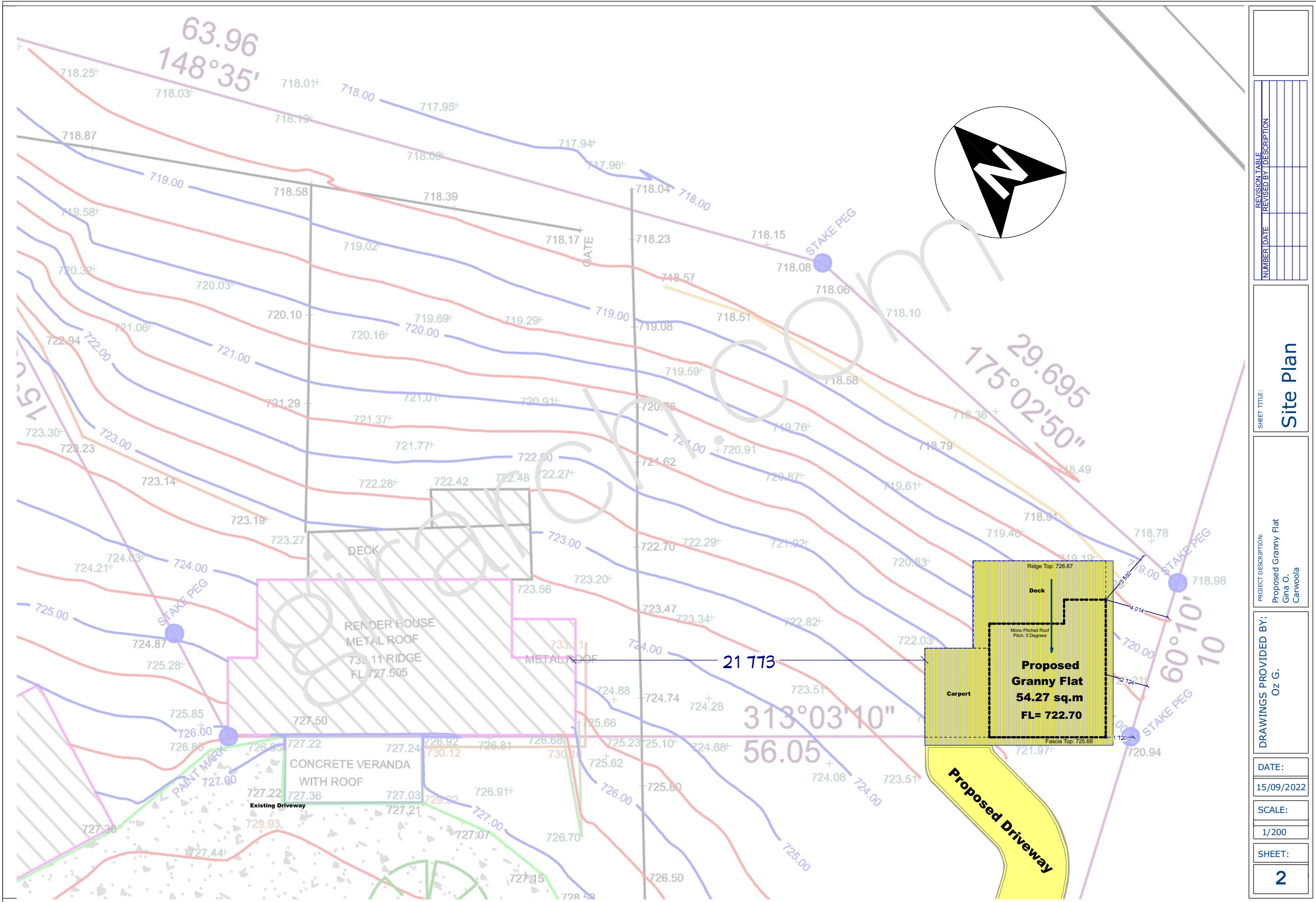




REVISION TABLE	
NUMBER	DATE

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:
Site Plan

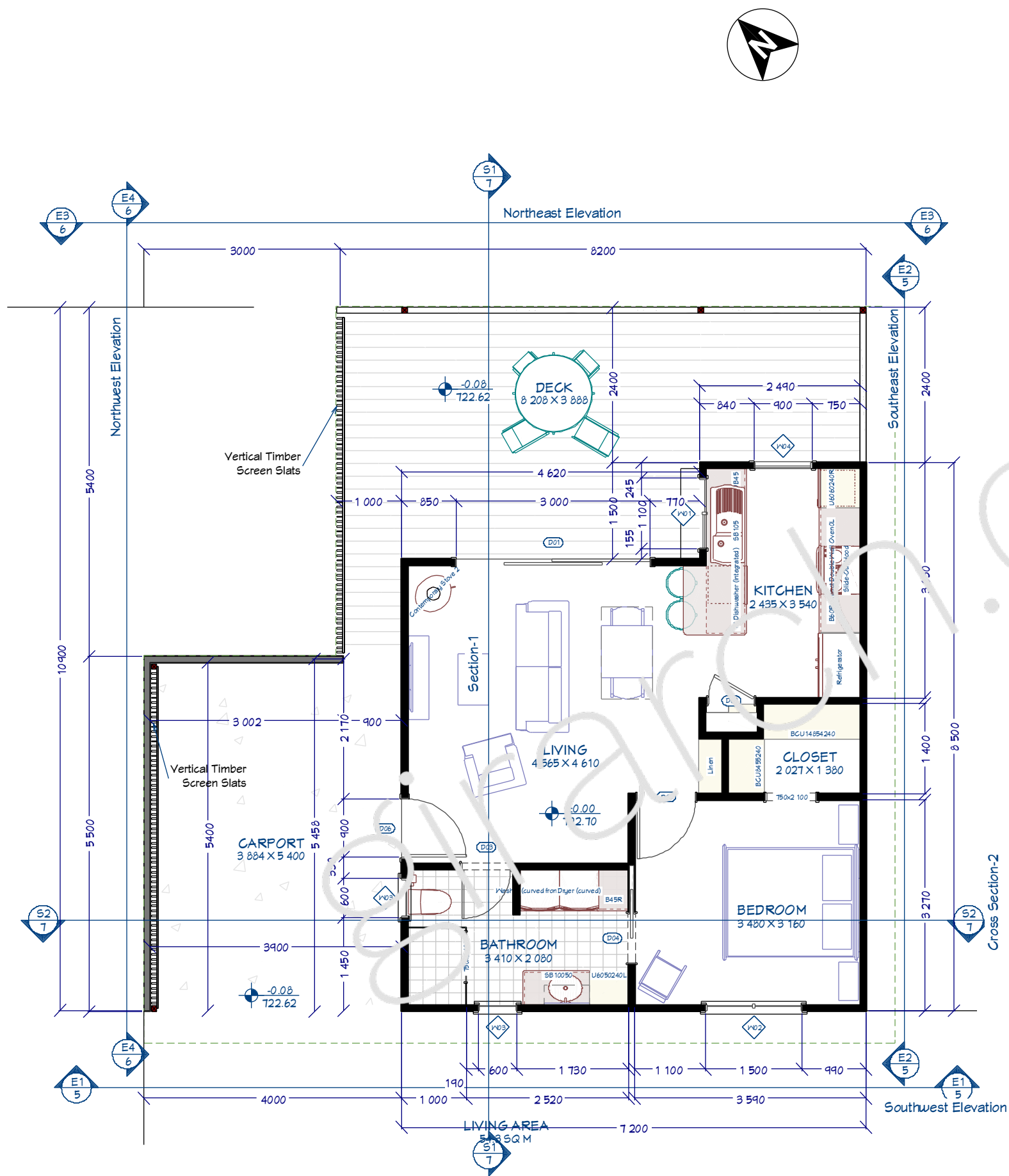
PROJECT DESCRIPTION:
Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:
Oz G.

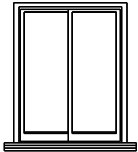
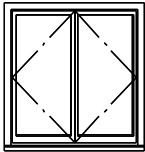
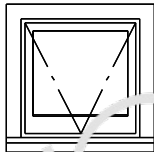
DATE:
15/09/2022

SCALE:
1/200

SHEET:
2



Ground Floor Plan

WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
	W01	1 100X1 450LS	1	1 100X1 450LS	1100	1450	LEFT SLIDING
	W02	1 500X1 600DC	1	1 500X1 600DC	1500	1600	DOUBLE CASEMENT-LHL/RHR
	W03	600X600HO	2	600X600HO	600	600	SINGLE HOPPER
	W04	900X2 400FX	1	900X2 400FX	900	2400	FIXED GLASS

3D EXTERIOR ELEVATION		DOOR SCHEDULE					DESCRIPTION
		NUMBER	LABEL	QTY	WIDTH	HEIGHT	
		D01	3 000X2 400	1	3000	2400	EXT. SLIDER-GLASS PANEL
		D02	700X2 100	1	700	2100	HINGED-SLAB
		D03	750X2 100	1	750	2100	HINGED-SLAB
		D04	750X2 100	1	750	2100	POCKET-SLAB
		D05	900X2 100	1	900	2100	HINGED-SLAB
		D06	900X2 400	1	900	2400	EXT. HINGED-DOOR E21

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:
Ground Floor Plan

PROJECT DESCRIPTION:
Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:
Oz G.

