

Single Dwelling

Certificate number: 860701S

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 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 3 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 126.43 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: <ul style="list-style-type: none">all toilets in the development		✔	✔
<ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the development		✔	✔
<ul style="list-style-type: none">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.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
<ul style="list-style-type: none">Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✔
<ul style="list-style-type: none">The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.	✔	✔	✔
<ul style="list-style-type: none">Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
<ul style="list-style-type: none">Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔
<ul style="list-style-type: none">Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔


Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	NE	1.53	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	not overshadowed
W2	NE	1.53	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W3	NW	0.90	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W4	NW	1.88	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W5	NW	1.53	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W6	NW	3.91	Improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	none	not overshadowed
W7	NE	1.53	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	2-4m high, 2-5 m away
W8	SE	0.63	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
D3	SW	5.67	Improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 5 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: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✔	✔
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: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✔	✔
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: no mechanical ventilation (ie. natural); Operation control: n/a		✔	✔
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: <ul style="list-style-type: none">at least 3 of the bedrooms / study;		✔	✔
<ul style="list-style-type: none">at least 1 of the living / dining rooms;		✔	✔
<ul style="list-style-type: none">the kitchen;		✔	✔
<ul style="list-style-type: none">all bathrooms/toilets;		✔	✔
<ul style="list-style-type: none">the laundry;		✔	✔
<ul style="list-style-type: none">all hallways;		✔	✔
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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
CDC/DA DRAWING				

COVER SHEET

B	16.11.17	EAVES TO FRONT AND REAR INCREASED TO 450mm	B.McL.
A	03.08.17	D.A. ISSUE	B.McL.
REV	DATE	AMENDMENTS	BY

	KEPPEL		Client: Mr & Mrs PARKIN	
	TREND L.H.		Site Address: LOT 96 BOOTH STREET GREGORY HILLS 2557	
	Drawn: B.McL.	Date: 03.08.2017	COVER SHEET	
	Scale: N/A	Checked: B.N.	Sheet: 1	Job No: 214124B
DUAL PROPERTY GROUP LEVEL 1/232 COREEN AVENUE PENRITH 2750			Master Issue: Date: 01.06.17	Rev: B

2.3	LANDSCAPE PLAN
2.2	SITE ANALYSIS & WASTE MANAGEMENT
2.1	CONCEPT STORMWATER
9	WET AREA & DETAILS
8	KITCHEN & WET AREA
7	SLAB PLAN
6	GROUND FLOOR ELECTRICAL
5	SECTION & WINDOW SCHEDULE
4	ELEVATIONS
3	GROUND FLOOR LAYOUT
2	SITE PLAN
1	COVER SHEET
No.	SHEET TITLE

LOT 96
D.P: 1216480
L.G.A: CAMDEN COUNCIL

SITE CLASS: H2
WIND CLASS:

TERMITE PROTECTION
TO AS3660.2-2000

LEVEL'S SHOWN + OR - 200mm

SITE AREAS

SITE:	255 m ²
BUILDING FOOTPRINT:	143.87 m ²
DRIVEWAY & PATHWAYS: (Not Incl. Crossover)	16.24 m ²
PERVIOUS LANDSCAPING: (Incl. Gravel, Pervious Paving, etc)	24.64 m ²
SOFT LANDSCAPING: (Incl. Turf, Garden Beds, etc)	66.00 m ²
DRIVEWAY XOVER:	9.05 m ²

HOUSE AREAS

GROUND FLOOR:	108.54 m ²
FIRST FLOOR:	NA m ²
GARAGE:	18.92 m ²
PORCH:	4.41 m ²
BALCONY:	NA m ²
ALFRESCO:	12.00 m ²
TOTAL:	143.87 m ²
TOTAL LIVING AREA: (Excl. Garage, Porch, Alfresco, etc)	108.54 m ²

PLANNING AREAS

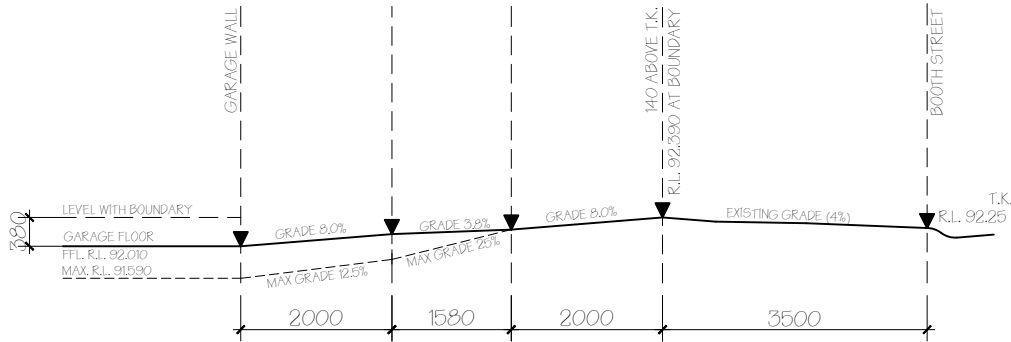
SITE COVERAGE (Excl. Driveway):	56.41 %
POS (Min Dimension of 2.5m):	56.65 m ²
LANDSCAPE: (Soft & Pervious Area)	90.64 m ² 35.54 %

