STAGE 3 DA PREPARATION - NOT FOR CONSTRUCTION

BASIX Certificate

Alterations and Additions

Certificate number: A1742791

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments have the meaning given by the document entitled "FBASIX Definitions" dated 10/09/2020 published by the Department. This document is available at

Project address	
Project name	23P2130 Hukins
Street address	17 CHAPMAN Street GLADESVILLE 2111
Local Government Area	Ryde City Council
Plan type and number	Deposited Plan DP255718
Lot number	4
Section number	N/A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).
N/A	N/A
	•
Certificate Prepared by (pl	lease complete before submitting to Council or PCA)
Certificate Prepared by (pl Name / Company Name: House Pla	

complying devel	(
NSW	

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or lightemitting-diode (LED) lamps.

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: cavity brick	nil				
internal wall shared with garage: plasterboard (R0.36)	nil				
flat ceiling, pitched roof	ceiling: R2.25 (up), roof: thermocellular reflective	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: concrete/ plasterboard internal	ceiling: R2.50 (up), roof: none	light (solar absorptance < 0.475)			

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	SW	1.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SW	1.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NW	2.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W4	NW	2.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W5	NE	4.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo- Tsol low-e, (U-value: 5.6.

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					verandah/ pergola/balcony >=450 mm	single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W7	sw	0.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NW	2.2	1.38	1.26	none	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W9	NW	2.2	2.35	2.05	none	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W10	sw	1.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	SW	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	SW	3.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	SW	7.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	NE	1.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	NW	1.9	0.77	1.24	external louvre/blind (adjustable)	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)
Skylight number Area of glazing inc. frame Shading device Frame and glass				glass type		

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.8	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S2	0.8	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

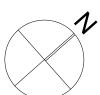
DRAWING SCHEDULE

aluminium,

	01	COVER SHEET / BASIX NOTES
	02	EXISTING SITE / SITE ANALYSIS PLAN 1:200
	03	PROPOSED SITE / STORMWATER CONCEPT
4		PLAN 1:200
	04	EXISTING GROUND FLOOR PLAN 1:100
$\frac{1}{2}$	05	PROPOSED GROUND FLOOR PLAN 1:100
	06	EXISTING LOWER FLOOR PLAN 1:100
_	07	PROPOSED LOWER FLOOR PLAN 1:100
	08	ROOF PLAN 1:100
1	09	NORTHEAST & SOUTHEAST ELEVATIONS 1:100
	10	SOUTHWEST & NORTHWEST ELEVATIONS 1:100
1	11	SECTIONS 1:100
	12	SHADOW DIAGRAMS 21ST JUNE 1:300
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	STG 3	08/04/24	Stage 3 Amended	NP	NP
				NP	NP
	STG 3	29/03/24	Stage 3 90% Complete	NP	NP
	STG 2	12/03/24	Stage 2 Complete	NP	NP
\rightarrow	STG 2	25/10/23	Stage 2 75% Complete	NP	NP
	STG 1	26/09/23	Stage 1 Complete	NP	NP
	ISSUE	DATE	PURPOSE	DRWN	CHKD

SHGC: 0.36)

COVER SHEET / BASIX NOTES PROPOSED ALTERATIONS & ADDITIONS at 17 CHAPMAN STREET GLADESVILLE NSW 2111 for MR & MRS HUKINS ABN 39 213 203 432

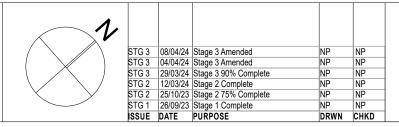
LOT 4, DP 255718 Ref: 23P2130 Monday, 8 April 2024



STAGE 3 DA PREPARATION - NOT FOR CONSTRUCTION SITE AREA 568.5 m2 EXISTING IMPERVIOUS AREA 359.97 m2 Impervious areas for calculation Brown arrows indicate purposes shaded pink approximate position of **Sydney Water sewer mains Existing vegetation to** be retained as shown 6 DP 255718 3 DP 255718 No.15 1 & 2 STOREY BR RESIDENCE (TILE ROOF) GUTTER₁25.45 1 & 2 STOREY BRICK RESIDENCE (TILE ROOF) 5 DP 255718 DP 255718 CHAPMAN PALING FENCE DP 2557\8 Blue arrows indicate approx location of existing stormwater pipes connecting 52 DP 861930 401 DP 836695 51 DP 861930 6 DP 5028 3 DP 5028 to existing kerb outlet



