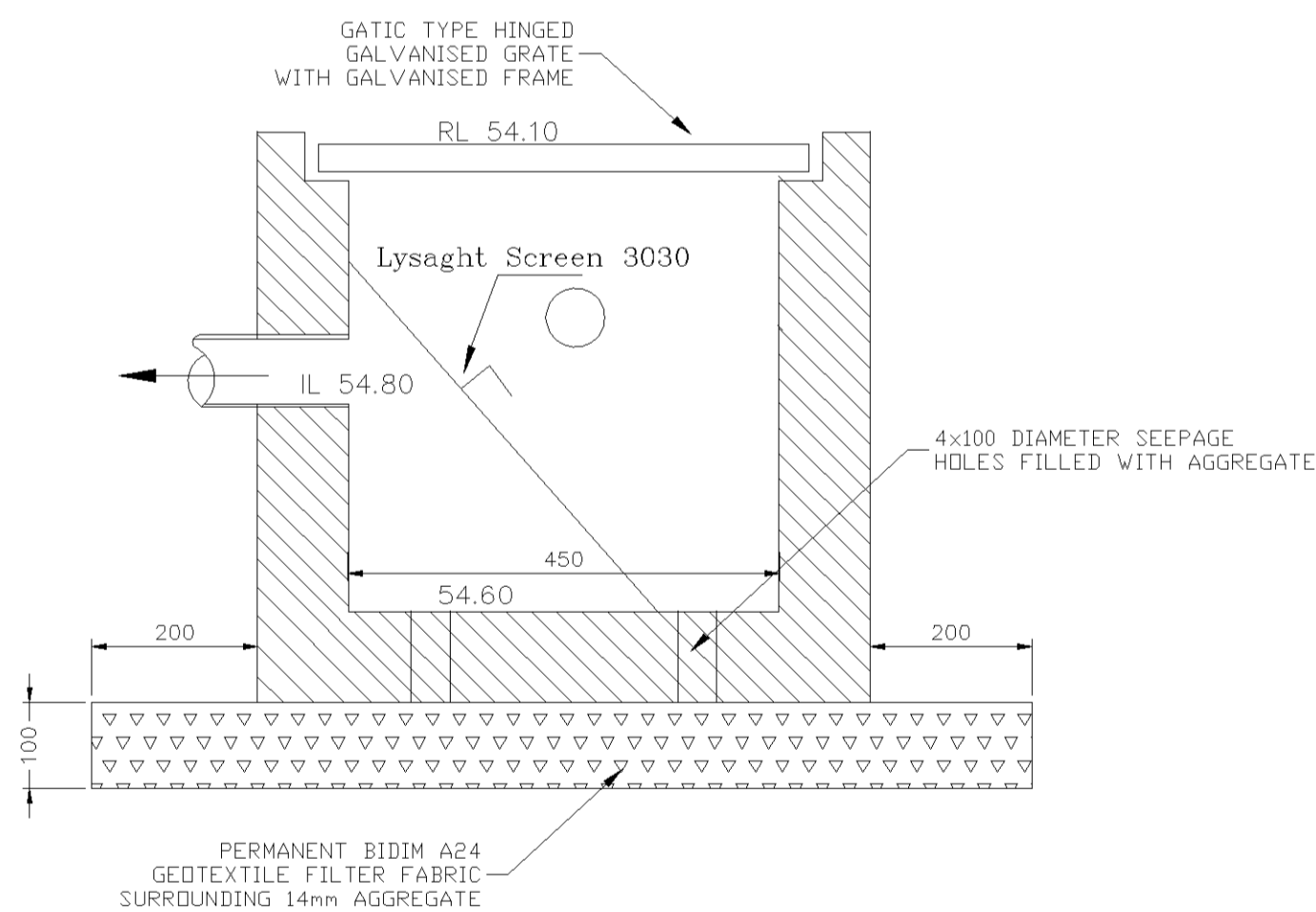


SITE PLAN
1:100

* NEW LEVEL
* EXISTING LEVEL



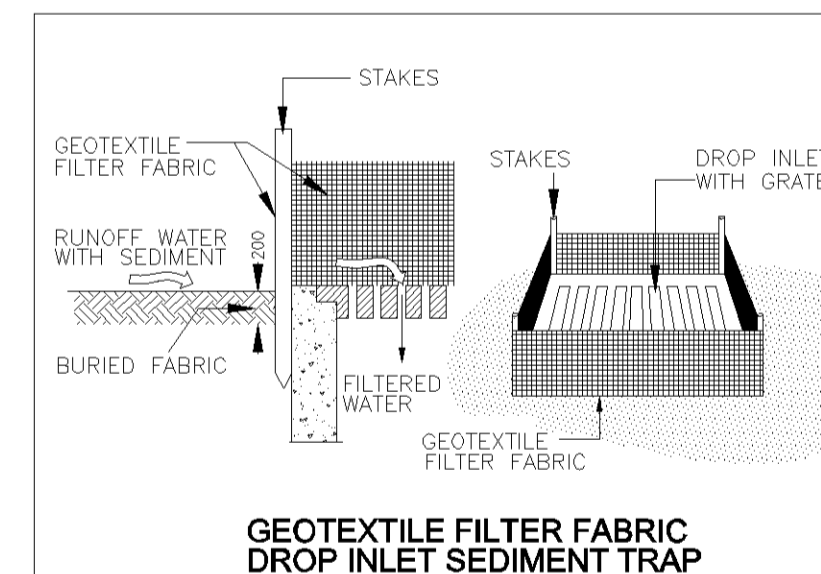
450x450 SILT ARRESTOR PIT 1

- UNDERGROUND SEWER MAIN
- UNDERGROUND WATER MAIN
- UNDERGROUND PROPOSED GAS MAIN
- UNDERGROUND AARNET COMMUNICATIONS ASSET
- UNDERGROUND ELECTRICITY CABLES
- UNDERGROUND STORMWATER PIPE

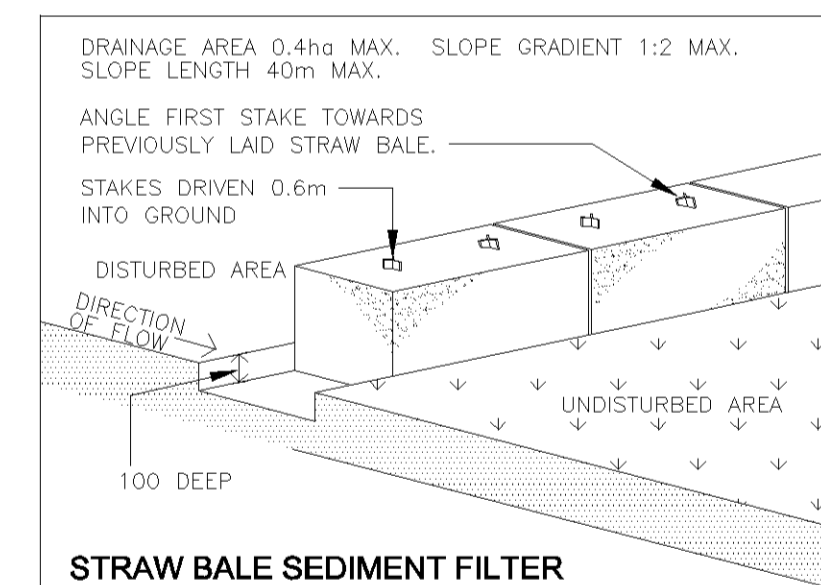
APPROXIMATE POSITION ONLY VIDE DIAL BEFORE YOU DIG PLANS JOB No. 6766169. WHERE CRITICAL TO DESIGN UNDERGROUND SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR PRIOR TO DESIGN OR EXCAVATION.