BASIX AREAS

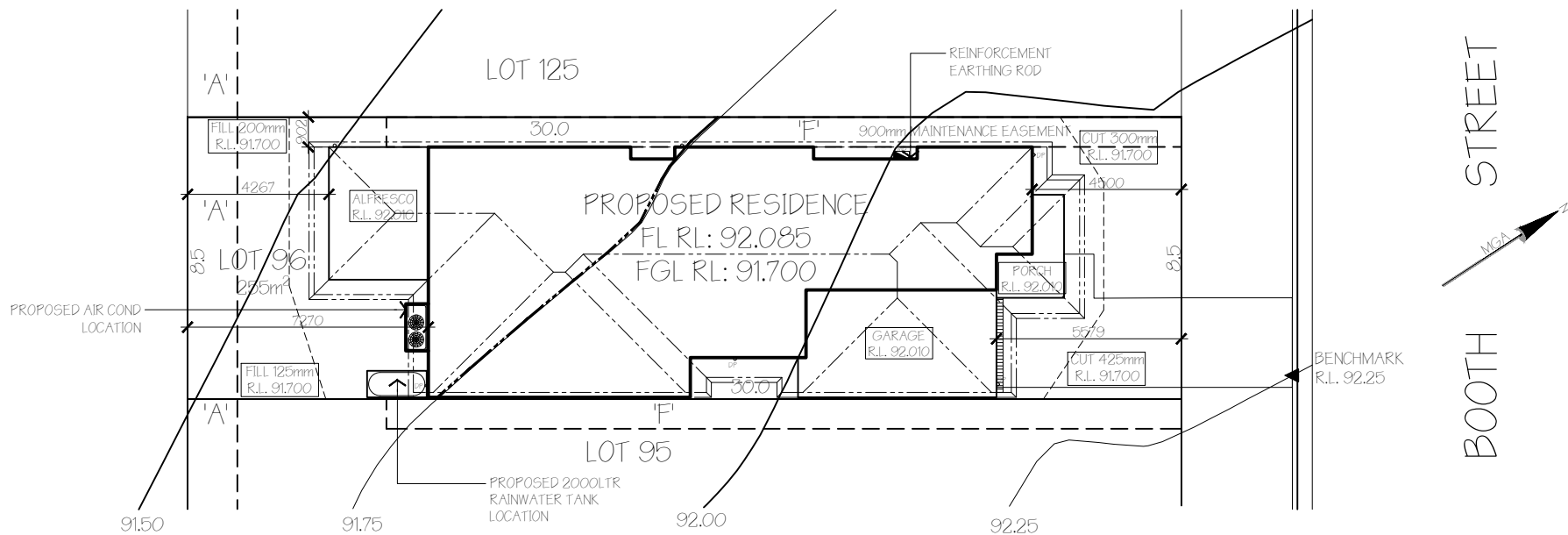
NETT CONDIT. FLOOR AREA:	81.46 m ²
UNCONDITIONED FLOOR AREA:	27.08 m ²
TOTAL ROOF AREA:	148.49 m ²
HARVESTED ROOF AREA:	126.43 m ²

SAFETY WARNING

RING 1100 "DIAL BEFORE YOU DIG"
PRIOR TO ANY EXCAVATIONS.
ANY REGISTERED EASEMENT WITHIN THE LOT
IS SHOWN ON THIS SITE PLAN.



DRIVEWAY GRADIENT(AS 2890.1:2004)



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SITE PLAN



DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

KEPPEL

TREND
L.H.

Drawn: B.McL.	Date: 03.08.2017
Scale: 1:200	Checked: B.N.

Client:
Mr & Mrs PARKIN
Site Address:
LOT 96 BOOTH STREET
GREGORY HILLS 2557

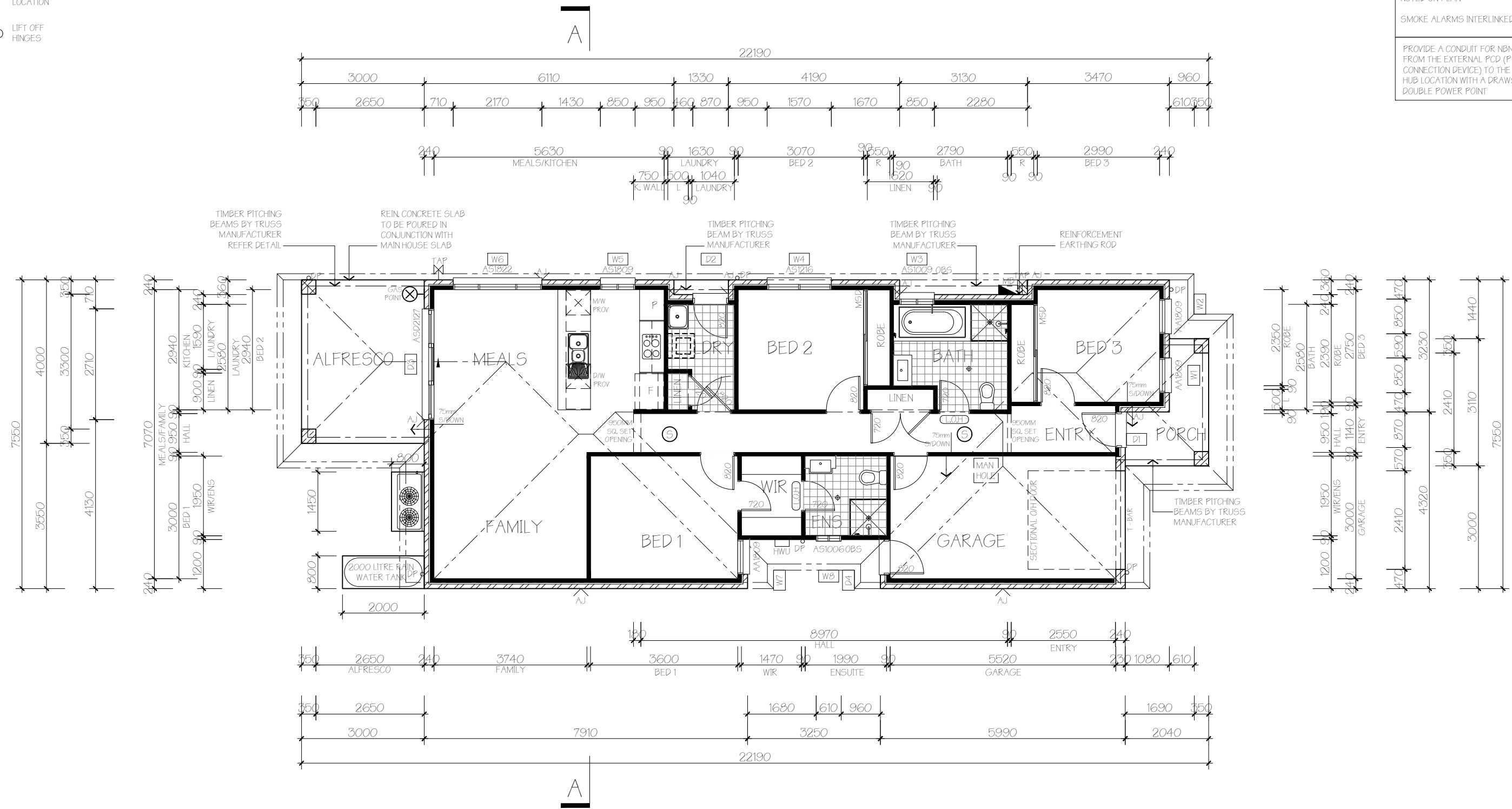
SITE		Master Issue: A Date: 01.06.17
Sheet: 2	Job No: 214124B	Rev: B