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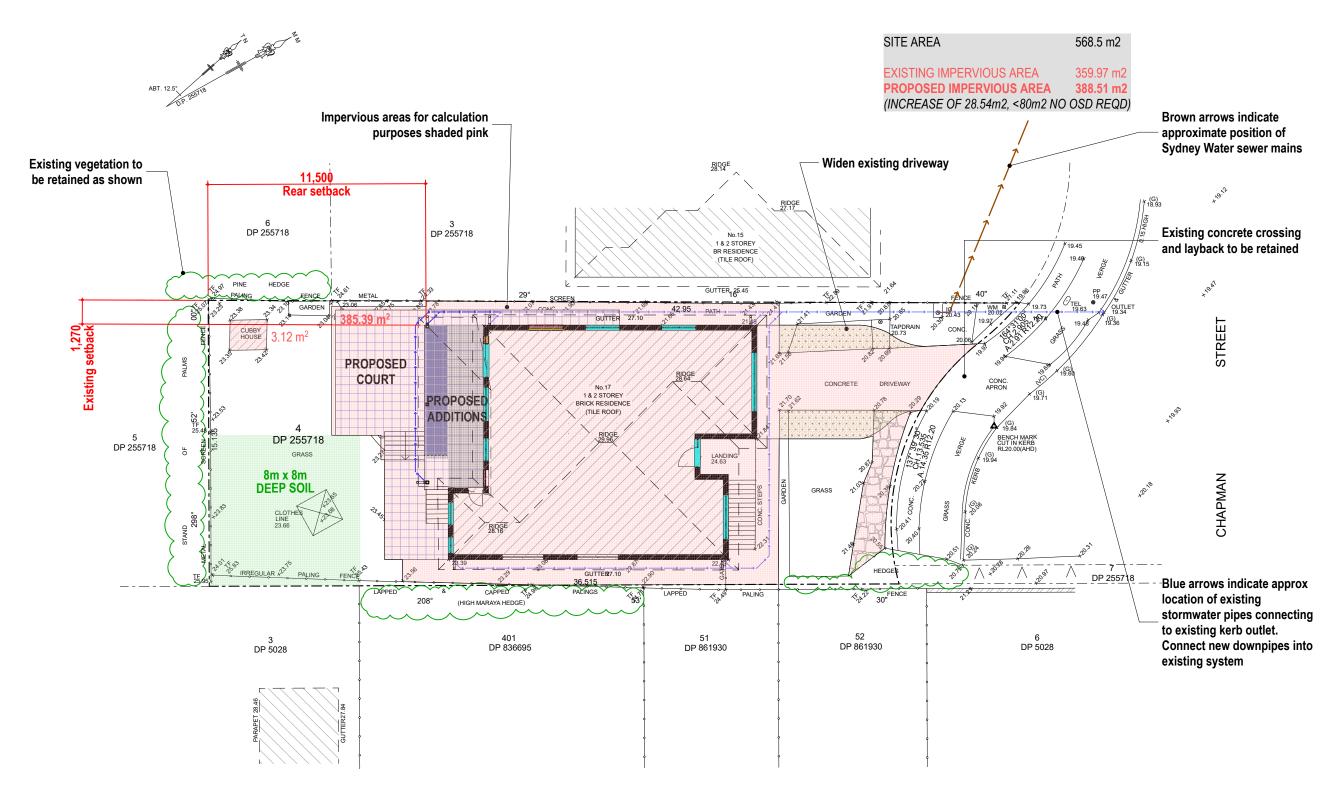
EXISTING SITE / SITE ANALYSIS PLAN 1:200

PROPOSED ALTERATIONS & ADDITIONS at house plans for MR & MRS HUKINS

LOT 4, DP 255718 Ref: 23P2130 Monday, 8 April 2024

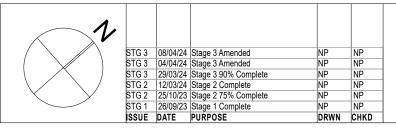


STAGE 3 DA PREPARATION - NOT FOR CONSTRUCTION





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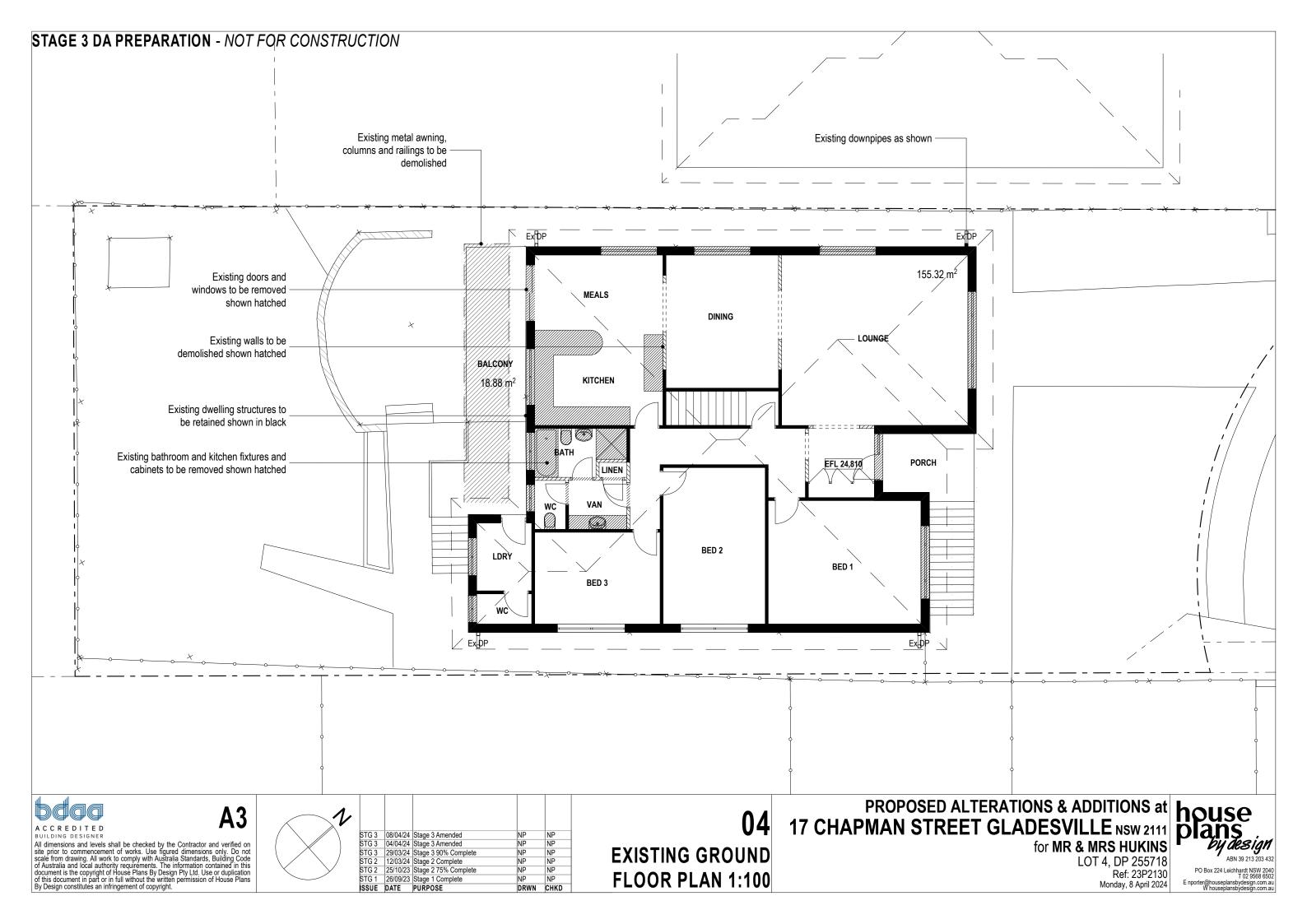


