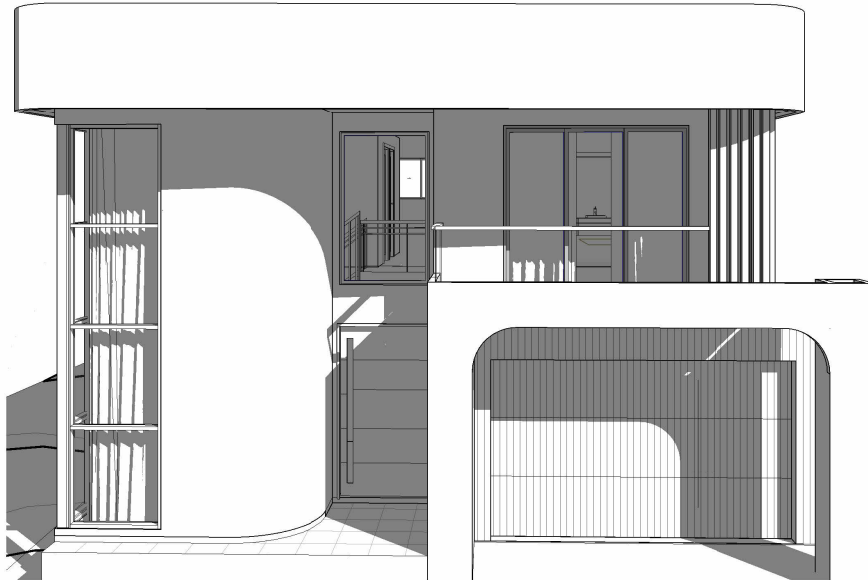


PROPOSED CONSTRUCTION OF A TWO STOREY DWELLING

LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 18084125

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 10/08/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 13 August 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



BASIX Department of Planning, Housing and Infrastructure Version: 4.03 | ELUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 1/12

Project summary			
Project name	50 Scrubwrebe Street Austral NSW 2179		
Street address	50 SCRUBWREB STREET AUSTRAL NSW 2179		
Local Government Area	Liverpool City Council		
Plan type and plan number	Deposited Plan DP1300736		
Lot no.	304		
Section no.	-		
Project type	Dwelling house (detached)		
No. of bedrooms	5		
Project score			
Water	41	Target 40	
Thermal Performance	Pass	Target Pass	
Energy	92	Target 70	
Materials	-72	Target n/a	

Certificate Prepared by

Name / Company Name: 108 BUILD PTY LTD

ABN (if applicable):

GENERAL LEGEND

AC	AIR CONDITIONING UNIT
AL	POWDERCOATED ALUMINIUM DOOR/ WINDOW
RAI	RAILSTRADE TYPE

Sydney Wide Certifiers Pty Ltd
Complying Development Certificate

Reference: SWC251000/01

Date: 25/08/2025

Sandres Markhani

CONCRETE FLOOR	CONCRETE ROOF
CPT	BDC05035
CR1, CR2, etc.	CEMENT RENDER TYPE/COLOUR
DP/S	DOWN PIPE
DW	DISH WASHER
ED	ENTRY DOOR
F	FRIDGE
FAS	FASCIA
FET	FEATURE TILE
FT, FT1, FT2, etc.	FLOOR TILES
FW	FLOOR WASTE
GD	GARAGE DOOR
GUT	GUTTER
HWU	HOT WATER UNIT
HYB	HYBRID FLOOR
L	LINEN
MR	METAL ROOF
MW	MICROWAVE OVEN
NGL	NATURAL GROUND LEVEL
OBS	OBSCURED GLASS
P	PANTRY
R	ROBE
RL	REDUCED LEVEL
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
S	STORAGE
TOW	TOP OF WALL
TL	TIMBER LAMINATE
WC	WATER CLOSET
WM	WASHING MACHINE
SA	SMOKE ALARM

Sheet List 2

Sheet Number	Sheet Name	Drawn By	Checked By
00	concept SHEET	ROHIT	2R DESIGN
2R.01	COVER SHEET	ROHIT	2R DESIGN
2R.02	GENERAL NOTES	ROHIT	2R DESIGN
2R.03	LOCATION PLAN AND SITE PLAN	ROHIT	2R DESIGN
2R.04	SITE ANALYSIS AND SEDIMENT CONTROL PLAN	ROHIT	2R DESIGN
2R.05	GROUND FLOOR PLAN	ROHIT	2R DESIGN
2R.06	FIRST FLOOR PLAN	ROHIT	2R DESIGN
2R.07	ROOF PLAN	ROHIT	2R DESIGN
2R.08	POOL PLAN	ROHIT	2R DESIGN
2R.09	ELEVATIONS	ROHIT	2R DESIGN

Sheet List 2

Sheet Number	Sheet Name	Drawn By	Checked By
2R.10	ELEVATIONS 02	ROHIT	2R DESIGN
2R.11	SECTIONS	ROHIT	2R DESIGN
2R.12	GROSS & RENTABLE FLOOR AREA PLAN	ROHIT	2R DESIGN
2R.13	ROOM AREA PLAN	ROHIT	2R DESIGN
2R.14	COLOR SCHEDULE	ROHIT	2R DESIGN
2R.15	LANDSCAPE PLAN	ROHIT	2R DESIGN
2R.16	WINDOW AND DOOR SCHEDULE	ROHIT	2R DESIGN
2R.17	BASIX CERTIFICATE	ROHIT	2R DESIGN
2R.18	BASIX CERTIFICATE 2	ROHIT	2R DESIGN

CDC ISSUE

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STUDIO

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REV03	23-08-2025	PCA CHECKLIST AMENDED	
REV02	18-08-2025	CDC SET ISSUE	
REV01	09-07-2025	BANK SET ISSUE	
REV	DATE	DESCRIPTION	BY



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PROJECT: RESIDENTIAL DWELLING

LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE: COVER SHEET

NORTH:

CLIENT NAME

LOT NO: 304	DP:
DATE: 23-07-2025	
DRAWN BY: ROHIT	
CHECKED BY: 2R DESIGN	

SCALE:
1 : 100

DRAWING No:	REV:
2R.01	
ISSUED BY:	

BUILDING SPECIFICATIONS

National Construction Code – Volume 2 – Building Code of Australia 2022 & Housing Provisions Standard 2022

SITE PREPARATION

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4678:2002 - EARTH-RETAININGSTRUCTURES

DRAINAGE

- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK

- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4100:2020- STEEL STRUCTURES CODES
- AS/NZS 1170.0:2002 – GENERAL PRINCIPLES
- ASNZS 1170.1:2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2:2021 – PART 2 WIND ACTIONS
- AS 3700:2018– SAA MASONRY CODE
- AS 1684.3:2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS

- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY

- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING

- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES -DESIGN METHODS
- AS 4100:2020 - STEEL STRUCTURES
- AS 3660.1:2014 – TERMITTE MANAGEMENT SYSTEM

ROOF & WALL CLADDING

- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FORRAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATIONOF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.2:1999 - DESIGN & INSTALLATION OF SHEET ROOF & WALLCLADDING - CORRUGATED FIBRE- REINFORCED CEMENT
- AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALLCLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING

- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1288:2021 - GLASS IN BUILDINGS -SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNALGLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY

- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHTOR IONIZATION

HEALTH & AMENITY

- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS -AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATIONIN BUILDINGS
- AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OFBUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT
- AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000:2018 – ELECTRICAL INSTALLATION

WATERPROOFING

- AS 3740:2021– WATERPROOFING TOWET AREA
- AS 4654:2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY – GENERAL REQUIREMENTS FOR ACCESSIBLE BUILDING WORK
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1170.1:2002 – BALUSTRADEINSTALLATION

PROTECTION OF OPENABLE WINDOW

PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

DEMOLITION

- AS 2601:2001 – DEMOLITION WORK

SWIMMING POOL

- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 – SWIMMING POOLSAFETY- SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2-2007 - SWIMMING POOL SAFETY- LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3-2010 – SWIMMING POOL SAFETY- WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.