SMOKE DETECTOR

DOWN PIPE LOCATION

LIFT OFF HINGES

NOTE:
ALL BULKHEADS, SQUARE SET OPENINGS/RECESSES AND DROPPED CEILING HEIGHTS AND WIDTHS ARE AS DETAILED OR AS NOTED ON PLAN
SMOKE ALARMS INTERLINKED PER BCA 2014
PROVIDE A CONDUIT FOR NBN CONNECTION FROM THE EXTERNAL PCD (PREMISES CONNECTION DEVICE) TO THE INTERNAL HUB LOCATION WITH A DRAWSTRING & DOUBLE POWER POINT



FLOOR AREAS	
GROUND FLOOR LIVING:	108.54m ²
GARAGE:	18.92m ²
ALFRESCO:	12.00m ²
PORCH:	4.41m ²
TOTAL:	143.87m ²

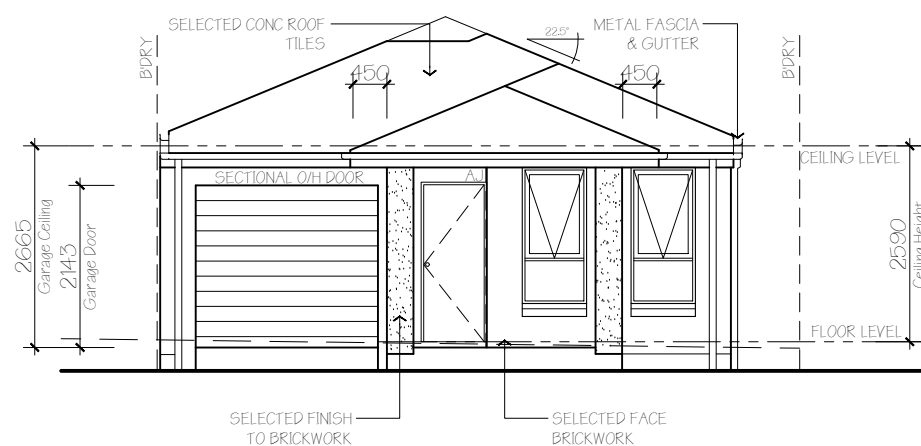
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CDC/DA DRAWING				

