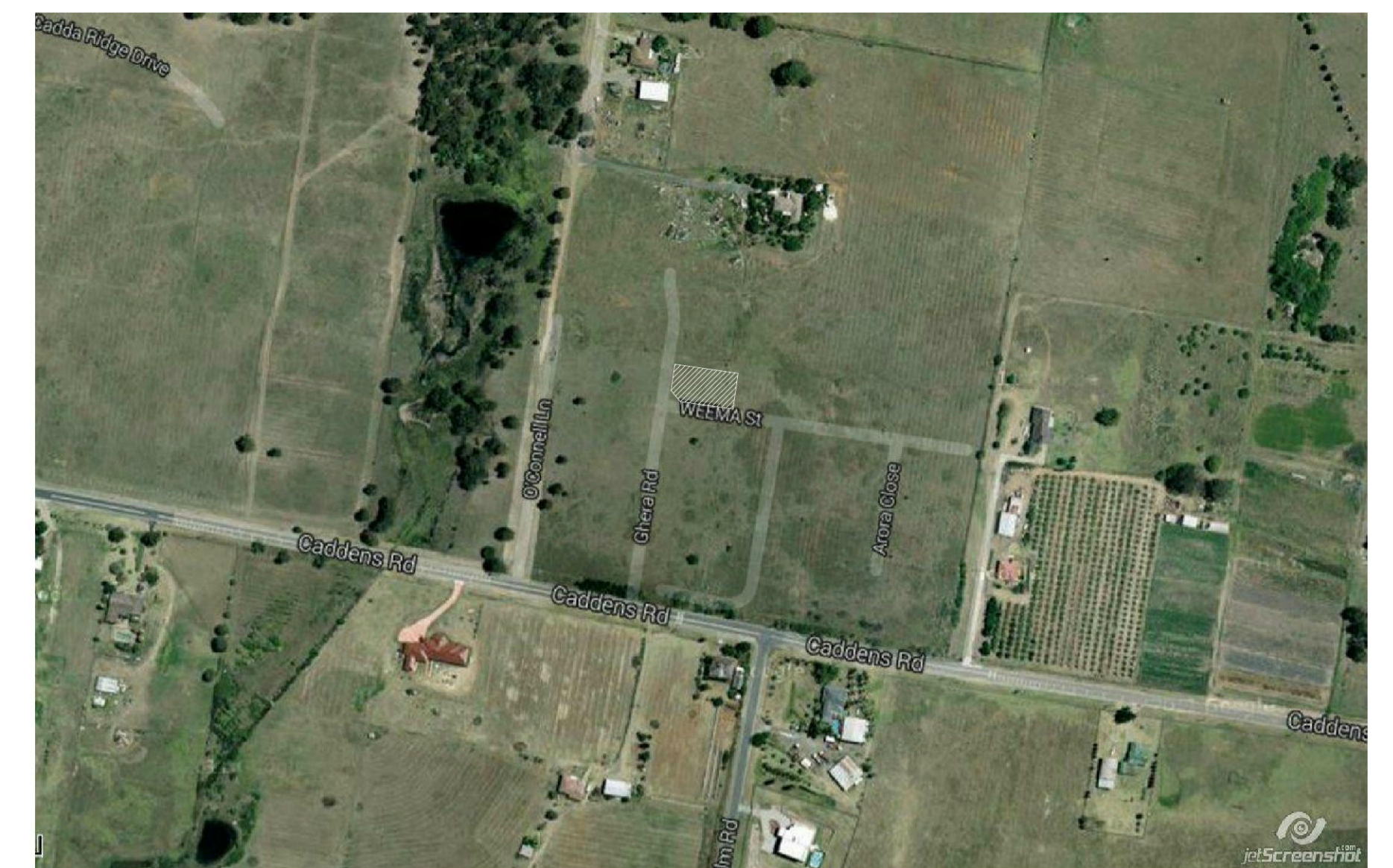


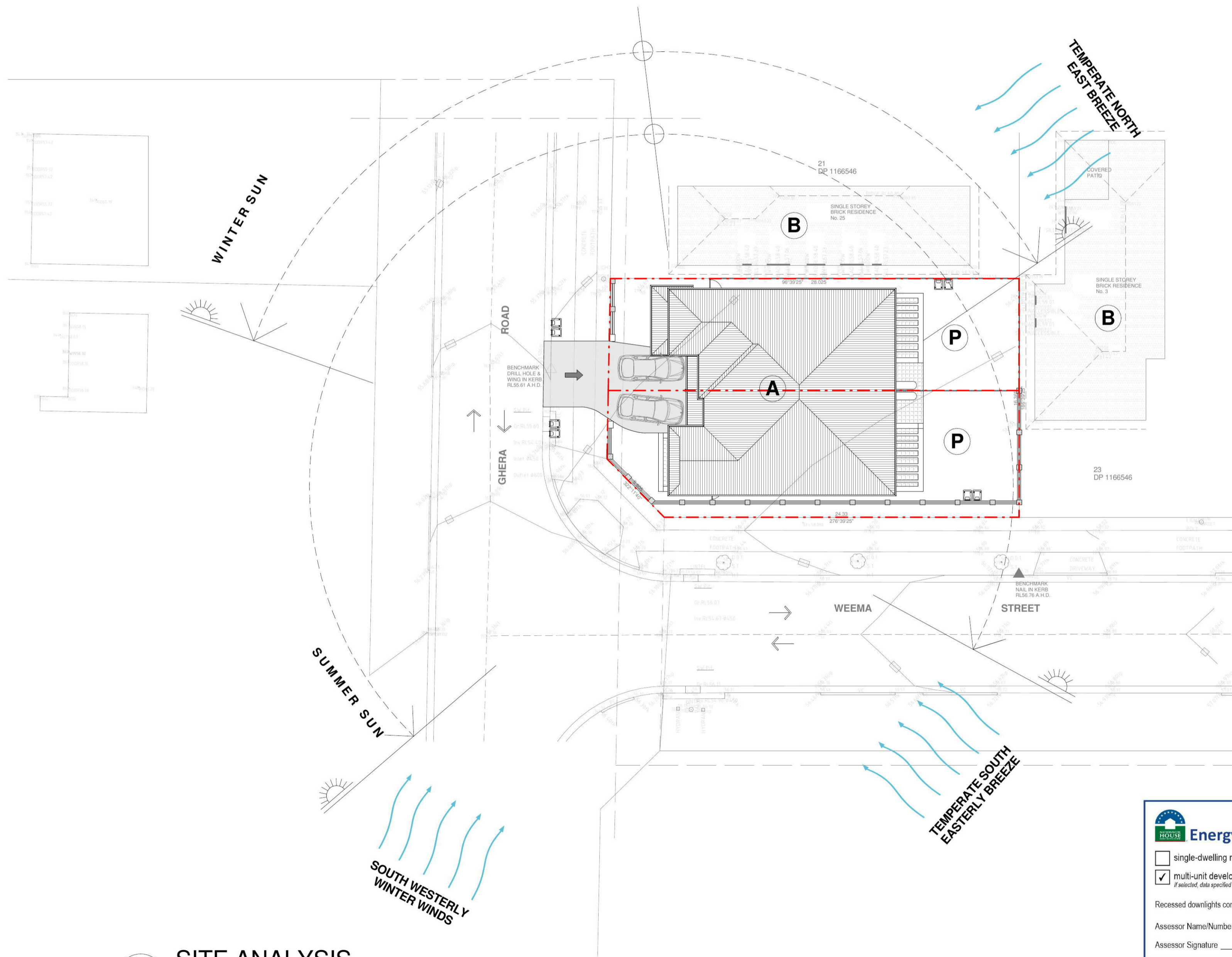
DRAWING REGISTER			
DRAWING NUMBER	DRAWING NAME	DRAWING ISSUE DATE	CURRENT REVISION
DA 01/03	SITE ANALYSIS, SUBDIVISION PLAN & BASIX	FEB 2014	R01
DA 02/03	FLOOR PLANS, ELEVATIONS & SECTION	FEB 2014	R01
DA 03/03	SHADOW ANALYSIS	FEB 2014	R01

CONTROL	REQUIRED/PERMITTED	PROVIDED	COMPLIANCE
Minimum Allotment Size	450 m <sup>2</sup>	453m <sup>2</sup>	Yes
Site Coverage	max 50%	41%	Yes
Private Open Space	min 20% of Lot Area = 90.6m <sup>2</sup>	69+69m <sup>2</sup> = 138m <sup>2</sup>	Yes
Setbacks (min/m) - Primary Front (Building)	4.5m	4.5m	Yes
- Side and Rear (Main Dwelling)	0.9m	1m	
- Corner Lots (Secondary Street Frontage)	3m	3m	
Maximum no. of Storeys	2	2	Yes