DATE:
15/09/2022

SCALE:
1/75

SHEET:

Mass Concrete Footing:
450mm. Dia x 800 mm. Height

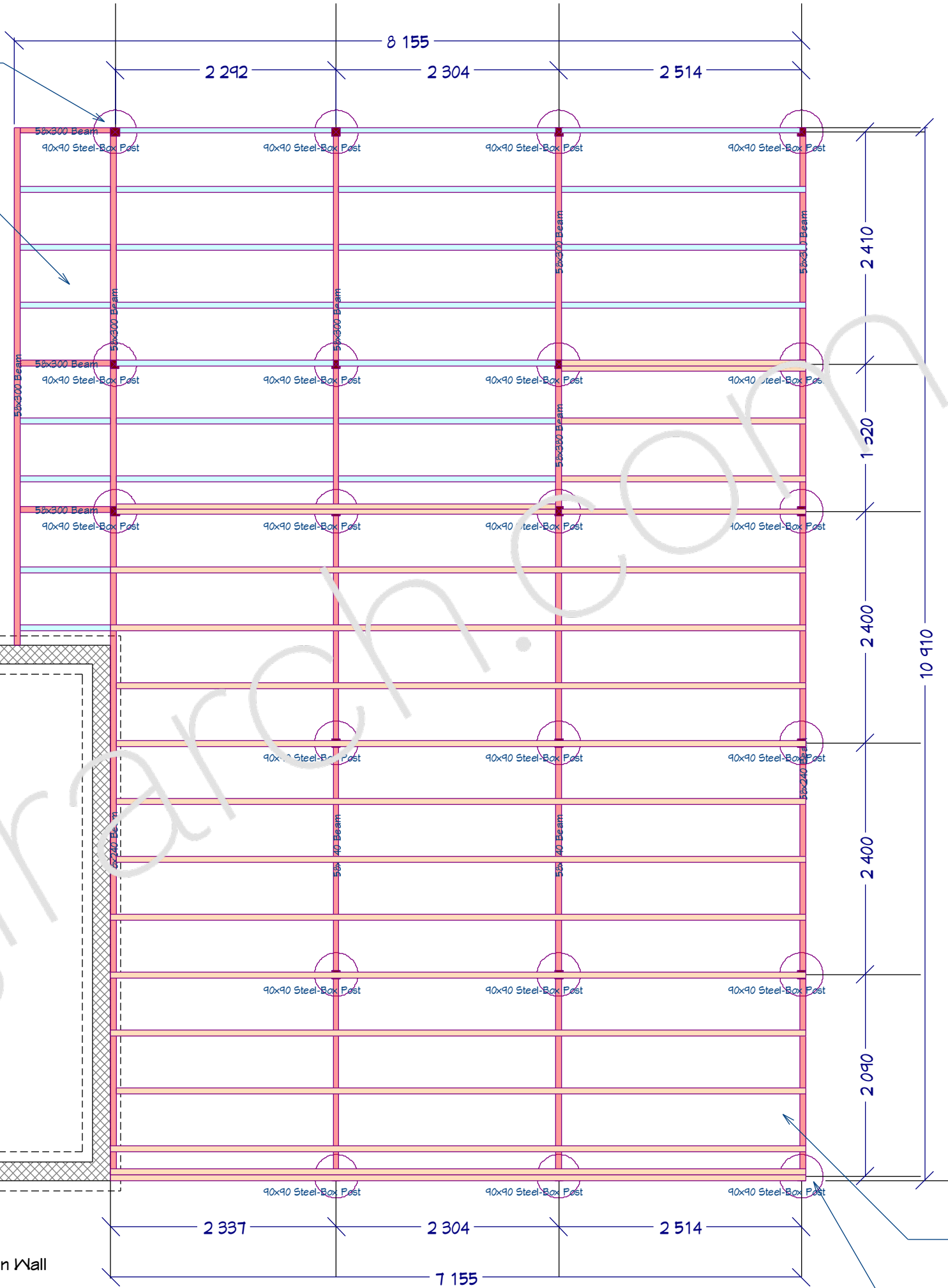
Deck Joists
140x58 mm. LVL
Spacing: 600 mm.



CONCRETE GARAGE
SLAB OVER

Brick Foundation Wall

Subfloor Framing Plan



Floor Joists
140x58 mm. LVL
Spacing: 600 mm.

Mass Concrete Footing:
450mm. Dia x 800 mm. Height

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:

Subfloor Framing Plan

PROJECT DESCRIPTION:

Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:

Oz G.

DATE:

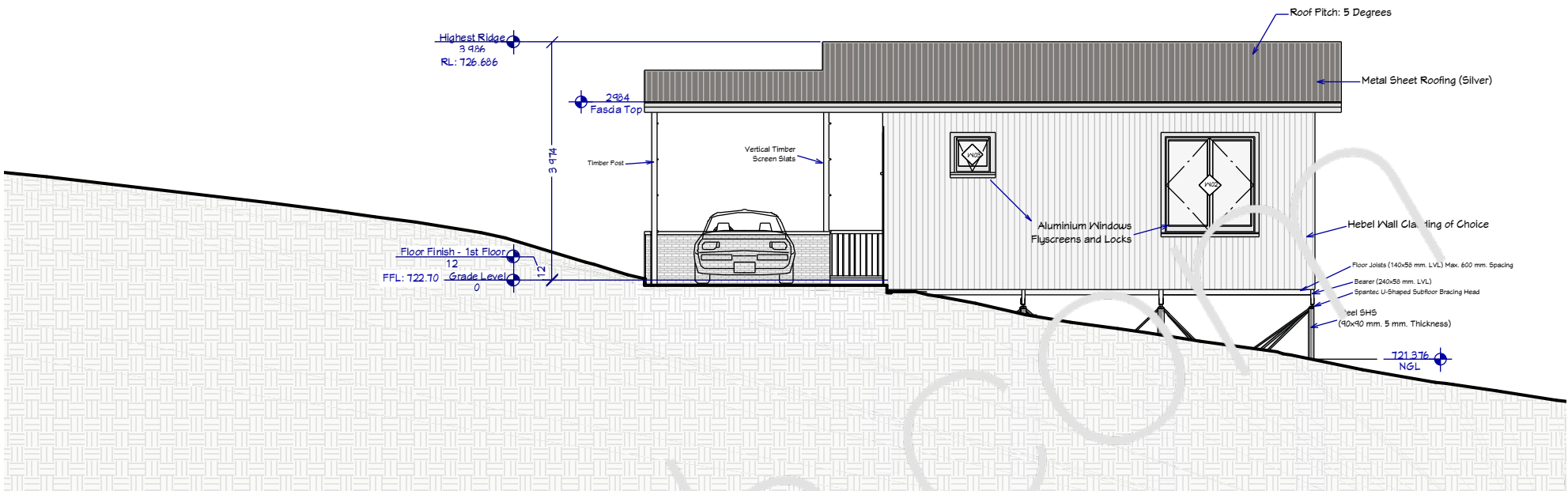
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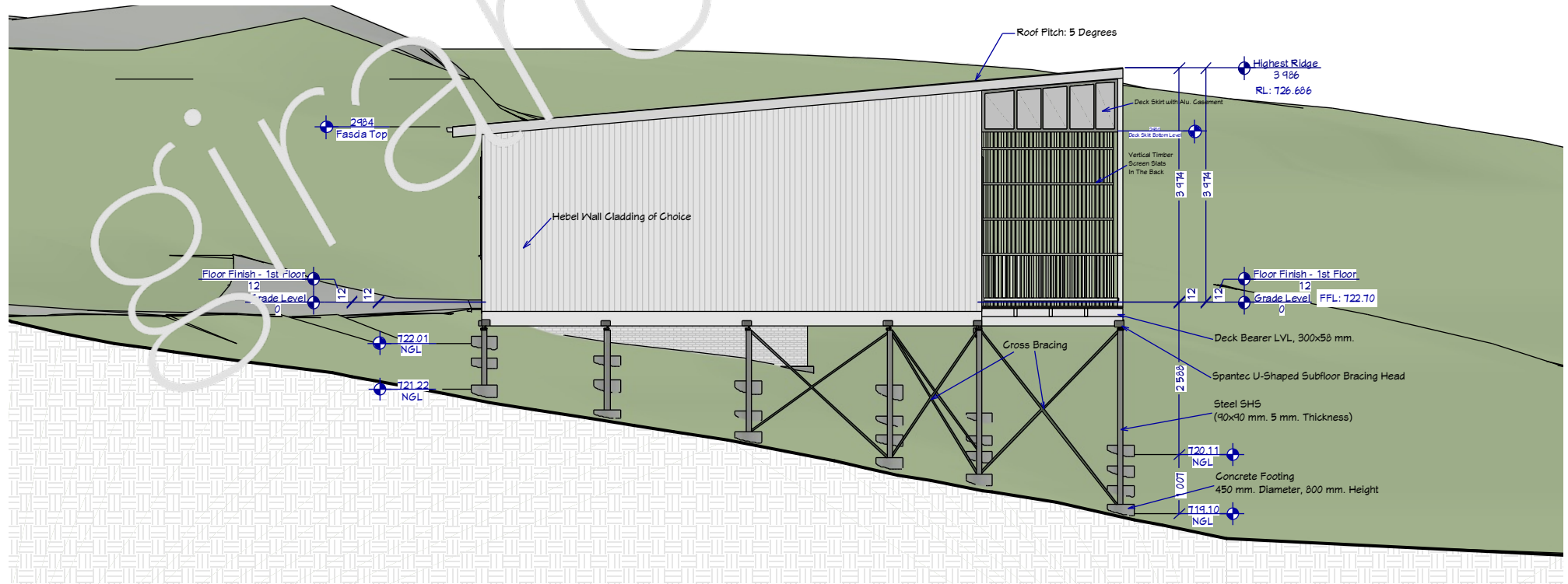
1/50

SHEET:

4



Southwest Elevation (E1)



Southeast Elevation (E2)

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:	
Elevations	

PROJECT DESCRIPTION:	
Proposed Granny Flat	
Gina O.	
Carwoola	

DRAWINGS PROVIDED BY:	
Oz G.	

