

PROPOSED 2 STOREY ATTACHED DUAL OCCUPANCY

No. 41 SUNBURST DRIVE, CADDENS, NSW 2747 **ISSUE FOR DA**

Site Details
 41 Sunburst Drive, Caddens
 DP: 1229232
 Lot: 477
 Site Area: 451.60 sqm
 Zone R2
 (Low density Residential)

Calculations

Total Ground Floor Area	138.00 sqm (garage not included)
Total First Floor Area	141.00 sqm (garage not included)
Total Floor Area	279.00 sqm (garage not included)
Total Landscaped Area	194.45 sqm (43%)

U1

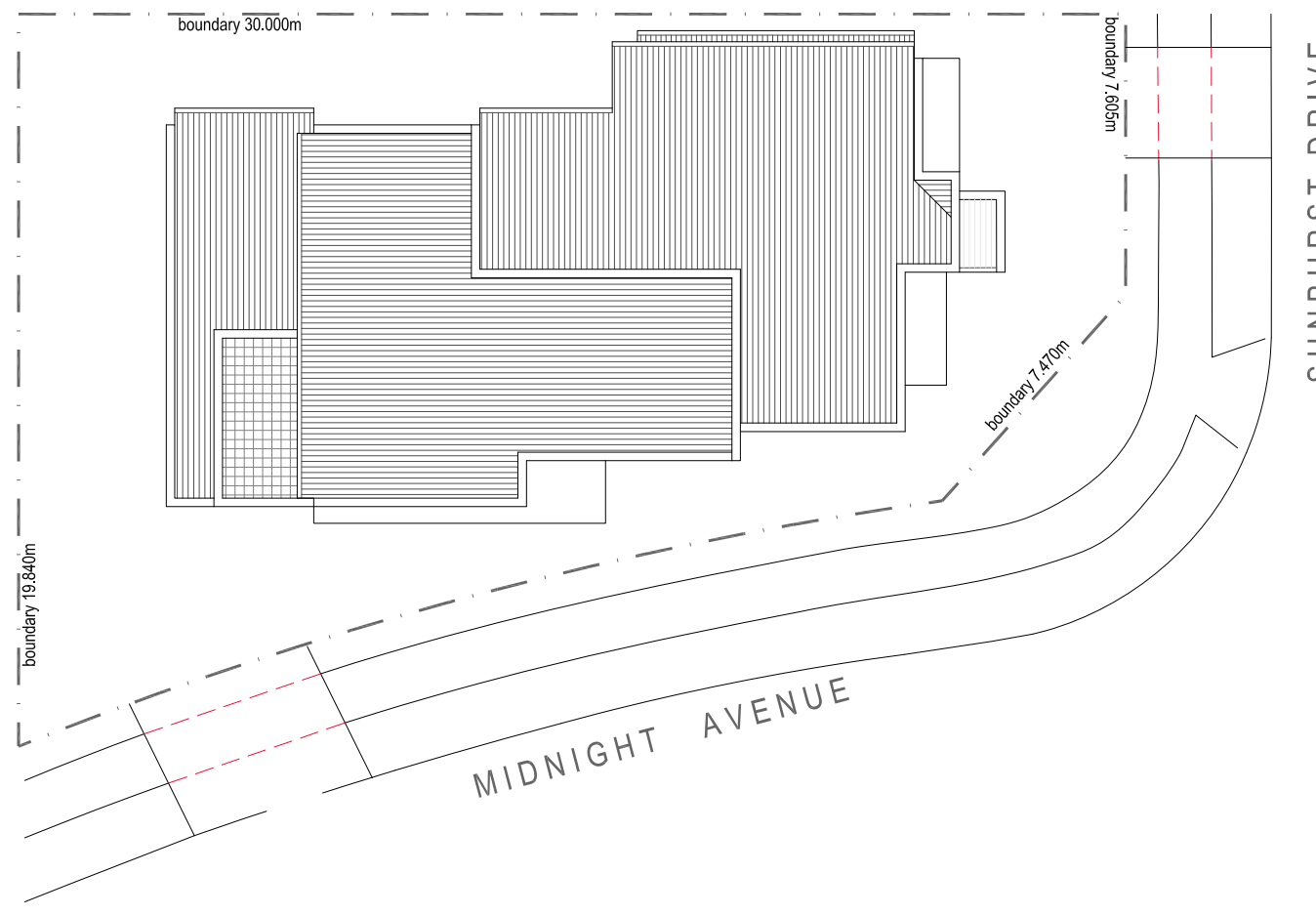
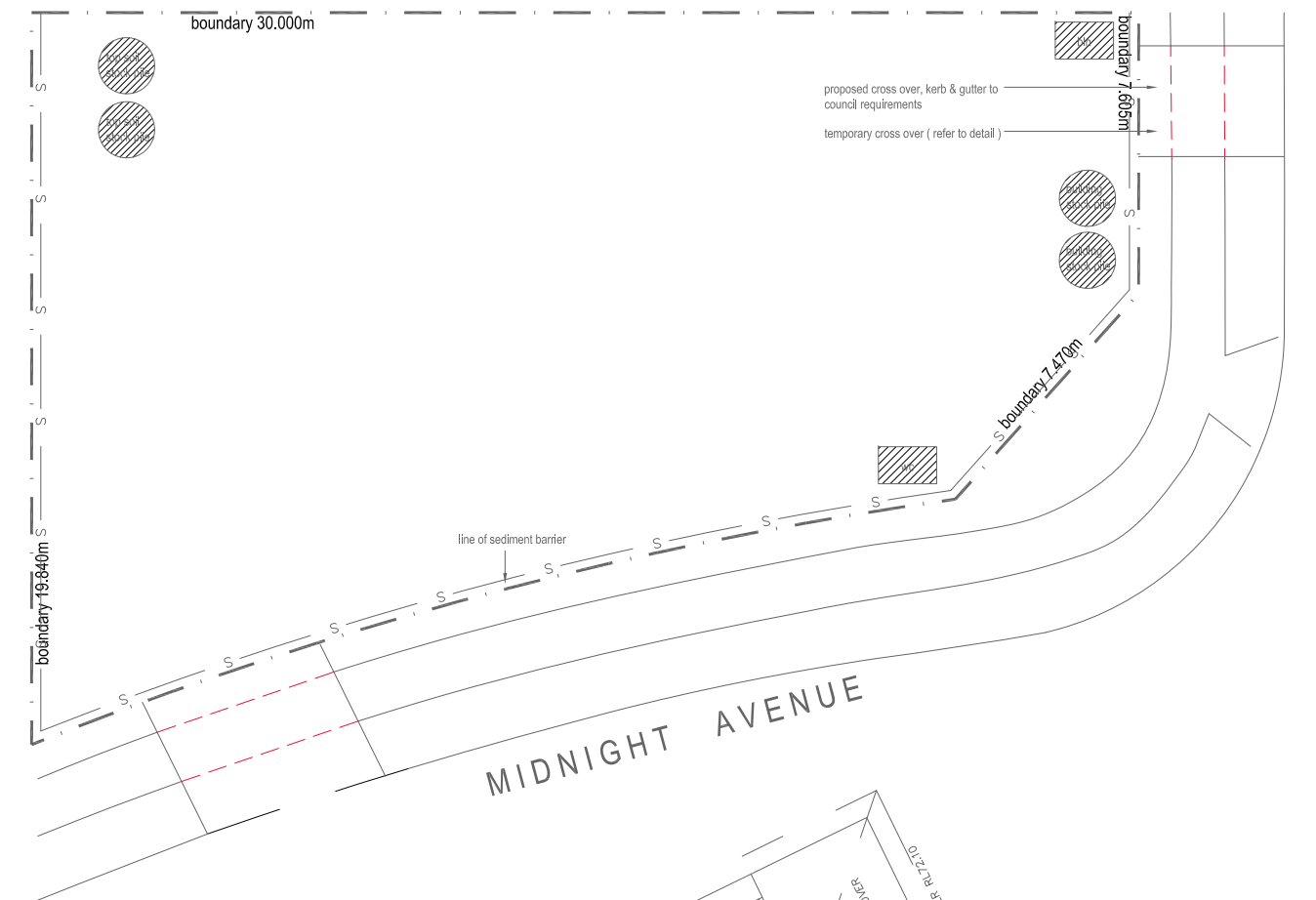
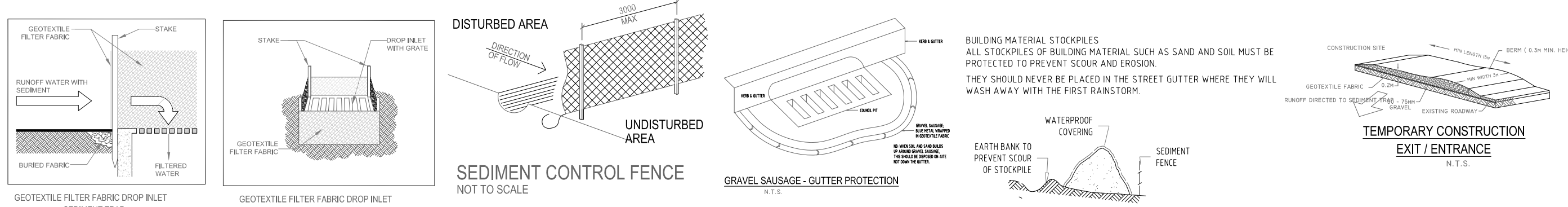
Garage Floor Area	18.15 sqm
Ground Floor Area	60.00 sqm
First Floor Area	69.00 sqm
Total Floor Area	129.00 sqm (garage not included)
P.O.S Area	18.50 sqm