- SITE BOUNDARY
- WIND DIRECTION
- PROPOSED BUILDING
- NEIGHBOURHOOD PROPERTIES
- PRIVATE OPEN SPACE
- VEHICULAR ACCESS
- VEHICULAR ACCESS
- TREES TO BE RETAINED
- TREES TO BE REMOVED



LOCATION MAP  
NTS



**BASIX SPECIFICATIONS**

Project: 23 GHERA ROAD CADDENS NSW 2747	
Total Dwellings: 18	
<b>Water Commitments</b>	
Showerheads:	3 Star (4.5 but <= 6 L/min) all dwellings
Toilets:	5 Star flushing system all dwellings
Kitchen and Bathroom Taps:	5 Star all dwellings
Water Tank:	N/A
<b>Energy Commitments</b>	
Hot Water System:	3 Star gas instantaneous
Bathroom, Kitchen and Laundry Ventilation:	Individual fan ducted to façade or roof
Air Conditioning (Heating & Cooling):	2.5 Star 1-phase air conditioning (Cooling) 3.5 Star 1-phase air conditioning (Heating)
Cooktop and Oven:	Gas cooktop and electric oven all dwellings

Please refer to BASIX report for detailed commitment requirements. For Thermal Performance specifications refer to table.

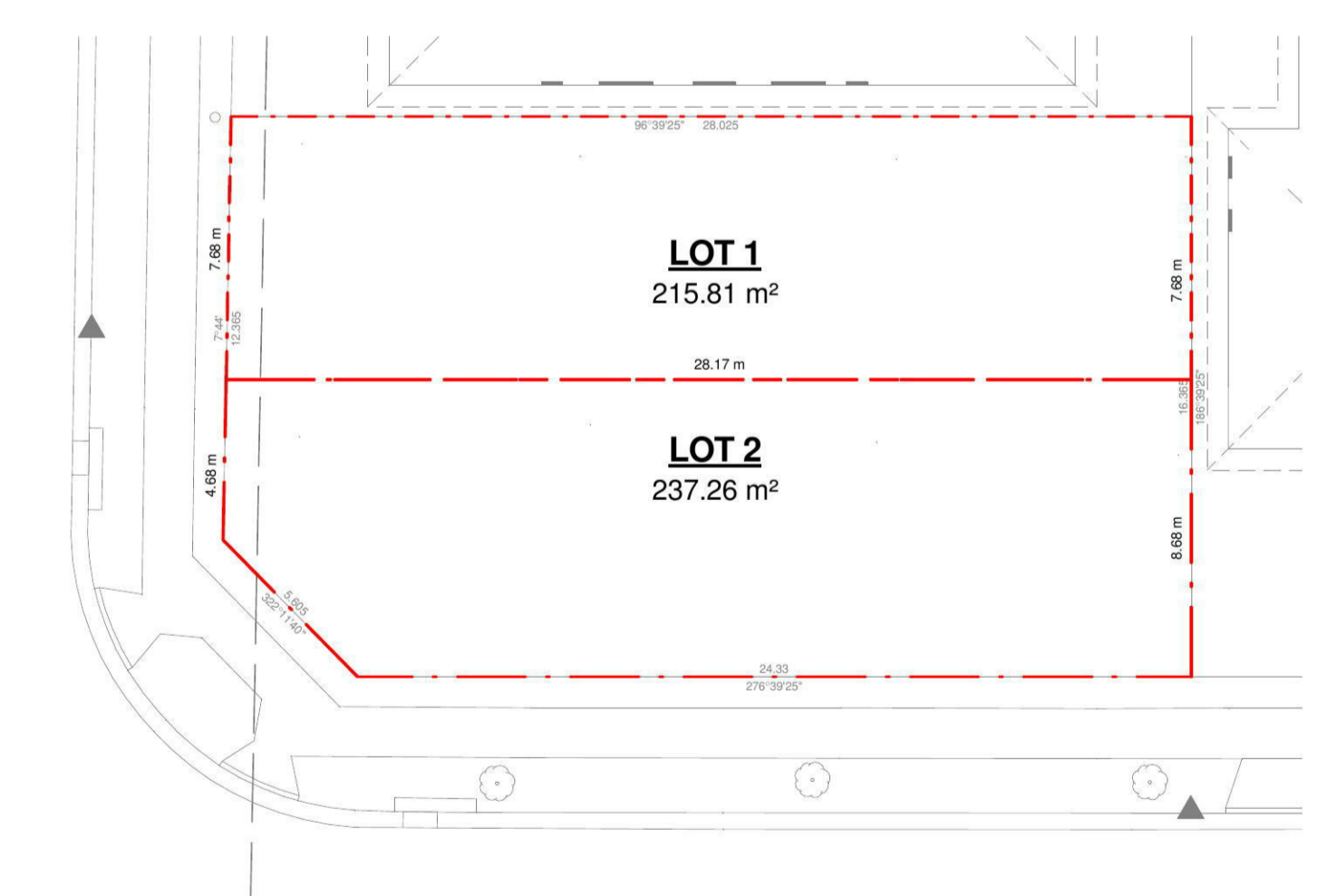
**THERMAL PERFORMANCE SPECIFICATIONS**

Assessor#	BDVA 10/1014	Certificate #	10140076	Date of Issue	24/02/2014
<b>Project: 23 GHERA ROAD CADDENS NSW 2747</b>					
<b>Total Dwellings: 2</b>					
Terrain Category:	Suburban	Exhaust fans without dampers:	no		
Roof Ventilation:	Unventilated	Ventilated skylights:	no		
Subfloor:	Slab on Ground	Open fire, unflashed gas heaters:	no		
Living area open to entry:	yes	Vented downlights:	no		
Seals to windows and doors:	yes	Wall and ceiling vents:	yes		
<b>Building Elements</b>	<b>Material</b>	<b>Details</b>			
<b>External Walls</b>	Brick Veneer	R2 Bulk Insulation			
