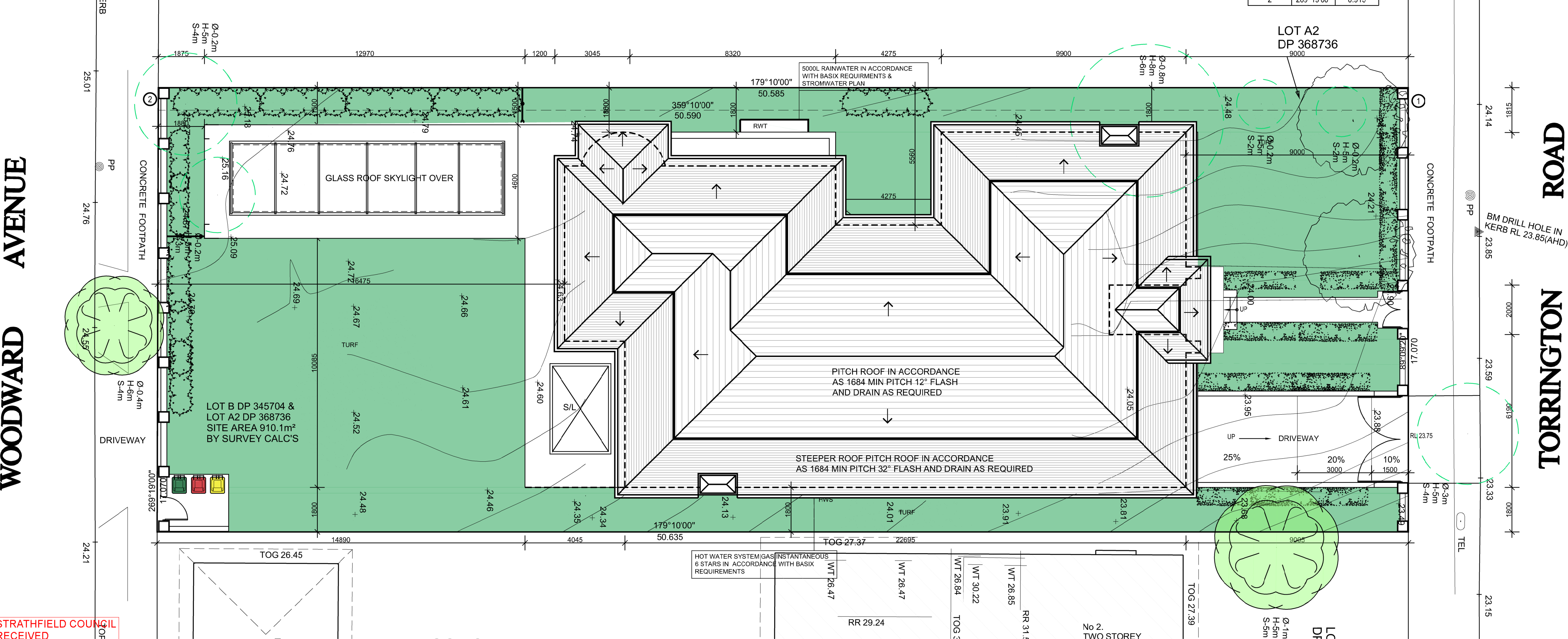


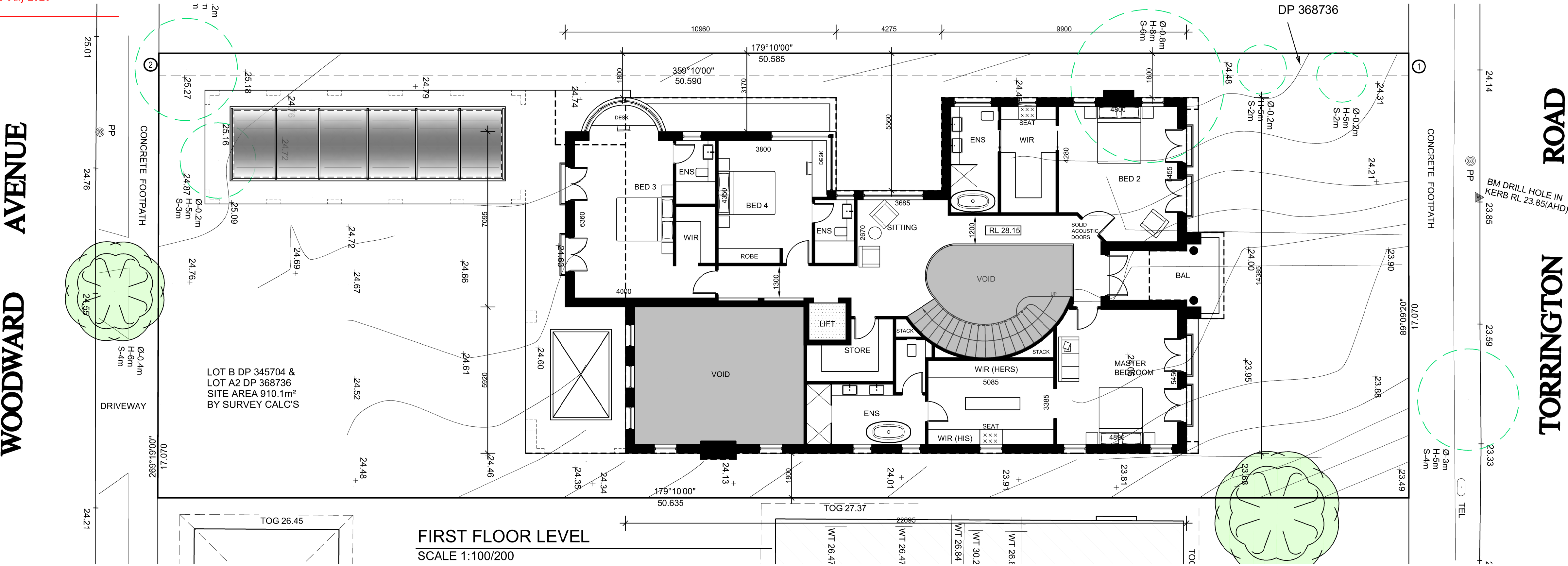
WOODWARD AVENUE

WOODWARD AVENUE

STRATHFIELD COUNCIL
RECEIVED
DA2020/121
9 July 2020



ROOF SITE PLAN
SCALE 1:100/200

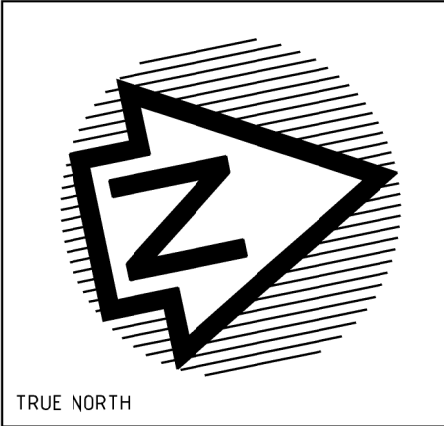


FIRST FLOOR LEVEL
SCALE 1:100/200

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NOTE:
SELECTED TERMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL COUNCIL'S REQUIREMENTS, B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS
NOTE:
SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E17 (NEW FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

ISSUE	AMENDMENT	DATE	INT.
A	DA - DEVELOPMENT APPLICATION	JUNE 20	T.T



Client	WANG RESIDENCE
Address	LOT B, D.P 345704 & LOT A2, D.P 368736 4 TORRINGTON AVENUE STRATHFIELD
Project	PROPOSED NEW 2 STOREY DWELLING OVER BASEMENT + POOL AND FRONT FENCE
Drawing Title	FIRST FLOOR LEVEL ROOF SITE PLAN BASIX COMMITMENTS



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Nominated architect: Diana Slavescu
10706

BDA <i>member of the</i> Building Designers Association	Drawn J.M	Scale 1:100 A1 1:200 A3
	Check D.S	
	Date NOV 2019	
Job Number 1344	Sheet 02	

BASIX COMMITMENTS

Water Commitments
Landscape The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.
Fixtures The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development. The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank The applicant must install a rainwater tank of at least 5000 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 150 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: • the cold water tap that supplies each clothes washer 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.) • a tap that is located within 10 metres of the swimming pool in the development.
Swimming pool The swimming pool must not have a volume greater than 52 kilolitres. The swimming pool must have a pool cover. The swimming pool must be outdoors.
Thermal Comfort Commitments
