATIONS AND ADDITIONS	MD	16.08.2026							