CAUTION:

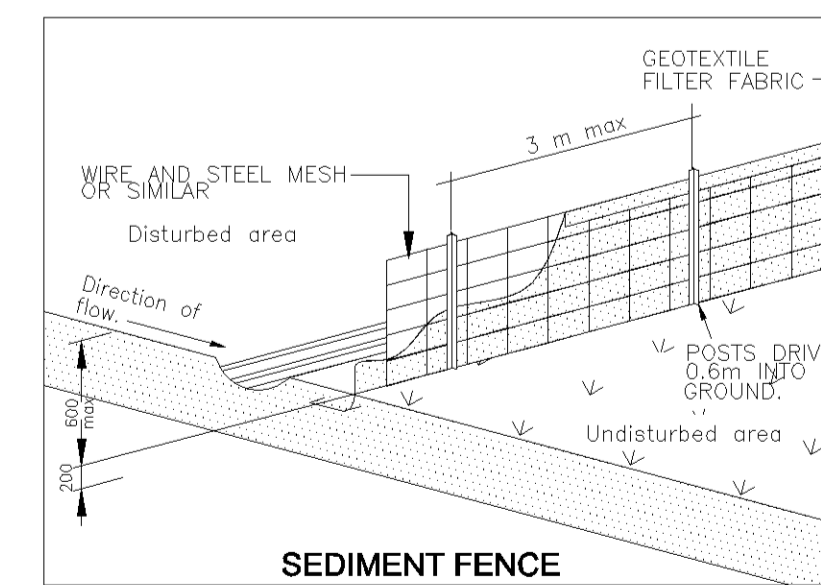
1. FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA.
2. TELSTRA IS NOT THE NETWORK PROVIDER FOR THIS AREA. TELECOMMUNICATIONS IS THROUGH THE NBN AND NOT SHOWN ON 'DIAL-BEFORE-YOU-DIG' PLANS.



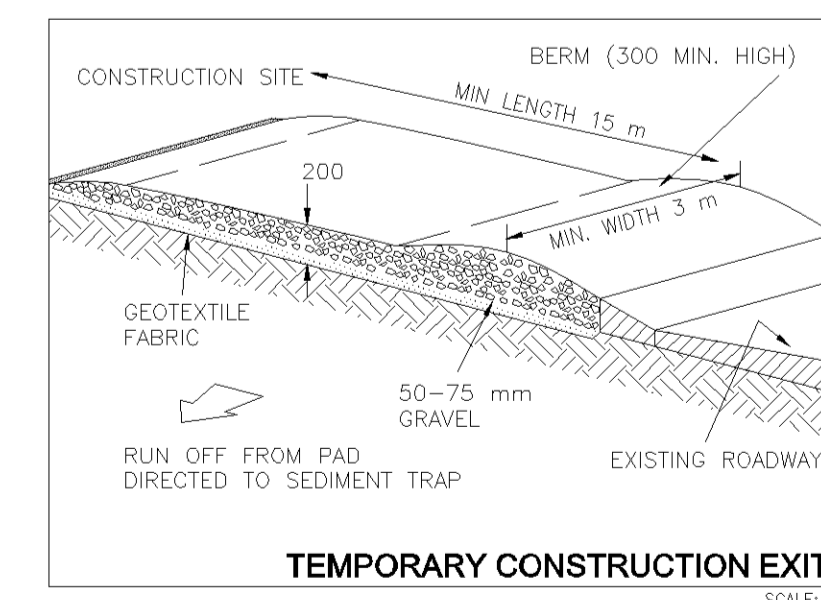
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP
SCALE: NTS



STRAW BALE SEDIMENT FILTER
SCALE: NTS



SEDIMENT FENCE
SCALE: NTS



TEMPORARY CONSTRUCTION EXIT
SCALE: NTS

NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

GENERAL NOTES :

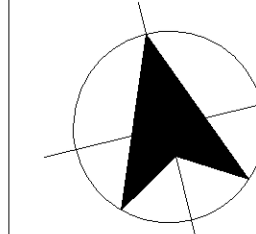
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4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
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6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3600.3
8. 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
R06				
R05				
R04				
R03				
R02				
R01	ISSUED FOR DA	18/02/2014	DK	DK

TRUE NORTH :



DRAWING NUMBER :
LP 01 / 01

DRAWING TITLE :
CONCEPT STORMWATER PLAN

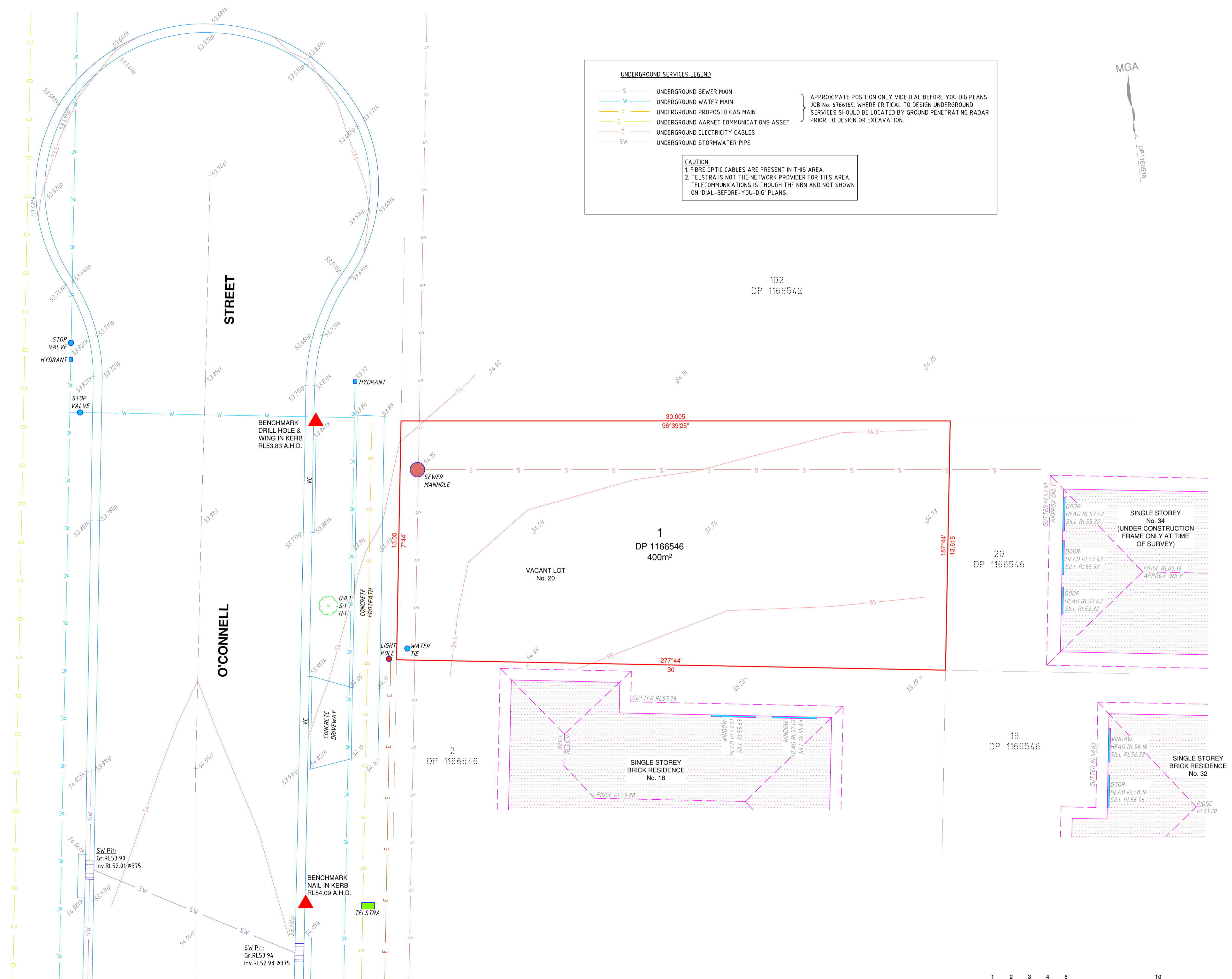
SCALE:
1:100 @A1

DATE:
FEB 2014

ISSUE :

R01

PROJECT :
**LOT 1 DP 1166456
20 O'CONNELL ST
CADDENS**



UNDERGROUND SERVICES LEGEND

- S UNDERGROUND SEWER MAIN
- W UNDERGROUND WATER MAIN
- G UNDERGROUND PROPOSED GAS MAIN
- O UNDERGROUND AARNET COMMUNICATIONS ASSET
- E UNDERGROUND ELECTRICITY CABLES
- SW UNDERGROUND STORMWATER PIPE

APPROXIMATE POSITION ONLY VIDE DIAL BEFORE YOU DIG PLANS JOB No. 6766169. WHERE CRITICAL TO DESIGN UNDERGROUND SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR PRIOR TO DESIGN OR EXCAVATION.