	Double Brick partition wall	No Insulation			
	FC sheet cladding	n/a			
<b>Internal Walls</b>	Plasterboard on studs	-			
<b>Ceiling</b>	Plasterboard	R2 Bulk Insulation to ceilings with roof space above			
<b>Roof</b>	Metal - Medium Color (Refer to drawings for locations)	R 1.5 Bulk Insulation with foil facing			
	Suspended Slab	n/a			
<b>Floors</b>	Concrete slab on ground	-			
	Suspended slab to first floor	-			
<b>Windows/ Skylights</b>	Improved Aluminium frame	U value 6.35 or less			
	Single glazed throughout	SHGC 0.77 +/- 10%			

**THERMAL PERFORMANCE FOR INDIVIDUAL DWELLINGS**

Unit Numbers	Predicted Loads (MJ/M <sup>2</sup> /y)	
	Heat	Cool
1	31.2	34.4
2	48.1	33.1

Lighting: These dwellings have been rated without downlights. If downlights are to be provided, the plans need to be re-assessed. Refer to individual dwelling ratings for heating and cooling loads.



2 SUBDIVISION PLAN  
DA 01/03 1 : 200

1 SITE ANALYSIS  
DA 01/03 1 : 200

**Energy Rating** Certificate Number 10140076

single-dwelling rating 6.4 av stars

multi-unit development (attach listing of ratings) heating 40.0 av MJ/m<sup>2</sup>  
cooling 33.5 av MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Sowmya Sastry VIC/BDVA/101014  
Assessor Signature: [Signature] Date: 24/02/2014

**GENERAL NOTES**

- ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING.

ISSUED FOR:

COUNCIL MEETING

DEVELOPMENT APPLICATION

SECTION 96

CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE	DRAWN	CHKD
R01	ISSUED FOR DEVELOPMENT APPLICATION	21/02/2014	TS/PI	CK

