

Certificate number: 1107099S\_04

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 (> 6 but <= 7.5 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 188 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"><li>all toilets in the development</li><li>the cold water tap that supplies each clothes washer in the development</li><li>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.)</li></ul>		✓ ✓ ✓	✓ ✓ ✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area		
floor - concrete slab on ground	All or part of floor area square metres		
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 6 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 day/night 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 day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: interlocked to light  Kitchen: individual fan, ducted to façade or roof; 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"><li>at least 5 of the bedrooms / study; dedicated</li><li>at least 4 of the living / dining rooms; dedicated</li><li>the kitchen; dedicated</li><li>all bathrooms/toilets; dedicated</li><li>the laundry; dedicated</li><li>all hallways; dedicated</li></ul>		✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓
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 4 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 construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



Certificate no.: 0004887675-01

Assessor Name: Daniel.Warda

Accreditation no.: 101182

Certificate date: 03 Jun 2020

Dwelling Address: Ingleside Road  
Ingleside, NSW 2101


www.nathers.gov.au



AREAS

SITE:	3053.00 m²
GROUND FLOOR:	241.20 m²
FIRST FLOOR:	230.92 m²
GARAGE:	62.15 m²
PORCH:	8.53 m²
BALCONY:	22.21 m²
ALFRESCO:	46.03 m²
	m²
TOTAL:	611.04 m²

2.5	ELEVATION SHADOWS
2.4	SHADOW DIAGRAMS
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS
2.1	CONSTRUCTION MANAGEMENT
16	SLAB PLAN
15	STEEL PLAN
14	WET AREA DETAILS
13	WET AREA DETAILS
12	WET AREA DETAILS
11	WET AREA DETAILS
10	FIRST FL ELECTRICAL LAYOUT
9	GROUND FL ELECTRICAL LAYOUT
8	DETAILS
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION



BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:  
**MOSMAN 56**  
Northcott  
R/H Garage

Argyle Specification

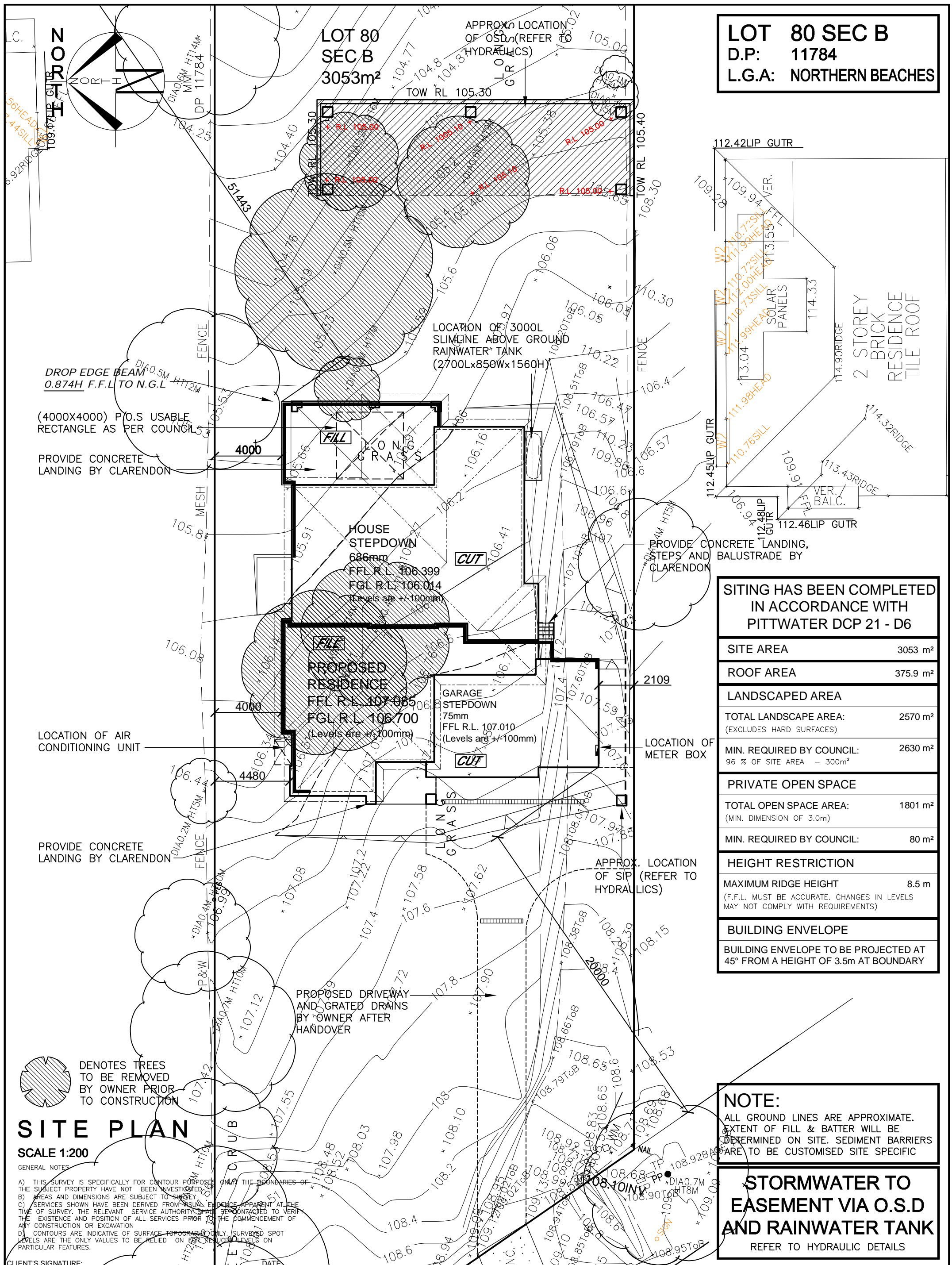
Master Issued: 31.07.19      Revision: D

CLIENT:  
**Mr SABENA**  
**Mrs SABENA**

SITE ADDRESS:  
Lot 80 SEC B, No.12, D.P: 11784  
Ingleside Road  
INGLESIDE 2101

DA DRAWINGS

DRAWN: PG.	DATE: 13.04.20	Rev: <b>H</b>
RATIO @ A3: N/A	CHECKED: J.S	
SHEET: <b>1</b>	JOB No: <b>29914187</b>	<b>NSW</b>