Simulation Method 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 an occupation certificate for the proposed development. The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate. The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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. 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. The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

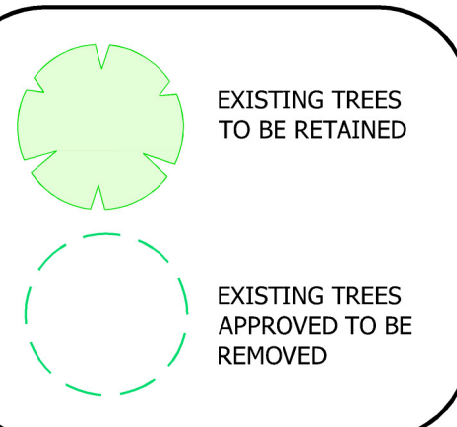
Energy Commitments
Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.
Cooling system The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 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 airconditioning. Energy rating: 5 Star (old label). The cooling system must provide for daylight zoning between living areas and bedrooms.
Heating system The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 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 airconditioning. Energy rating: 5 Star (old label). The heating system must provide for daylight zoning between living areas and bedrooms.
Ventilation The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted. Operation control: manual switch on/off Kitchen: individual fan, not ducted. Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry. Operation control: n/a

Artificial lighting The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 5 of the bedrooms / study; dedicated • at least 2 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated

Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.
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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): solar only. The applicant must install a timer for the swimming pool pump in the development.

Alternative energy The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
Other The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development.





5.4
NATIONWIDE
HOUSE
60.1 Mj/m²
www.nathers.gov.au

Certificate no.: 0004886665
Assessor Name: Brian Trepicane
Accreditation no.: 100588
Certificate date: 03 Jun 2020
Dwelling Address: 4 Torrington Avenue
Strathfield, NSW
2135
www.nathers.gov.au