U2

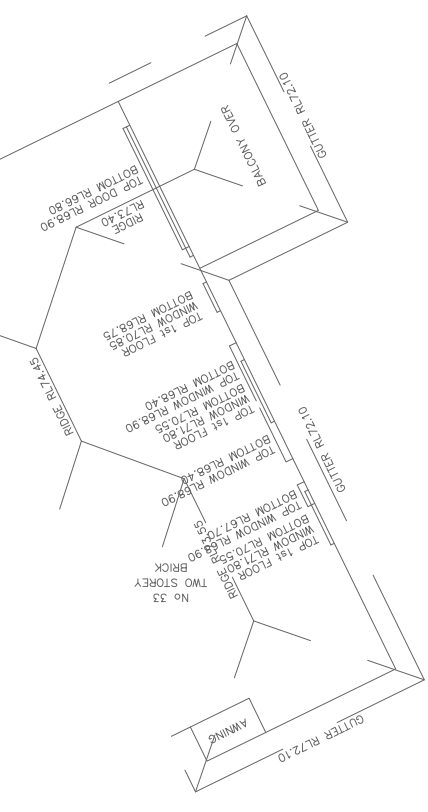
Garage Floor Area	16.50 sqm
Ground Floor Area	78.00 sqm
First Floor Area	72.00 sqm
Total Floor Area	150.00 sqm (garage not included)
P.O.S Area	64.00 sqm

WINDOW SCHEDULE

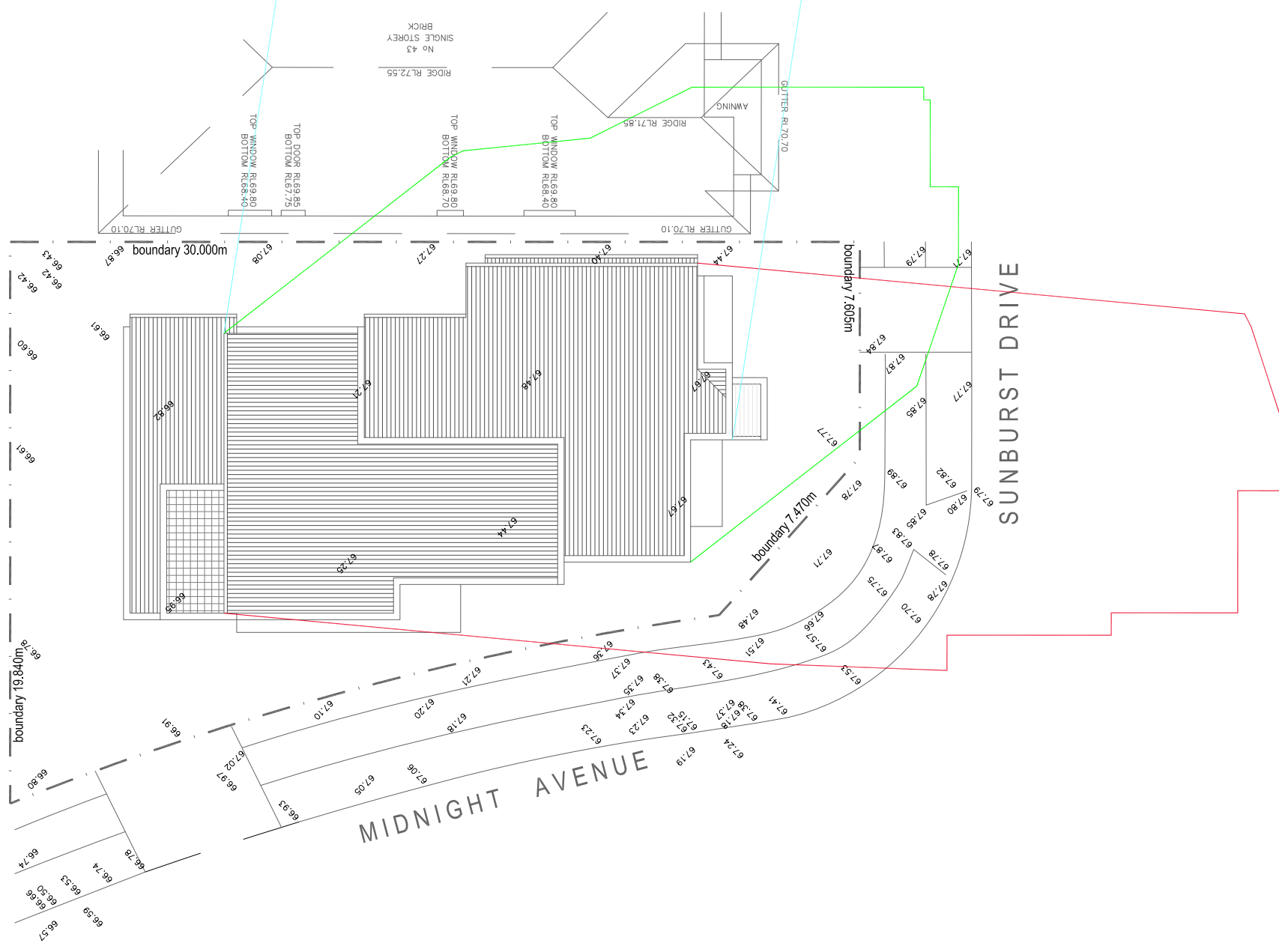
Win No.	Width	Height	Qty.	Notes
W1	600	2000	1	fixed panel
W2	1700	1200	1	sliding window
W3	3000	2400	1	sliding door
W4	2100	2400	2	sliding window + fixed panel
W5	600	2400	1	fixed panel
W6	900	2400	3	sliding window + fixed panel
W7	3000	600	2	fixed panel
W8	1800	2400	3	sliding door
W9	2400	1200	1	sliding window
W10	900	900	2	sliding window + obscure
W11	2400	2400	2	sliding door
W12	450	1150	3	fixed panel
W13	3000	600	1	sliding window + fixed panel
W14	2100	900	2	sliding window
W15	600	900	1	sliding window + obscure
W16	900	1200	3	sliding window
W17	2700	2400	1	sliding door
W18	1200	900	2	sliding window + obscure
W19	2400	900	1	sliding window