**LOT 80 SEC B**  
**D.P: 11784**  
**L.G.A: NORTHERN BEACHES**

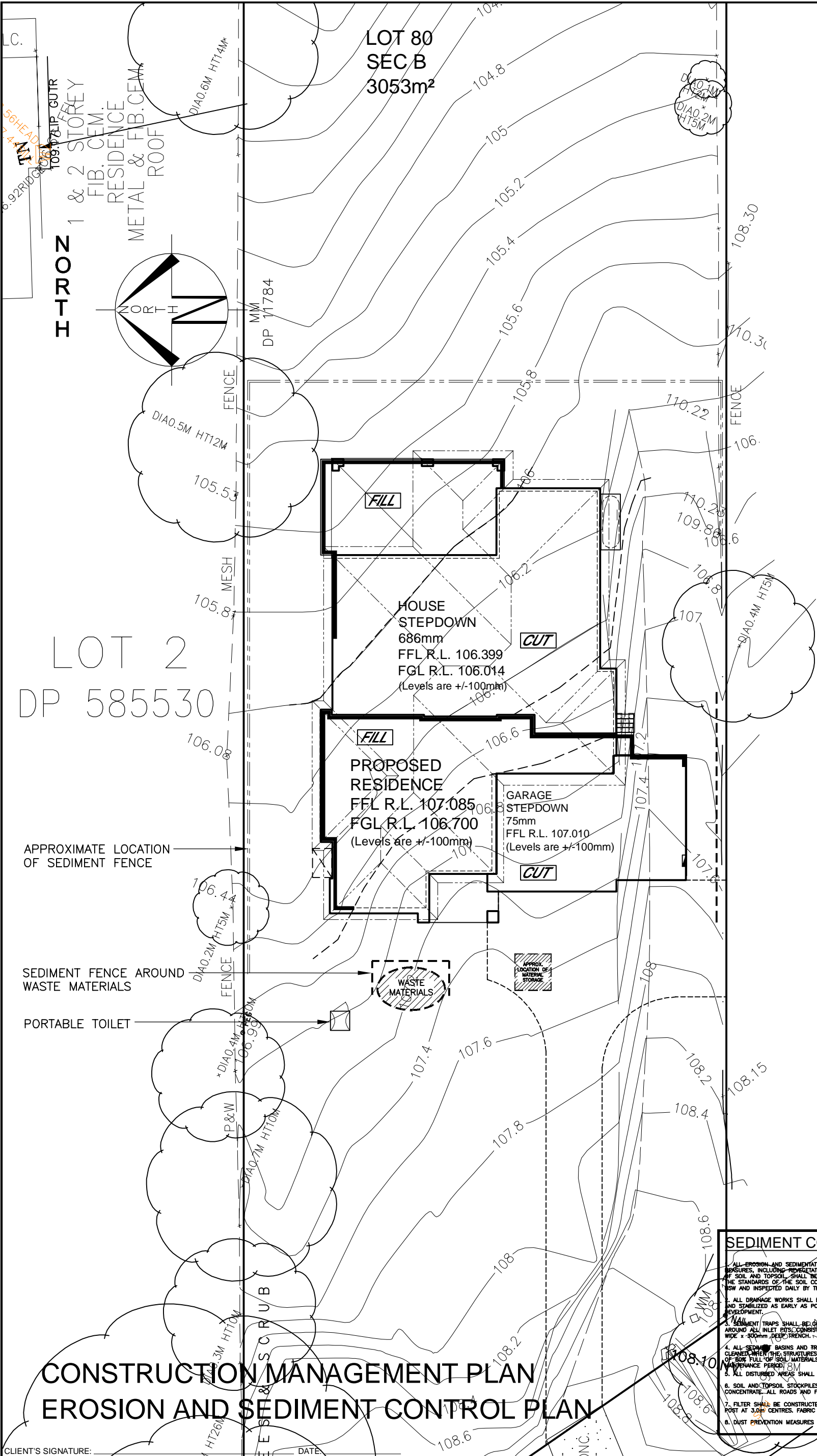
SITING HAS BEEN COMPLETED IN ACCORDANCE WITH PITTWATER DCP 21 - D6	
SITE AREA	3053 m <sup>2</sup>
ROOF AREA	375.9 m <sup>2</sup>
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	2570 m <sup>2</sup>
MIN. REQUIRED BY COUNCIL: 96 % OF SITE AREA – 300m <sup>2</sup>	2630 m <sup>2</sup>
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 3.0m)	1801 m <sup>2</sup>
MIN. REQUIRED BY COUNCIL:	80 m <sup>2</sup>
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	8.5 m
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 3.5m AT BOUNDARY	

**NOTE:**  
ALL GROUND LINES ARE APPROXIMATE.  
EXTENT OF FILL & BATTER WILL BE  
DETERMINED ON SITE. SEDIMENT BARRIERS  
ARE TO BE CUSTOMISED SITE SPECIFIC

**STORMWATER TO  
EASEMENT VIA O.S.D  
AND RAINWATER TANK**

REFER TO HYDRAULIC DETAILS





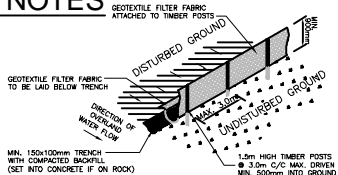
LOT 80 SEC B  
D.P: 11784  
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**NOTE:**  
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

**NOTE:**  
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE CUSTOMISED TO SITE CONDITIONS

**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 AND INSPECTED DAILY BY THE SITE MANAGER.
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 CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 50% 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. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
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.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



**SEDIMENT FENCE**  
NOT TO SCALE

CLIENT'S SIGNATURE:

DATE:

**ClarendonHomes**  
BL No. 2298C  
ABN 18 003 892 706  
Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

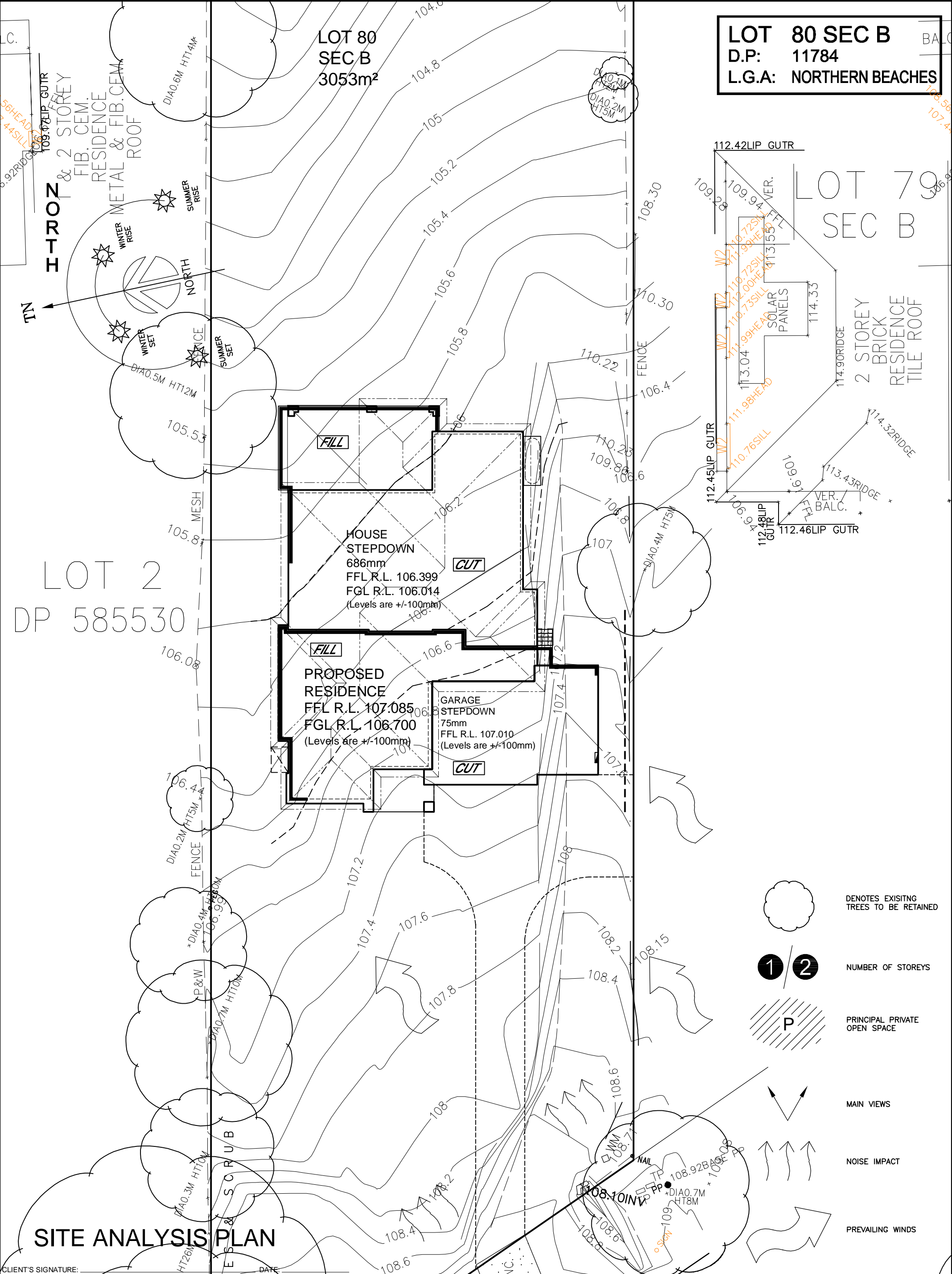
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**MOSMAN 56**  
Northcott  
R/H Garage  
Argyle Specification