GROUND FLOOR LAYOUT

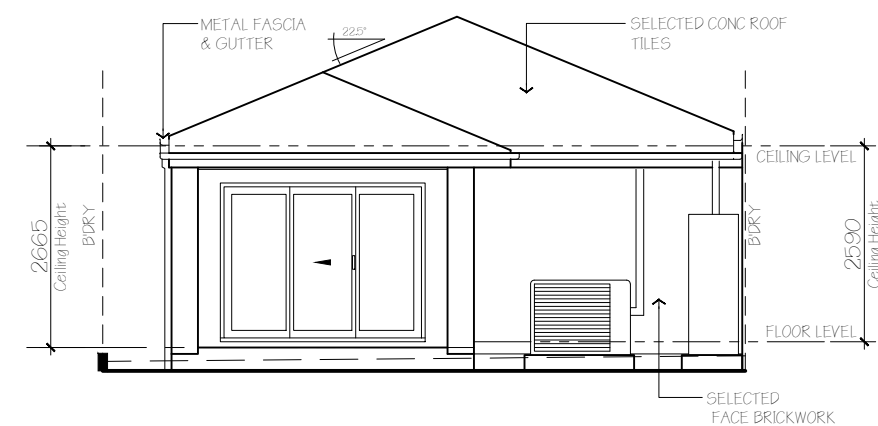


DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

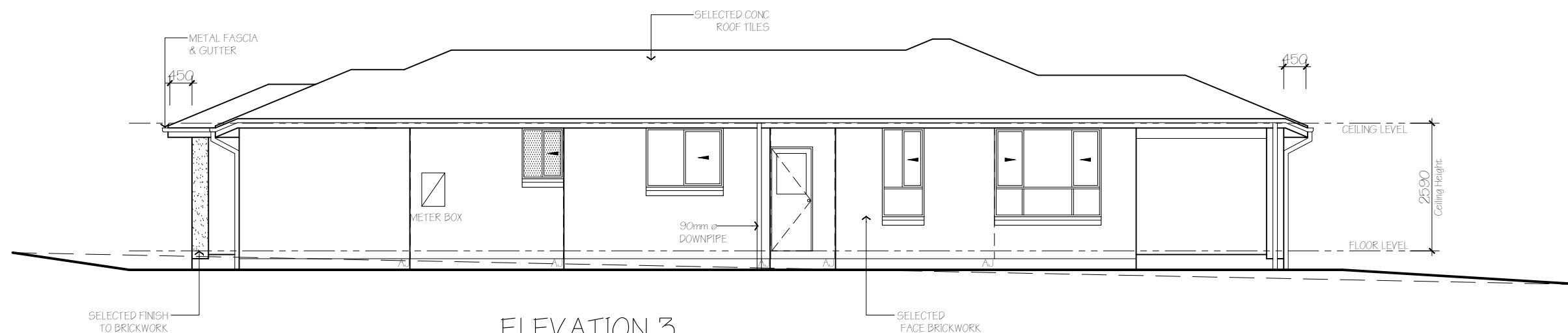
KEPPEL		Client: Mr & Mrs PARKIN	
TREND L.H.		Site Address: LOT 96 BOOTH STREET GREGORY HILLS 2557	
Drawn: B.McL.	Date: 03.08.2017	GROUND FLOOR	
Scale: 1:100	Checked: B.N.	Sheet: 3	Job No: 214124B
		Master Issue: Date: 01.06.17	
		Rev: B	



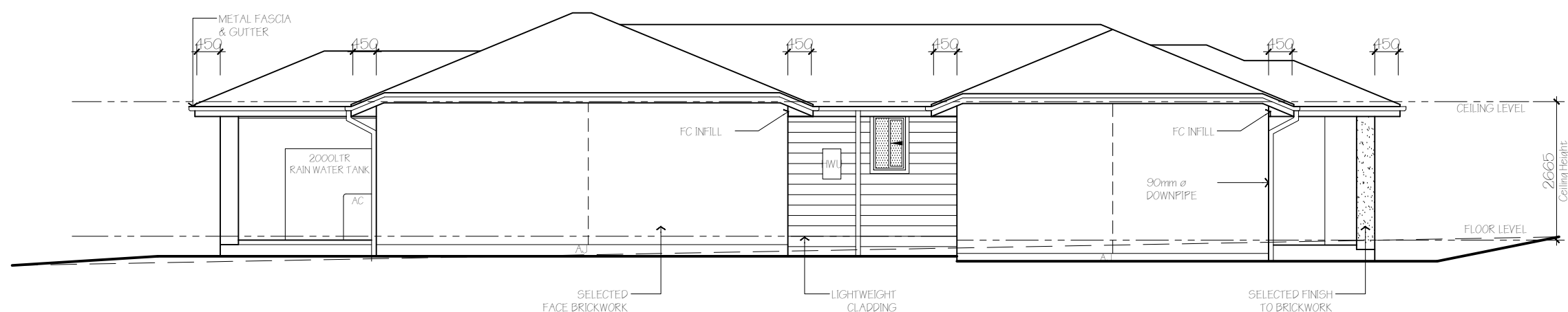
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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CDC/DA DRAWING				

ELEVATIONS



DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

KEPPEL

TREND
L.H.

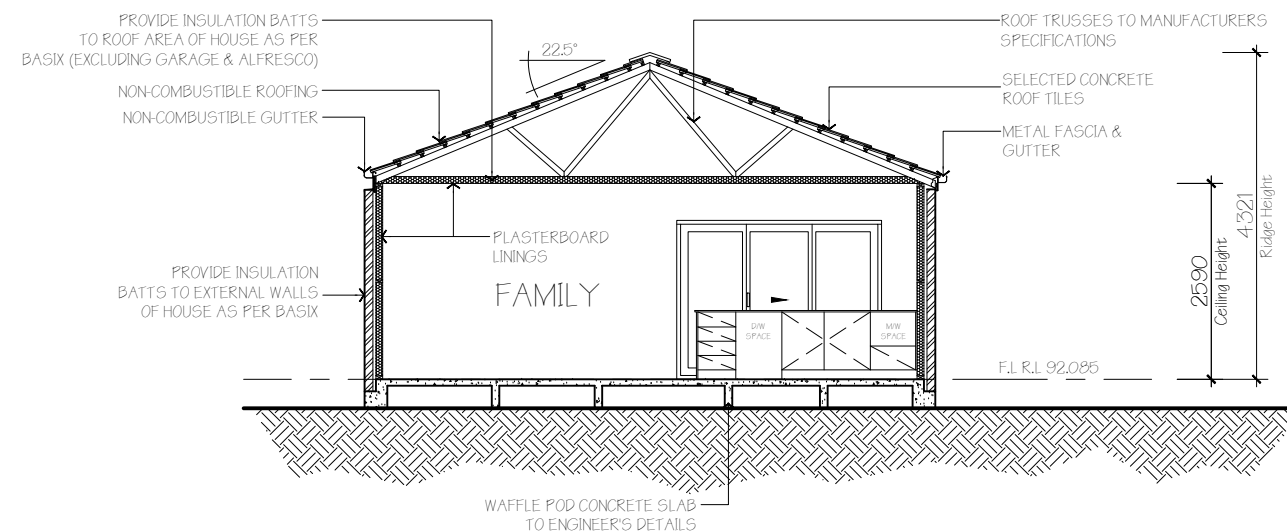
Drawn: B.McL. Date: 03.08.2017
Scale: 1:100 Checked: B.N.