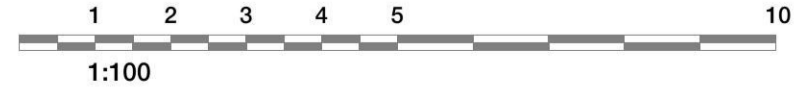
CAUTION:
 1. FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA.
 2. TELSTRA IS NOT THE NETWORK PROVIDER FOR THIS AREA. TELECOMMUNICATIONS IS THOUGH THE NBN AND NOT SHOWN ON 'DIAL-BEFORE-YOU-DIG' PLANS.



LEGEND:
 VC denotes VEHICLE CROSSING
 PC denotes PEDESTRIAN CROSSING
 TK denotes TOP OF KERB
 LIP denotes LIP OF KERB
 CL denotes CENTRELINE OF ROAD
 D:S:H: denote DIAMETER, SPREAD and HEIGHT of TREE

GENERAL NOTES:

- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DIG PLANS. THE RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY WORKS ON OR NEAR THE SITE.
- ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
- CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL 0.5 m.
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
- THE ORIENTATION OF THIS PLAN IS MGA NORTH AND MGA COORDINATES ARE ADOPTED FROM SSM 181302.
- THE LAND IS AFFECTED BY RESTRICTIONS REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT AND NUMBERED (6) IN THE S.88B INSTRUMENT (DP1166546).



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					ORIGIN OF LEVELS: SSM181301 RL 54.246	DATUM: A.H.D.	DATE: 09/10/2013	
						SURV/CHK: EE/VT		
						SHEET 1 OF 1 SHEETS		

SDG
 LAND DEVELOPMENT SOLUTIONS
 A.B.N. 61 213 823491

Unit 7 18 Kleins Road
 NORTHMEAD 2152
 P.O. Box 2072
 NORTH PARRAMATTA 1750
 T 629 9680 7195
 e office@sdg.net.au
 w www.sdg.net.au

LEGEND:

	TEMPORARY W.C.		EXISTING STRUCTURES TO BE DEMOLISHED
	SITE OFFICE		SEDIMENT CONTROL FENCE
	PROVISIONAL AREA FOR STOCKPILING OF MATERIALS		EXISTING TREES
	GEOTEXTILE TRADE WASTE RECEPTACLE		VC AND STABILISED ENTRY
	EXISTING CONCRETE DRIVE WAY & FOOTPATHS TO BE DEMOLISHED		

UNDERGROUND SERVICES LEGEND

	UNDERGROUND SEWER MAIN	} APPROXIMATE POSITION ONLY VIDE DIAL BEFORE YOU DIG PLANS JOB No. 6765169. WHERE CRITICAL TO DESIGN UNDERGROUND SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR PRIOR TO DESIGN OR EXCAVATION.
	UNDERGROUND WATER MAIN	
	UNDERGROUND PROPOSED GAS MAIN	
	UNDERGROUND AARNET COMMUNICATIONS ASSET	
	UNDERGROUND ELECTRICITY CABLES	
	UNDERGROUND STORMWATER PIPE	

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SOIL EROSION NOTES

TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

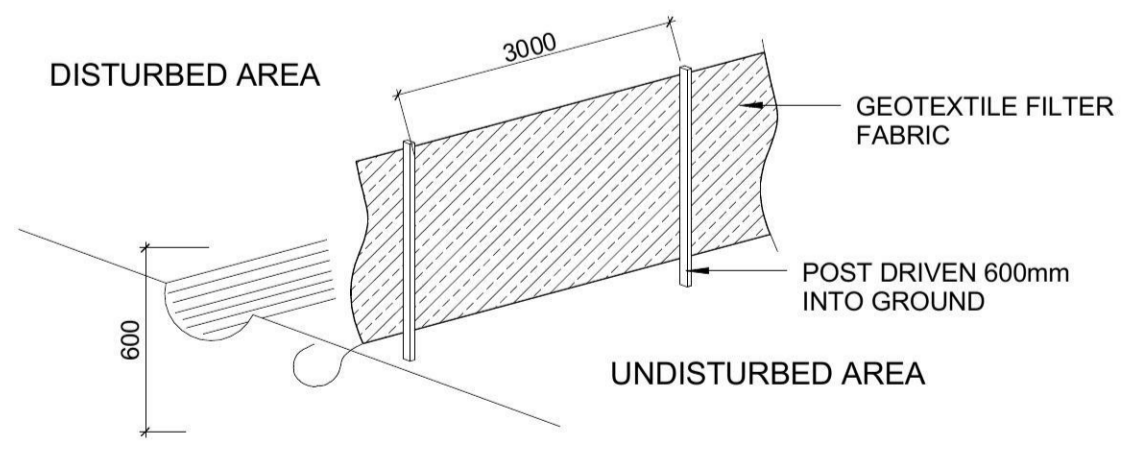
- NOTE**
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
 - MINIMISE DISTURBED AREAS.
 - ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS
 - DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
 - ROADS AND FOOTPATHS TO BE SWEEPED DAILY UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES, INCLUDING A \$600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

TREES HAVE BEEN OMITTED FOR CLARITY. REFER ARCHITECTURAL PLANS FOR TREES TO BE REMOVED AND RETAINED REFER SITE PLAN

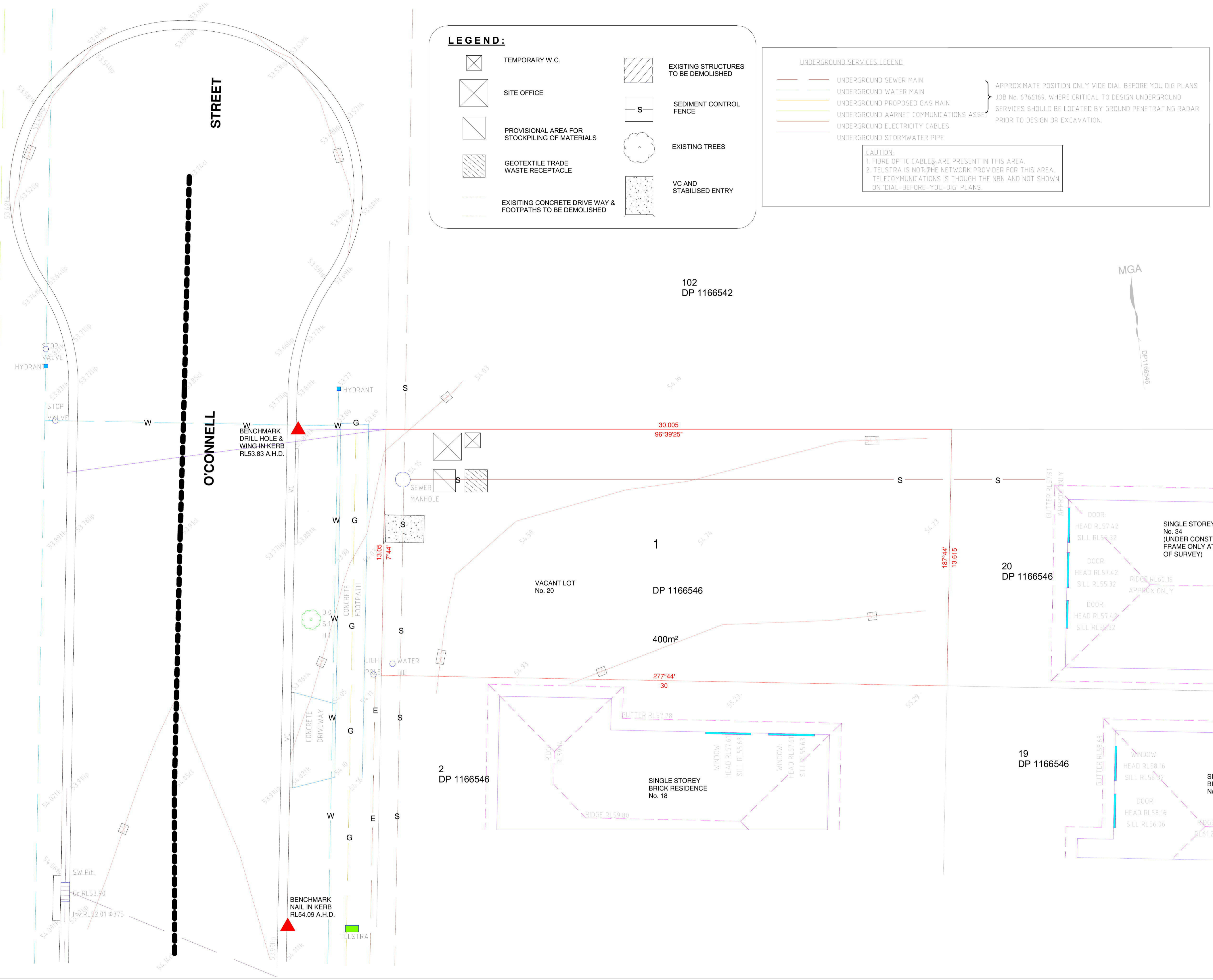
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING- ARCHITECTURAL PLANS CONTOUR AND DETAIL SURVEY