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**Mrs SABENA**  
SITE ADDRESS:  
**Lot 80 SEC B, No.12, D.P: 11784**  
**Ingleside Road**  
**INGLESIDE 2101**

**DA DRAWINGS**

DRAWN: PG.	DATE: 13.04.20	Rev: <b>H</b>
RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: <b>2.1</b>	JOB No: <b>29914187</b>	NSW



**LOT 80 SEC B**  
**D.P: 11784**  
**L.G.A: NORTHERN BEACHES**

LOT 79  
SEC B

2 STOREY  
BRICK  
RESIDENCE  
TILE ROOF

LOT 80  
SEC B  
3053m<sup>2</sup>

LOT 2  
DP 585530

# SHADOW DIAGRAM @ 21st JUNE

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

# ClarendonHomes

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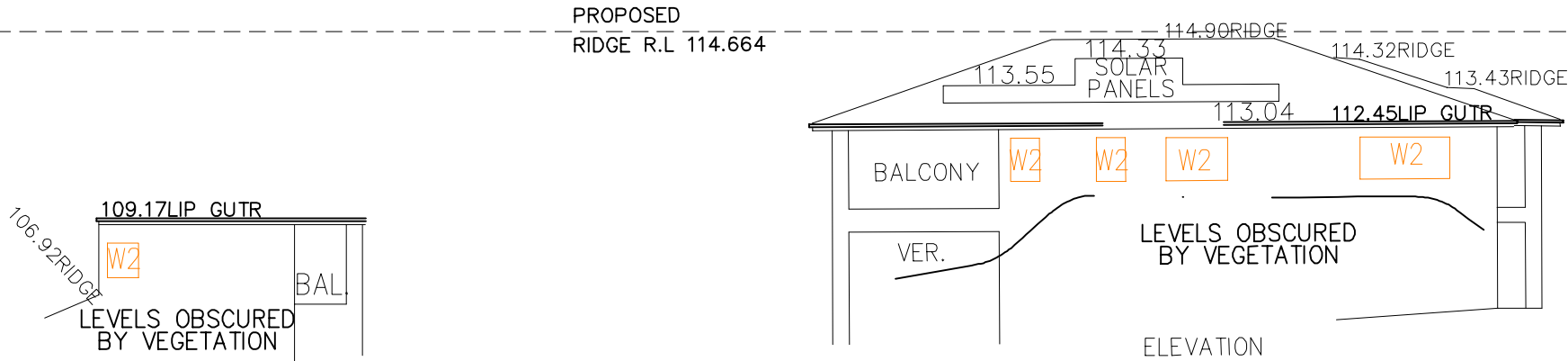
DA DRAWINGS

DRAWN: PG.	DATE: 13.04.20	Rev:  H
RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: 2.3	JOB No: 29914187	NSW