CDC ISSUE			
LOT NO: 304	DP:	SCALE:	DRAWING No: 2R.02
DATE: 23-07-2025			ISSUED BY:
DRAWN BY: ROHIT			
CHECKED BY: 2R DESIGN			
CLIENT NAME	SIGN		



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Ph: 0451117566

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REV01	09-07-2025	BANK SET ISSUE	



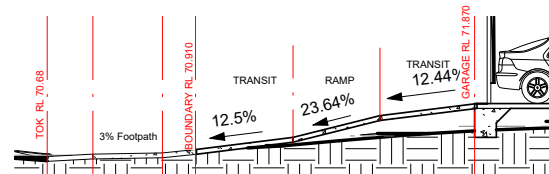
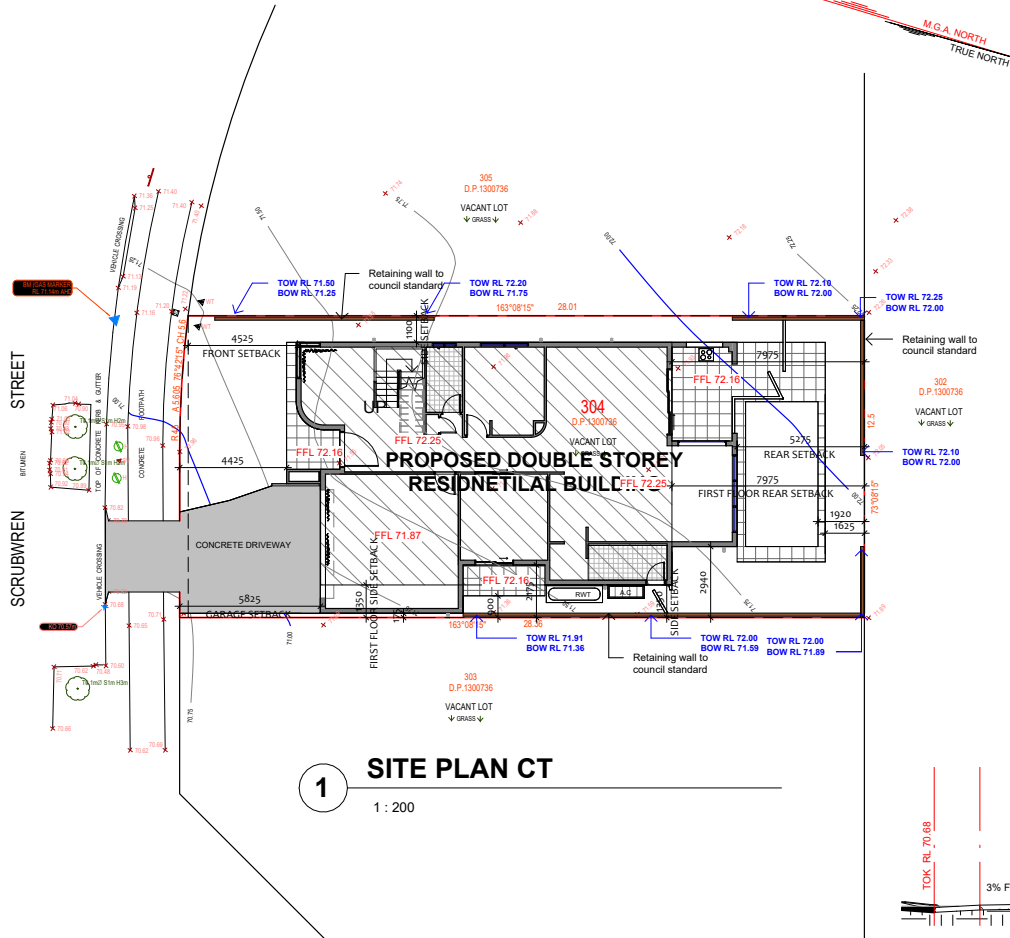
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PROJECT:
RESIDENTIAL DWELLING

LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
GENERAL NOTES

NORTH:



CODE COMPLIANCE TABLE				
DESCRIPTION				
ELEMENT	CODE CONTROL	REFERENCE	COMPLIANCE	NOTES
LAND ZONE				
LOT NO	LOT 304			
LOT AREA				
LOT WIDTH	Standard Lot Min. 6m at Building Line facing primary road	6.0m	12.5 m	YES
HEIGHT	MAX. Height	8.5m	8.2m	YES
FRONT SETBACK	FRONT SET BACK (Min. Setback from Primary Road)	4.5 m	4.5m	YES
REAR SET BACK (MIN.)	GROUND FLOOR	3m	5.275 m	YES
	FIRST FLOOR	6m	7.975 m	
SIDE SET BACK (MIN.)	GROUND FLOOR	0/0.9m	0.175/1.1m	YES
	FIRST FLOOR	1.2/0.9m	1.35/1.1m	
GROSS FLOOR AREA PLAN	GROUND FLOOR	25% of lot area + 150m ² =	133.77 m ²	YES
	FIRST FLOOR		104.65 m ²	
TOTAL GROSS AREA			238.42 m ²	YES
LANDSCAPE AREA	15 % of lot area	=53.1 m ²	55.0 m ²	YES

Sydney Wide Certifiers Pty Ltd
Complying Development Certificate
Reference: SWC251000/01
Date: 25/08/2025
Sandres Markhani BDC05035



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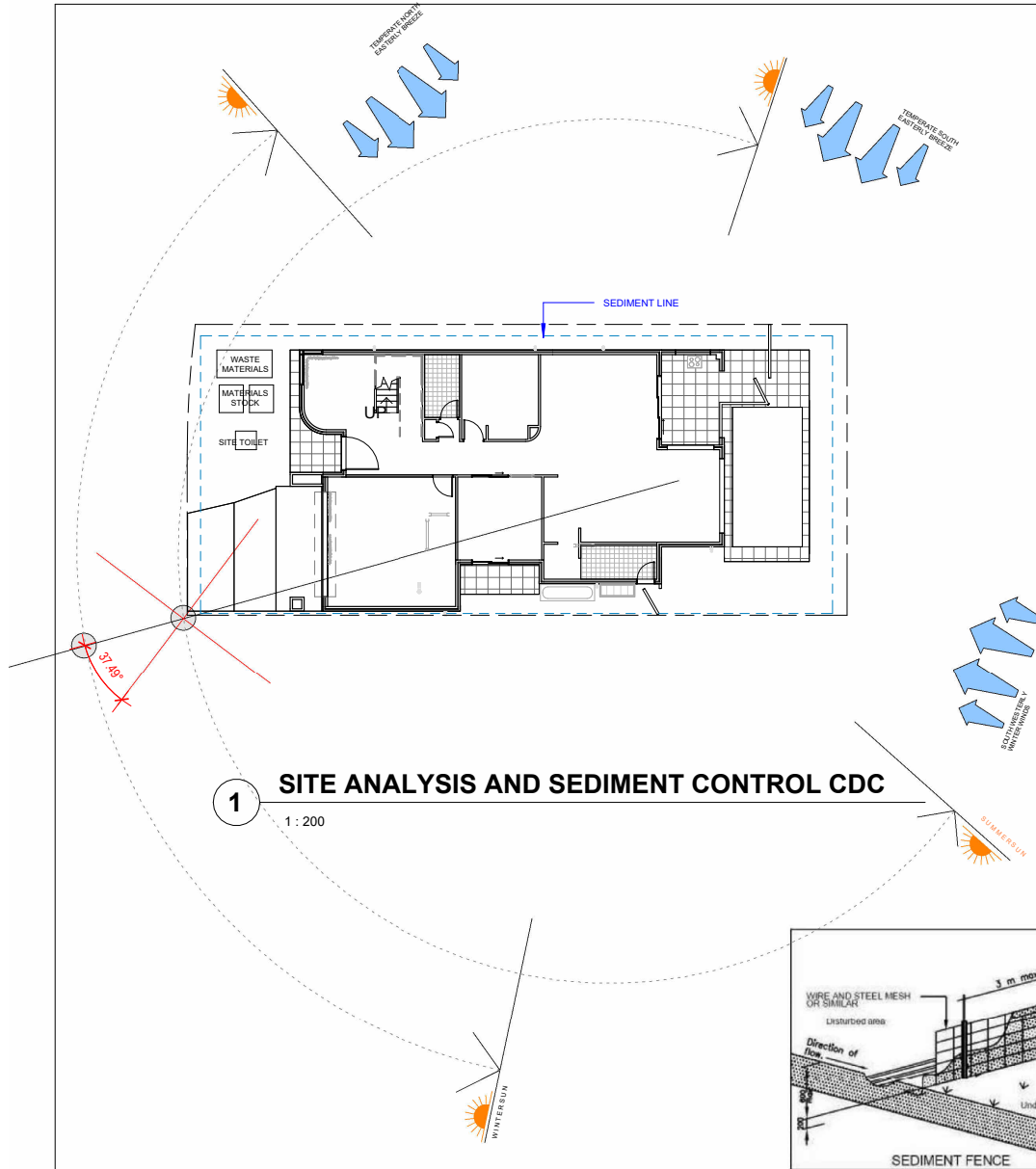
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PROJECT:
RESIDENTIAL DWELLING
LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
LOCATION PLAN AND SITE PLAN



CDC ISSUE			
LOT NO: 304	DP:	SCALE:	DRAWING No: 2R.03
DATE: 23-07-2025		As indicated	ISSUED BY:
DRAWN BY: ROHIT			
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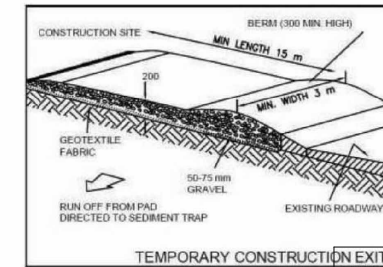
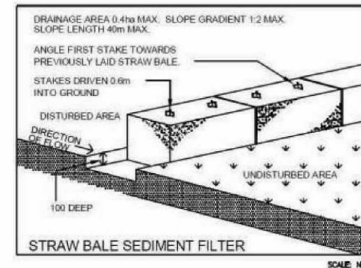
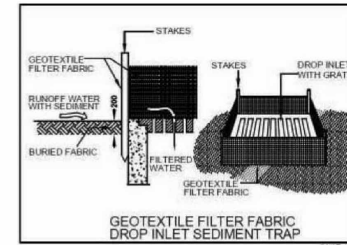