CONSTRUCTION MANG. PLAN
SCALE 1 : 200



SHADOW PLAN
SCALE 1 : 200



ROOF PLAN
SCALE 1 : 200

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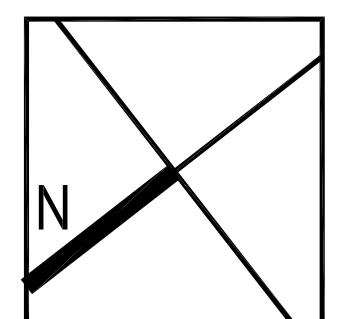
RESIDENTIAL INDUSTRIAL
 COMMERCIAL INTERIOR FITOUTS
 BASIX 3D PERSPECTIVES

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Issue	Amendment	Initials	Date
A	Issue to council for DA approval	A.B.	08.12.21



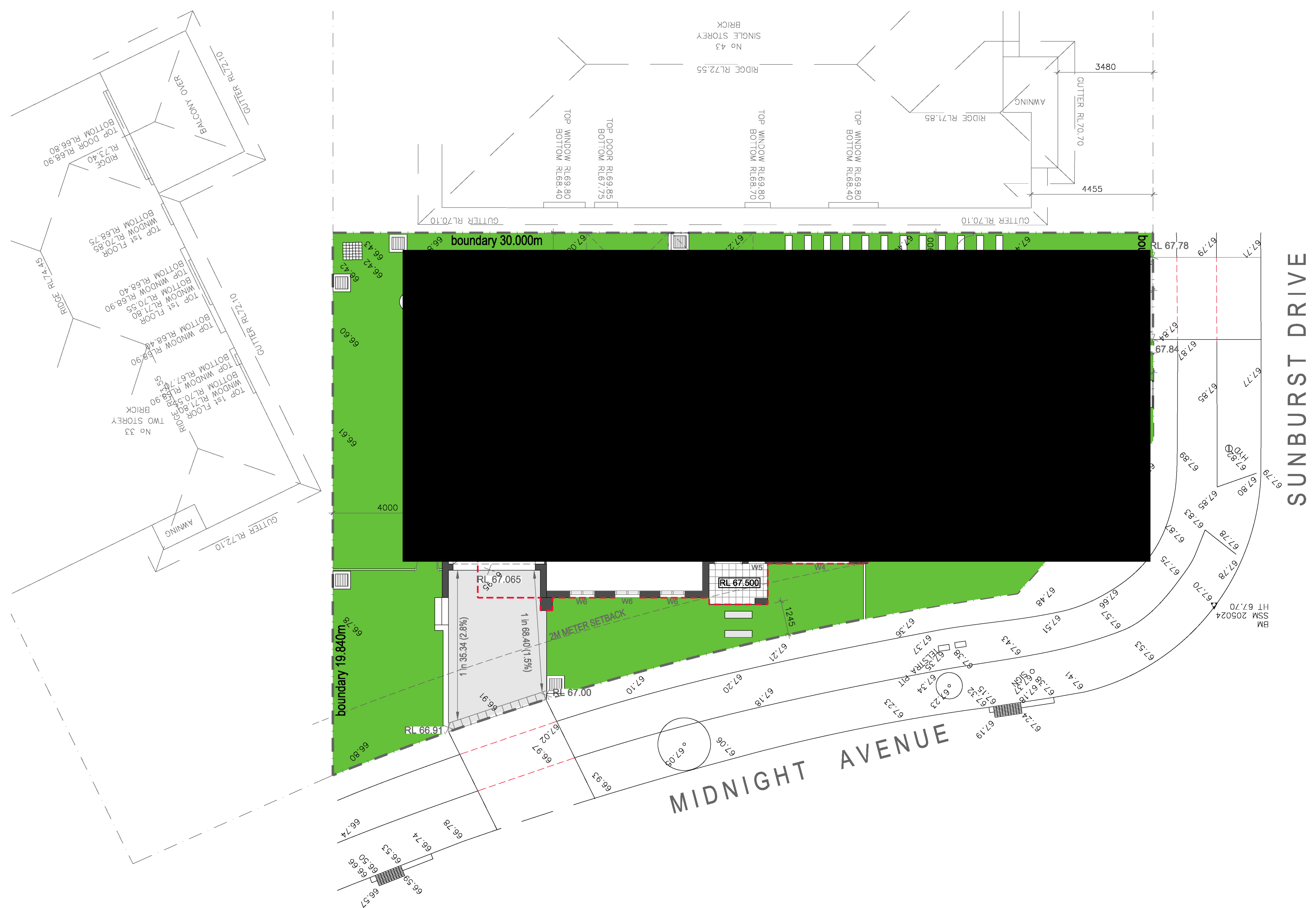
Client:
Zedcorp Developments

Address:
 41 Sunburst Drive,
 Caddens, N.S.W

Project:
PROPOSED 2 STOREY ATTACHED DUAL OCCUPANCY

Title:
ROOF PLAN / SHADOW PLAN / CONSTRUCTION PLAN

Drawn: A.B.	Date: 08-12-21	Project No. 21-045
Checked: D.B.	Scale: 1:200	Draw. No.
Sheet of 01 04	Issue A	DA-01