LOT 80 SEC B  
D.P: 11784  
L.G.A: NORTHERN BEACHES

LOT 2

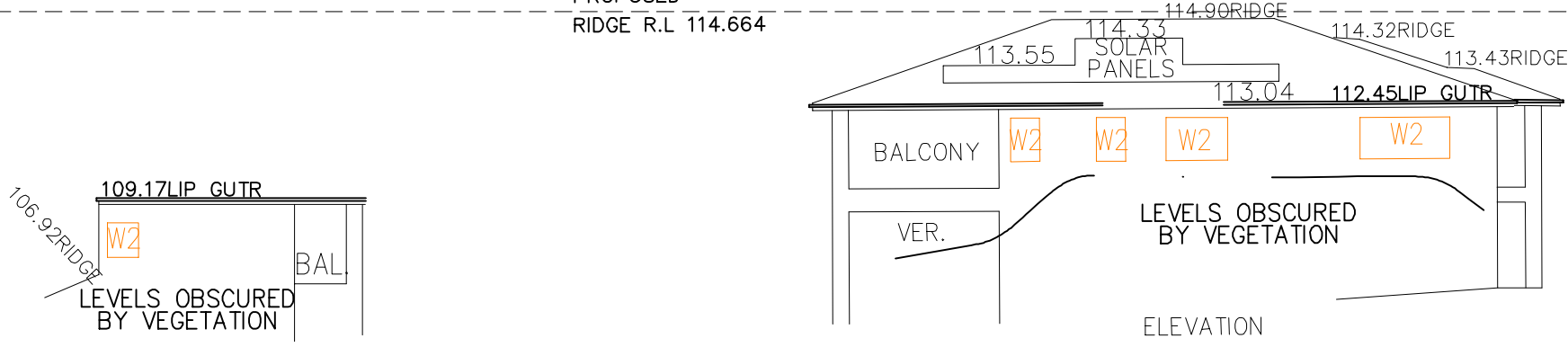
LOT 79



Shadow outline for JUN21-9.00am

LOT 2

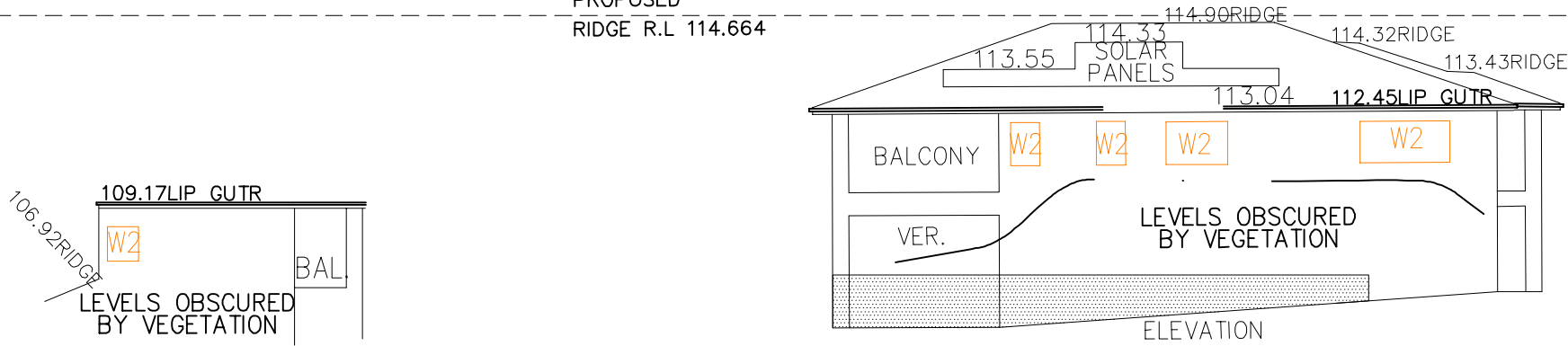
LOT 79



Shadow outline for JUN21-12.00pm

LOT 2

LOT 79



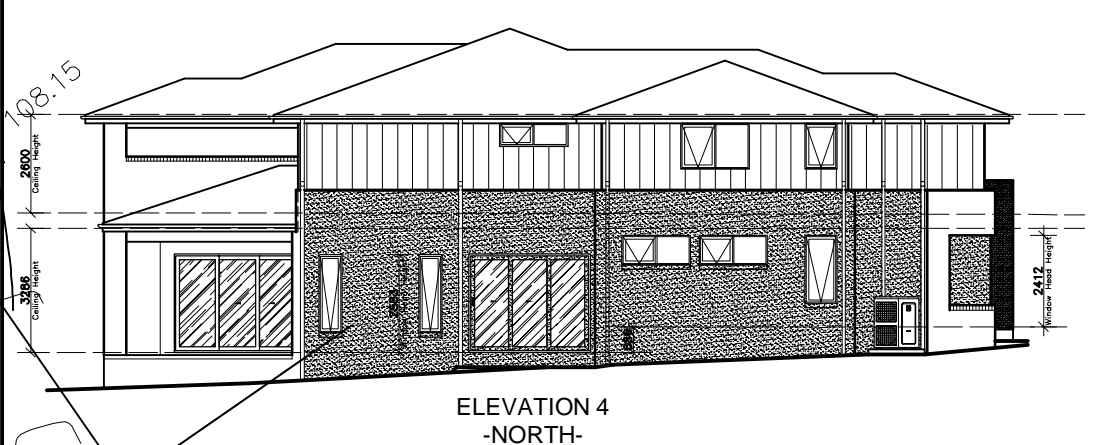
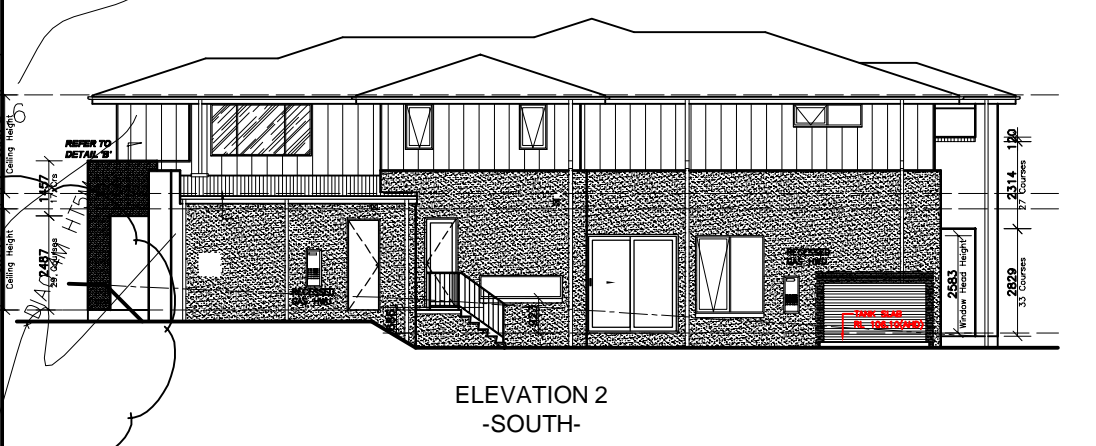
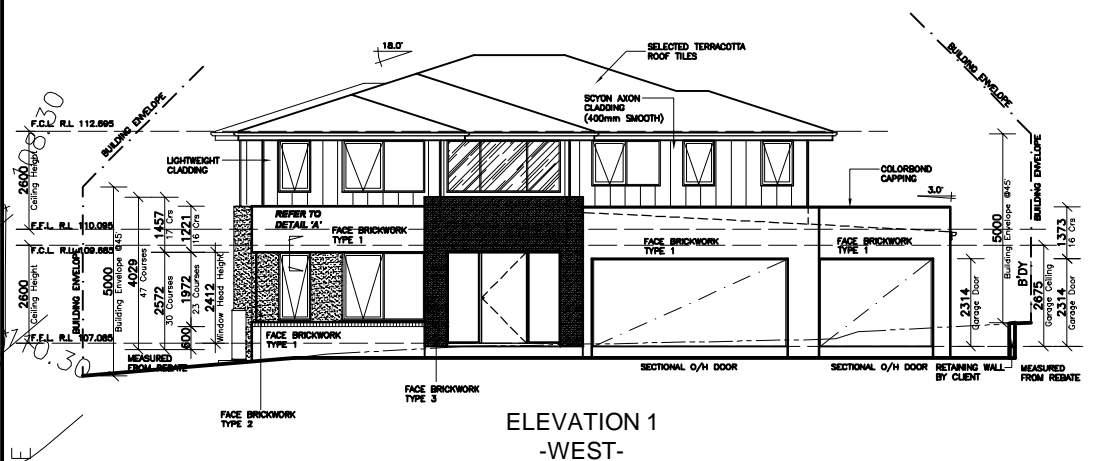
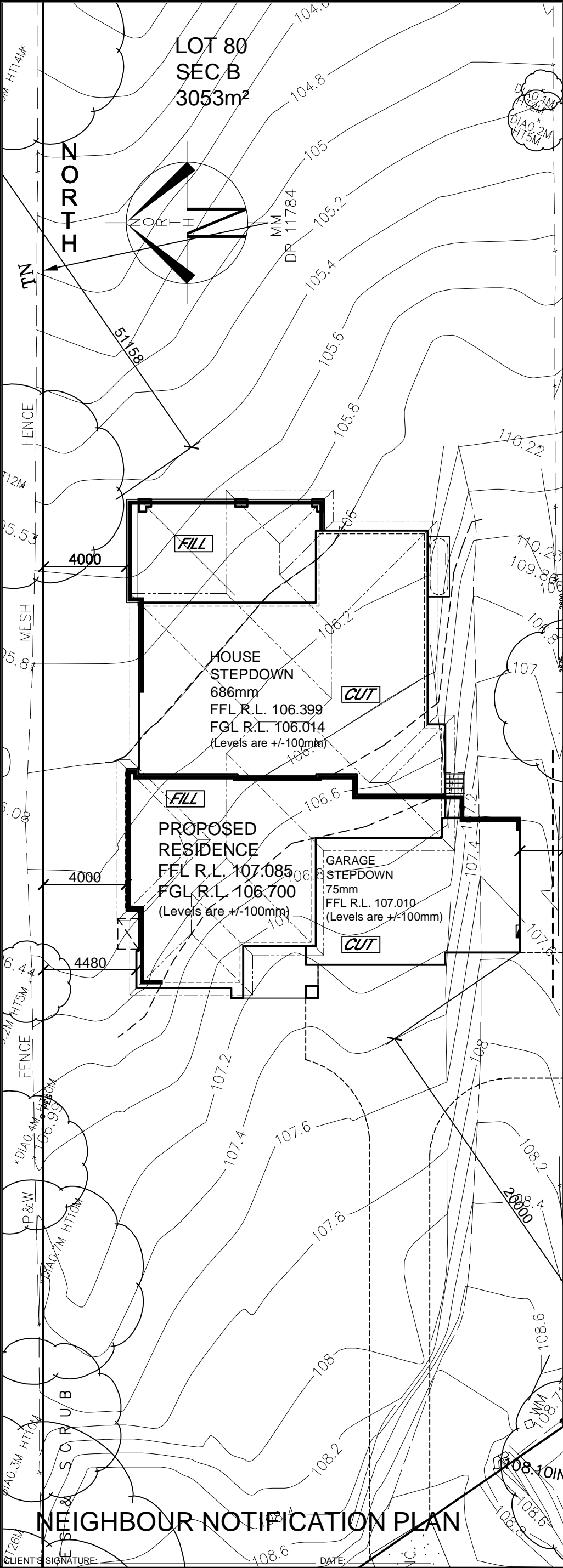
Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

<div>ClarendonHomes</div> <div><div>BL No. 2298C ABN 18 003 892 706</div><div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div></div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:</div> <div>MOSMAN 56 Northcott R/H Garage</div> <div>Argyle Specification</div>	<div>CLIENT:</div> <div>Mr SABENA Mrs SABENA</div> <div>SITE ADDRESS:</div> <div>Lot 80 SEC B, No.12, D.P: 11784 Ingleside Road INGLESIDE 2101</div>	DA DRAWINGS		
				DRAWN: PG.	DATE: 13.04.20	Rev: <div>H</div>
				RATIO @ A3: 1:200	CHECKED: J.S	
				SHEET: 2.4	JOB No: 29914187	NSW