DATE:

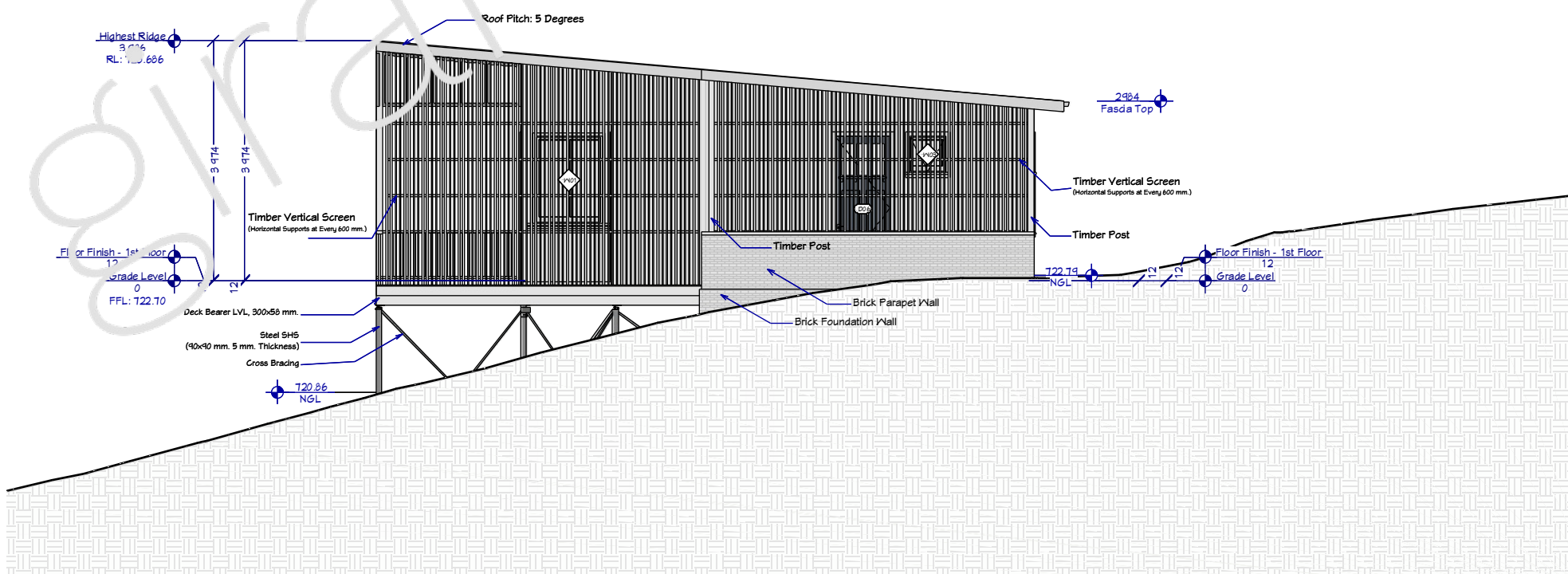
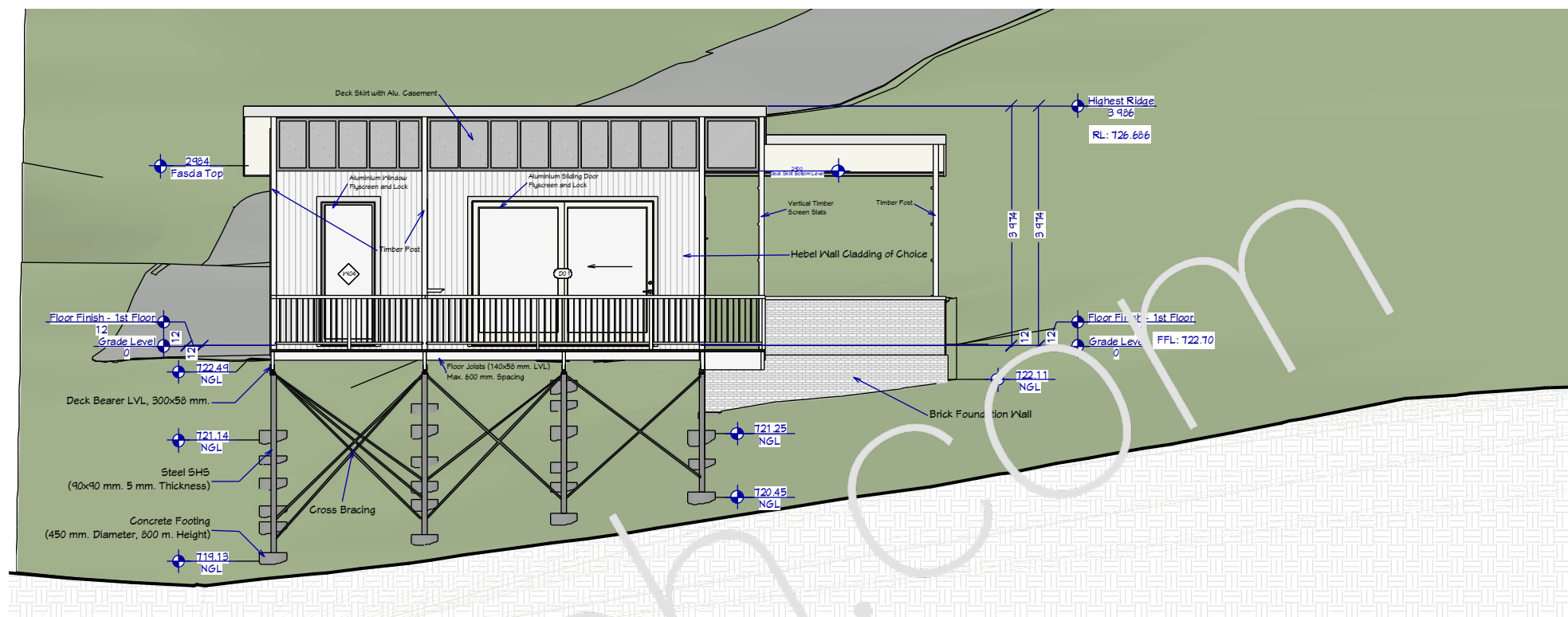
15/09/2022