TRUE NORTH

DRAWING NUMBER:  
**DA 01/03**

DRAWING TITLE:  
**SITE ANALYSIS, SUBDIVISION PLAN & BASIX**

SCALE: 1:200 @A1

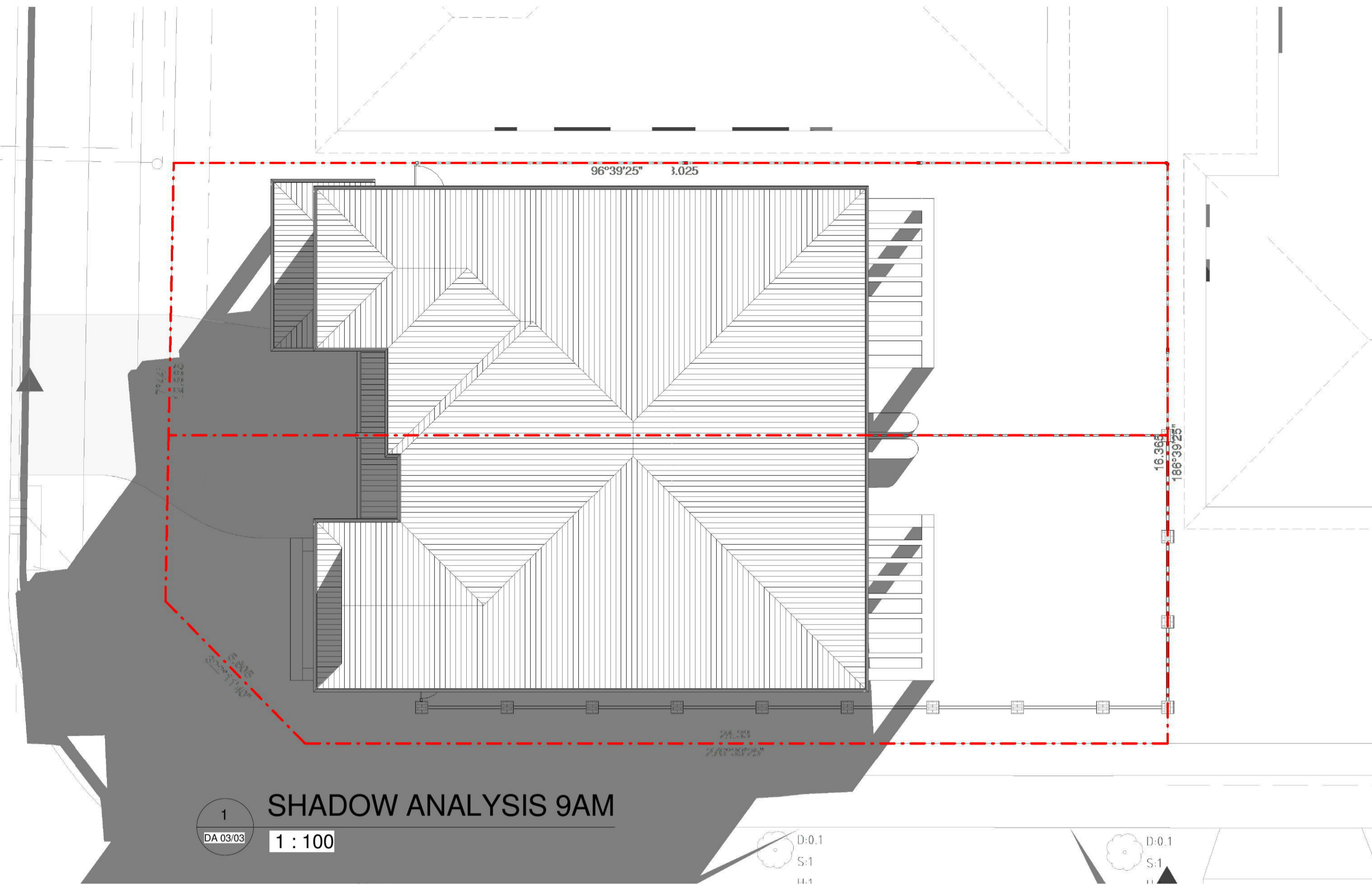
DATE: FEB 2014

ISSUE: **R01**

PROJECT: **LOT 22 IN DP 1166456  
23 GHERA ROAD  
CADDENS**

**Universal Property** GROUP PTY LTD

Office Address: 1/129 Magowar Road, Girraween, Sydney NSW - 2145  
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145  
T: +612 9636 2465 F: +612 9668 4762  
info@bathla.com.au