LOT 80 SEC B  
D.P: 11784  
L.G.A: NORTHERN BEACHES



NEIGHBOUR NOTIFICATION PLAN

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			SITE ADDRESS:  Lot 80 SEC B, No.12, D.P: 11784  Ingleside Road INGLESIDE 2101	DRAWN: PG.	DATE: 13.04.20	Rev:  H
				RATIO @ A3: 1:200	CHECKED: J.S	
				SHEET: 2.5	JOB No: 29914187	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊖ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

ⓁIFT OFF HINGES

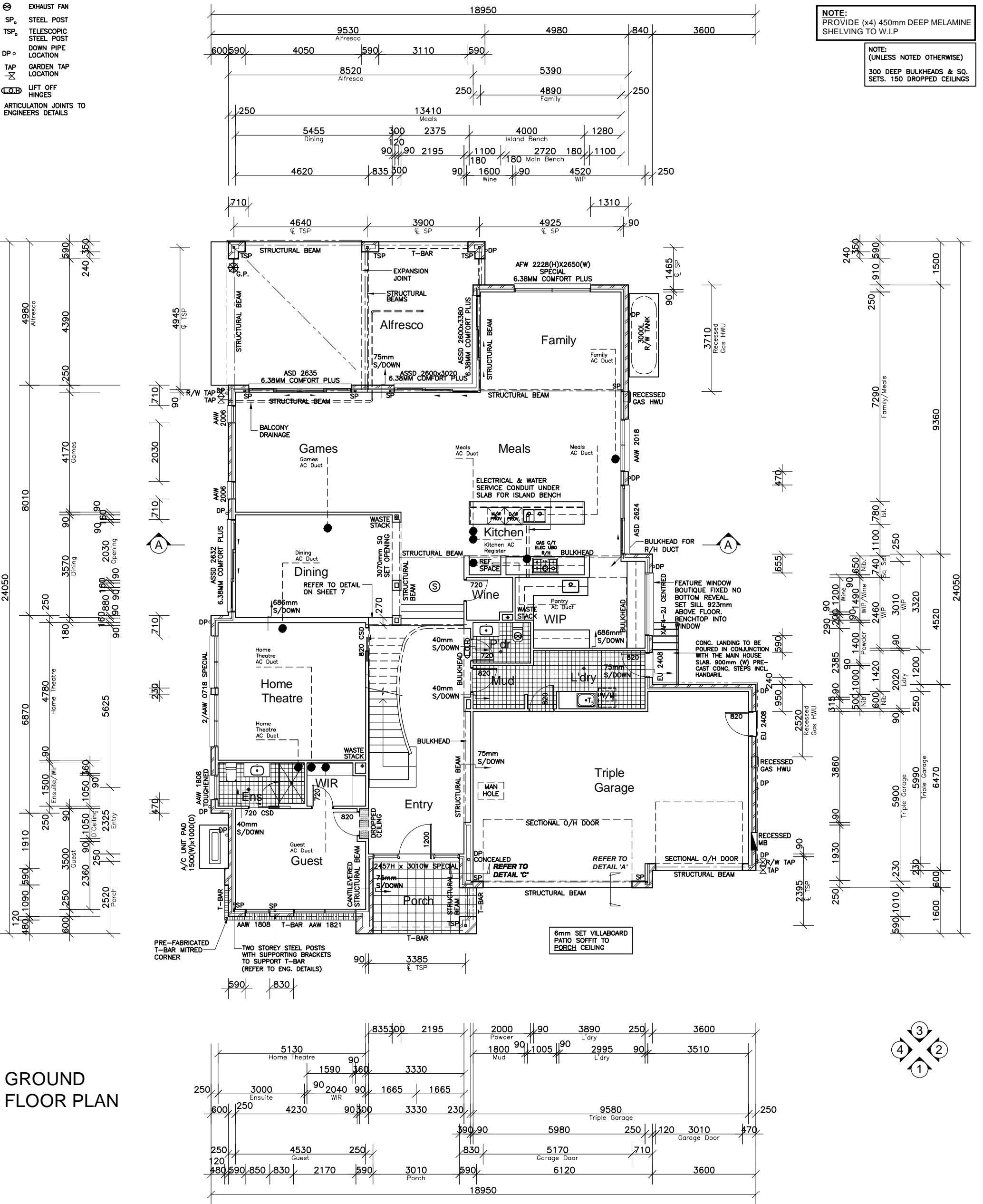
ARTICULATION JOINTS TO ENGINEERS DETAILS

NOTE:  
INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)

NOTE:  
PROVIDE (x4) 450mm DEEP MELAMINE SHELVING TO W.I.P

NOTE:  
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

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Lot 80 SEC B, No.12, D.P: 11784  
Ingleside Road  
INGLESIDE 2101

