

CONSTRUCTION CERTIFICATE APPLICATION FOR DA-152/2017 FOR 9 DWELLINGS

No.18-20 WALDRON ROAD, SEFTON

ARCHITECTURAL DOCUMENTATION



PERSPECTIVE

- CC-000 COVER SHEET
- CC-001 SITE AND ROOF PLAN
- CC-002 BASMENT PLAN
- CC-003 GROUND AND SITE PLAN
- CC-004 LEVEL 1 AND SITE PLAN

- CC-101 BUILDING A GROUND LEVEL
- CC-102 BUILDING A LEVEL 1
- CC-103 BUILDING A ROOF PLAN
- CC-104 BUILDING B GROUND LEVEL
- CC-105 BUILDING B LEVEL 1
- CC-106 BUILDING B ROOF PLAN

- CC-301 BUILDING A - SOUTH ELEVATION
- CC-302 BUILDING B - NORTH ELEVATION
- CC-303 BUILDING A - EAST & WEST ELEVATION
- CC-304 BUILDING B - EAST & WEST ELEVATION
- CC-305 BUILDING A - NORTH ELEVATION
- CC-306 BUILDING B - SOUTH ELEVATION

- CC-401 SITE CROSS SECTION
- CC-402 BUILDING A - SHORT SECTION
- CC-403 BUILDING A - LONG SECTION
- CC-404 BUILDING B - SHORT SECTION
- CC-405 BUILDING B - LONG SECTION

- CC-501 DRIVEWAY DETAIL
- CC-601 WINDOW & DOOR SCHEDULE

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 796525M_02

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 796525M lodged with the consent authority or center on 26 April 2017 with application DA-152/2017.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000.

Secretary
Date of issue: Monday, 12 February 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Certificate no.: 00049030
Assessor name: Victor Lin
Assessor no.: MGBDAV121454
Certificate date: 12 February 2018
Dwelling Address: 18-20 Waldron Road Sefton, NSW 2162

Project summary

Project name	4081V Sefton - PAN_02		
Street address	18 Waldron Road Sefton 2162		
Local Government Area	Bankstown City Council		
Plan type and plan number	deposited 420536		
Lot no.	A		
Section no.	-		
No. of residential flat buildings	0		
No. of units in residential flat buildings	0		
No. of multi-dwelling houses	9		
No. of single dwelling houses	0		

Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	41	Target 40

Certificate Prepared by

Name / Company Name: Victor Lin & Associates Pty Ltd
ABN (if applicable): 34997383821

BASIX Planning & Environment www.basix.nsw.gov.au Version: 2.3 / CASUARINA_3_5_7 Certificate No.: 796525M_02 Monday, 12 February 2018 page 1/14

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms, conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ² area)	Dwelling no.	No. of bedrooms, conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ² area)	Dwelling no.	No. of bedrooms, conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ² area)			
1	4	121.0	2.0	74.0	0.0	2	4	115.0	2.0	64.0	0.0	3	4	115.0	2.0	64.0	0.0
4	4	105.0	2.0	56.0	0.0	7	4	105.0	2.0	53.0	0.0	8	4	105.0	2.0	56.0	0.0
10	4	105.0	2.0	62.0	0.0												

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Description of project

The tables below describe the dwellings and common areas within the project

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Car park area (No. 1)	590.0

Project address

Project name	4081V Sefton - PAN_02		
Street address	18 Waldron Road Sefton 2162		
Local Government Area	Bankstown City Council		
Plan type and plan number	deposited 420536		
Lot no.	A		
Section no.	-		

Project type

No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	9	
No. of single dwelling houses	0	

Site details

Site area (m ²)	1459	
Roof area (m ²)	650	
Non-residential floor area (m ²)	0.0	
Residential car spaces	18	
Non-residential car spaces	0	

Common area landscape

Common area lawn (m ²)	0.0	
Common area garden (m ²)	0.0	
Area of indigenous or low water use species (m ²)	0.0	

Assessor details

Assessor number	BDAV121454	
Certificate number	00049030	
Climate zone	59	

Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	41	Target 40

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Description of project

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Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Car park area (No. 1)	590.0

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ISSUE FOR CC

CADENZA ARCHITECTURE
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ACN 129 642 459

AMD	SUBJECT	DATE
A	ISSUE FOR INFORMATION	13.03.18
B	ISSUE FOR INFORMATION	21.03.18
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