1 SHADOW ANALYSIS 9AM  
DA 03/03 1 : 100

**Energy Rating** Certificate Number 10140076

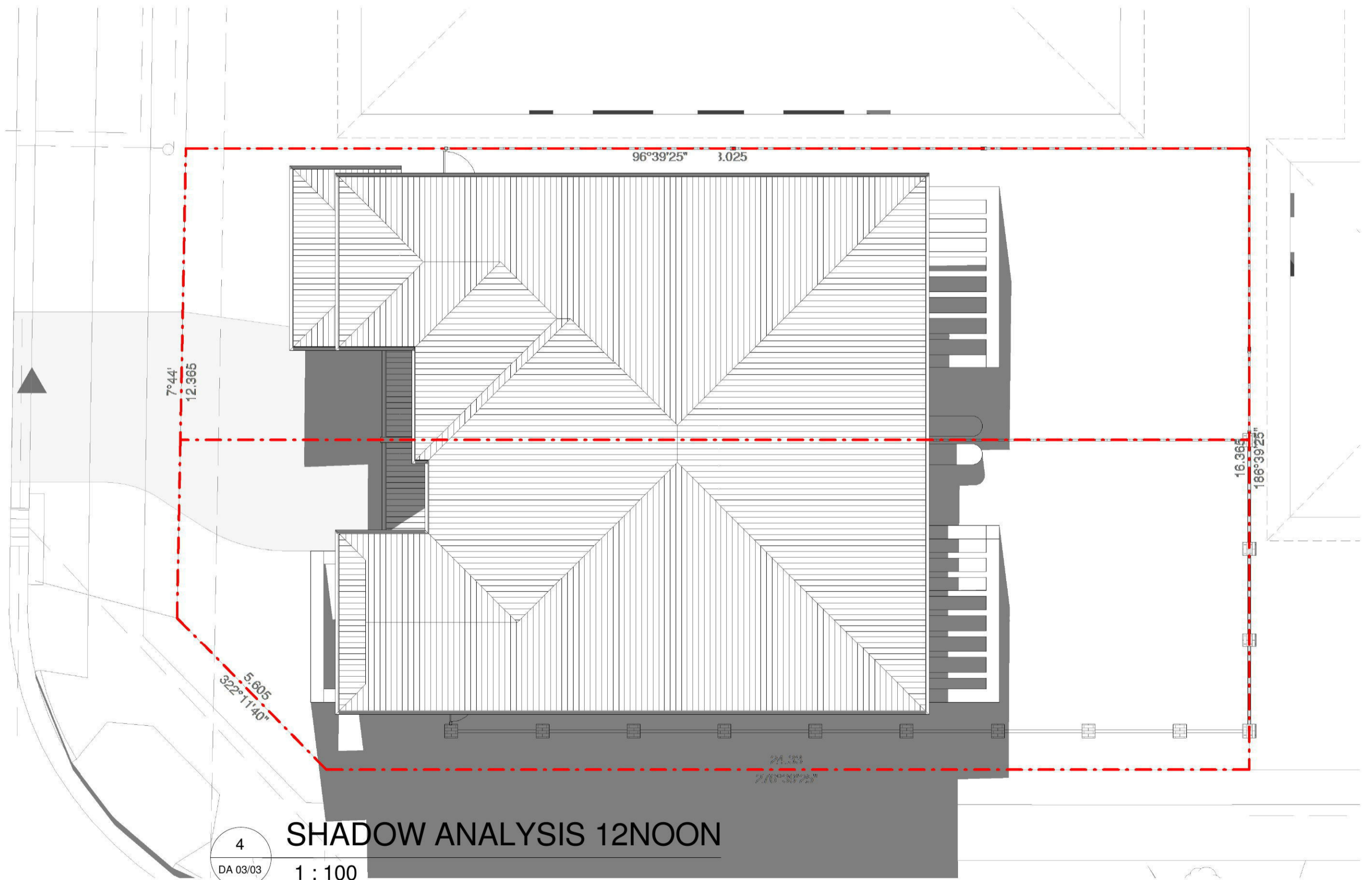
single-dwelling rating 6.4 av stars

multi-unit development (attach listing of ratings) heating 40.0 av MJ/m<sup>2</sup>  
cooling 33.5 av MJ/m<sup>2</sup>  
*If selected, data specified is the average across the entire development*