Client: Mr & Mrs PARKIN
Site Address: LOT 96 BOOTH STREET
GREGORY HILLS 2557

ELEVATIONS

Sheet: 4 Job No: 214124B

Master Issue: 01.06.17
Rev: B



SECTION A-A.

WINDOW & DOOR SCHEDULE WITH BASIX REQUIREMENTS (REFER TO COVER SHEET)					
WINDOW	LOCATION	CODE	TYPE	LINTEL/STEEL BEAM	GLASS M2
W1	BED 3	AA 1809	IMPROVED ALUM FRAMED AWNING WINDOW (SINGLE CLEAR GLAZING)	N/A	1.53
W2	BED 3	AA 1809	IMPROVED ALUM FRAMED AWNING WINDOW (SINGLE CLEAR GLAZING)	N/A	1.53
W3	BATHROOM	AS 1009	IMPROVED ALUM FRAMED SLIDING WINDOW (SINGLE OBSCURE GLAZING)	N/A	0.90
W4	BED 2	AS 1216	IMPROVED ALUM FRAMED SLIDING WINDOW (SINGLE CLEAR GLAZING)	N/A	1.88
W5	KITCHEN	AS 1809	IMPROVED ALUM FRAMED SLIDING WINDOW (SINGLE CLEAR GLAZING)	N/A	1.53
W6	MEALS	AS 1822	IMPROVED ALUM FRAMED SLIDING WINDOW (SINGLE CLEAR GLAZING)	N/A	3.91
W7	BED 1	AA 1809	IMPROVED ALUM FRAMED AWNING WINDOW (SINGLE CLEAR GLAZING)	N/A	1.53
W8	ENSUITE	AS 1006	IMPROVED ALUM FRAMED SLIDING WINDOW (SINGLE OBSCURE GLAZING)	N/A	0.63
D1	ENTRY	820	SOLID CORE DOOR	L	N/A
D2	LAUNDRY	820	SOLID CORE DOOR	L	0.49
D3	ALFRESCO	ASD 2127	IMPROVED ALUM FRAMED SLIDING DOOR (SINGLE CLEAR GLAZING)	L	5.67
D4	GARAGE	820	SOLID CORE DOOR	N/A	NA

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SECTION & WINDOW SCHEDULE



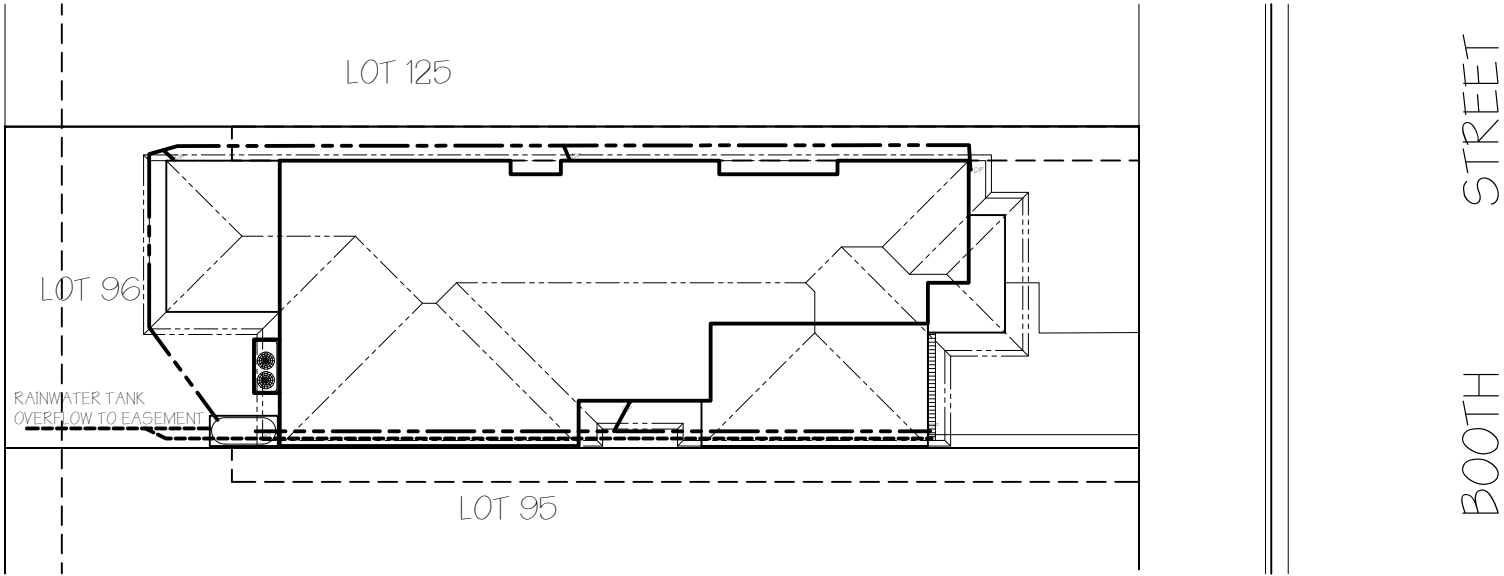
DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