SD 5-7 STABILISED SITE ACCESS

- 1) STRIP TOPSOIL AND LEVEL SITE.
- 2) COMPACT SUBGRADE.
- 3) COVER AREA WITH GEOTEXILE.
- 4) CONSTRUCT 200 mm THICK PAD OVER GEOTEXILE USING ROADBASE OR 30 mm AGGREGATE. Min 15 m LONG OR TO BUILDING ALIGNMENT. Min 3 m WIDE.
- 5) CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

SITE WORKS NOTES

1. ORIGIN OF LEVELS PROVIDED BY SURVEYOR.
2. THE BUILDER SHALL VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE SURVEYOR / ENGINEER.
3. TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA AND STOCKPILED ON SITE, TO BE LATER SPREAD OR DISPOSED OFF SITE, AS DIRECTED BY SUPERVISOR / ENGINEER.
4. ALL 1:1 TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
5. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND OR APPROVED GRANULAR MATERIALS TO THE UNDERSIDE OF THE PAVEMENT, AND COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY, IN ACCORDANCE WITH AS 1289E1.1.



- SEDIMENT AND EROSION NOTES:**
- THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION CONTROL DETAILS AS ATTACHED.
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORK AND NO MATERIAL SHALL BE REMOVED FROM THE SITE.
 - THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY LOST ALL THE SILTS TO BE PLACED OUTSIDE THE LIMIT 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.
 - LAY TURF STRIP (MIN 300 mm WIDE) ON 100 mm TOPSOIL WITH 1.0 m LONG RETURNS EVERY 6.0m BEHIND ALL KERB AT THE TOP OF ALL BATTERS AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING OR FORMATION.
 - THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOWN AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
 - VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
 - WHEN ANY DEVICES ARE TO BE HANDLED OVER TO COUNCIL, THEY SHALL BE IN CLEAN AND STABLE CONDITION.
 - THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
 - PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
 - REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
 - ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
 - A) DOWNPIPES CONNECTED
 - B) PITS CONSTRUCTED & PROTECTED WITH SILT BARRIER

Sydney Wide Certifiers Pty Ltd
Complying Development Certificate
Reference: SWC251000/01
Date: 25/06/2025
Sandres Markhani **BDC05035**

- TEMPORARY 1.8M HIGH WIRE MESH FENCE WITH DUSTPROOF MESH APPLIED TO FULL HEIGHT TO BOUNDARIES AS REQUIRED
- LOCATION OF WASTE BINS
- SEDIMENT FENCE AS REQUIRED
- GRAVEL ACCESS
- SITE ACCESS AREA TO BE USED FOR WASHDOWN AREA
- FOOTPATH CLEAN AND CLEAR AT ALL TIMES
- LOCATION OF STOCKPILE MATERIAL
- MATERIAL STORAGE AREA
- TEMPORARY TOILETS
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S REQUIREMENTS.

SD 6-9 GEOTEXTILE INLET FILTER

- 1) FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXILE. REFER SD6-7 FOR DETAILS.
- 2) SUPPORT GEOTEXILE WITH MESH TIED TO POSTS AT 1 m Ctrs.
- 3) DO NOT COVER INLET WITH GEOTEXILE.

CDC ISSUE

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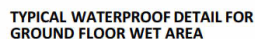
PROJECT:
RESIDENTIAL DWELLING
 LOT 304 D.P.1300736
 50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
SITE ANALYSIS AND SEDIMENT CONTROL PLAN



LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025		As indicated	2R.04	
DRAWN BY: ROHIT	CHECKED BY: 2R DESIGN			ISSUED BY:

Waterproofing comply with Clauses H4D2 & 10.2 of NCC 2022 Volume 2



Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

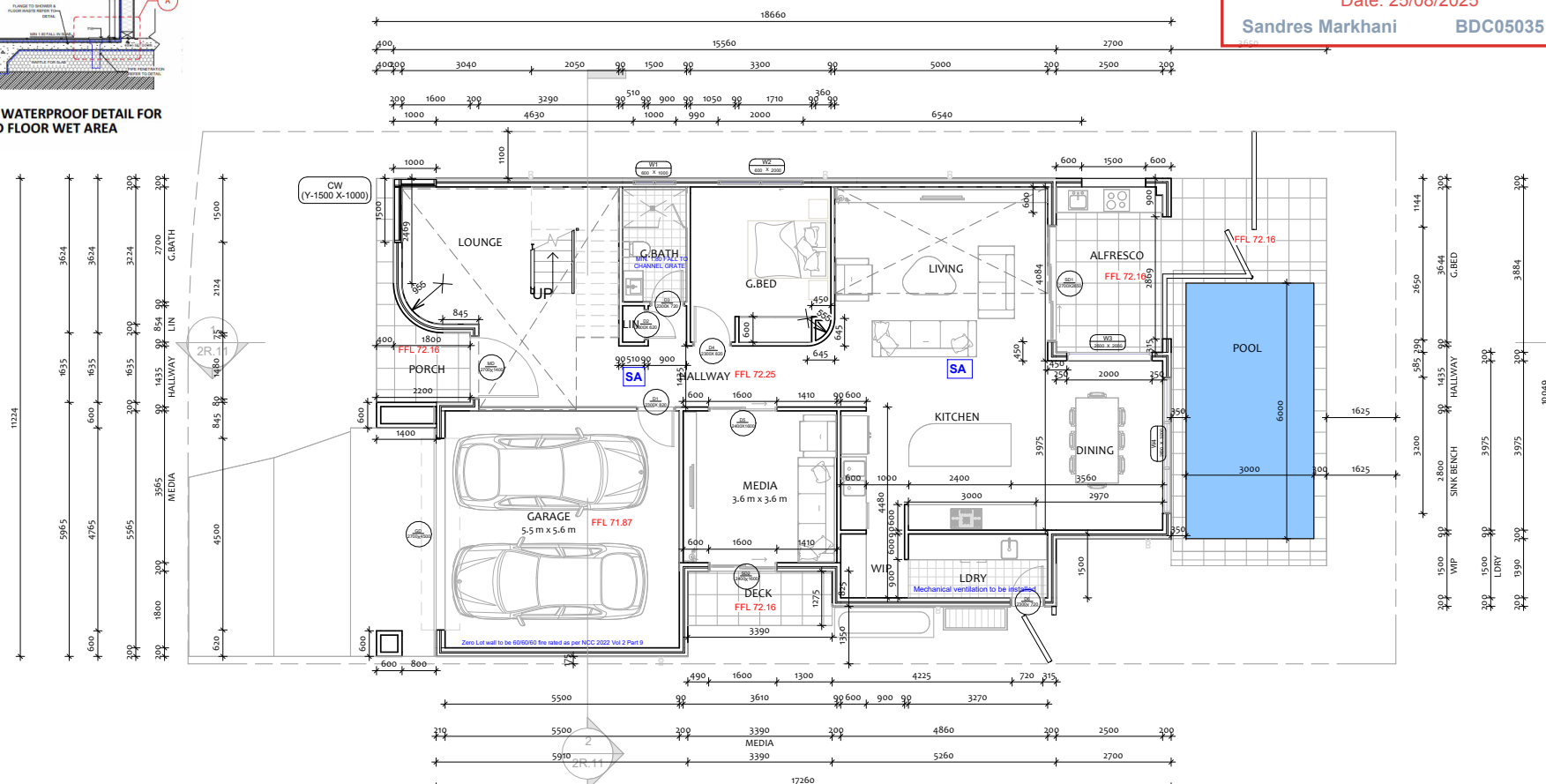
No

IMPORTANT NOTES:
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDERS AND OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. TO CLARIFY AND CONFIRM WITH CONSTRUCTION COMPANY FOR DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION BUT WHICH IS NOT AS PART OF THE CONTRACT. THE CONTRACTOR TO POLANDS ASSOCIATIONS MUST NOT BE MADE WITHOUT THE WRITTEN CONSENT OF OWNER. IT IS THE RESPONSIBILITY OF THE BUILD/END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND COMPLY CURRENT SCA AND AUSTRALIAN STANDARDS.
ENDORS TO COMPLY WITH 3.9.3.5 OF THE BCA

Date: 25/08/2025

Sandres Markhani

BDC05035



GROUND FLOOR PLAN CT

1 : 100

REV03	23-08-2025	PCA CHECKLIST AMENDED	
REV02	18-08-2025	CDC SET ISSUE	
REV01	09-07-2025	BANK SET ISSUE	
REV	DATE	DESCRIPTION	BY