SITE & GROUND FLOOR PLAN

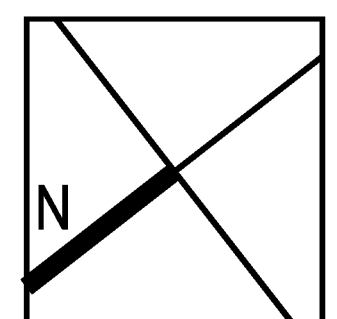
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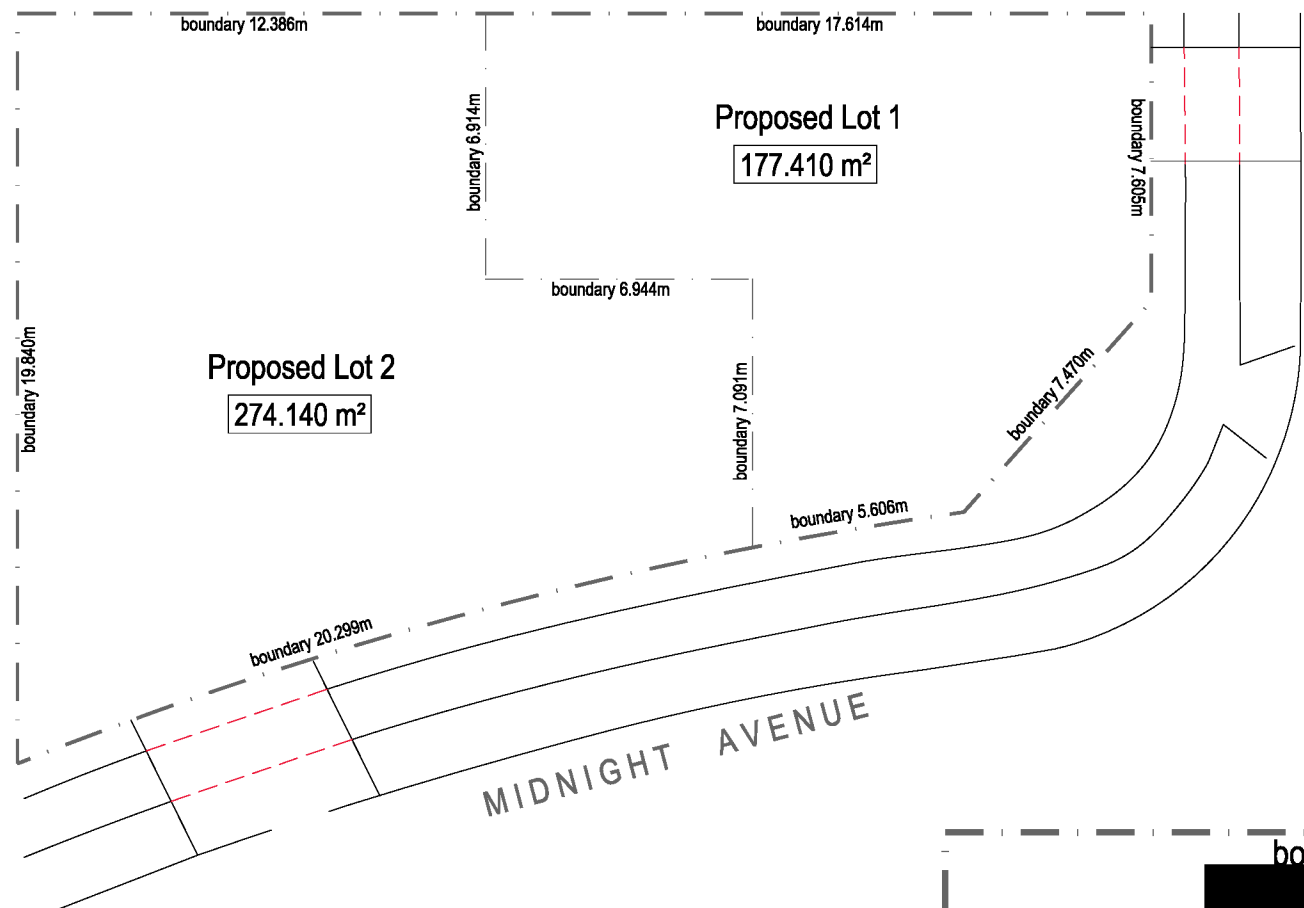
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Project:
PROPOSED 2 STOREY ATTACHED DUAL OCCUPANCY