KEPPEL		Client: Mr & Mrs PARKIN	
TREND L.H.		Site Address: LOT 96 BOOTH STREET GREGORY HILLS 2557	
Drawn: B.McL.	Date: 03.08.2017	SECTION & WINDOW SCHEDULE	
Scale: 1:100	Checked: B.N.		
		Sheet: 5	Job No: 214124B
			Rev: B

LOT 96
D.P: 1216480
L.G.A: CAMDEN COUNCIL


NOTE:
STORMWATER DESIGN
TO COMPLY WITH AS3500.0

NOTE:
STORMWATER DESIGN
TO COMPLY WITH AS3500.0



CLIENT SIGN OFF CDC/DA DRAWING	CLIENT 1	DATE	CLIENT 2	DATE

CONCEPT STORMWATER

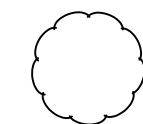


DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

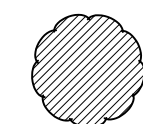
KEPPEL		Client: Mr & Mrs PARKIN	
TREND L.H.		Site Address: LOT 96 BOOTH STREET GREGORY HILLS 2557	
Drawn: B.McL.	Date: 03.08.2017	CONCEPT STORMWATER	
Scale: 1:200	Checked: B.N.	Sheet: 2.1	Job No: 214124B
			Master Issue: Date: 01.06.17
			Rev: B

LOT 96
D.P: 1216480
L.G.A: CAMDEN COUNCIL

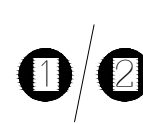
LEGEND



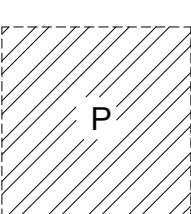
DENOTES EXISTING TREES TO BE RETAINED



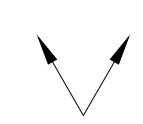
DENOTES EXISTING TREES TO BE REMOVED PRIOR TO CONSTRUCTION



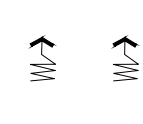
NUMBER OF STOREYS



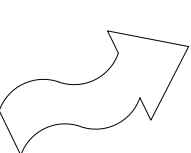
PRINCIPAL PRIVATE OPEN SPACE



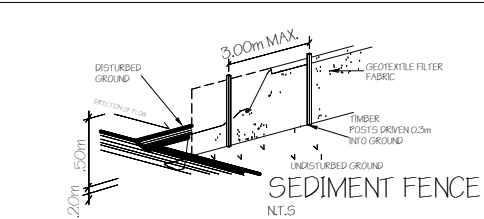
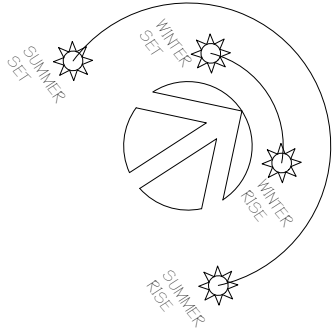
MAIN VIEWS