DA DRAWINGS

DRAWN: PG.	DATE: 13.04.20	Rev:
RATIO @ A3: 1:125	CHECKED: J.S	H
SHEET: 3	JOB No: 29914187	NSW

## ARTICULATION JOINTS TO ENGINEERS DETAILS

300 DEEP BULKHEADS & SQ.  
SETS. 150 DROPPED CEILINGS




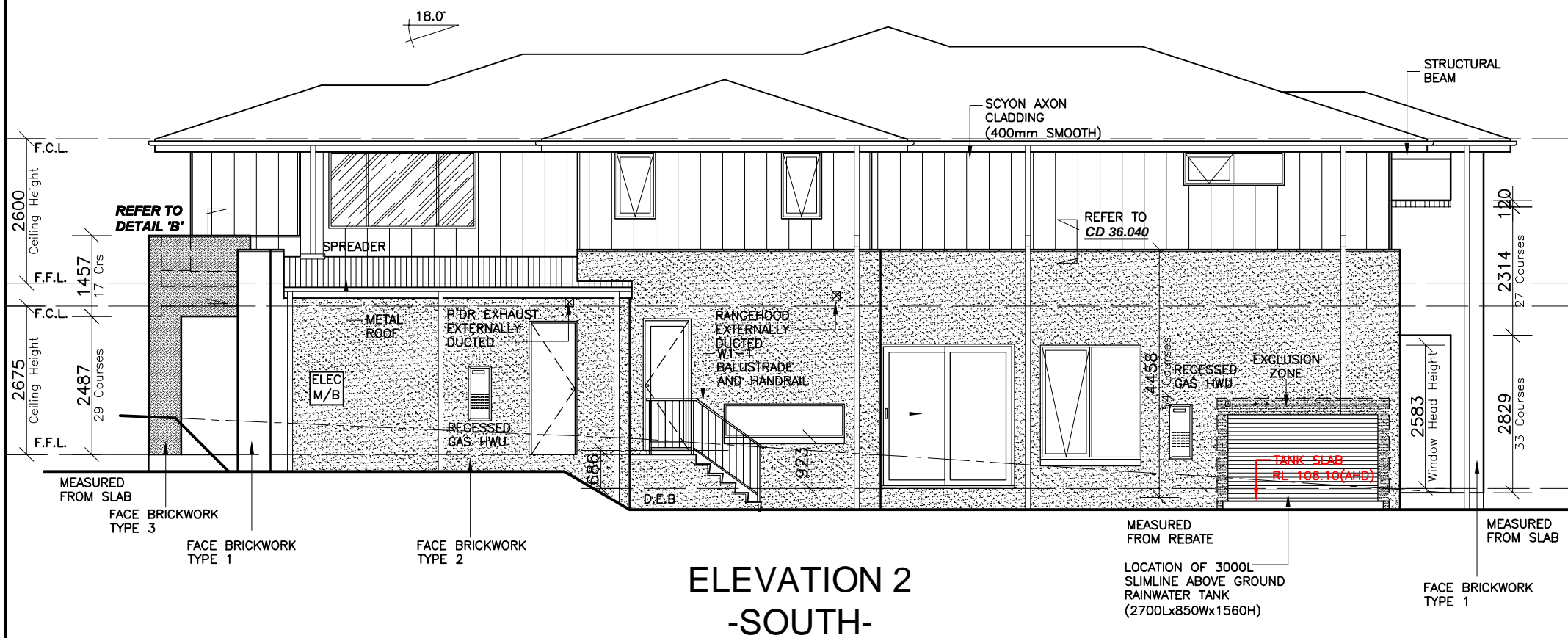
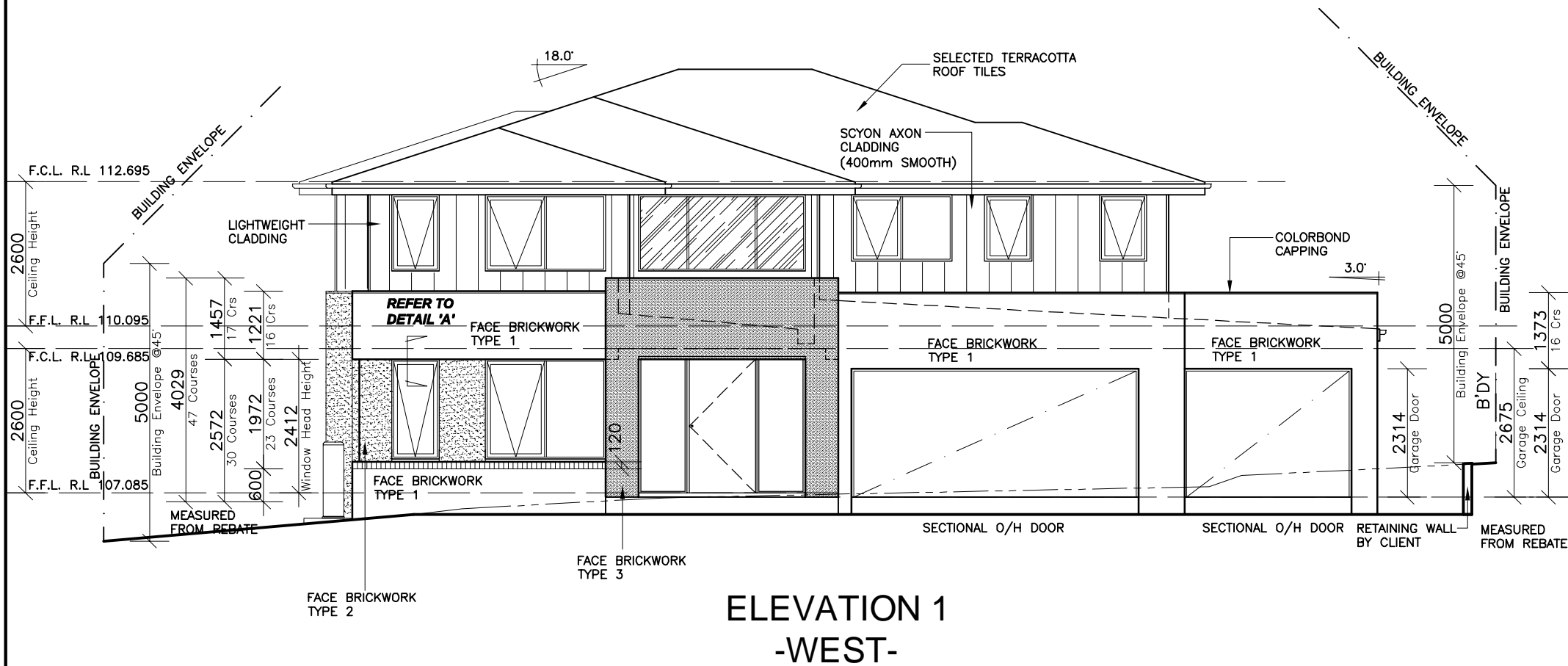
DRAWN: PG.	DATE: 13.04.20	Rev:  H
RATIO @ A3: 1:125	CHECKED: J.S	
SHEET: 4	JOB No: 29914187	
		NSW

NOTE:  
REFER TO SHEETS 8, 18 & 19 FOR ALL  
MOULDING & TIMBER TRIM DETAILS

NOTES:  
FOR DROP-OFF'S REFER  
TO FRAMING DETAILS  
**CDN 21.010-21.080**

**NOTE:**  
HEIGHT OF DROP EDGE BEAM MAY  
VARY DUE TO SITE CONDITIONS  
UPON COMPLETION OF SITE WORKS

 DENOTES WINDOWS WITH  
6.38MM COFORT PLUS  
GLAZING



CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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
**DA DRAWINGS**