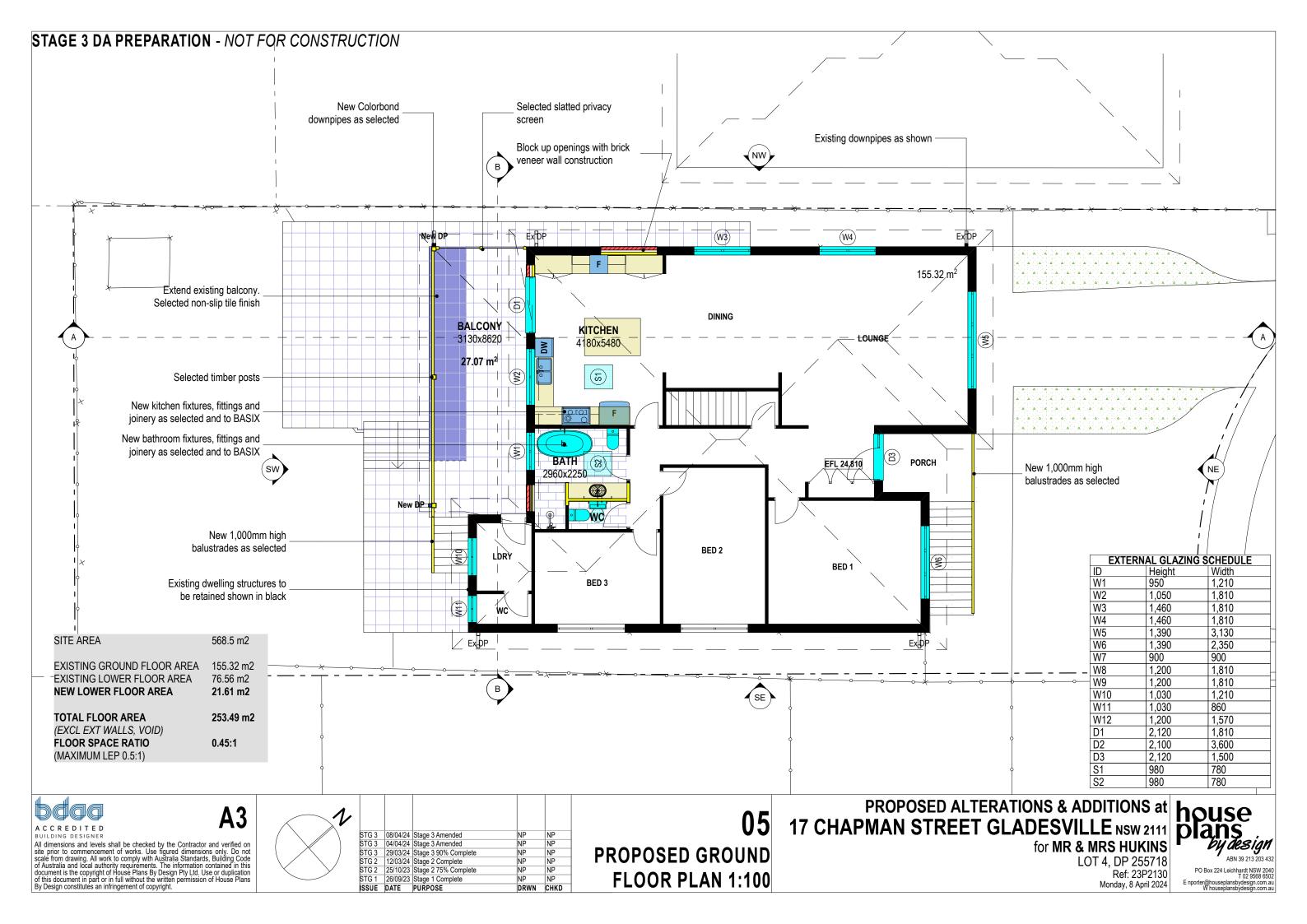
PROPOSED SITE / **STORMWATER CONCEPT PLAN 1:200**