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LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

GROUND FLOOR PLAN



CLIENT NAME

		CDC ISSUE	
LOT NO: 304	DIV:	SCALE: 1 : 100	DRAWING No:
DATE: 23-07-2025			REV:
DRAWN BY: ROHIT			ISSUED BY:
CHECKED BY: 2R DESIGN			
		SIGN	

Note

Weatherproofing to comply with NCC 2022, Volume 2, Parts H1D5, H2D4 & 5.7

Waterproofing comply with Clauses H4D2 & 10.2 of NCC 2022 Volume 2

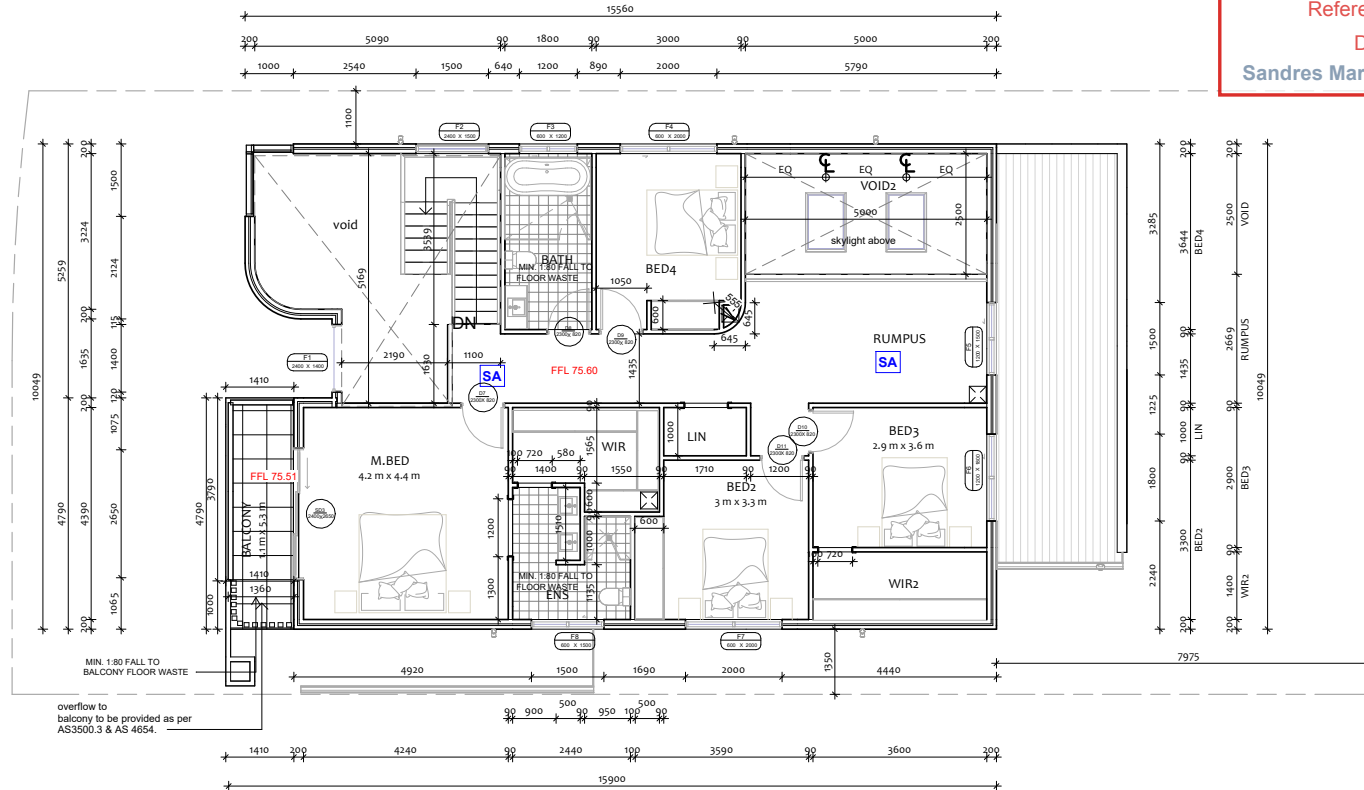
11. Bushfire prone land

Is the land or part of the land, bushfire prone land as defined by the EP&A Act 1979?

No

IMPORTANT NOTES:
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDERS AND OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. TO CLARIFY AND CONFIRM WITH CONSTRUCTION COMPANY FOR DISCREPANCIES ON ALL DOCUMENTS AND TO BE PROVIDED FOR CONSTRUCTION ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION BUT WHICH IS NECESSARY AS PART OF THE CONTRACT VARIATION TO PLANS/SPECIFICATIONS MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF OWNER. IT IS THE RESPONSIBILITY OF THE BUILDERS/END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND COMPLY CURRENT BCA AND AUSTRALIAN STANDARDS.
WINDOWS TO COMPLY WITH 3.9.3.5 OF THE BCA.

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Complying Development Certificate
Reference: SWC251000/01
Date: 25/08/2025
Sandres Markhani BDC05035



1 FIRST FLOOR PLAN CT
1 : 100

CDC ISSUE

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PROJECT:
RESIDENTIAL DWELLING
LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
FIRST FLOOR PLAN



LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025		1 : 100	2R.06	
DRAWN BY: ROHIT				ISSUED BY:
CHECKED BY: 2R DESIGN				

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WINDOWS TO COMPLY WITH 3.9.3.5 OF THE BCA.

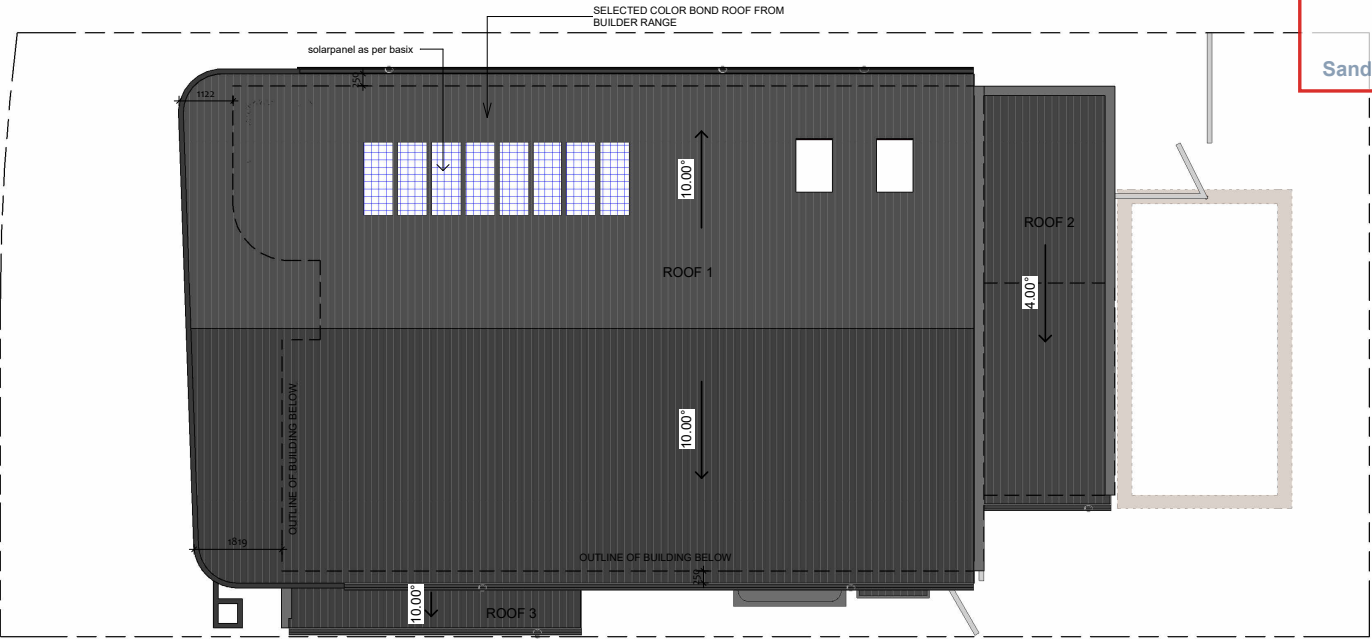
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Complying Development Certificate

Reference: SWC251000/01

Date: 25/08/2025

Sandres Markhani

BDC05035



1 ROOF PLAN CDC
1 : 100

Roof Schedule		
Mark	Area	Base Level
R1	171.68 m ²	FIRST FLOOR CEILING
R2	22.06 m ²	FIRST FLOOR
R3	7.21 m ²	GROUND FLOOR CEILING
Grand total	200.95 m ²	

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LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
ROOF PLAN

NORTH:

LOT NO: 304	DP:
DATE: 23-07-2025	
DRAWN BY: ROHIT	
CHECKED BY: 2R DESIGN	

SCALE:
1 : 100

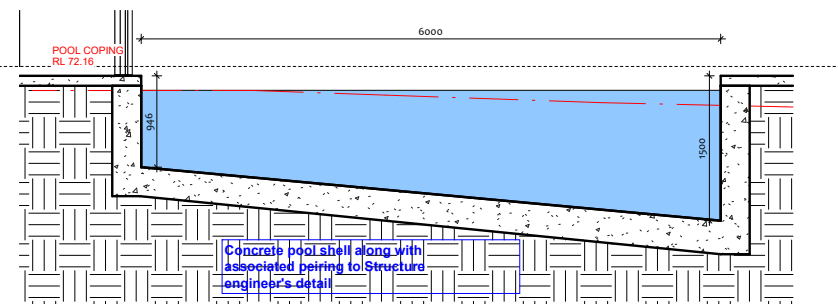
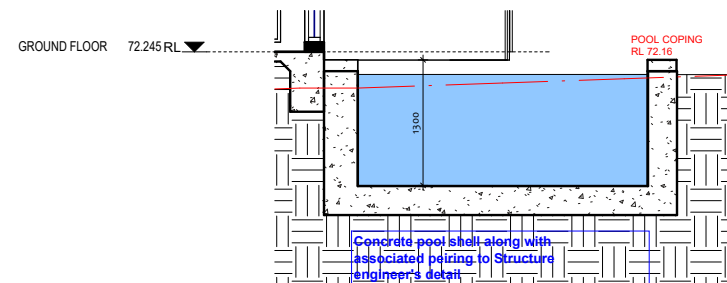
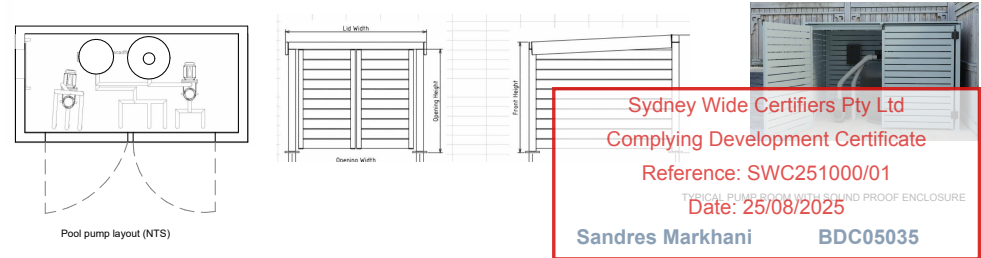
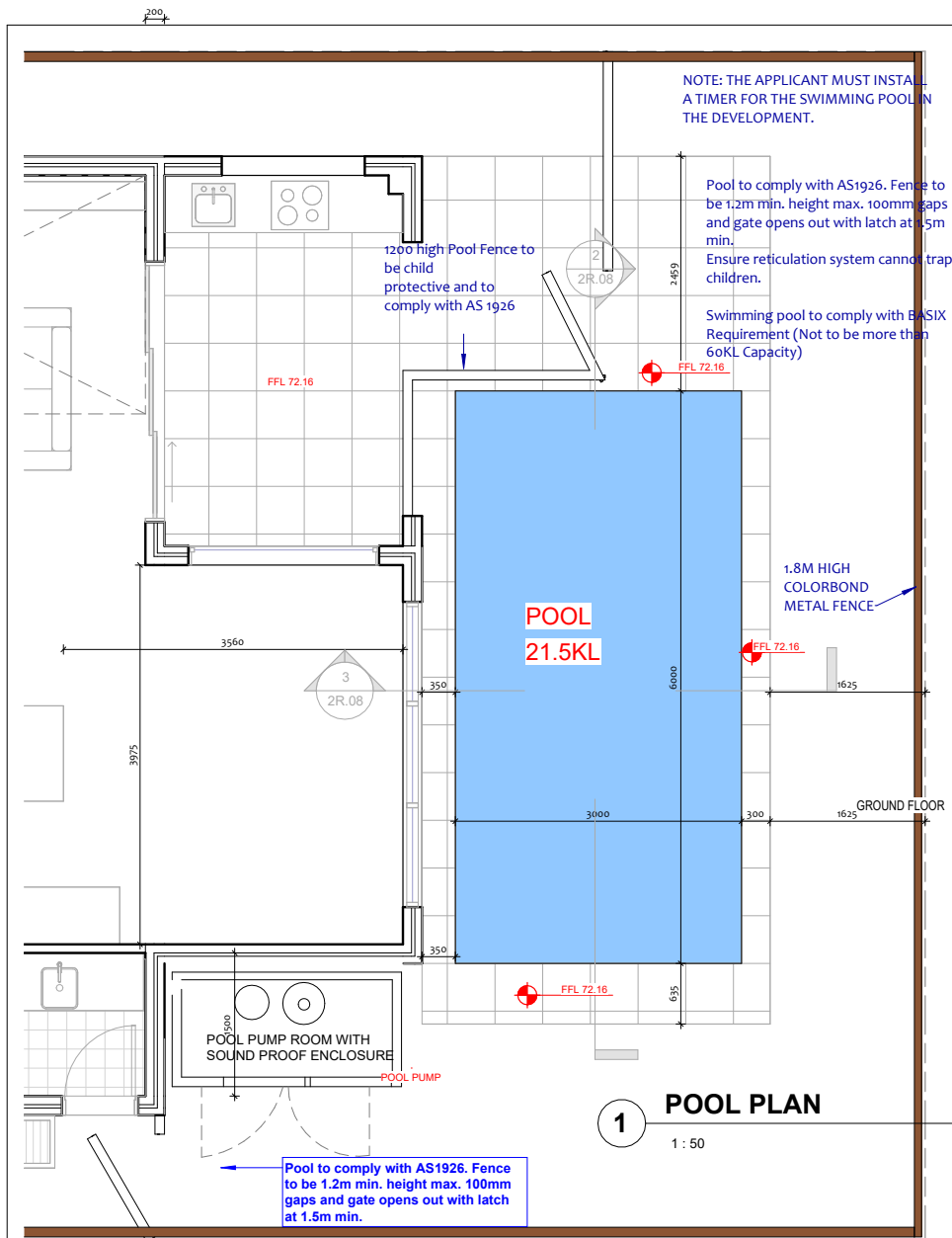
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ISSUED BY:

CLIENT NAME

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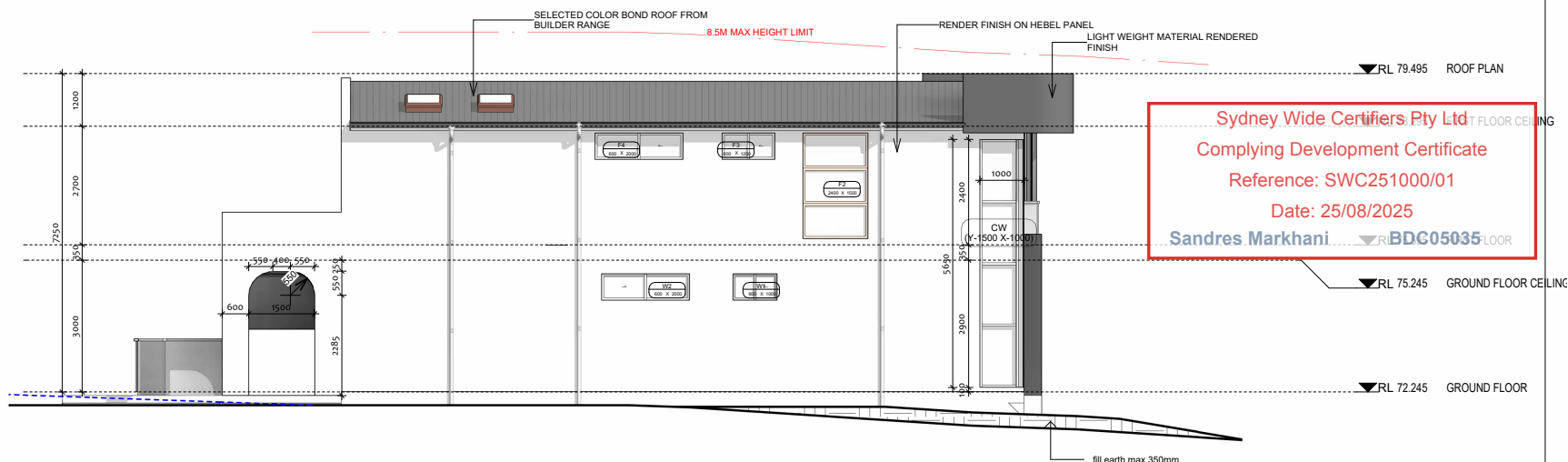
LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
POOL PLAN

NORTH:

LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025		1 : 50	2R.08	
DRAWN BY: ROHIT				ISSUED BY:
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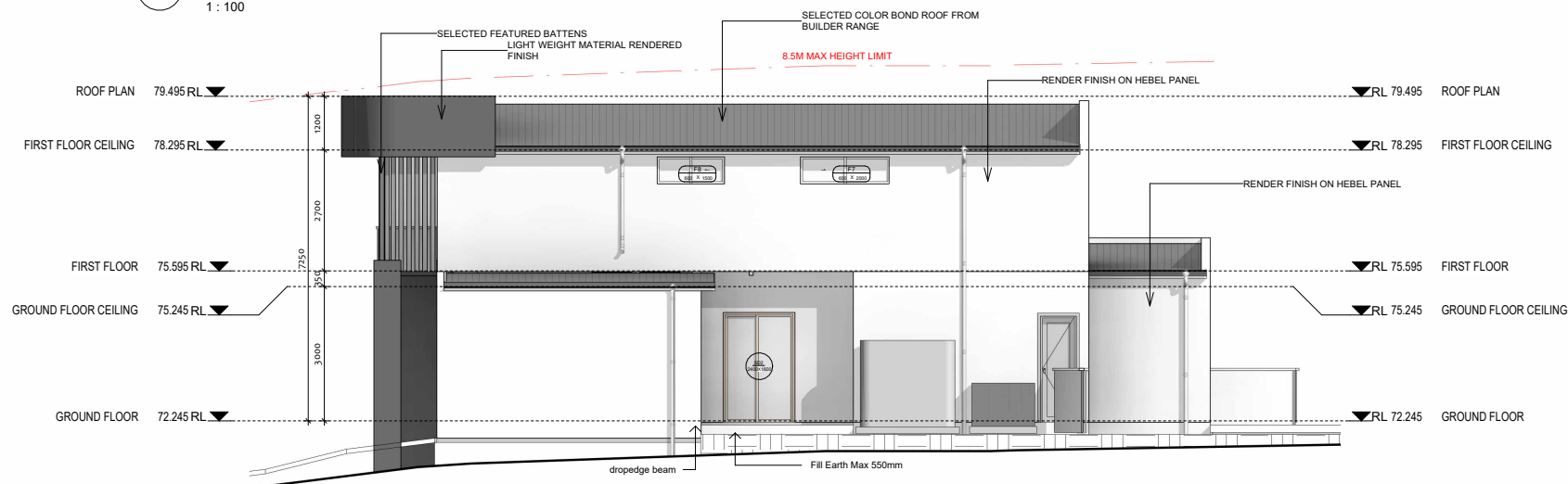
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3

EAST ELEVATION

1 : 100



4

WEST ELEVATION

1 : 100

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REV	DATE	DESCRIPTION	BY



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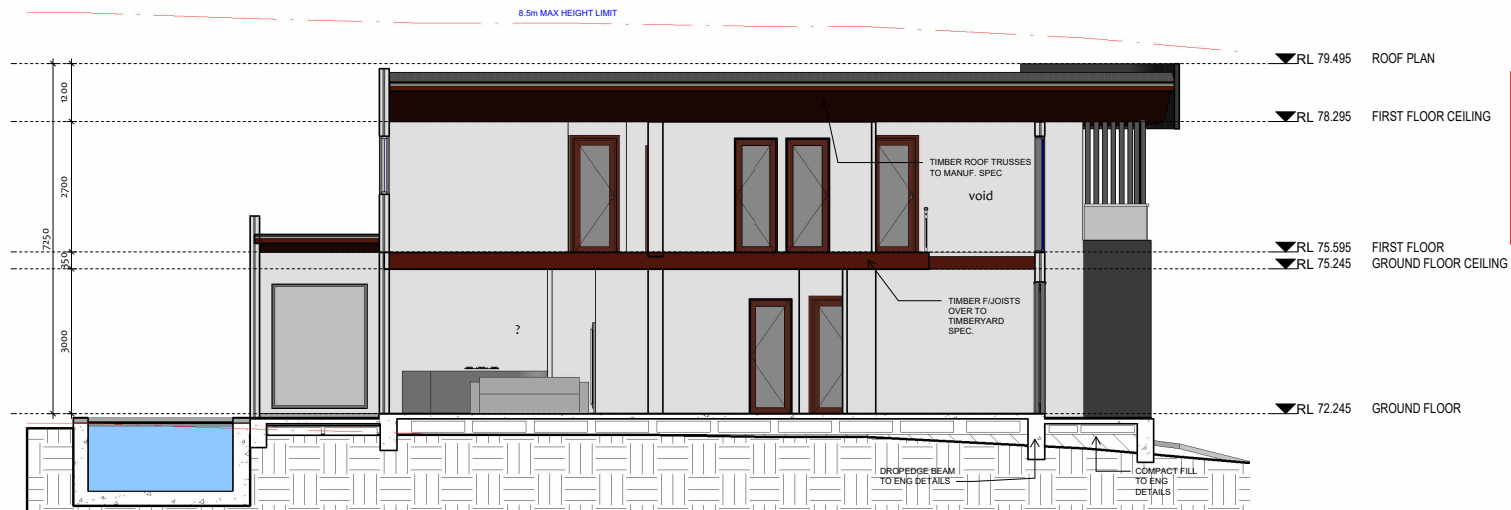
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DRAWING TITLE:

ELEVATIONS 02

NORTH:

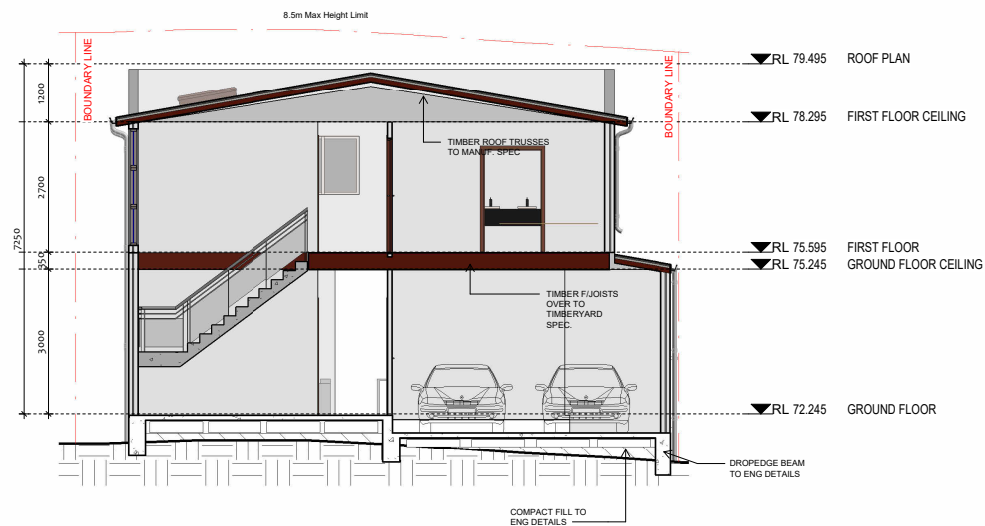
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LONG SECTION

1 : 100



CROSS SECTION

1 : 100

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	REV	DATE	DESCRIPTION
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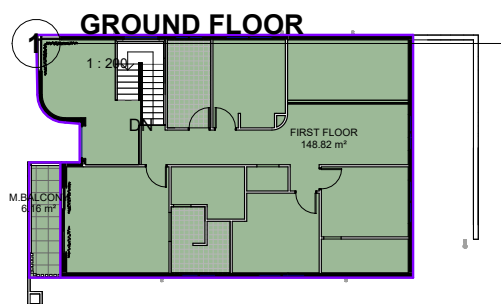
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SECTIONS

NORTH:

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DATE: 23-07-2025			2R.11	
DRAWN BY: ROHIT				ISSUED BY:
CHECKED BY: 2R DESIGN				



2 — **FIRST**
1 : 200

GROUND FLOOR		
GROUND FLOOR	GROUND FLOOR	161.79 m ²
GROUND FLOOR	ALFRESCO	10.96 m ²
GROUND FLOOR	PORCH	5.65 m ²
GROUND FLOOR	DECK	4.13 m ²
GROUND FLOOR	POOL AREA	32.95 m ²
GROUND FLOOR: 5		215.48 m ²
FIRST FLOOR		
FIRST FLOOR	FIRST FLOOR	148.82 m ²
FIRST FLOOR	M.BALCONY	6.16 m ²
FIRST FLOOR: 2		154.98 m ²
Grand total: 7		370.46 m ²



1 : 200



1 : 200

GROUND FLOOR		
GROUND FLOOR	GROUND FLOOR	120.83 m²
GROUND FLOOR	ADDITIONAL GARAGE	12.94 m²
GROUND FLOOR: 2		133.77 m²
FIRST FLOOR		
FIRST FLOOR	FIRST FLOOR	104.65 m²
FIRST FLOOR: 1		104.65 m²
Grand total: 3		238.42 m²