SCALE:

1/100

SHEET:

5

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SHEET TITLE: E:

Elevations

PROJECT DESCRIPTION:

Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:

5 PROV
OZ G.

DATE:

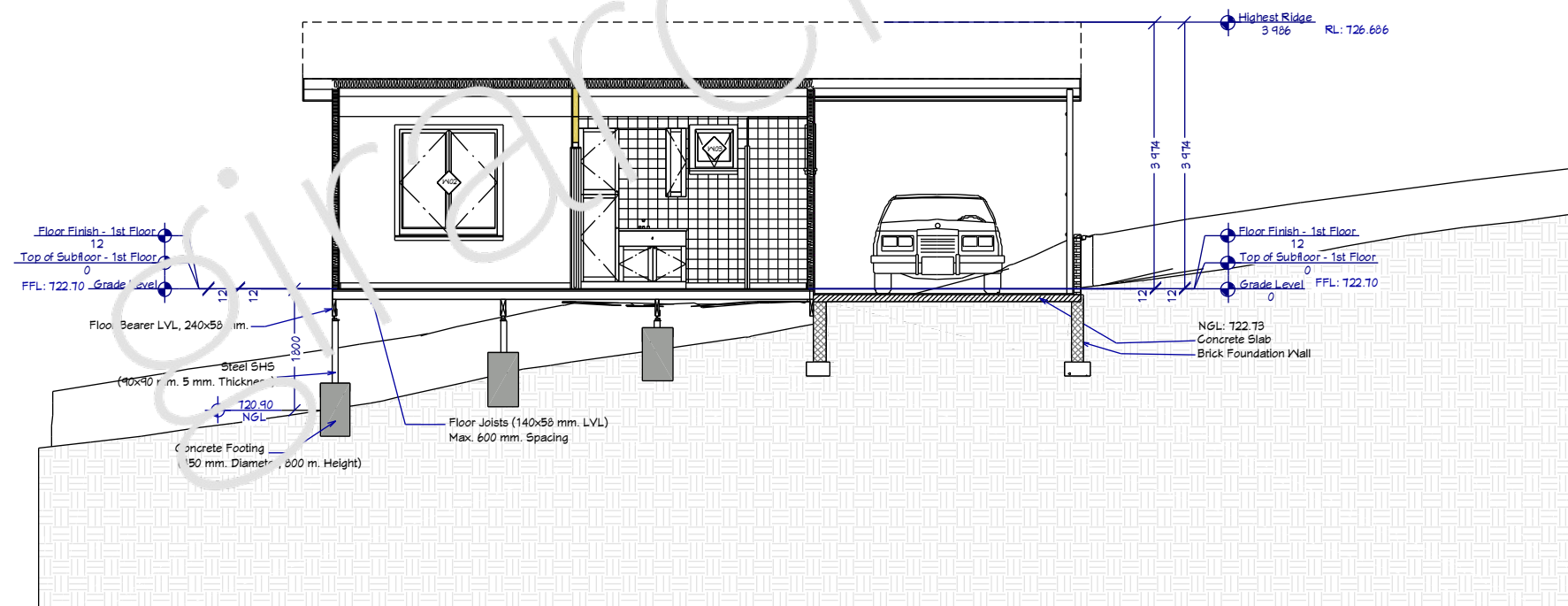
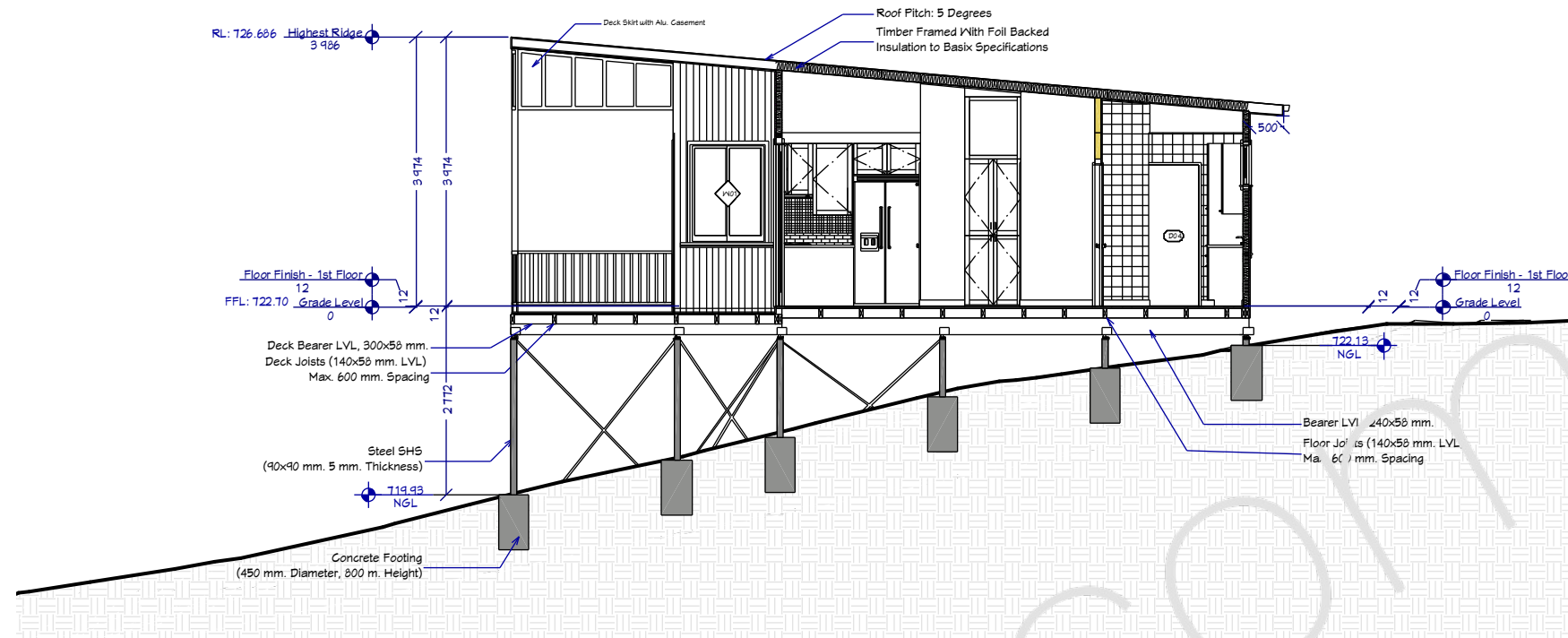
15/09/2022