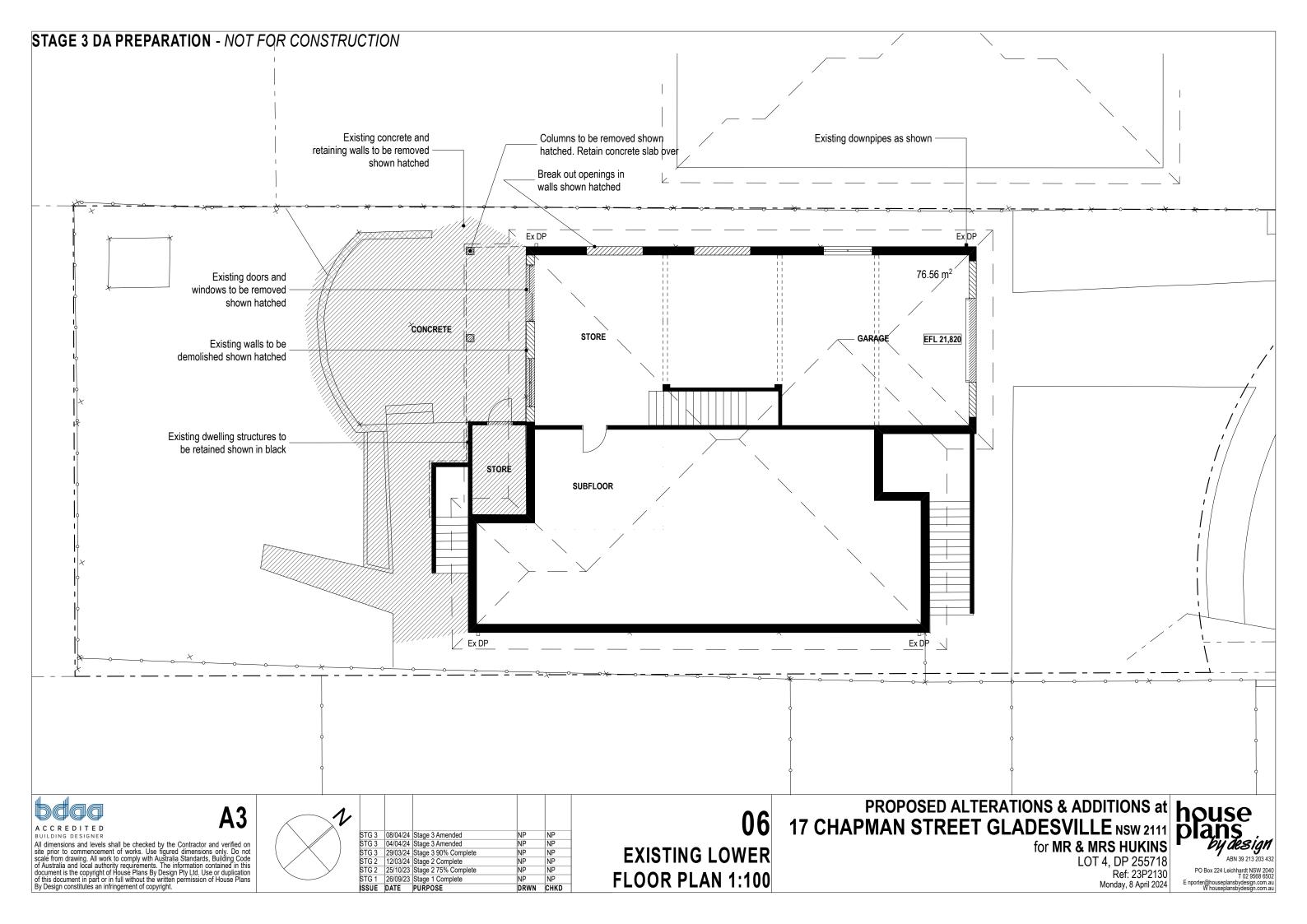
PROPOSED ALTERATIONS & ADDITIONS at 17 CHAPMAN STREET GLADESVILLE NSW 2111 Plans for MR & MRS HUKINS

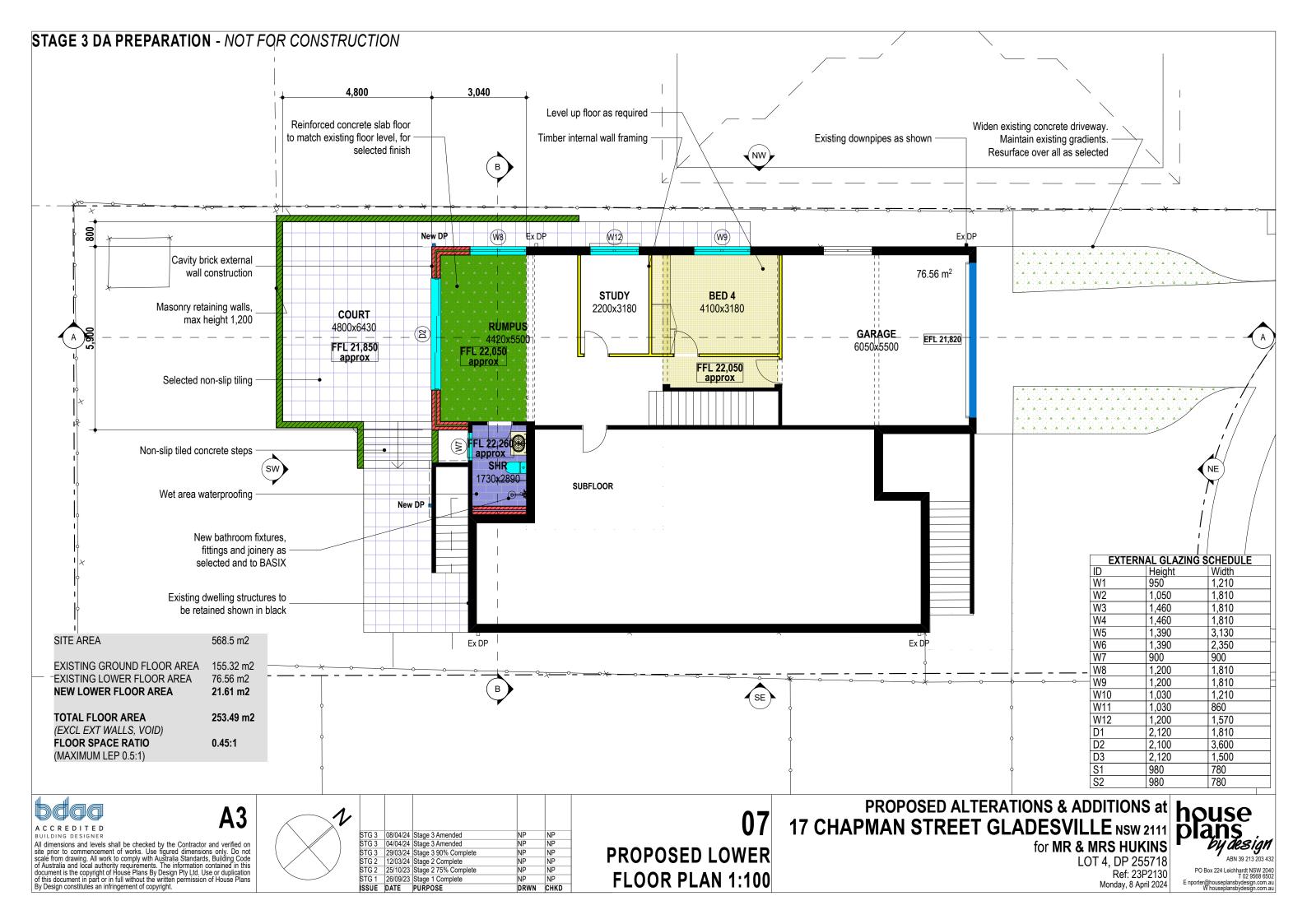
LOT 4, DP 255718 Ref: 23P2130 Monday, 8 April 2024