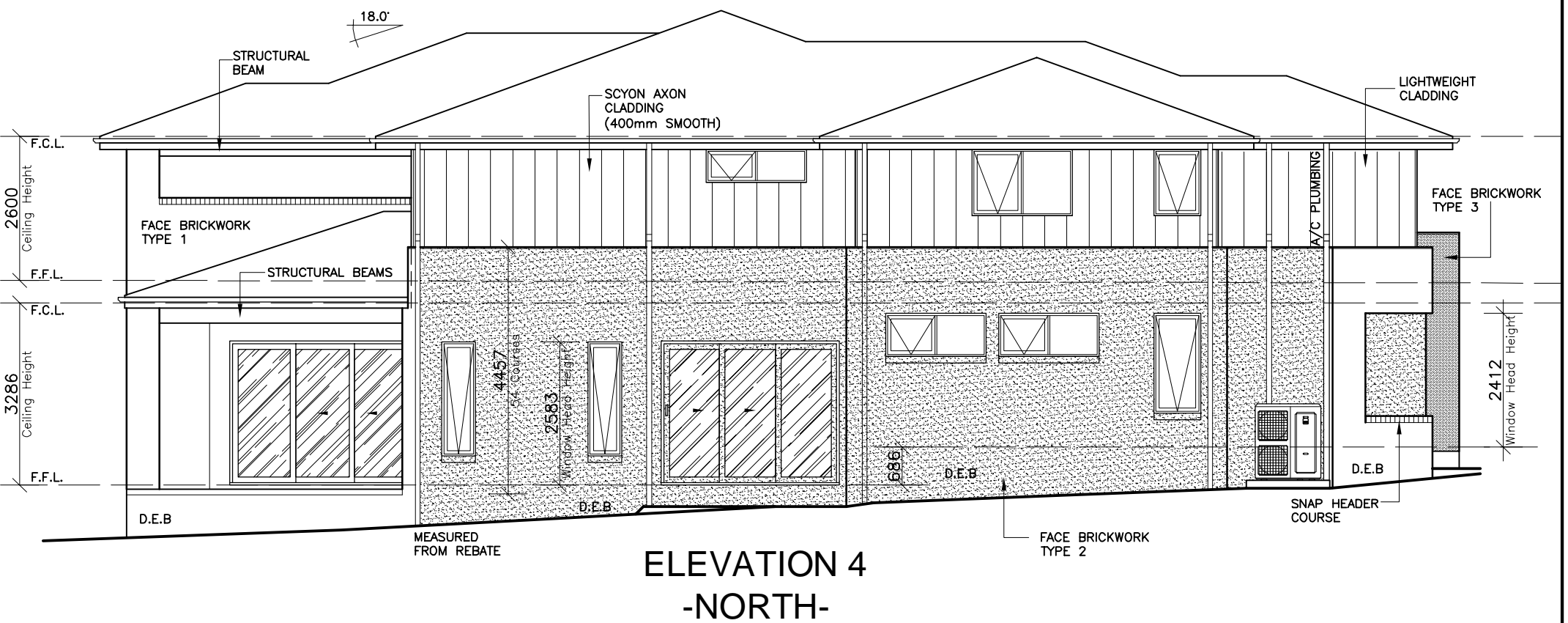
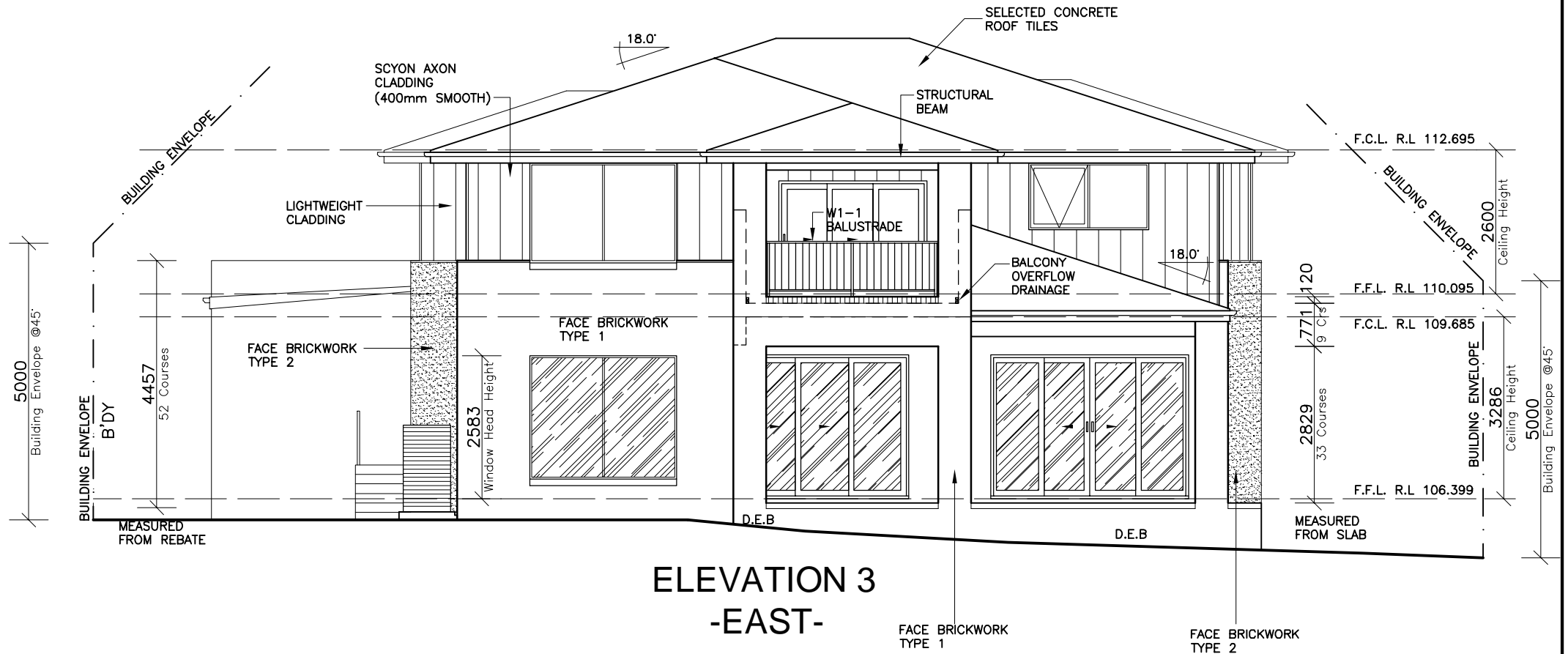
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SHEET: <b>5</b>	JOB No: <b>29914187</b>	<b>NSW</b>

NOTE:  
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MOULDING & TIMBER TRIM DETAILS

NOTES:  
FOR DROP-OFF'S REFER  
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**NOTE:**  
HEIGHT OF DROP EDGE BEAM MAY  
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UPON COMPLETION OF SITE WORKS

 DENOTES WINDOWS WITH  
6.38MM COFORT PLUS  
GLAZING



CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**MOSMAN 56**  
Northcott  
R/H Garage  
  
Argyle Specification

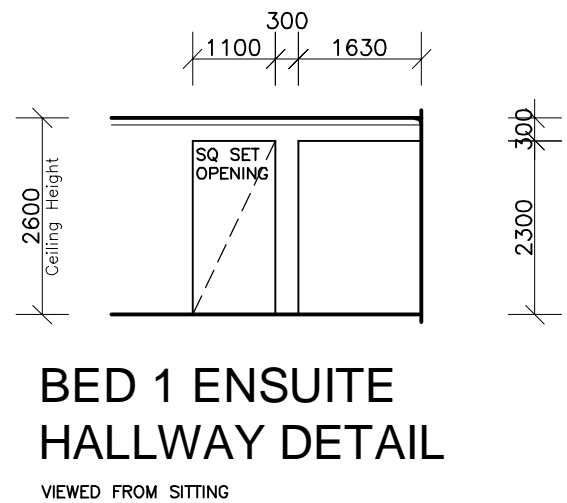
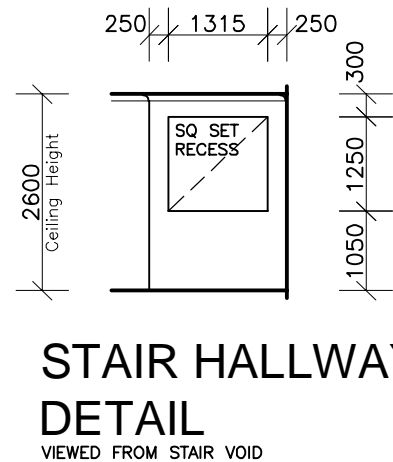
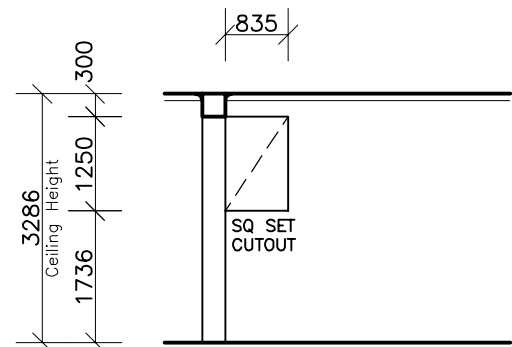
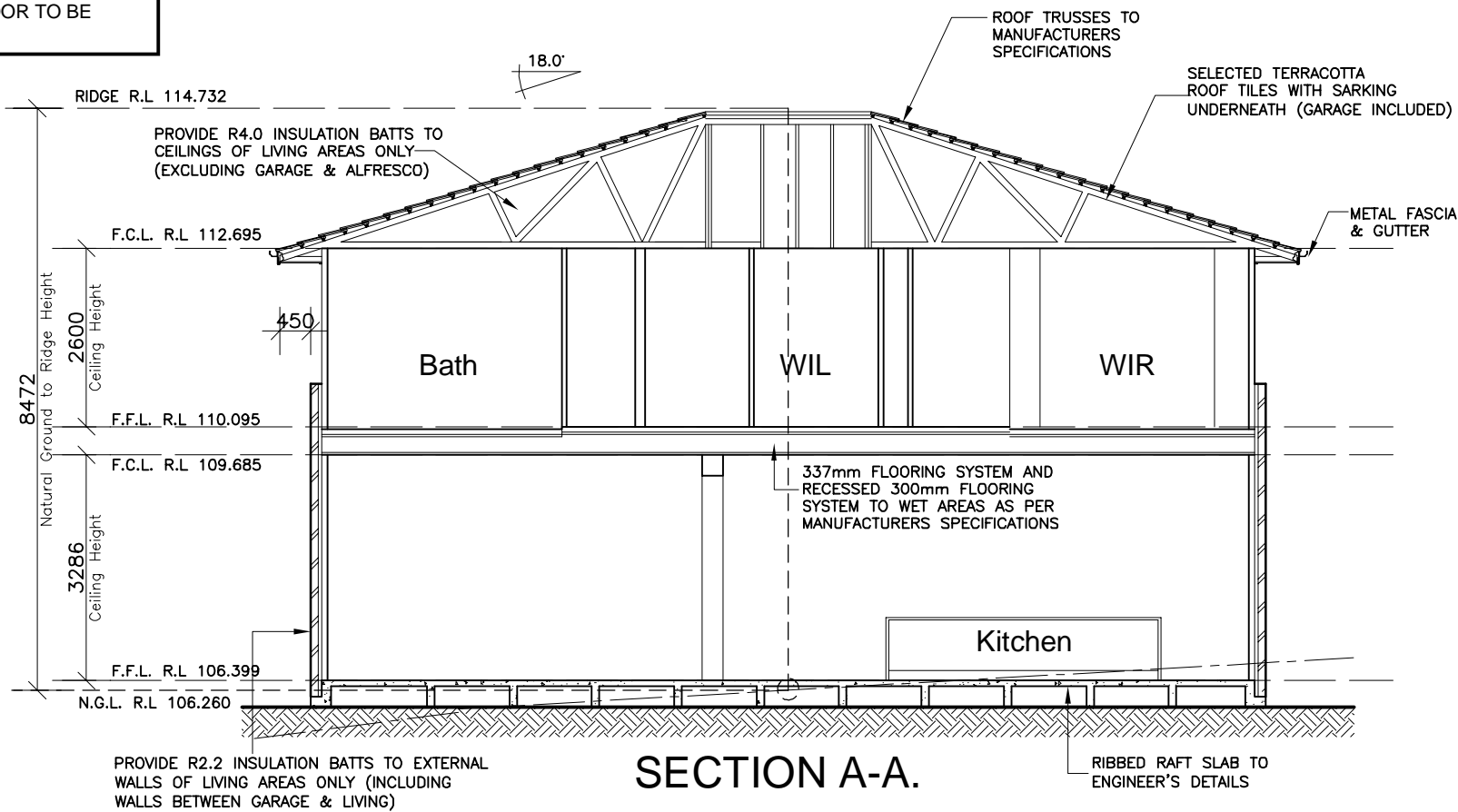
CLIENT:  
**Mr SABENA  
Mrs SABENA**