- NOTE**
- WHEELS OF VEHICLES LEAVING SITE TO BE WASHED DOWN TO PREVENT SEDIMENT LEAVING SITE

- CONSTRUCTION NOTES**
- SD6-7 SEDIMENT FENCE
- CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE
 - DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3m Ctrs.
 - DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED. BACKFILL TRENCH OVER THE BASE OF FABRIC.
 - FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A MIN. LAP OF 150 mm.



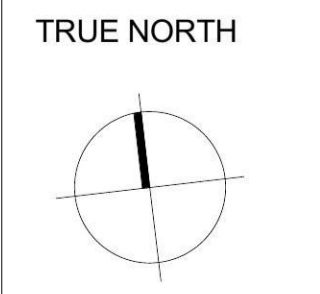
SEDIMENT CONTROL FENCE
NOT TO SCALE



- GENERAL NOTES**
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- ISSUED FOR:**
- COUNCIL MEETING
 - DEVELOPMENT APPLICATION
 - SECTION 98
 - CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
R01	ISSUED FOR DEVELOPMENT APPLICATION	28/02/2014

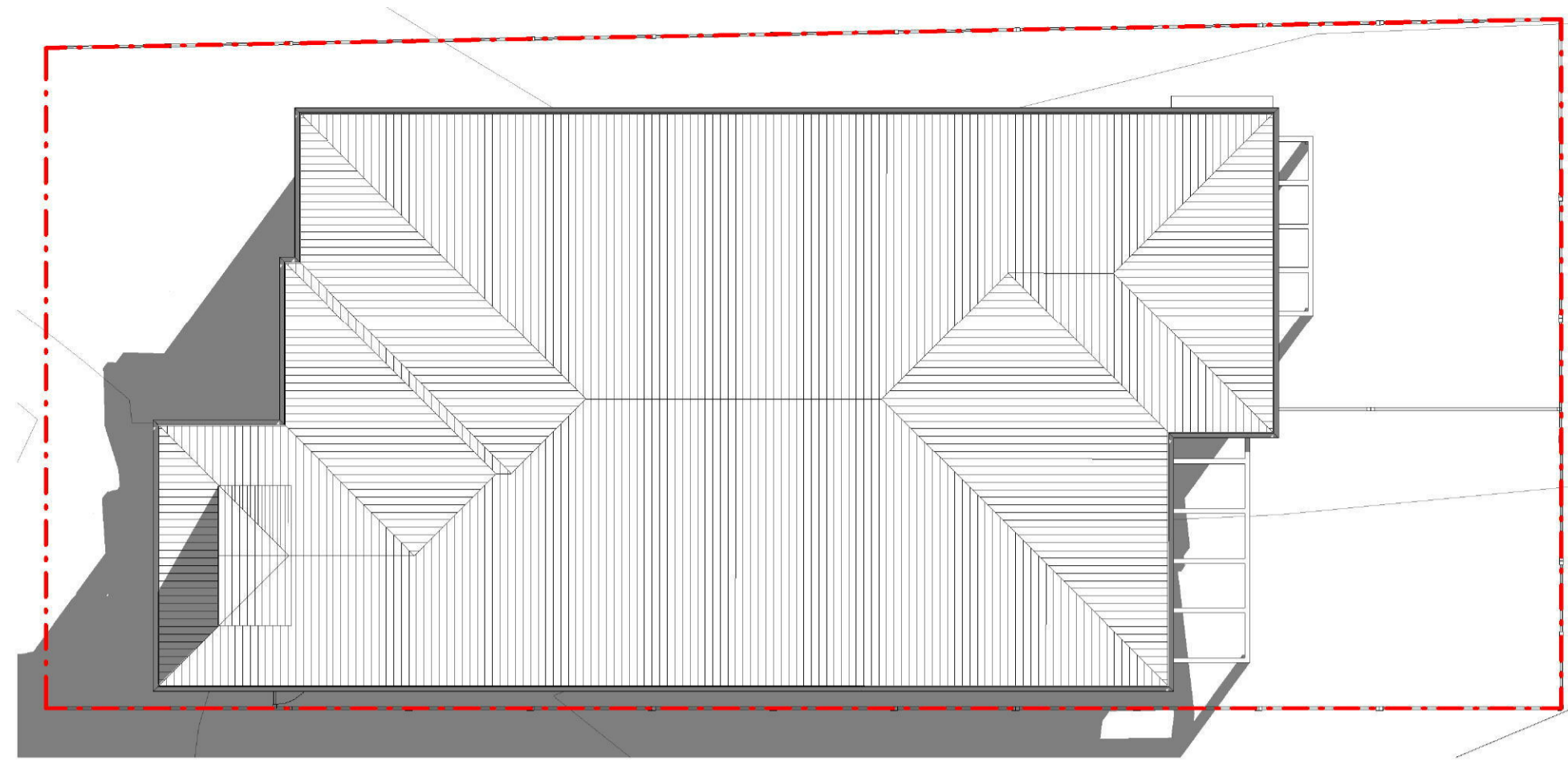


DRAWING NUMBER: WMP	DRAWN BY Author BT	CHKD BY Checker PC	ISSUE R01
DRAWING TITLE: WASTE MANAGEMENT PLAN	SCALE	DATE NOVEMBER 2011	

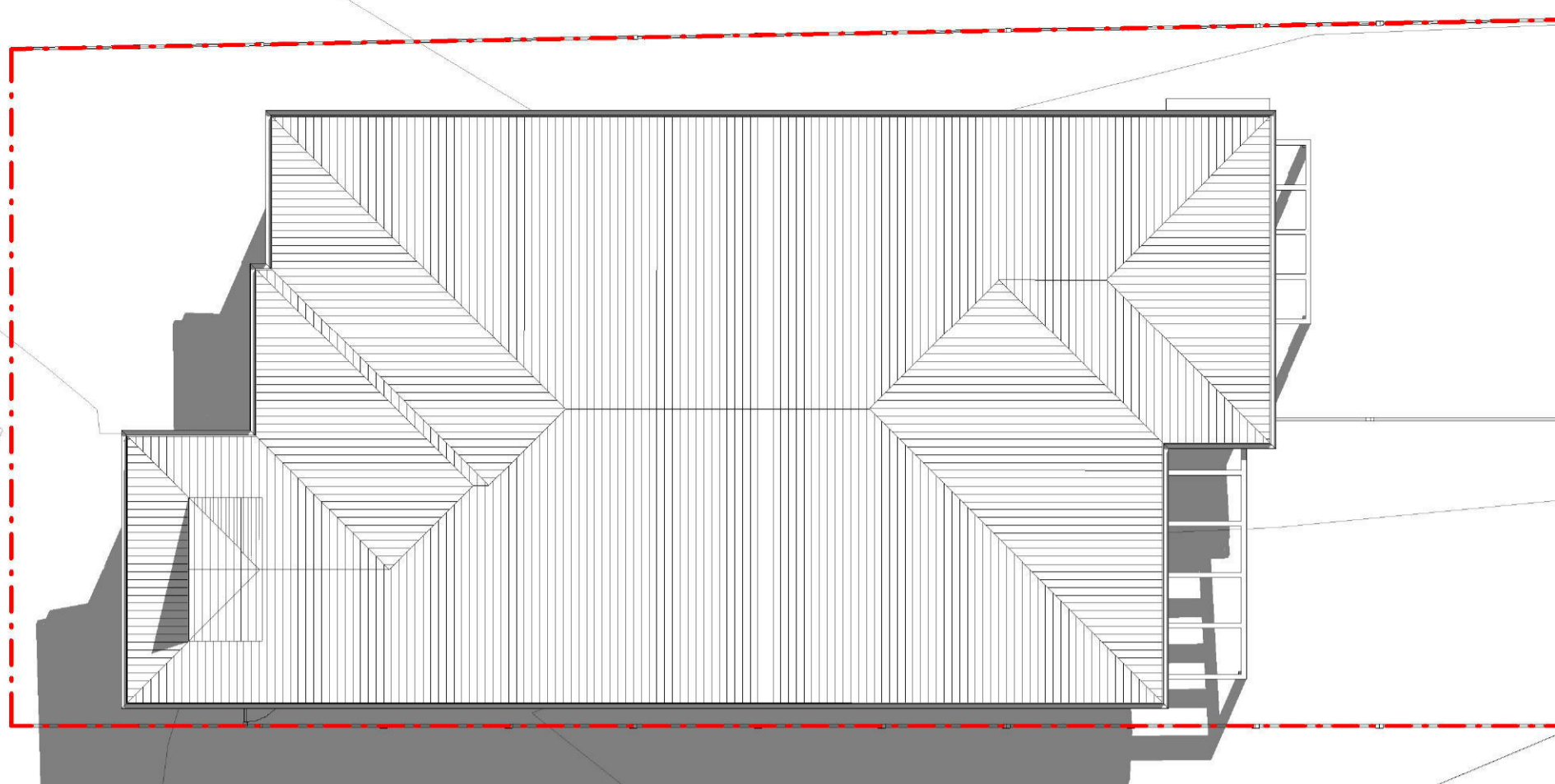
PROJECT
**20 O'CONNEL LANE
CADDENS
LOT 1
DP 1166546**