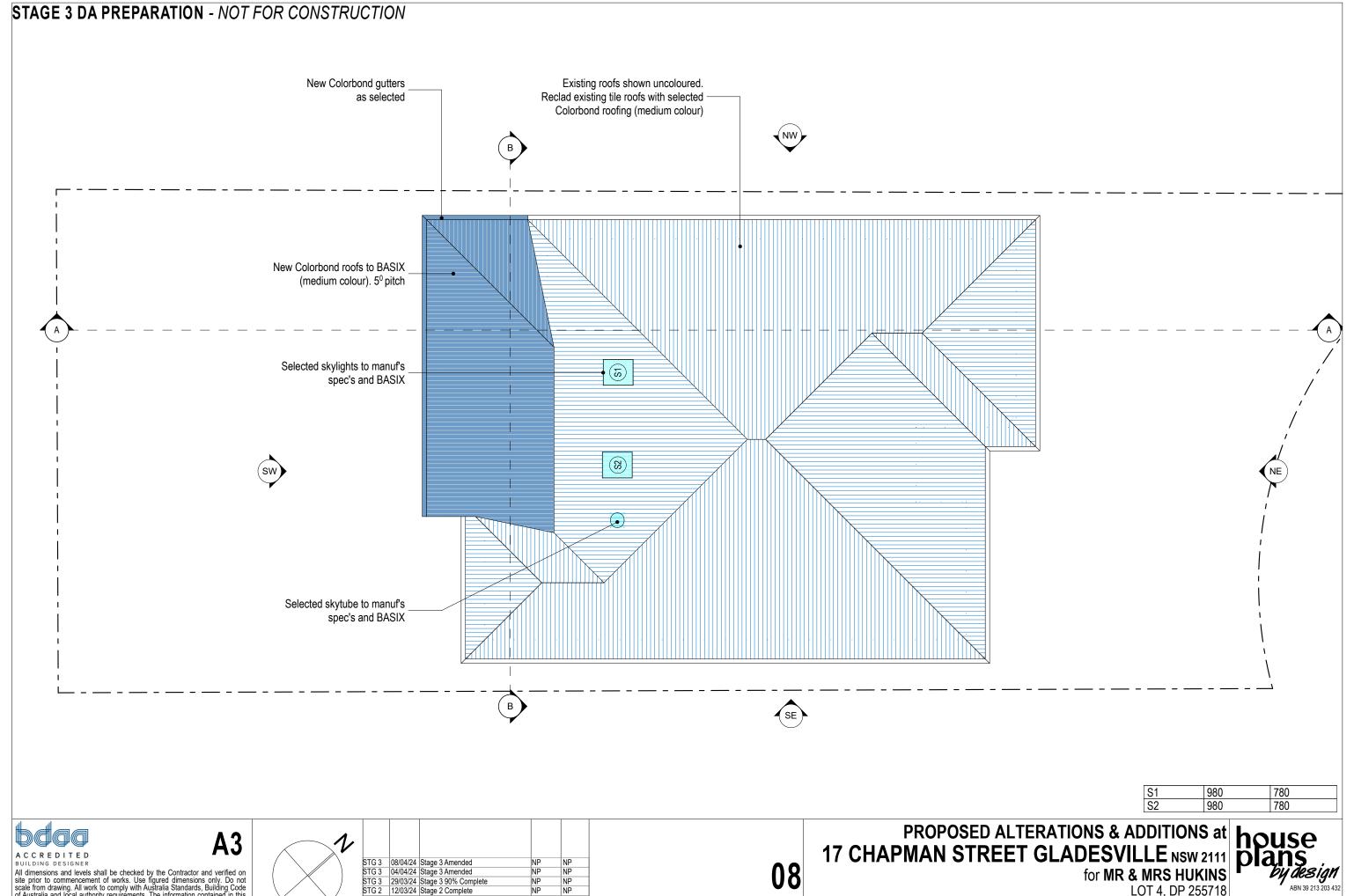




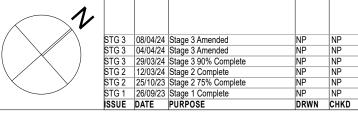








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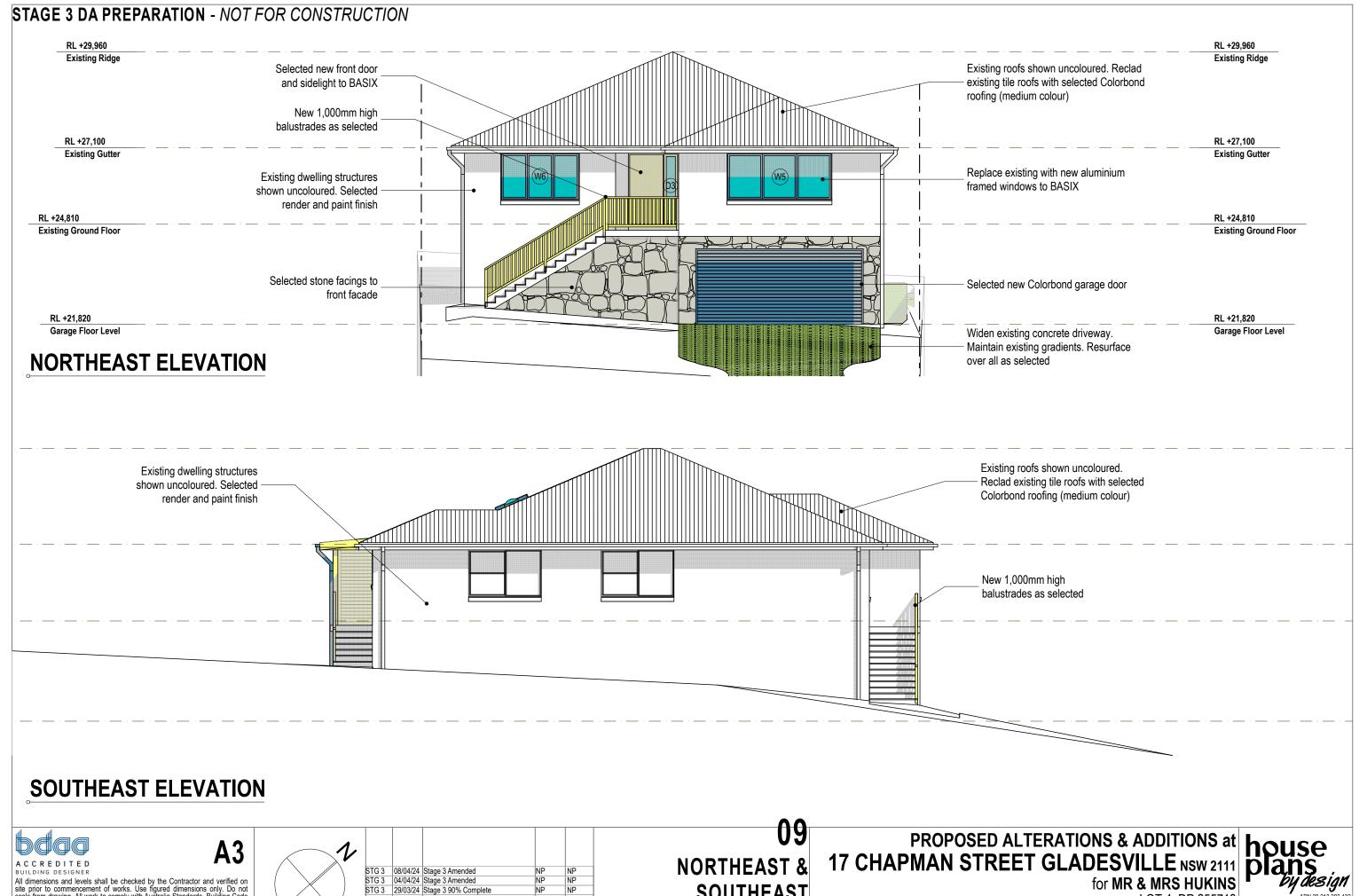


ROOF PLAN 1:100

LOT 4, DP 255718 Ref: 23P2130 Monday, 8 April 2024



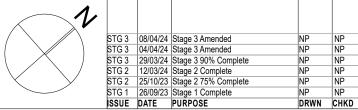
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ACCREDITED BUILDING DESIGNER