Title:
SITE & GROUND FLOOR PLAN

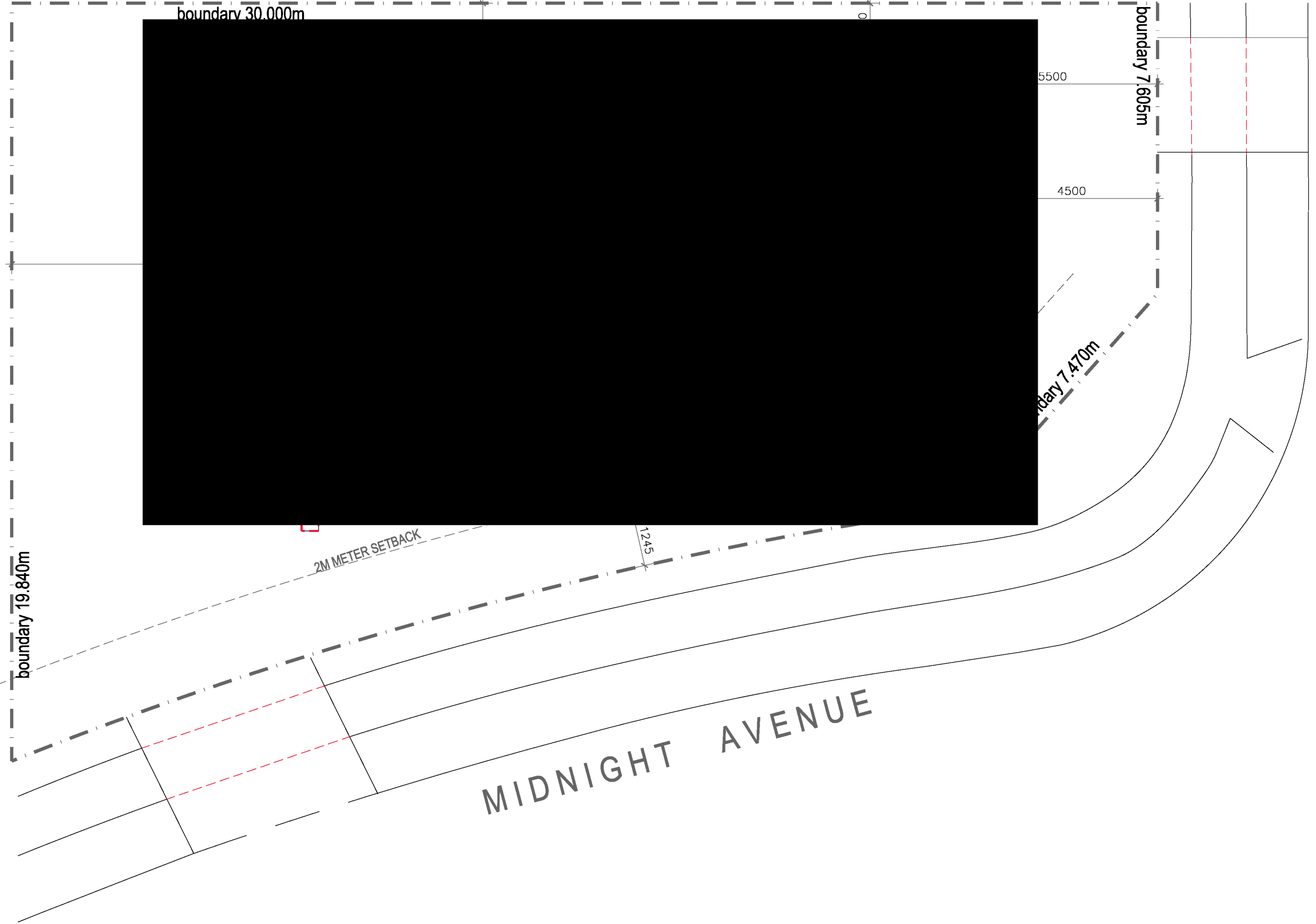
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Sheet of 02 04	Issue A	DA-02



SUNBURST DRIVE

SUB-DIVISION PLAN
SCALE 1 : 200

MIDNIGHT AVENUE



FIRST FLOOR PLAN
SCALE 1 : 100

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- RESIDENTIAL ○ INDUSTRIAL
- COMMERCIAL ○ INTERIOR FITOUTS
- BASIX ○ 3D PERSPECTIVES