SITE ADDRESS:  
**Lot 80 SEC B, No.12, D.P: 11784**  
Ingleside Road  
INGLESIDE 2101

**DA DRAWINGS**

DRAWN: PG.	DATE: 13.04.20	Rev: <b>H</b>
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: <b>6</b>	JOB No: <b>29914187</b>	<b>NSW</b>

**NOTE:**  
INTERNAL DOOR LEAF HEIGHTS TO  
GROUND & FIRST FLOOR TO BE  
2340mm(H)



CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ  
IN PREFERENCE TO SCALING.

PRODUCT:  
**MOSMAN 56**  
Northcott  
R/H Garage  
  
Argyle Specification

CLIENT:  
**Mr SABENA**  
**Mrs SABENA**

SITE ADDRESS:  
**Lot 80 SEC B, No.12, D.P: 11784**  
**Ingleside Road**  
**INGLESIDE 2101**

DA DRAWINGS			
DRAWN: PG.	DATE: 13.04.20	Rev: <b>H</b>	
RATIO @ A3: 1:100	CHECKED: J.S		
SHEET: <b>7</b>	JOB No: <b>29914187</b>	<b>NSW</b>	


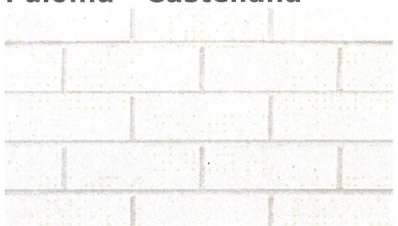

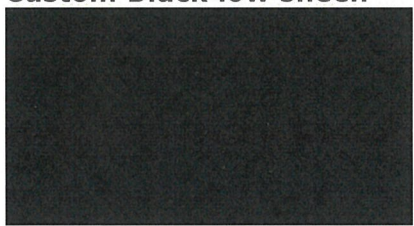
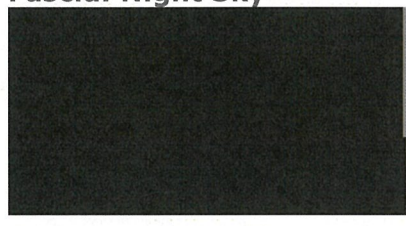
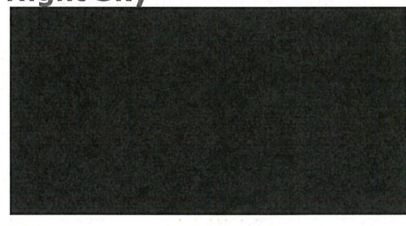
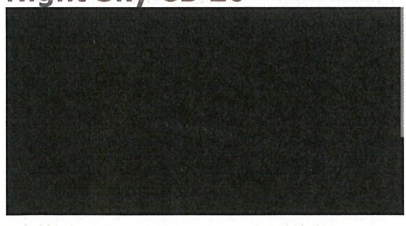
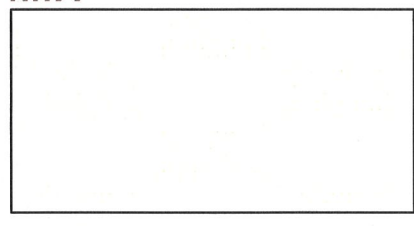

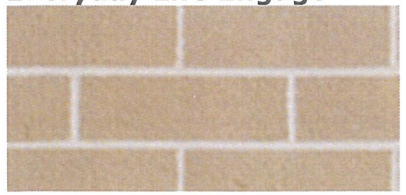
# LIFESTYLE

## - STUDIO -

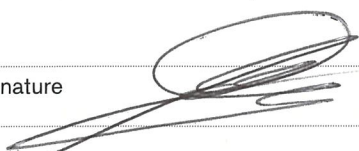
### BY CLARENDON HOMES

<b>Client:</b>	Mr Mauricio Sabena & Mrs Joanne Sabena		
<b>Site Address:</b>	Lot 80, 12 Ingleside Road, INGLESIDE NSW 2101		
<b>Job Number:</b>	29914187	<b>House Type:</b>	Mosman 56 – Northcott
<b>Date Issued:</b>	11/06/2020	<b>Developer:</b>	Not APPLICABLE

<b>Roof BASIX Rating:</b>	High	<b>Wall BASIX Rating:</b>	Medium
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<b>Main Brick: Austral Paloma – Romero</b> 	<b>Feature Brick: Austral Paloma - Castellana</b> 	<b>Roof Style: Terracotta Shingle – Eclipse</b> 
<b>Window Frame Colour: Custom Black low sheen</b> 	<b>Gutter: Night Sky Fascia: Night Sky</b> 	<b>Downpipes &amp; Watertank: Night Sky</b> 
<b>Front Entry Door Colour: Night Sky CB 20</b> 	<b>Cladding: T-M Winter Ice NH77</b> 	<b>Garage Door Type: Flatline Garage Door Colour: Surfmist</b> 
<b>Front Entry parapet &amp; adjoining piers: Austral Everyday Life Engage</b> 	<b>Driveway Type:</b>  *By client after handover	<b>Letterbox: To compliment facade</b>  *By client after handover

NOTE: Colours are indicative only and should not be used as a true representation of the product.

Signature		Date	11/6/2020
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