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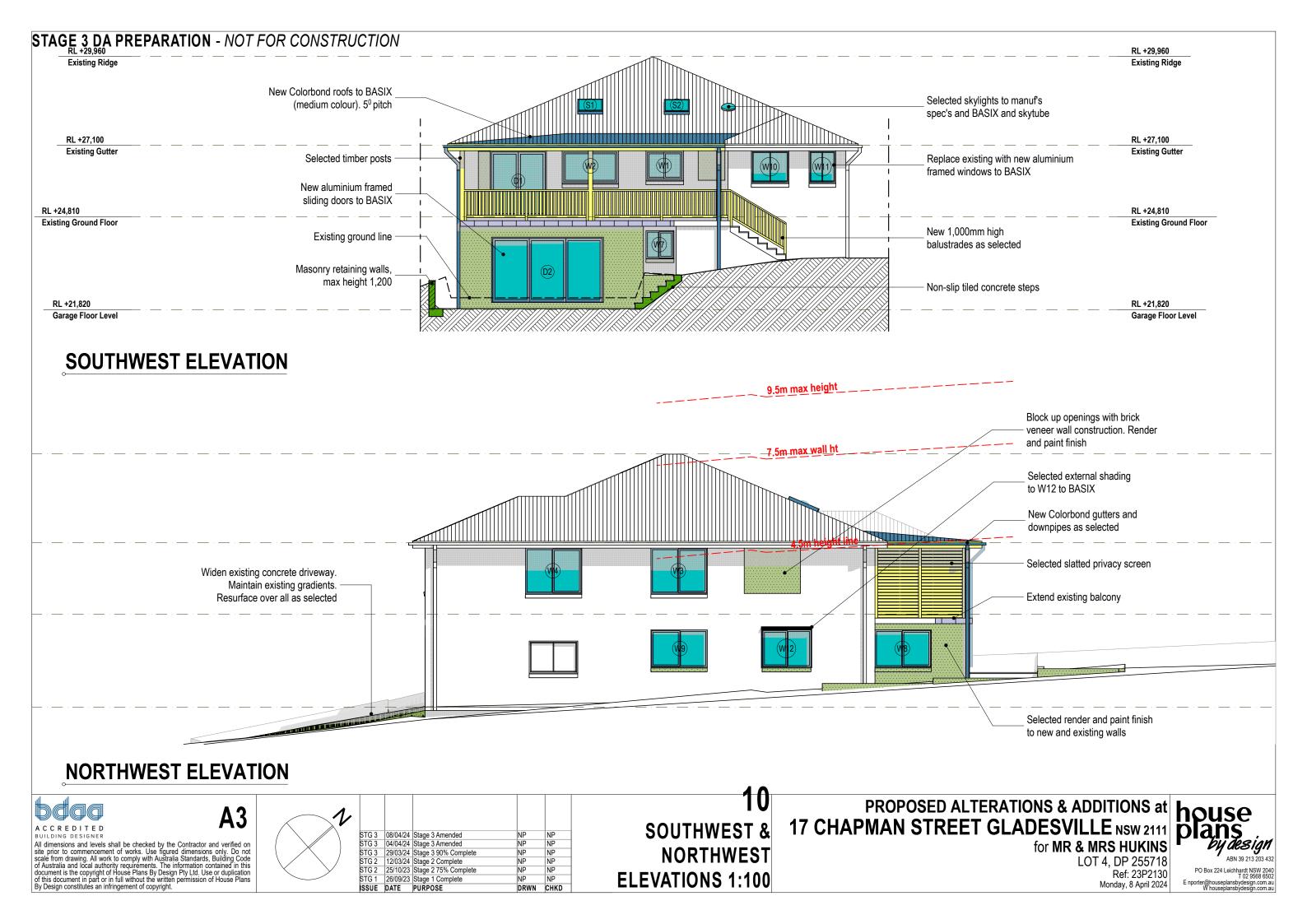