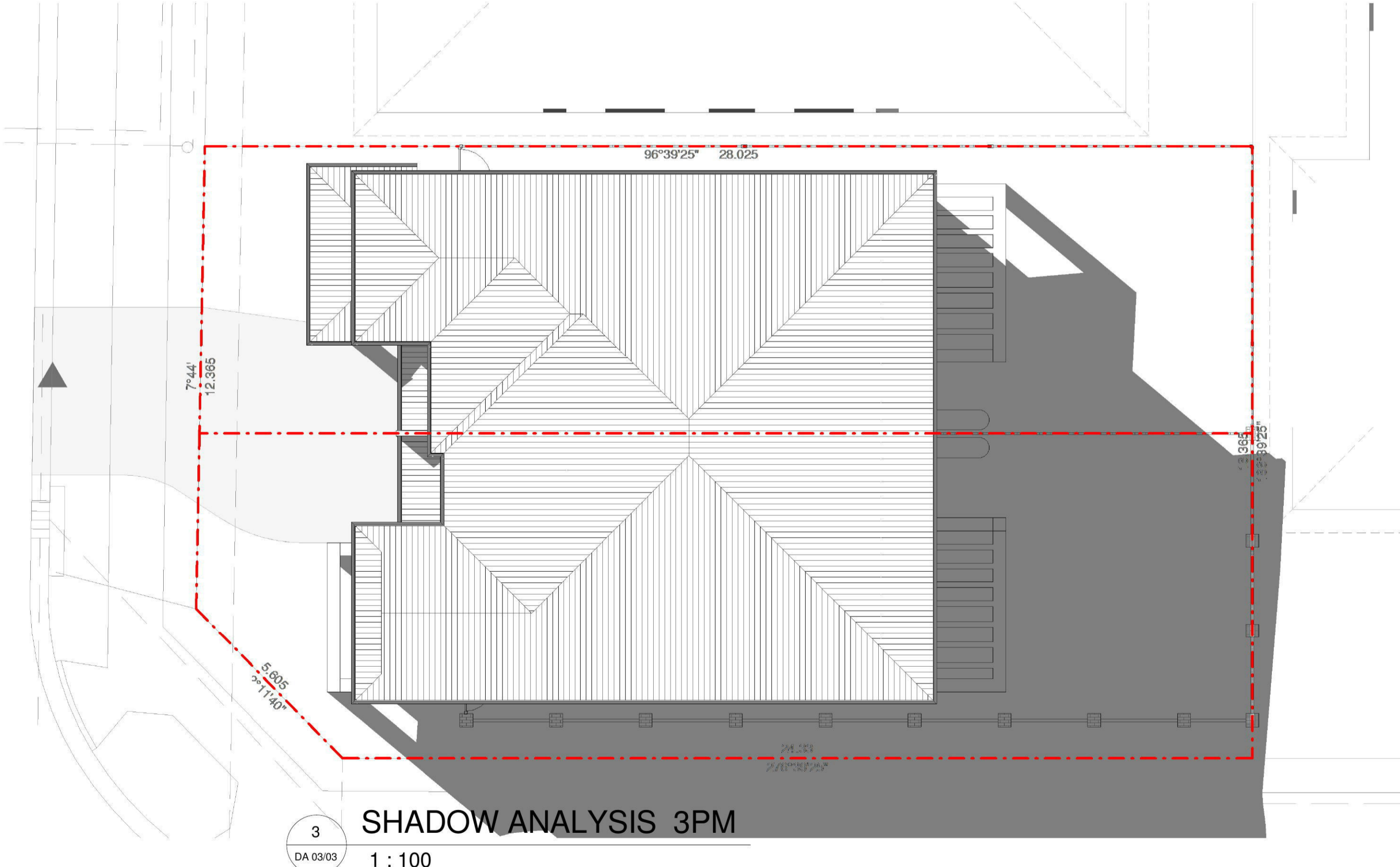
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature \_\_\_\_\_ Date 24/02/2014



4 SHADOW ANALYSIS 12NOON  
DA 03/03 1 : 100



3 SHADOW ANALYSIS 3PM  
DA 03/03 1 : 100

**Universal Property**  
GROUP PTY LTD

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**ISSUED FOR:**

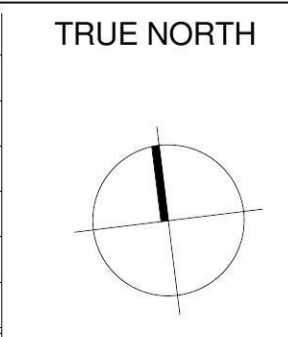
COUNCIL MEETING

DEVELOPMENT APPLICATION

SECTION 96

CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE	DRAWN	CHKD
R01	ISSUED FOR DEVELOPMENT APPLICATION	21/02/2014	TS/PI	CK



**DRAWING NUMBER:**  
DA 03/03

**DRAWING TITLE:**  
SHADOW ANALYSIS

**SCALE:**  
1:100@A1

**DATE:**  
FEB 2014

**ISSUE**  
R01

**PROJECT**  
LOT 22 IN DP 1166456  
23 GHERA ROAD  
CADDENS