<u>NORTH:</u>	LOT NO: 304	DP:	SCALE: 1 : 200	DRAWING No. 2R.12	SER.
	DATE: 23-07-2025				
	DRAWN BY: ROHIT				
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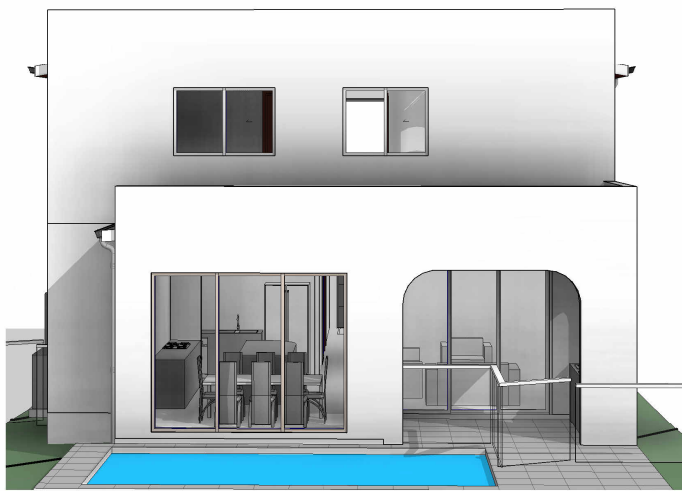
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PROJECT:
RESIDENTIAL DWELLING

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50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:

**GROSS & RENTABLE
FLOOR AREA PLAN**



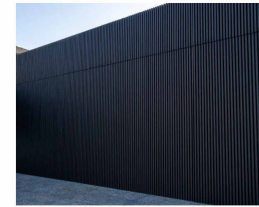
DULUX GREIG
DARK MONUMENT OR
BUILDER TANGE
FINISH



DULUX GREIG
WHITE
FINISH

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Date: 25/08/2025

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30x40 Powder Coated
Aluminium Batten Garage
Door



COLORBOND ROOF
DARK MONUMENT OR
BUILDER TANGE

black or shades of grey or neutral
colours
non reflective surface corrugated iron



CSR Hebel



ENTRY DOOR -
NANAK DOORS 3D URBAN
OR BUILDER RANGE



FASCIA , GUTTER &
DOWNPIPE Monument

NOTE :
ALL COLOURS SPECIFIED ARE INDICATIVE ONLY AND ARE SUBJECT TO
VARIATION AND TO AVAILABILITY

ANY DISCREPANCY PLEASE FOLLOW AS PER RENDERED IMAGE

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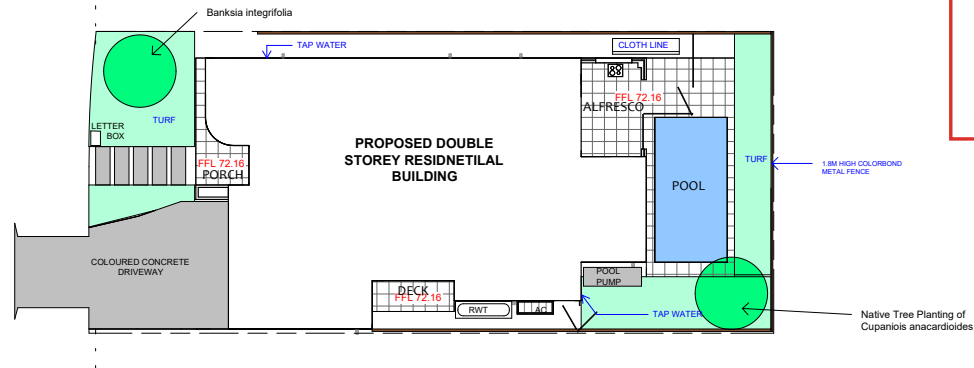
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DRAWING TITLE:
COLOR SCHEDULE

NORTH:

LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE:	23-07-2025		2R.14	
DRAWN BY:	ROHIT			ISSUED BY:
CHECKED BY:	2R DESIGN			
CLIENT NAME		SIGN		

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Sandres Markhani BDC05035



- GENERAL NOTES:**
- LANDSCAPE CONTRACTOR TO CHECK DA CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS/AMENDMENTS TO PLAN.
 - GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
 - REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD DETAILS/FINAL LEVELS.
 - MULCHED PLANTING BEDS TO BE A MINIMUM DEPTH OF 75mm AS SELECTED.
 - CONTRACTOR'S RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
 - PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING/GATES TO DEFINE TURF AND GARDEN BEDS/PATHWAYS.EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET I.e TURF/GARDEN TURF/GRAVEL PATH ETC.
 - WEED MAT BENEATH GRAVEL GRAVEL PATHWAYS REQUIRED TO LIMIT MUD TRACKING.
 - PREMIUM ORGANIC GARDEN MIX TO BE USED.
 - ALL PLANTS TO BE HEALTHY AND VIGOROUS.
 - CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
 - CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
 - DO NOT SCALE ARCHITECTURAL SETOUT FROM LANDSCAPE DRAWING.
 - EXISTING TREE SPREAD APPROXIMATE ONLY REFER TO TREE REPORT WHEN APPLICABLE.
 - SITE SURVEY PROVIDED BY OTHERS.
 - BUFFALO TURF PREFERRED OVER KIKUYU.

LANDSCAPE BASIX NOTE:
THE APPLICANT MUST PLANT INDIGENEOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 15 SQM OF THE SITE.

NOTE -BUILDER RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATE FOR OCCUPATION CERTIFICATE.
NOTE : TO AID COMPLIANCE WITH BASIX LEGISLATION,PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL/SHIRE PLANT LISTS.
NOTE: LOCATION OF SEWER MAINS/LINES WATER PIPES UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.

CONTRACTORS NOTE : CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY ALLOW STANDARD PERCENTAGE FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING/ORDERING.

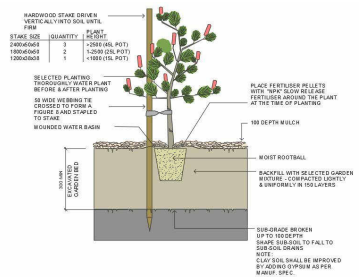
1 LANDSCAPE PLAN

1 : 200

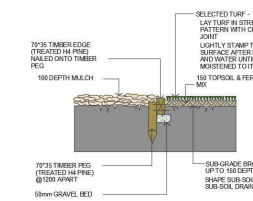
LANDSCAPE AREA	
FRONT AREA	21 m ²
BACKYARD AREA	35 m ²

PLANT SCHEDULE

Genus	Common Name	Qty	Pot size	Height	width
Trees					
Banksia integrifolia	coast banksia	2	45L	7	4
Cupaniopsis anacardioides	Tuckeroo	1	45L	8	4



2. TREE & SHRUB PLANTING IN GARDEN BED



1. TURF & GARDEN EDGE DETAIL

NOTE:
REMOVE TOPSOIL BEFORE BACKFILL TO AVOID COMPACTED TOPSOIL BEING REMOVED DURING CONSTRUCTION.

CDC ISSUE

CREATIVEDISIGN

2R

DESIGN

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Ph: 0451117566

bdaa

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PROJECT:
RESIDENTIAL DWELLING
LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
LANDSCAPE PLAN

NORTH:

LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025		1 : 200	2R.15	
DRAWN BY: ROHIT				ISSUED BY:
CHECKED BY: 2R DESIGN				

A3

Window Schedule							
Mark	Location	Width	Height	Head Height	Window Style	Glazing	Level

GROUND FLOOR

W1	G.BATH	1000	600	2700	Sliding	Translucent	GROUND FLOOR
W2	G.BED	2000	600	2700	Sliding	Clear	GROUND FLOOR
W3	DINING	2000	2600	2700	Fixed	Clear	GROUND FLOOR
W4	DINING	3200	2600	2700	Fixed	Clear	GROUND FLOOR

GROUND FLOOR: 4

FIRST FLOOR

F1	ENTRY VOID	1400	2400	2400	Fixed	Clear	FIRST FLOOR
F2	STAIRS	1500	2400	2550	Fixed	Clear	FIRST FLOOR
F3	BATH	1200	600	2550	Sliding	Translucent	FIRST FLOOR
F4	BED4	2000	600	2550	Sliding	Clear	FIRST FLOOR
F5	RUMPUS	1500	1200	2400	Sliding	Clear	FIRST FLOOR
F6	BED3	1800	1200	2400	Sliding	Clear	FIRST FLOOR
F7	BED2	2000	600	2550	Sliding	Clear	FIRST FLOOR
F8	ENS	1500	600	2550	Sliding	Translucent	FIRST FLOOR

FIRST FLOOR: 8

ROOF PLAN

SK1		800	1200				ROOF PLAN
SK2		800	1200				ROOF PLAN

ROOF PLAN: 2

Grand total: 14

Door Schedule

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Reference: SWC251000/01		
Date: 25/08/2025		
Sandres Markhani BDC05035		
Mark	Height	Width
D1	2300	820
D2	2300	820
D3	2300	820
D4	2300	820
D5	2400	1600
D6	2300	720
D7	2300	820
D8	2300	820
D9	2300	820
D10	2300	820
D11	2300	820
GD	2700	4500
MD	2700	1400
SD1	2700	2650
SD2	2400	1600
SD3	2400	2650

CURTAIN WALL(FIXED)

CW
(Y-1500 X-1000 H- 5650)

CDC ISSUE



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Ph. 0451117566
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REV	DATE	DESCRIPTION	BY
REV03	23-08-2025	PCA CHECKLIST AMENDED	
REV02	18-08-2025	CDC SET ISSUE	
REV01	09-07-2025	BANK SET ISSUE	



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MISTAKES OR OMISSIONS.