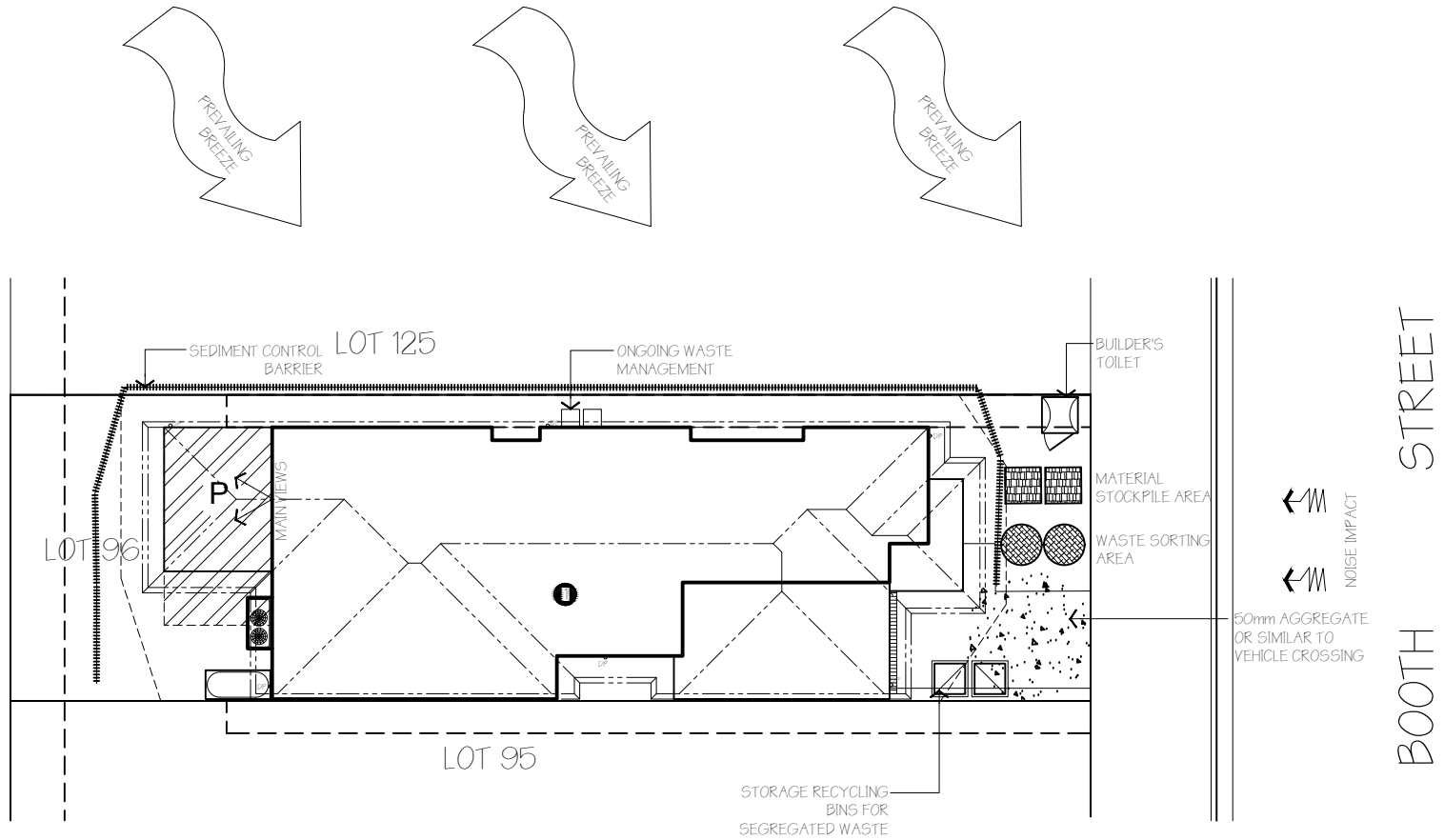
NOISE IMPACT



PREVAILING WINDS




- SEDIMENT CONTROL NOTES**
- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
 - 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 - 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 - 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 - 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 - 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 - 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
CDC/DA DRAWING				

SITE ANALYSIS &
WASTE MANAGEMENT



DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

KEPPEL

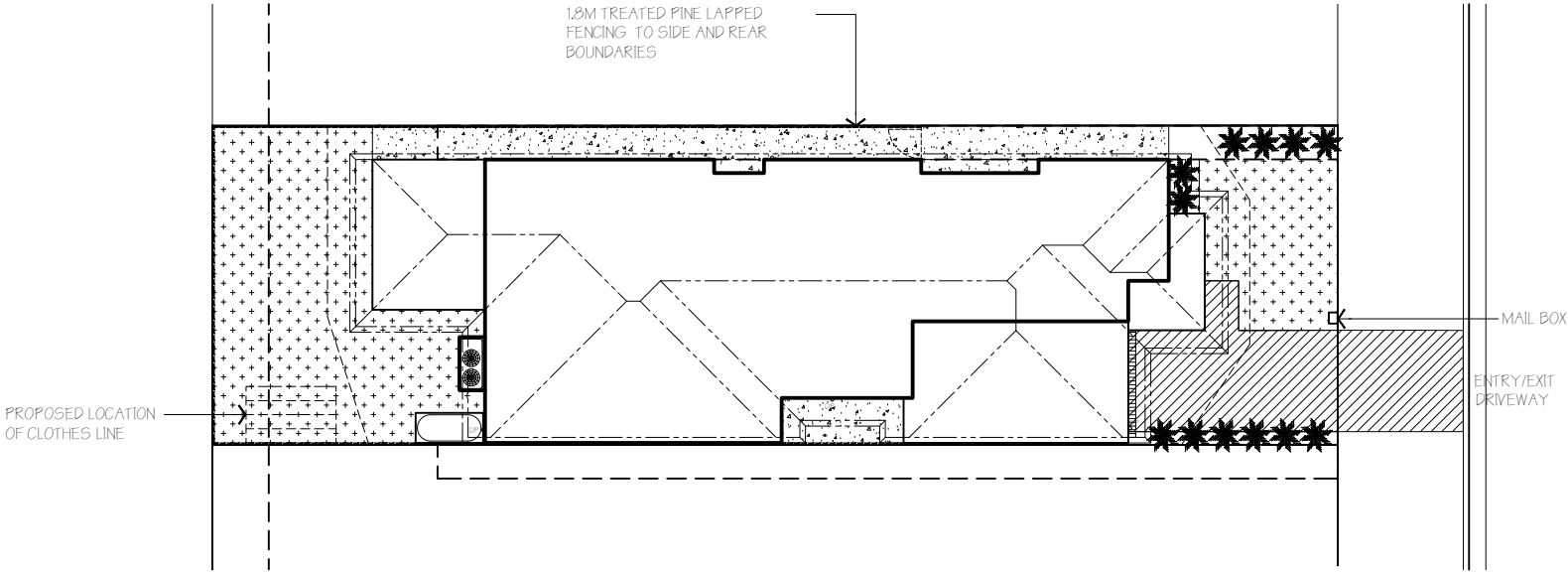
TREND L.H.




Drawn: B.McL.	Date: 03.08.2017
Scale: 1:200	Checked: B.N.

Client: Mr & Mrs PARKIN
Site Address: LOT 96 BOOTH STREET
GREGORY HILLS 2557

SITE ANALYSIS

Sheet: 2.2	Job No: 214124B	Master Issue: 01.06.17	Rev: B
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-  - DRIVEWAY / PATH
-  - TURF / SOFT LANDSCAPE
-  - PEBBLES / HARD LANDSCAPING