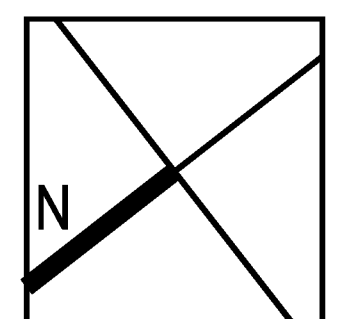
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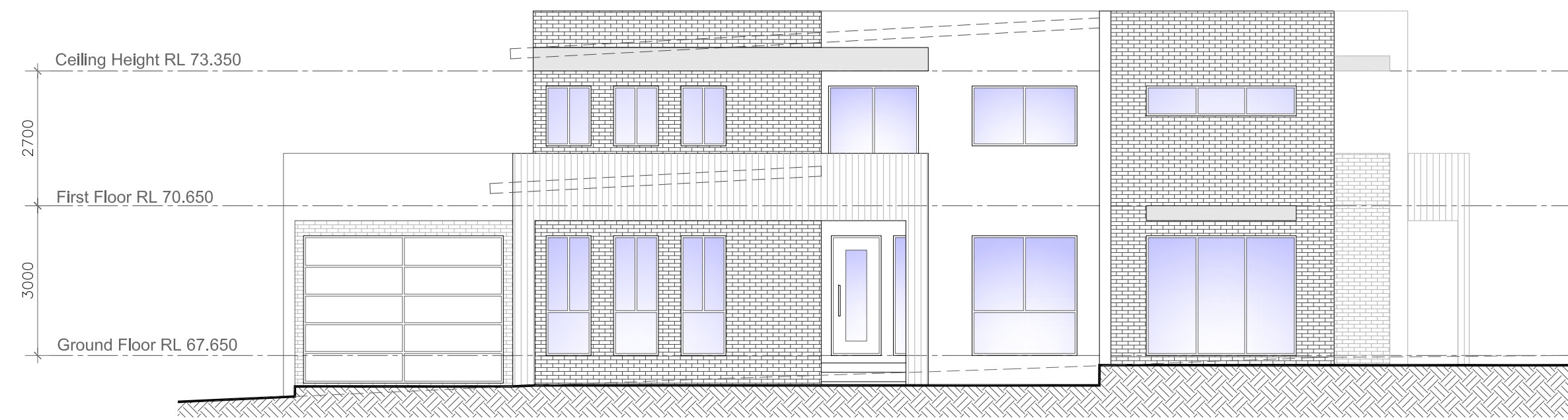
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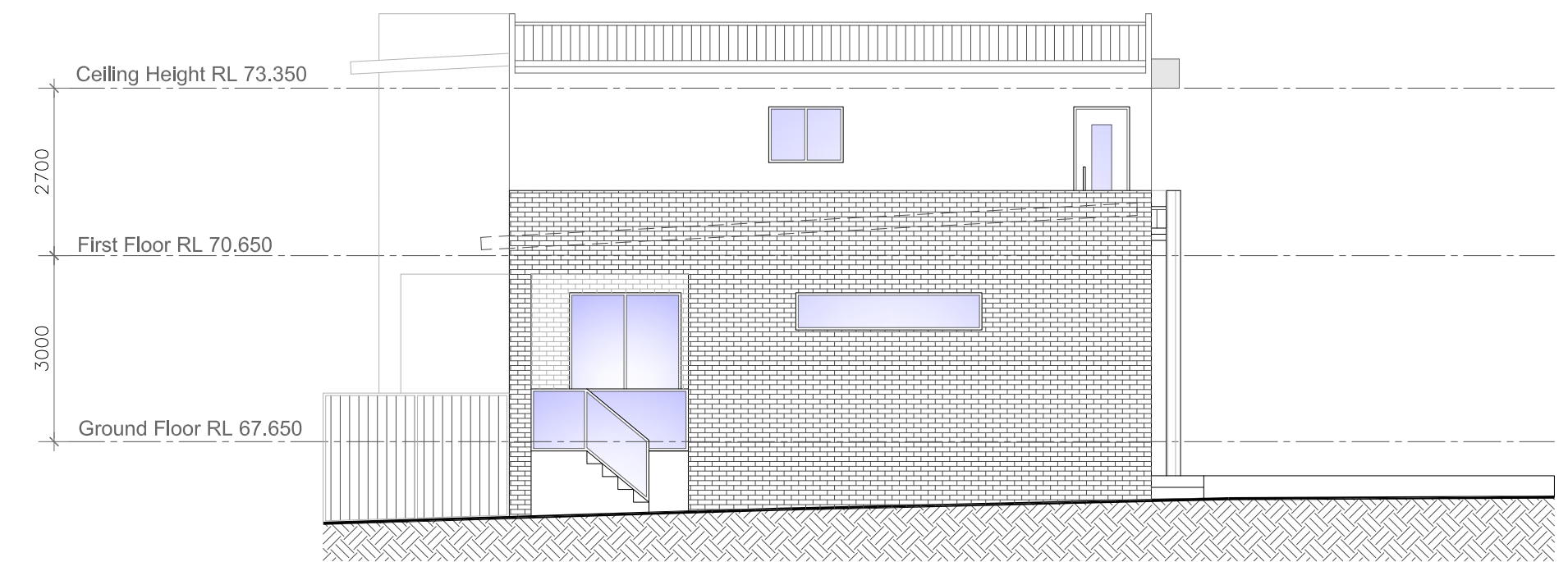
Title:
FIRST FLOOR PLAN / SUB-DIVISION PLAN

Drawn: A.B.	Date: 08-12-21	Project No. 21-045
Checked: D.B.	Scale: 1:100/200	Draw. No. DA-03
Sheet of 03 04		Issue A