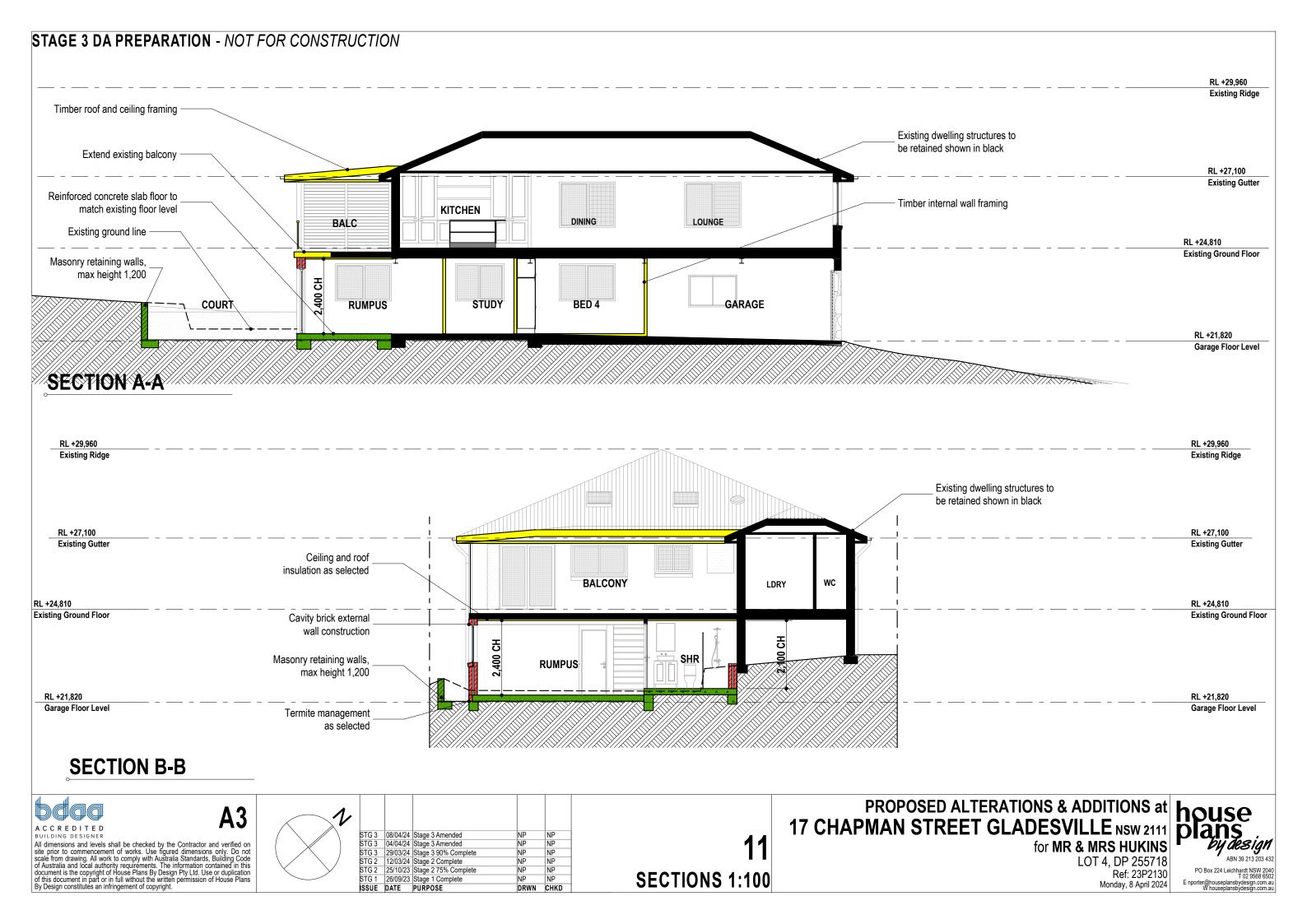
NORTHEAST & SOUTHEAST ELEVATIONS 1:100

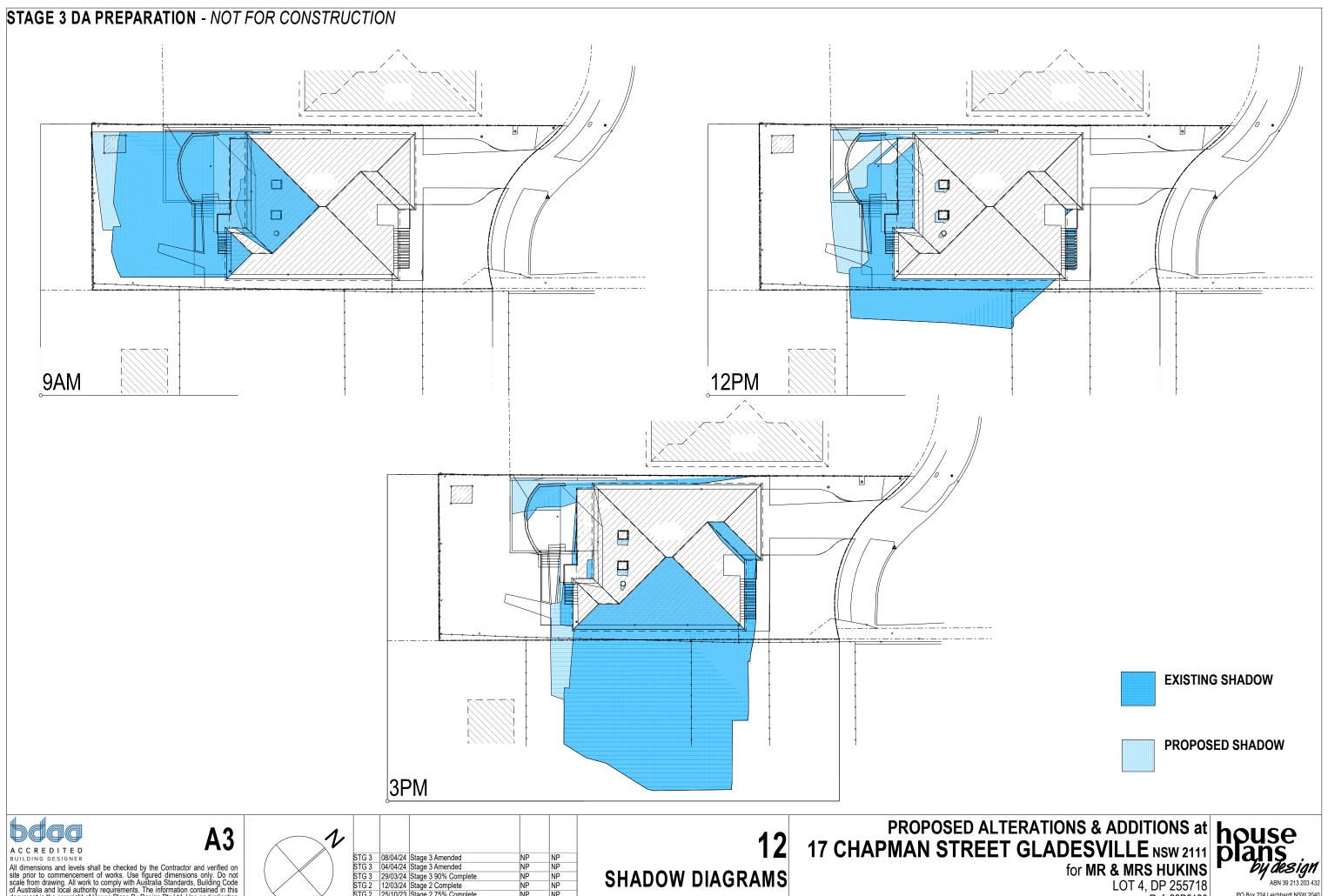
LOT 4, DP 255718 Ref: 23P2130 Monday, 8 April 2024



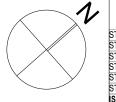
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	ISSUE	DATE	PURPOSE	DRWN	CHKE
	STG 1	26/09/23	Stage 1 Complete	NP	NP
\rightarrow	STG 2	25/10/23	Stage 2 75% Complete	NP	NP
/ \	STG 2	12/03/24	Stage 2 Complete	NP	NP
	STG 3	29/03/24	Stage 3 90% Complete	NP	NP
	STG 3	04/04/24	Stage 3 Amended	NP	NP
	STG 3	08/04/24	Stage 3 Amended	NP	NP

21ST JUNE 1:300

Ref: 23P2130 Monday, 8 April 2024