Universal Property
GROUP PTY LTD

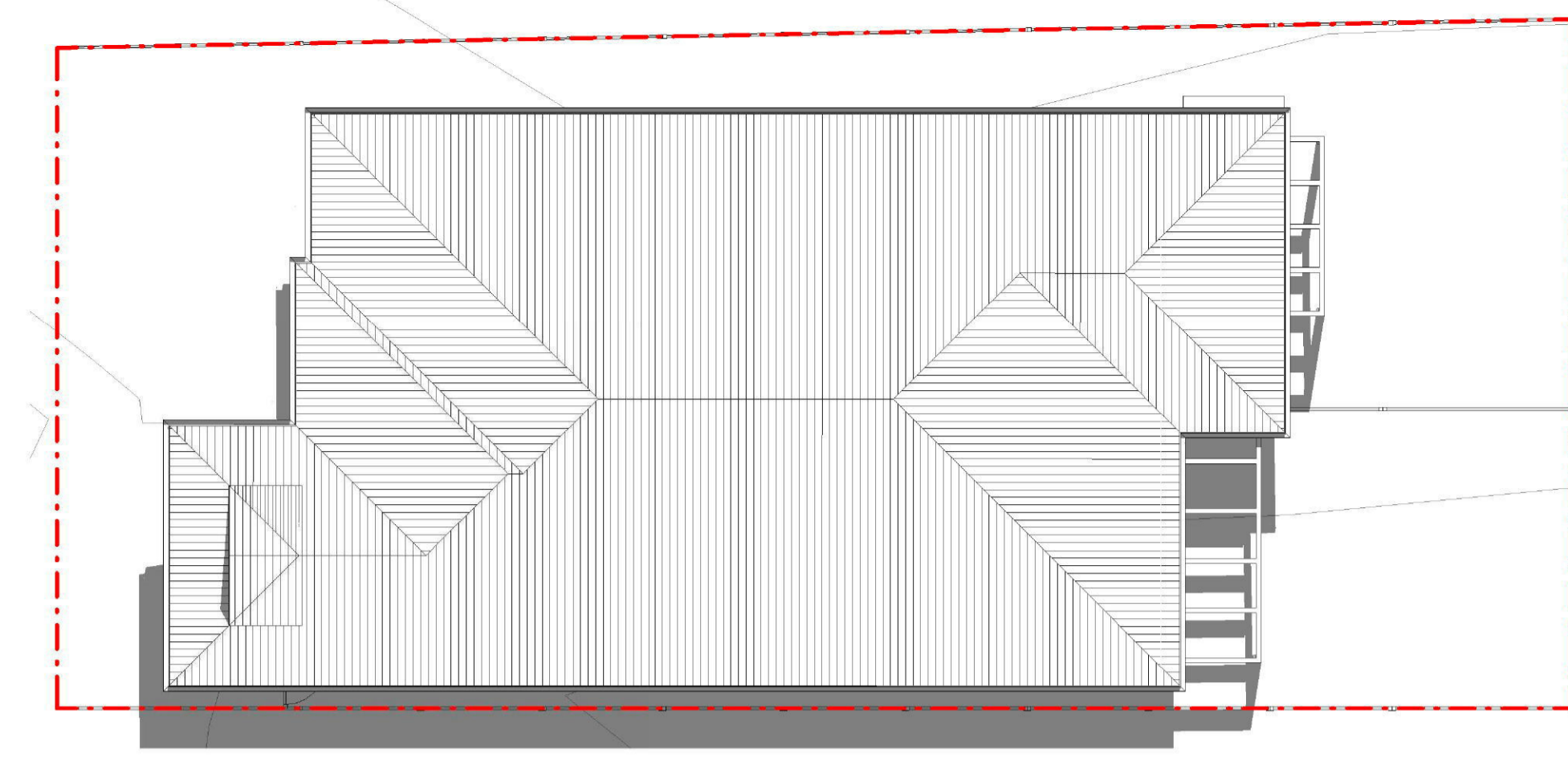
Office Address: 1/129 Magowar Road, Girraween, Sydney NSW - 2145
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +612 9836 2465 F: +612 9888 4762
info@bathla.com.au