PROJECT:
RESIDENTIAL DWELLING

LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
**WINDOW AND DOOR
SCHEDULE**

NORTH:

CLIENT NAME

LOT NO: 304	DP:
DATE: 23-07-2025	
DRAWN BY: ROHIT	
CHECKED BY: 2R DESIGN	

SCALE:	DRAWING No: 2R.16	REV:
		ISSUED BY:
SIGN		

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 18084125

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 13 August 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	50 Scrubweb street Austral NSW 2179		
Street address	50 SCRUBWREN STREET AUSTRAL 2179		
Local Government Area	Liverpool City Council		
Plan type and plan number	Disposited Plan DP1300738		
Lot no.	304		
Section no.	-		
Project type	dwelling house (detached)		
No. of bedrooms	5		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 92	Target 70	
Materials	✓ -72	Target n/a	

Certificate Prepared by

Name / Company Name: T08 BUILD PTY LTD

ABN (if applicable):

BASIX Department of Planning, Housing and Infrastructure
www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 1/12

Description of project

Project address		Assessor details and thermal loads	
Project name	50 Scrubweb street Austral NSW 2179	NatHERS assessor number	n/a
Street address	50 SCRUBWREN STREET AUSTRAL 2179	NatHERS certificate number	n/a
Local Government Area	Liverpool City Council	Climate zone	n/a
Plan type and plan number	Disposited Plan DP1300738	Area adjusted cooling load (MJ/m²/year)	n/a
Lot no.	304	Area adjusted heating load (MJ/m²/year)	n/a
Section no.	-	Project score	
Project type		Water	✓ 41 Target 40
Project type	dwelling house (detached)	Thermal Performance	✓ Pass Target Pass
No. of bedrooms	5	Energy	✓ 92 Target 70
Site details		Materials	✓ -72 Target n/a
Site area (m²)	354		
Roof area (m²)	202		
Conditioned floor area (m²)	189.0		
Unconditioned floor area (m²)	18.0		
Total area of garden and lawn (m²)	95		
Roof area of the existing dwelling (m²)	0		

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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 compliance development certificate issued, for the proposed development.

Water Commitments			
Water	✓ 41	Target 40	
Features			
The applicant must install showerheads with a minimum rating of 4 star (> 4.3 but < 4.5) in each toilet in the development.	✓		
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.	✓		
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.	✓		
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.	✓		
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 150 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: • 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.)		✓	✓
Swimming Pool			
The swimming pool must not have a volume greater than 21.5 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

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Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall AAC veneer: frame: timber - H2 treated softwood.	60	2.73 (or 3.50 including construction/fibreglass batts or n/a)	n/a	wall colour: Light (solar absorbance < 0.48)
external wall AAC veneer: frame: timber - H2 treated softwood.	48	2.73 (or 3.50 including construction/fibreglass batts or n/a)	n/a	wall colour: Light (solar absorbance < 0.48)
external wall AAC veneer: frame: timber - H2 treated softwood.	70	2.73 (or 3.50 including construction/fibreglass batts or n/a)	n/a	wall colour: Light (solar absorbance < 0.48)
external wall shared with garage: plasterboard: frame: timber - H2 treated softwood.	18	n/a/none	n/a	
external wall plasterboard: frame: timber - H2 treated softwood.	80	none	n/a	
ceiling and roof: flat ceiling / flat roof: framed - metal roof: timber - H2 treated softwood.	202	ceiling: 4.0 (up), roof: flat: n/a/none; ceiling: fibreglass batts or n/a/roof: fibreglass.	n/a	roof colour: medium (solar absorbance 0.48-0.59), 0.5 or > 1.0% of ceiling area uninsulated
Note: • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.				
Note: • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) of the National Construction Code.				
Note: • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				
Note: • Thermal breaks must be installed in metal framed walls and appropriate nodes in accordance with the ABCB Housing Provisions of the National Construction Code.				

BASIX Department of Planning, Housing and Infrastructure
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Thermal Performance and Materials commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
* The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓

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CDC ISSUE

LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025			2R.17	
DRAWN BY: ROHIT				ISSUED BY:
CHECKED BY: 2R DESIGN				

CLIENT NAME SIGN

Email: rohit@2rdesign.com.au
Ph: 0451117566

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REV	DATE	DESCRIPTION	BY
REV03	23-08-2025	PCA CHECKLIST AMENDED	
REV02	18-08-2025	CDC SET ISSUE	
REV01	09-07-2025	BANK SET ISSUE	



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PROJECT:
RESIDENTIAL DWELLING
LOT 304 D.P.1300738
50 SCRUBWREN STREET AUSTRAL NSW 2179

DRAWING TITLE:
BASIX CERTIFICATE

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:				✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.				✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.				✓	✓	✓
• 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.				✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).				✓	✓	✓
Skylight no.	Maximum area (m²)	Skylight specification	Shading device			
S01	1.00	aluminium, single clear (U-≤7.3, SHGC: 0.75-0.83)	fixed awning or blind			
S02	1.00	aluminium, single clear (U-≤7.3, SHGC: 0.75-0.83)	fixed awning or blind			
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing	
North facing						

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 8/12

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
CW	5600.00	1500.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.14-0.30)	eave 1200 mm, 300 mm above head of window or glazed door	not overshadowed
F1	2400.00	1400.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.40-0.49)	solid overhang 2500 mm, 300 mm above head of window or glazed door	not overshadowed
S03	2400.00	2400.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	solid overhang 1800 mm, 300 mm above head of window or glazed door	not overshadowed
M0	2700.00	1400.00	aluminium, double glazed (U-value <=2.0, SHGC: 0.22-0.27)	solid overhang 2500 mm, 2700 mm above head of window or glazed door	not overshadowed
East facing					
W1	600.00	1000.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	none	>4 m high, 2.5 m away
W2	600.00	2000.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	none	>4 m high, 2.5 m away
CW	5600.00	1000.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.31-0.40)	eave 600 mm, 300 mm above head of window or glazed door	>4 m high, 2.5 m away
F2	2400.00	1800.00	aluminium, single glazed (U-value <=2.0, SHGC: 0.22-0.27)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
F3	600.00	1200.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
F4	600.00	2000.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W3	2600.00	2000.00	aluminium, single glazed (U-value <=2.0, SHGC: 0.31-0.40)	solid overhang 4000 mm, 300 mm above head of window or glazed door	not overshadowed

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 8/12

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
South facing					
VH	2600.00	300.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	solid overhang 1500 mm, 300 mm above head of window or glazed door	not overshadowed
SD1	2700.00	300.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	solid overhang 1500 mm, 300 mm above head of window or glazed door	not overshadowed
F6	1200.00	180.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
F5	1200.00	150.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
SD2	2400.00	180.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	solid overhang 1500 mm, 300 mm above head of window or glazed door	not overshadowed
F7	600.00	2000.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
F8	600.00	1500.00	aluminium, single glazed (U-value <=4.5, SHGC: 0.49-0.60)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 9/12

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 air conditioning. 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 air conditioning. Energy rating: EER 3.0 - 3.5				✓	✓	✓
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 air conditioning. 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 air conditioning. Energy rating: EER 3.0 - 3.5				✓	✓	✓
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, open to facade; Operation control: manual switch on/off				✓	✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a				✓	✓	✓
Artificial lighting						
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				✓	✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18084125 Wednesday, 13 August 2025 page 10/12

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s) in the development for natural lighting.				✓	✓	✓
Swimming pool						
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating					✓	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed with a performance of 5 stars.					✓	
The applicant must install a timer for the swimming pool pump in the development.					✓	
Alternative energy						
The applicant must install a photovoltaic system as part of the development. The applicant must connect the system to the development's electrical system.				✓	✓	✓
The photovoltaic system must consist of:						
• photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east				✓	✓	✓
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.					✓	

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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 (if a development application is to be lodged for the proposed development).	
Commitments identified with a ✓ in the "Show on CC/CDC 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.	

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CDC ISSUE

LOT NO: 304	DP:	SCALE:	DRAWING No:	REV:
DATE: 23-07-2025			2R.18	
DRAWN BY: ROHIT				ISSUED BY:
CHECKED BY: 2R DESIGN				

CLIENT NAME SIGN



CREATIVEDISIGN
BASIX

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REV03	23-08-2025	PCA CHECKLIST AMENDED	
REV02	18-08-2025	CDC SET ISSUE	
REV01	09-07-2025	BANK SET ISSUE	
REV	DATE	DESCRIPTION	BY



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PROJECT:
RESIDENTIAL DWELLING

LOT 304 D.P.1300736
50 SCRUBWREB STREET AUSTRAL NSW 2179

DRAWING TITLE:
BASIX CERTIFICATE 2