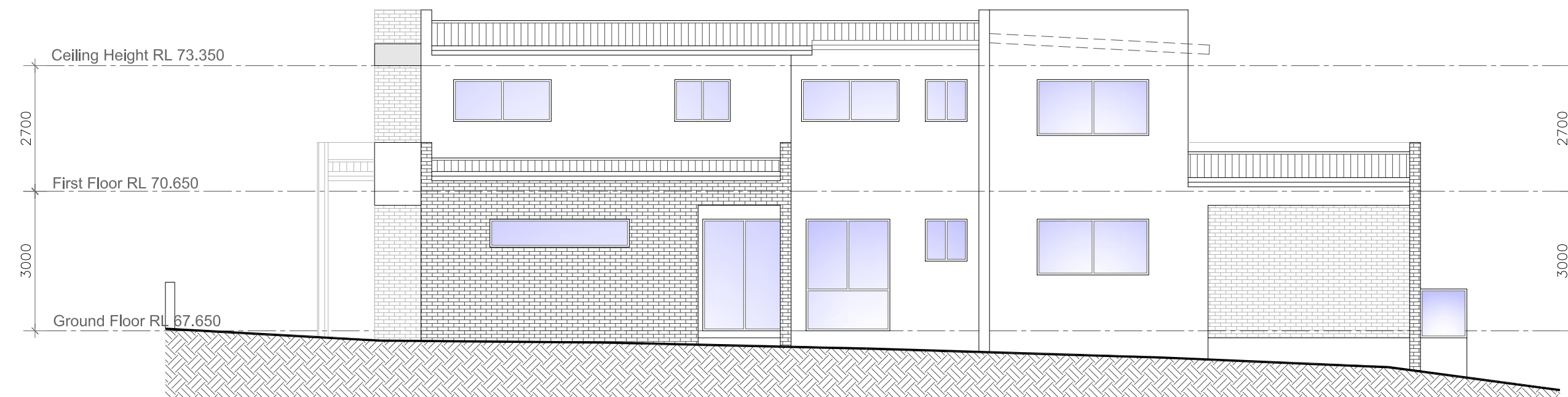
WEST ELEVATION

SCALE 1 : 100



NORTH ELEVATION

SCALE 1 : 100



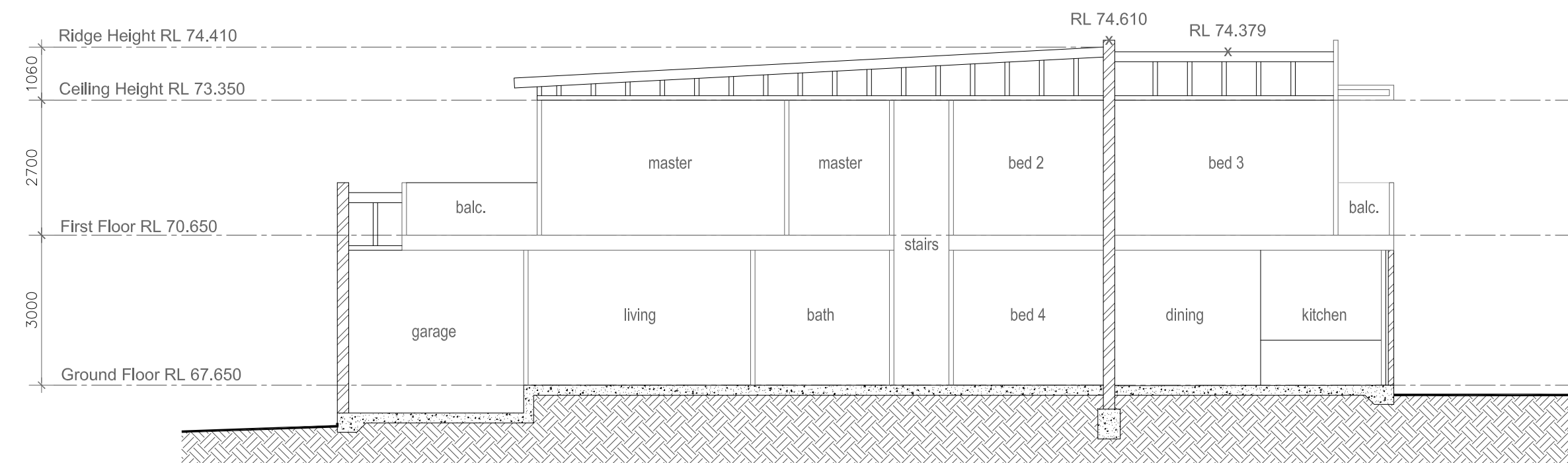
EAST ELEVATION

SCALE 1 : 100



SOUTH ELEVATION

SCALE 1 : 100



SECTION A-A

SCALE 1 : 100

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Client:
Zedcorp Developments

Address:
**41 Sunburst Drive,
Caddens, N.S.W**

Project:
PROPOSED 2 STOREY ATTACHED DUAL OCCUPANCY

Title:
ELEVATIONS / SECTION A-A

Drawn: A.B.	Date: 08-12-21	Project No. 21-045
Checked: D.B.	Scale: 1:100	Draw. No. DA-04
Sheet of 04 04		Issue A

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 2000.0 litres	To collect run-off from at least: 80.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	no	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(iii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
U1	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	3	yes
All other dwellings	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

Dwelling no.	Alternative energy	
	Photovoltaic system (min rated electrical output in peak kW)	
All dwellings	0.0	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
U1	50.0	43.0
All other dwellings	54.0	50.0

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
U1	59	-	-	18	No
All other dwellings	79	-	-	21	No

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BASIX NOTES - 41 SUNBURST DRIVE, CADDENS