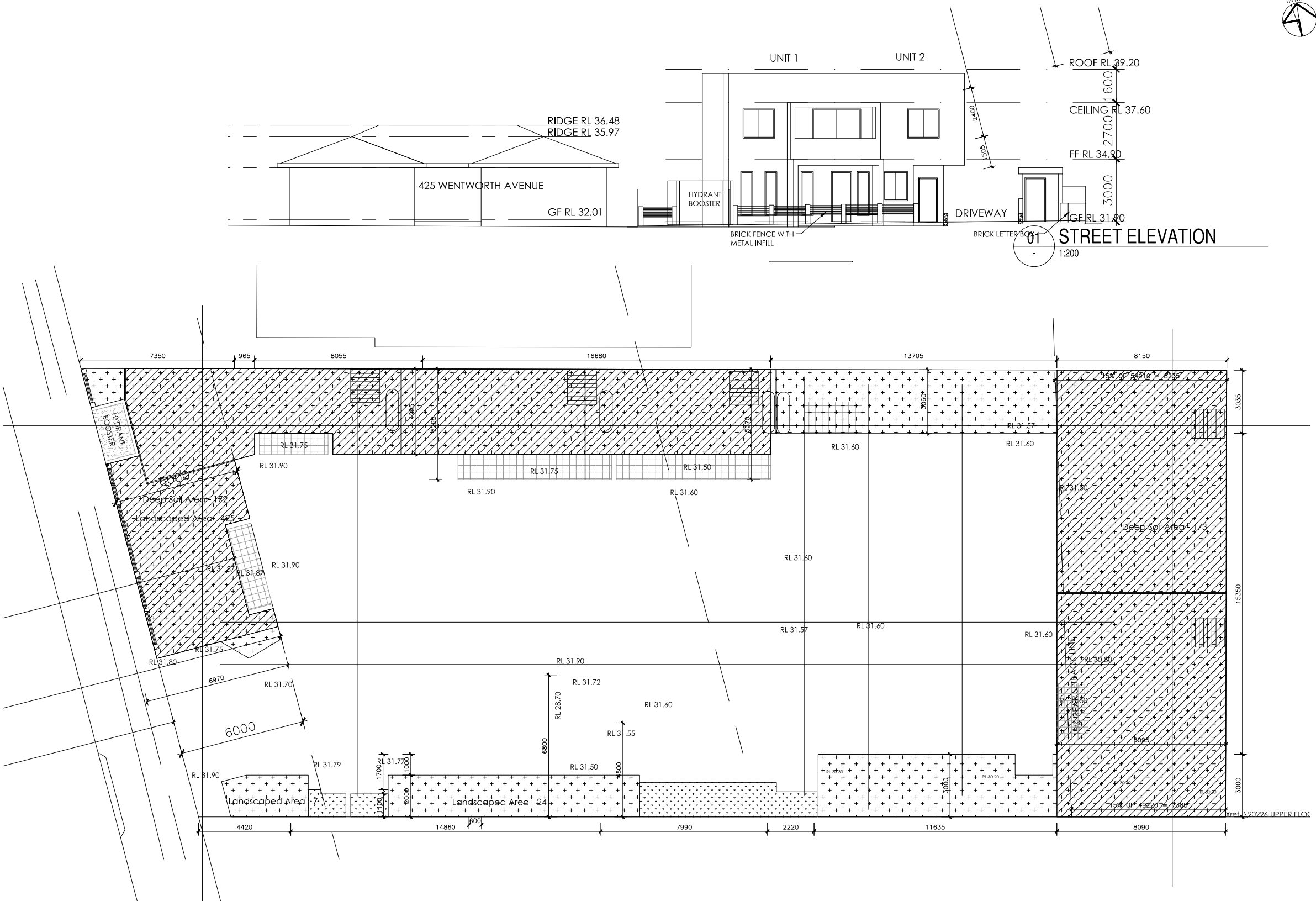



Basix-Commitments /for details: See the Basix certificate/
ALTERNATIVE WATER
Install a rainwater tank of at least 2000 litres (For Units 1,2,3 &4), collect rain runoff from at least (4 m²-Unit 1, 40 m²-Unit 2, 110 m²-Unit 3, 50 m²-Unit 4) of the roof, connect to all toilets and laundries, at least one outdoor tap /per unit/ in the development
FIXTURES (for each unit)
Shower heads-3 star (> 6.0 but <= 7.5 L/min), Toilets-4 star, Kitchen Tap - 5 star, Basin Tap - 5 Star
Thermal Comfort-Simulation method /for details: see the Natthers certificate/
Hot Water System: gas instantaneous with a performance of 6 stars (For Each Unit)
Heating (For Each Unit) - Single-phase air-conditioning;Energy rating:EER 3.0-3.5 (zoned)
Cooling (For Each Unit) - Ceiling fans +Single phase air-conditioning; Energy rating: EER 3.0-3.5 (Zoned)
VENTILATION
(Each Unit) - Bathrooms, Laundry & Kitchen (individual fan, ducted; Operation: manual on/off
NATURAL LIGHT
(Unit 1&2) - Window (Skylight) in 2 Bathrooms/Toilets
(Unit 3) - Window (Skylight) in the Kitchen and 2 Bathrooms/ Toilets
ARTIFICIAL LIGHT - fluorescent or (LED)/ DEDICATED/:
(Unit 1) 3 in the Bedrooms/study,3 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways, (Unit 2) 5 in the Bedrooms/study,2 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways, (Unit 3,4 &5) 4 in the Bedrooms/study,2 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways
OTHER - Install a gas cooktop & electric oven in the kitchen of each dwelling, a fixed outdoor clothes drying line for each dwelling, a fixed indoor or sheltered clothes drying line for each dwelling, refrigeration space as well ventilated for each dwelling
COMMON AREA VENTILATION - Carpark area ventilation - exhaust only, Operation-carbon monoxide monitoring + VSD fan