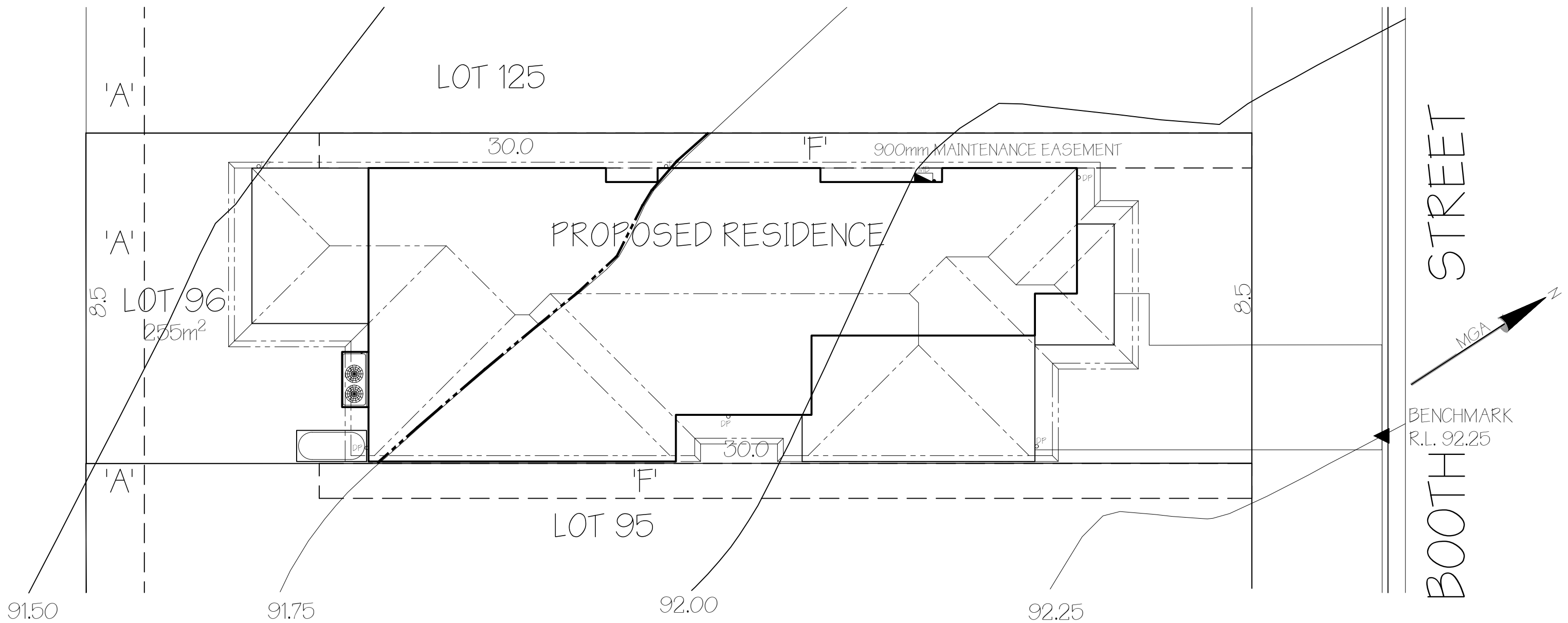
LANDSCAPING NOTES:
1. PAVED GARDEN EDGING TO ALL GARDEN BEDS
2. GATE AND SIDE BLOCKOFF FENCING IS 1500mm BEHIND FRONT WALL

CONCEPTUAL LANDSCAPE PLAN

CLIENT SIGN OFF CDC/DA DRAWING	CLIENT 1	DATE	CLIENT 2	DATE

LANDSCAPE PLAN

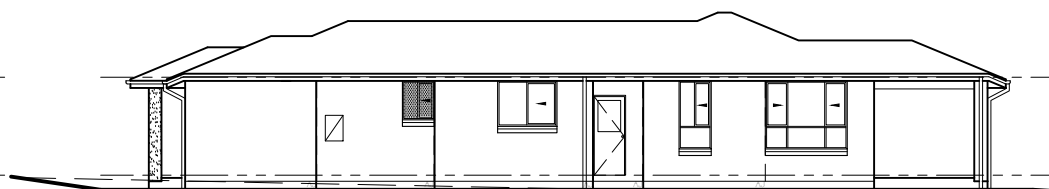
	DUAL PROPERTY GROUP LEVEL 1/232 COREEN AVENUE PENRITH 2750		KEPPEL		Client: Mr & Mrs PARKIN	
			TREND L.H.		Site Address: LOT 96 BOOTH STREET GREGORY HILLS 2557	
	Drawn: B.McL.	Date: 03.08.2017	LANDSCAPE		Master Issue: Date: 01.06.17	
	Scale: 1:200	Checked: B.N.	Sheet: 2.3	Job No: 214124B	Rev: B	



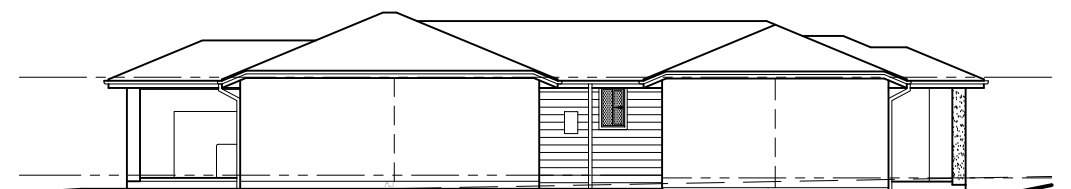
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

CLIENT SIGN OFF CDC/DA DRAWING	CLIENT 1	DATE	CLIENT 2	DATE

NOTIFICATION



DUAL PROPERTY GROUP
LEVEL 1/232 COREEN AVENUE
PENRITH 2750

KEPPEL

TREND
L.H.

Drawn: B.McL.	Date: 03.08.2017
Scale: N/A	Checked: B.N.

Client:
Mr & Mrs PARKIN
Site Address:
LOT 96 BOOTH STREET
GREGORY HILLS 2557

NOTIFICATION

Sheet: -	Job No: 214124B
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Master Issue: Date: 01.06.17	Rev: B
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