SCALE:

1/100

SHEET:

e



REVISION TABLE	
NUMBER	DATE REVISY BY DESCRIPTION

SHEET TITLE:

Sections

PROJECT DESCRIPTION:

Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:
Oz G.

Oz G.

DATE:

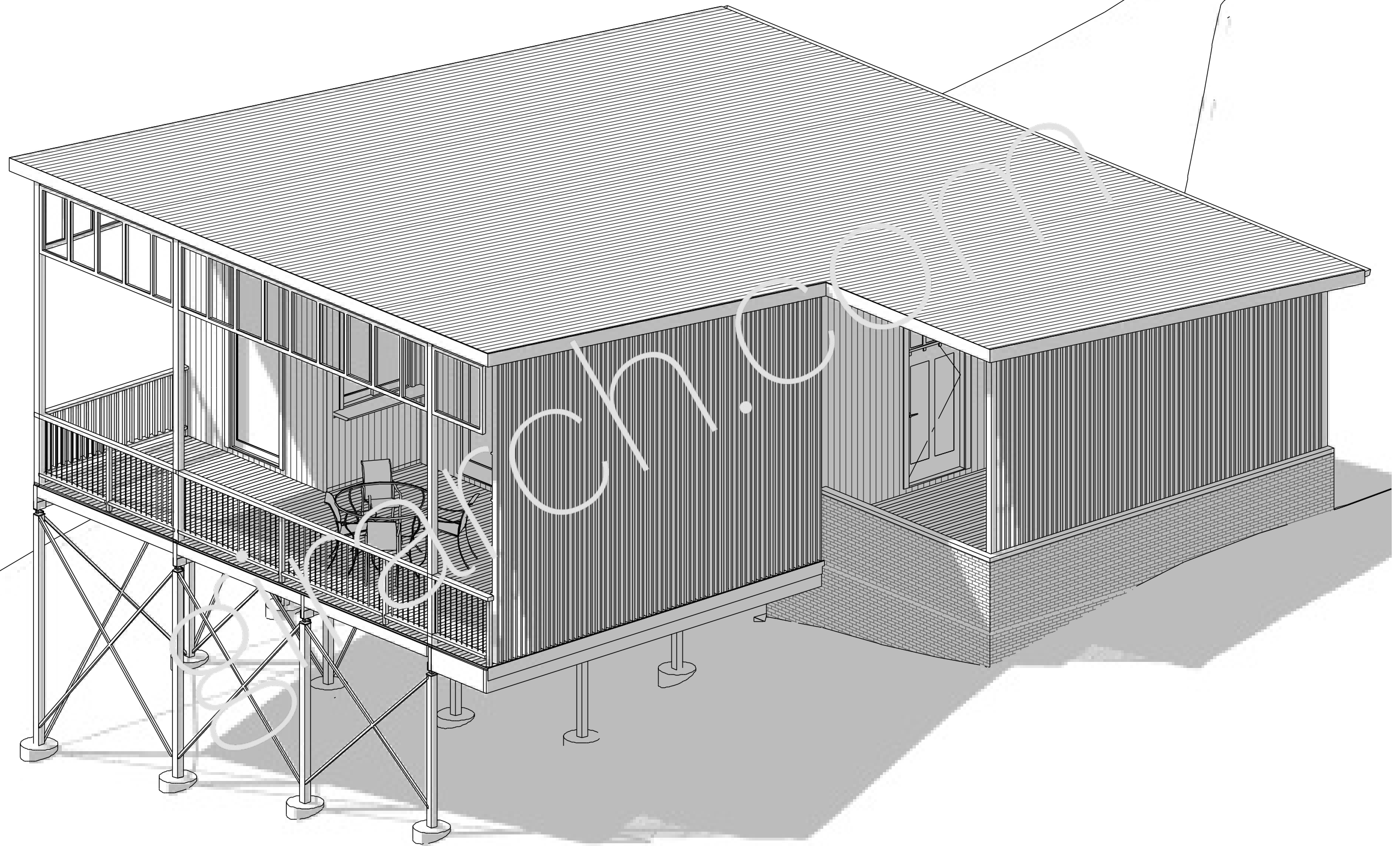
15/09/2022

SCALE:

1/100

SHEET:

7



REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

SHEET TITLE:
Perspective Overview

PROJECT DESCRIPTION:
Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:
Oz G.

DATE:
15/09/2022

SCALE:
NTS

SHEET:

Single Dwelling

Certificate number:

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 "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 15 September 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	Carwoola_02		
Street address	2623		
Local Government Area	Quentbeyan-Palerang Regional Council		
Plan type and plan number	deposited DP107727		
Lot no.	1		
Section no.	-		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	1		
Project score			
Water	✓ 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 43	Target 40	

Certificate Prepared by
Name / Company Name: _____
ABN (if applicable): _____

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features				
The dwelling must not have more than 2 storeys.		✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.		✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.		✓	✓	✓
The dwelling must not contain third level habitable attic room.		✓	✓	✓
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 - suspended floor above open subfloor, framed	1.8 (or 2.5 including construction) (down)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.40 (or 2.80 including construction)			
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4.5 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)		
Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				

Energy Commitments	Show on plans	Show on CC/CDC plans & specs	Verifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (i.e. 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: • at least 2 of the bedrooms / study; • at least 1 of the living / dining rooms; • the kitchen;		✓ ✓ ✓	✓ ✓ ✓

Description of project

Project address		Assessor details and thermal loads		
Project name	Canwoola_02	Assessor number	n/a	
Street address		Certificate number	n/a	
Local Government Area	Queanbeyan-Palerang Regional Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan DP107727	Area adjusted cooling load (MJ/m ² .year)	n/a	
Lot no.	1	Area adjusted heating load (MJ/m ² .year)	n/a	
Section no.	-	Ceiling fan in at least one bedroom	n/a	
Project type		Ceiling fan in at least one living room or other conditioned area	n/a	