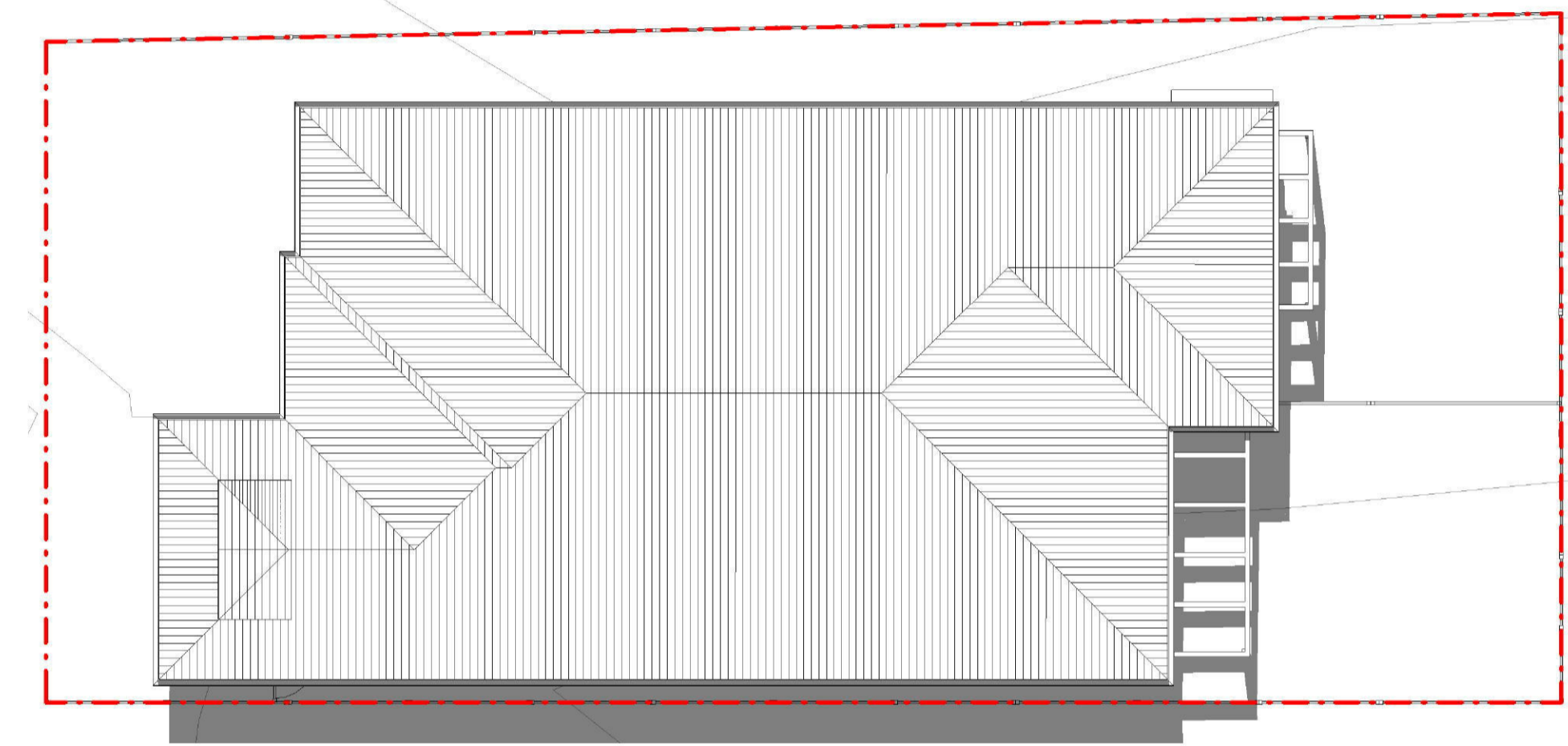
1 SHADOW ANALYSIS 9AM
DA 03/03 1 : 120



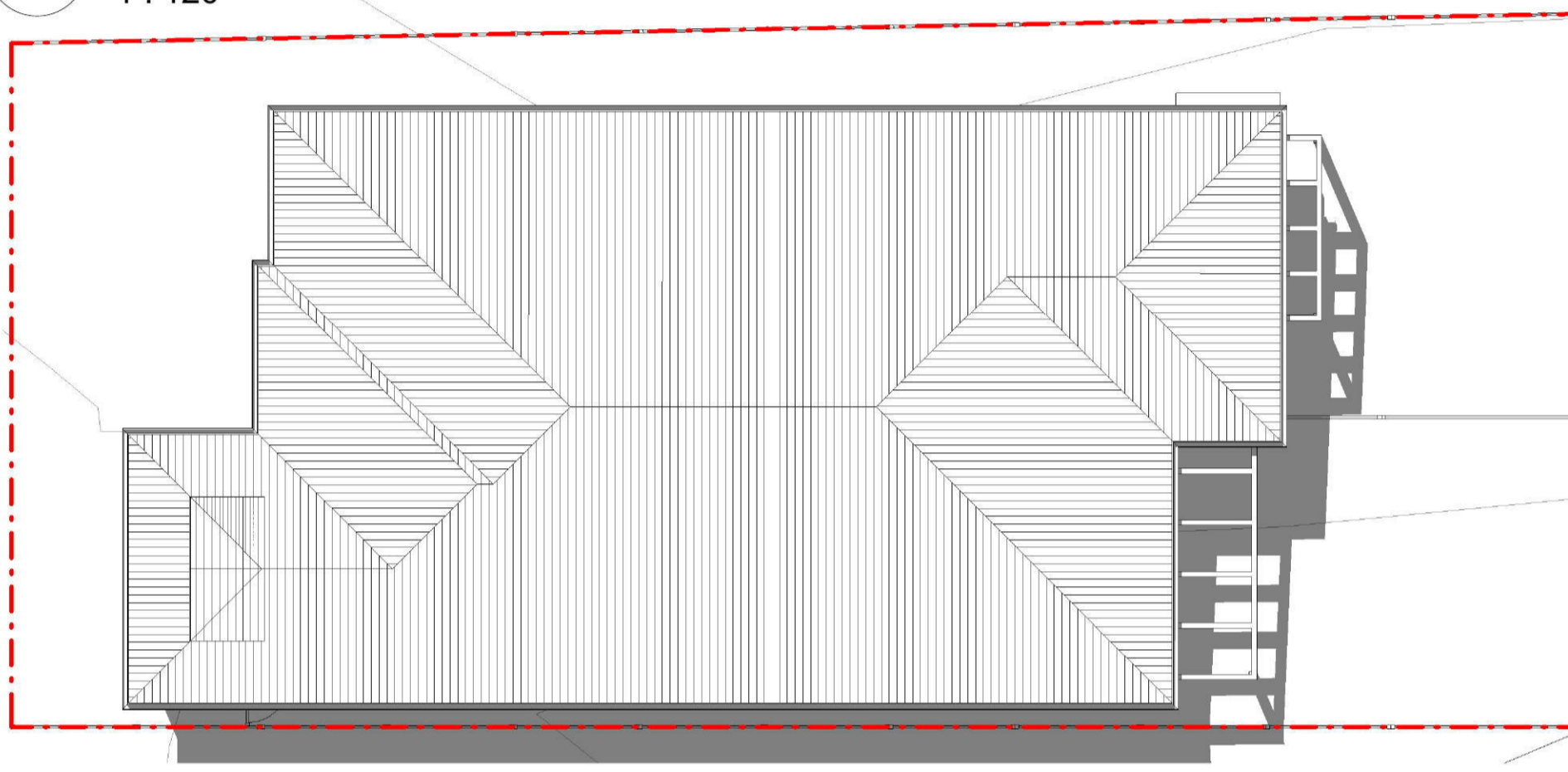
2 SHADOW ANALYSIS 10AM
DA 03/03 1 : 120



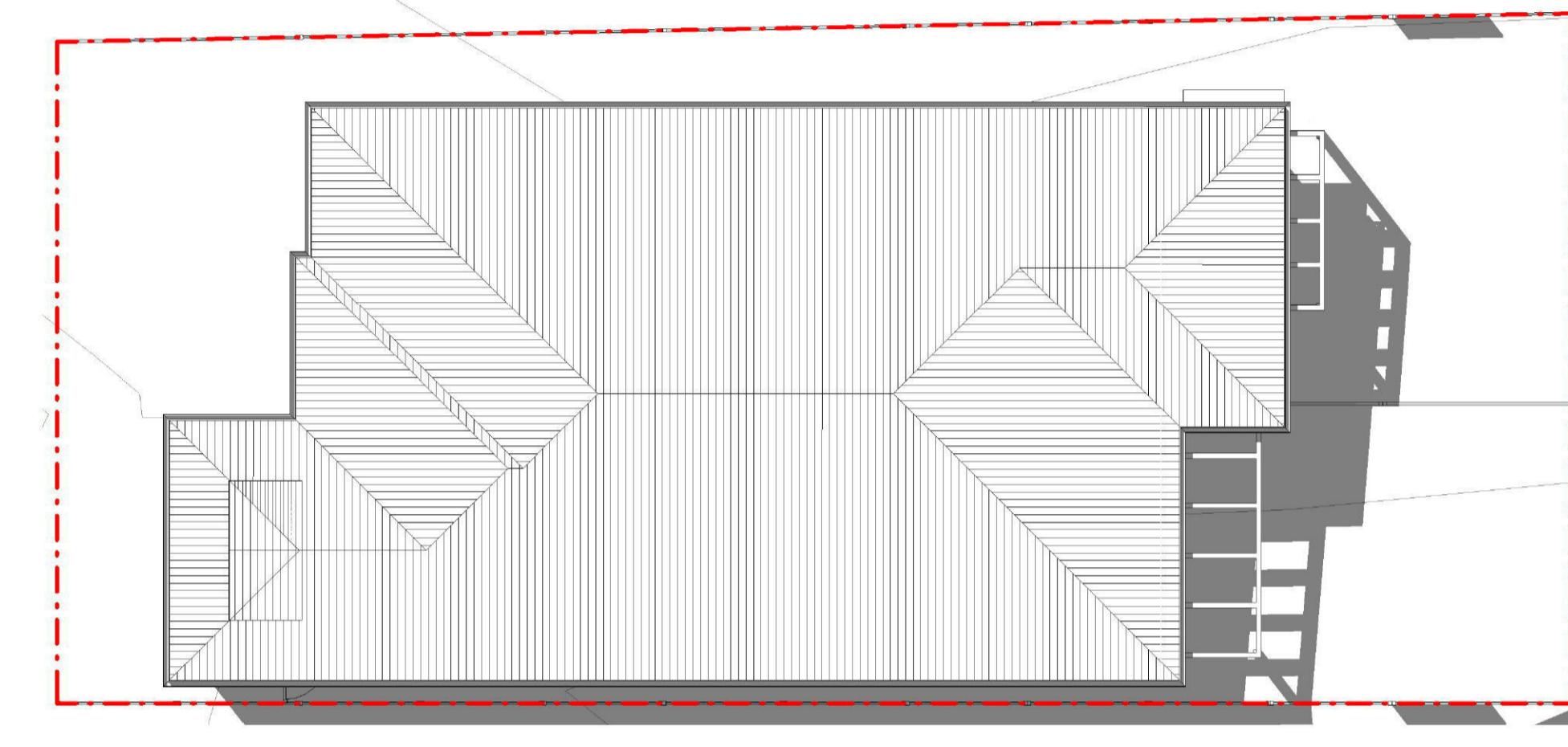
3 SHADOW ANALYSIS 11AM
DA 03/03 1 : 120



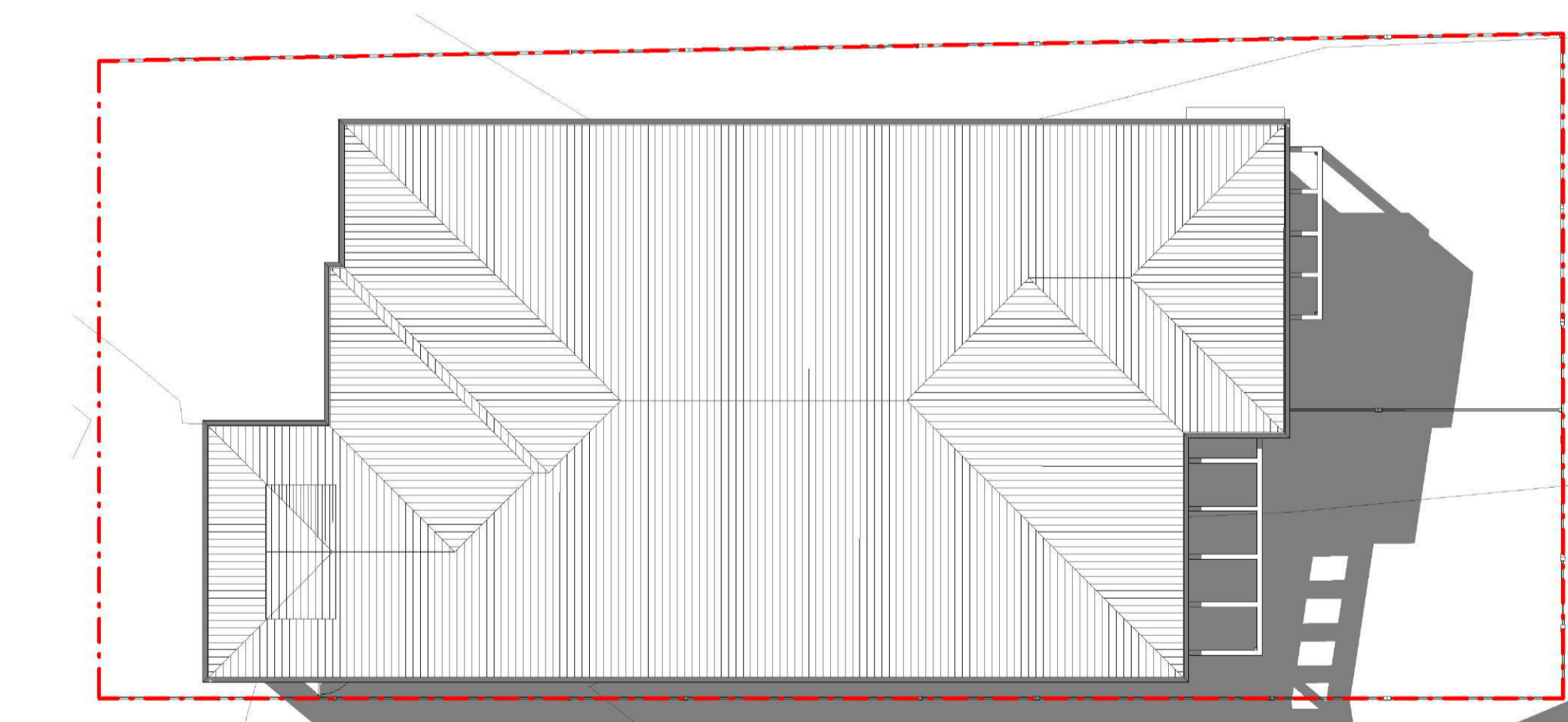
4 SHADOW ANALYSIS 12NOON
DA 03/03 1 : 120



5 SHADOW ANALYSIS 1PM
DA 03/03 1 : 120



6 SHADOW ANALYSIS 2PM
DA 03/03 1 : 120



7 SHADOW ANALYSIS 3PM
DA 03/03 1 : 120

Energy Rating Certificate Number 10140077

single-dwelling rating 5.1 av stars

multi-unit development (attach listing of ratings) heating 66.6 av MJ/m²

If selected, data specified is the average across the entire development cooling 41.5 av MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *[Signature]* Date 25/02/2014

GENERAL NOTES

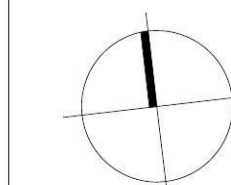
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ISSUED FOR:

- COUNCIL MEETING
- DEVELOPMENT APPLICATION
- SECTION 96
- CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
R01	ISSUED FOR DEVELOPMENT APPLICATION	28/02/2014

TRUE NORTH



DRAWING NUMBER:

DA 03/03

DRAWN BY

Author BT

CHKD BY

Checker PC

ISSUE

R01

DRAWING TITLE:

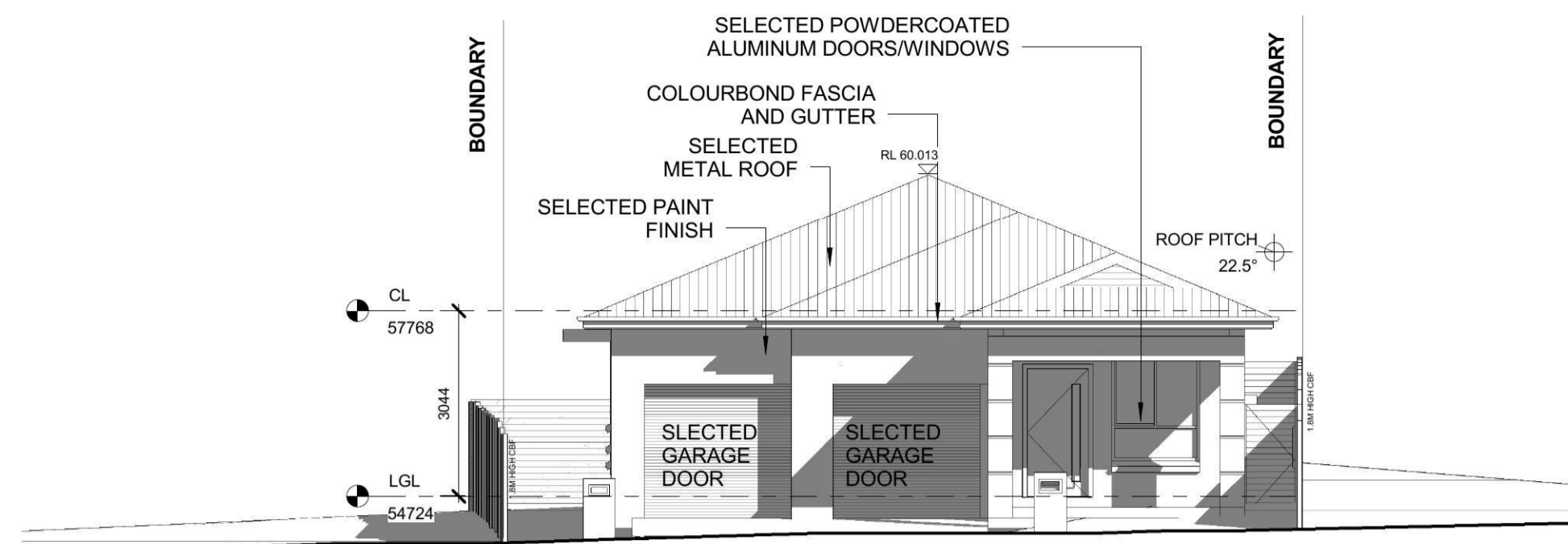
SHADOW ANALYSIS

SCALE

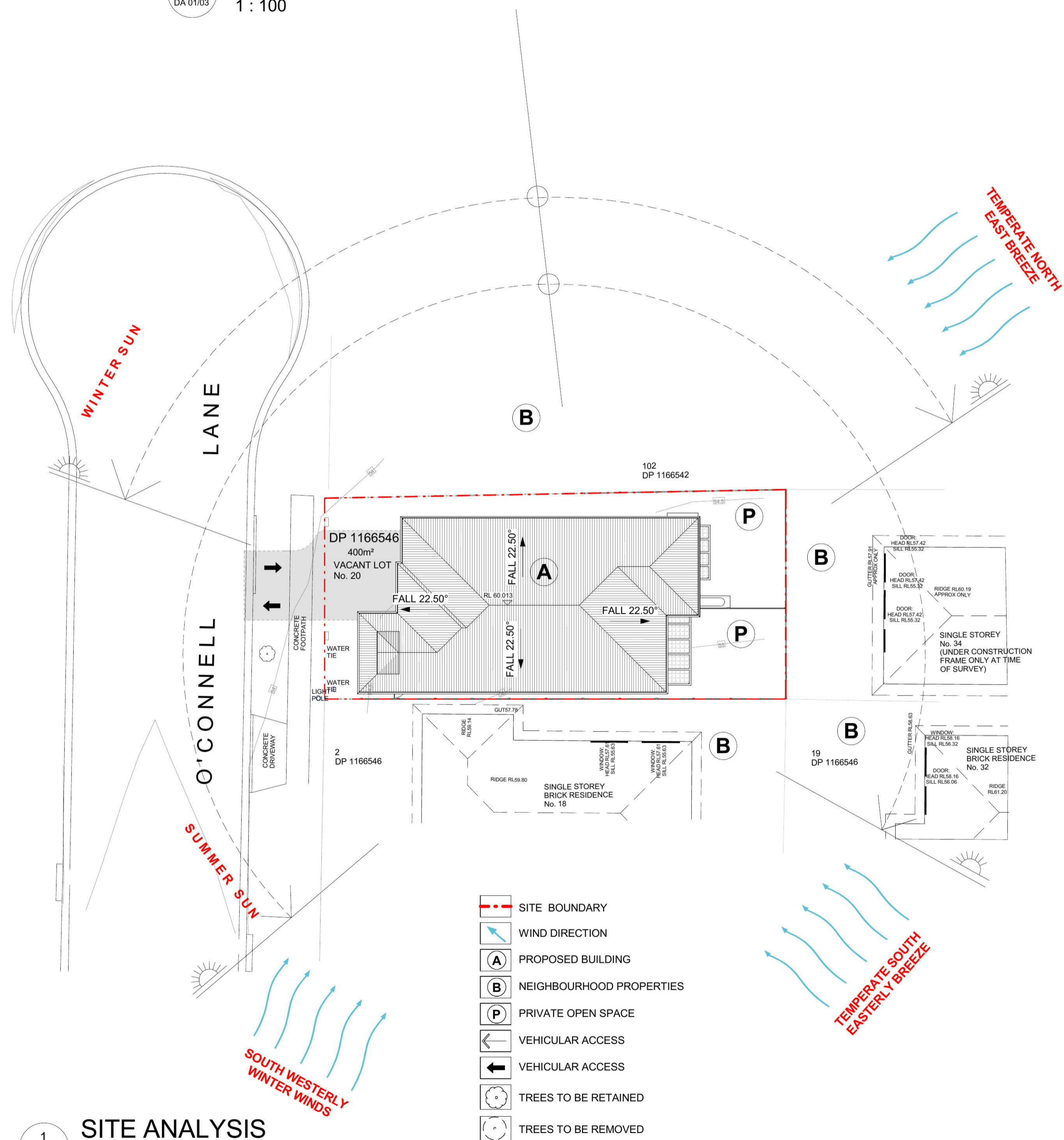
DATE
NOVEMBER 2011

PROJECT

20 O'CONNEL LANE
CADDENS
LOT 1
DP 1166546



2 STREETScape
DA 01/03 1:100



1 SITE ANALYSIS
DA 01/03 1:200

GENERAL NOTES

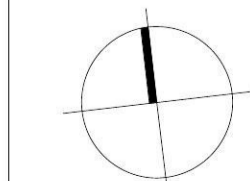
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ISSUED FOR:

- COUNCIL MEETING
- DEVELOPMENT APPLICATION
- SECTION 98
- CONSTRUCTION ONLY

ISSUE	AMENDMENTS	DATE
R01	ISSUED FOR DEVELOPMENT APPLICATION	28/02/2014

TRUE NORTH



DRAWING NUMBER:
DA 01/03

DRAWING TITLE:
SITE ANALYSIS

SCALE
1:200 @A1

DRAWN BY
Author BT

CHKD BY
Checker PC

ISSUE
R01

DATE
NOVEMBER 2011

PROJECT
**20 O'CONNELL LANE
CADDENS
LOT 1
DP 1166546**



LOCATION MAP
NTS

COMPLIANCE TABLE			
CONTROL	REQUIRED/PERMITTED	PROVIDED	COMPLIANCE
Minimum Allotment Size	350 m ²	400m ²	Yes
Site Coverage	max 50%	46%	Yes
Private Open Space	min 20% of Lot Area = 80m ²	95m ²	Yes
Setbacks (min/m)			
- Primary Front (Building)	4.5m	4.5m	Yes
- Side and Rear (Main Dwelling)	0.9m	1m	Yes
Maximum no. of Storeys	2	1	Yes

THERMAL PERFORMANCE SPECIFICATIONS

Assessor# BDAV 10/1014 Certificate # 10140077 Date of Issue: 25/02/2014		
Project: 20 O'CONNELL STREET CADDENS NSW 2747 Total Dwellings: 1		
Terrain Category: Suburban	Roof Ventilation: Unventilated	Exhaust fans without dampers: no
Subfloor: Slab on Ground	Living area open to entry: yes	Ventilated skylights: no
Seals to windows and doors: yes	Seals to windows and doors: yes	Open fire, unflued gas heaters: no
Building Elements		Details
External Walls	Brick Veneer	R2 Bulk Insulation
	Double Brick partition wall	No Insulation
	FC sheet cladding	n/a
Internal Walls	Plasterboard on studs	-
Ceiling	Plasterboard	R2 Bulk Insulation to ceilings with roof space above
Roof	Metal - Medium Color (Refer to drawings for locations)	R 1.5 Bulk insulation with foil facing
	Suspended Slab	n/a
Floors	Concrete slab on ground	-
	Suspended slab to first floor	-
Windows/ Skylights	Improved Aluminium frame	U value 6.35 or less
	Single glazed throughout	SHGC 0.77 +/- 10%

THERMAL PERFORM FOR INDIVIDUAL DWELLINGS		
Unit Numbers	Predicted Loads (Nj/M ² /y)	
	Heat	Cool
1	66.6	41.5

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.

BASIX SPECIFICATIONS

Project: 20 O'CONNELL STREET CADDENS NSW 2747 Total Dwellings: 1	
Water Commitments	
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	1500 L
Energy Commitments	
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.

Energy Rating Certificate Number 10140077

single-dwelling rating 5.1 av stars

multi-unit development (attach listing of ratings) heating 26.6 av MJ/m²
cooling 41.5 av MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *Sowmya Sastry* Date 25/02/2014

DRAWING REGISTER			
DRAWING NUMBER	DRAWING NAME	DRAWING ISSUE DATE	CURRENT REVISION
DA 01/03	SITE ANALYSIS	24.02.14	R01
DA 02/03	FLOOR PLANS & ELEVATIONS	24.02.14	R01
DA 03/03	SHADOW ANALYSIS	24.02.14	R01

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