COMMON AREA LIGHTING - Carpark-Fluorescent or compact fluorescent lighting, Operation - time clock and motion sensors
LIFT (no.1) - geared traction with VVAC motor
Note:
1. All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation,
2. All downlights: IC-F/ IC-4 (insulation covered/ including the control gears) rated as per AS/NZS standard 60598 and IP(sealed) rated as per BS EN 60529:1992, European IEC 60509:1989
3. (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Site Area = 1115m², Zone = R3, Landlocked site		
DESCRIPTION	DCP REQUIREMENT	PROVIDED
Minimum Lot Size	--	1115m²
Height	11m and 8m	8.5m and 7m
FSR	0.6 = 669m²	667m²
Frontage	24m	22.2m - Landlocked
Front Setback	5 to 7m	6m
Side Setback	3m and 4.5m	3m and 4.5m
Rear Setback	15% Ave	15% Ave
Deep Soil Zone	30% = 335m²	345m²
Landscaped Area	40% = 446m²	455m²



02 SITE PLAN
1:200

ALL WORKS TO FULLY COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS	DATE	REV	COMMENT	<div>CONSULTANTS:</div> <div> 66 Oatlands Street Wentworthville NSW 2145 Tel : 02 9863 8096 / 0403 005 376</div>	CLIENT: MAYOORAN THANABALASINGHAM 1 Binalong Rd, Pendle Hill		PROPOSED DEVELOPMENT AT 427 WENTWORTH AV, TOONGABBIE		
	28.10.19	DA1	ISSUED FOR DA						
	05.02.20	DA2	DRAWINGS REVISED IN DISCUSSION WITH COUNCIL						
	01.07.02	DA3	DRAWINGS REVISED IN DISCUSSION WITH COUNCIL						
	06.12.21	DA4	DRAWINGS REVISED IN DISCUSSION WITH COUNCIL						
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ON-SITE AND OR OFF-SITE FABRICATION. FIGURED DIMENSION TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF TCS ARCHITECTS. REPRODUCTION IN WHOLE OR PART OF THESE DRAWINGS WITHOUT WRITTEN CONSENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.					PROJECT NO.: 20226		TITLE: SITE PLAN STREET ELEVATION		
					DRAWN: TS	CHECKED: KC			
					STAGE / STATUS: DA		SCALE: AS SHOWN @ A3	DRAWING NO.: A02	REV: DA4