Project type	separate dwelling house - secondary dwelling	Project score		
No. of bedrooms	1	Water	✔ 40	Target 40
Site details		Thermal Comfort	✔ Pass	Target Pass
Site area (m ²)	2182	Energy	✔ 43	Target 40
Roof area (m ²)	117			
Conditioned floor area (m ²)	47.0			
Unconditioned floor area (m ²)	7.0			
Total area of garden and lawn (m ²)	150			
Roof area (m ²) of the existing dwelling	220			
No. of bedrooms in the existing dwelling	4			

Thermal Comfort Commitments				Shading Devices	Show on CCB/CBC 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) which is not listed in the table.						
The following requirements must also be satisfied in relation to each window and glazed door:						
- For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/UPVC/fibreglass single clear - Timber/UPVC/fibreglass double (air) clear - Overshadowing buildings/vegetation must be of a height and distance from the centre of the base of the window and glazed door, as specified in the 'overshadowing' column.						
Window/glazed door no.	Minimum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	
South-East facing						
W02	1600	1100	aluminium, single, clear	eave 500 mm, 600 mm above head of window or glazed door	not overshadowed	
W03	1600	600	aluminium, single, clear	eave 500 mm, 600 mm above head of window or glazed door	not overshadowed	
South-West facing						
W03	600	600	aluminium, single, clear	verandah 4000 mm, 1200 mm above base of window or glazed door	2-4 m high, 2-5 m away	
W01	1450	1100	aluminium, single, clear	verandah 5620 mm, 2600 mm above base of window or glazed door	2-4 m high, 5-8 m away	
North-West facing						

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDD plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 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 117 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:			
• the cold water tap that supplies each clothes washer in the development		✓	✓
• 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.)		✓	✓
• all hot water systems in the development		✓	✓

Window glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 19%)	Overshadowing
WD1	2400	3000	aluminium, single, clear	verandah 3900 mm, 3800 mm above base of window or glazed door	not overshadowed
WD4	2400	900	aluminium, single, clear	verandah 2400 mm, 3800 mm above base of window or glazed door	not overshadowed

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on COC/DCP plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

[illegible]

SHEET TITLE E:

PROJECT DESCRIPTION:
Proposed Granny Flat
Gina O.
Carwoola

DRAWINGS PROVIDED BY:
Oz G.

DATE:
15/09/2022

SCALE:

SHEET:

g