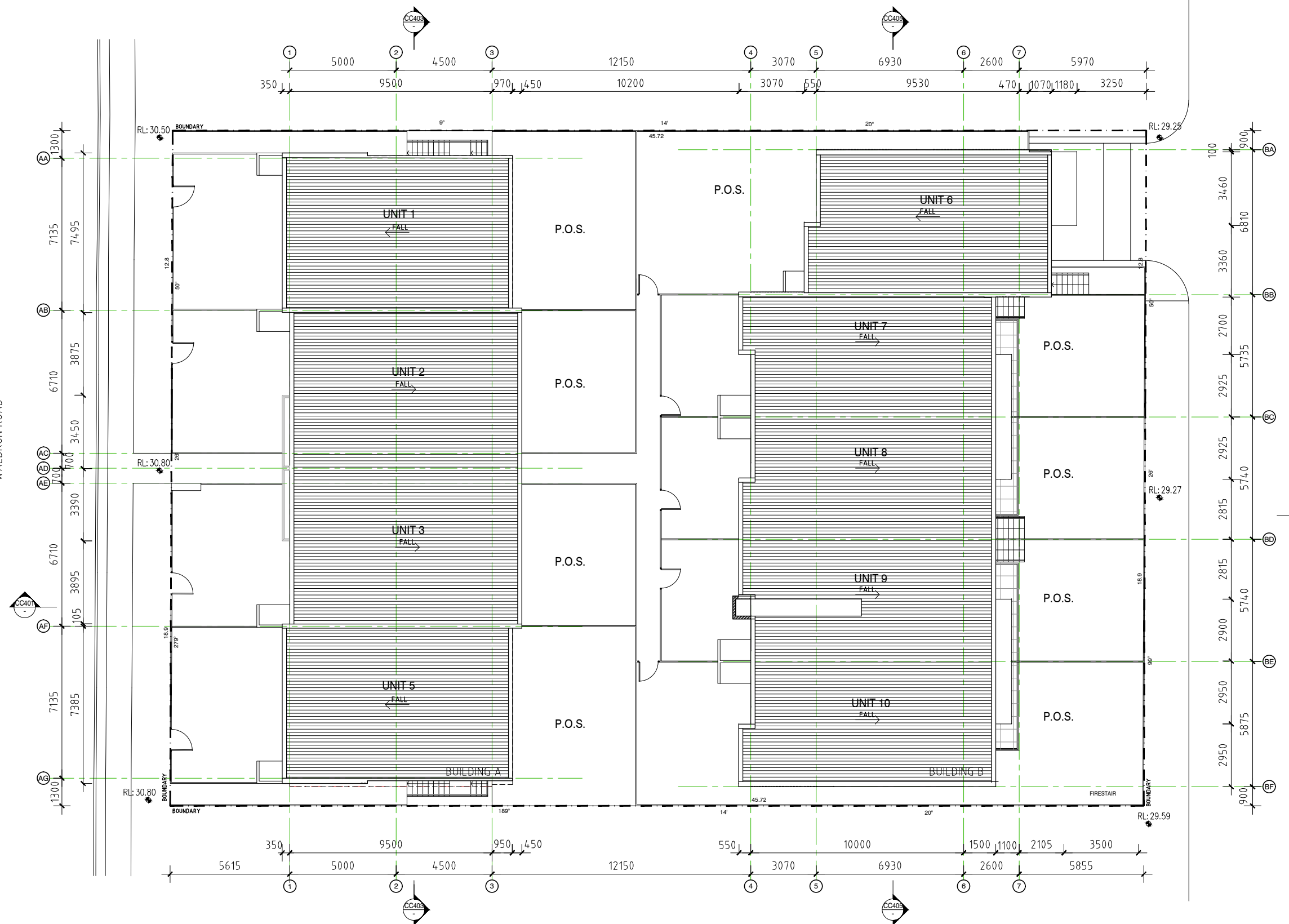
DRAWING TITLE
COVER SHEET

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
		SCALE AT A3
DRAWING NUMBER	AMENDMENT	
CC-000	I	

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WALDRON ROAD

MEYERS LANE



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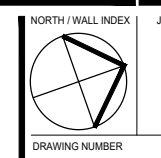
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PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
SITE & ROOF PLAN



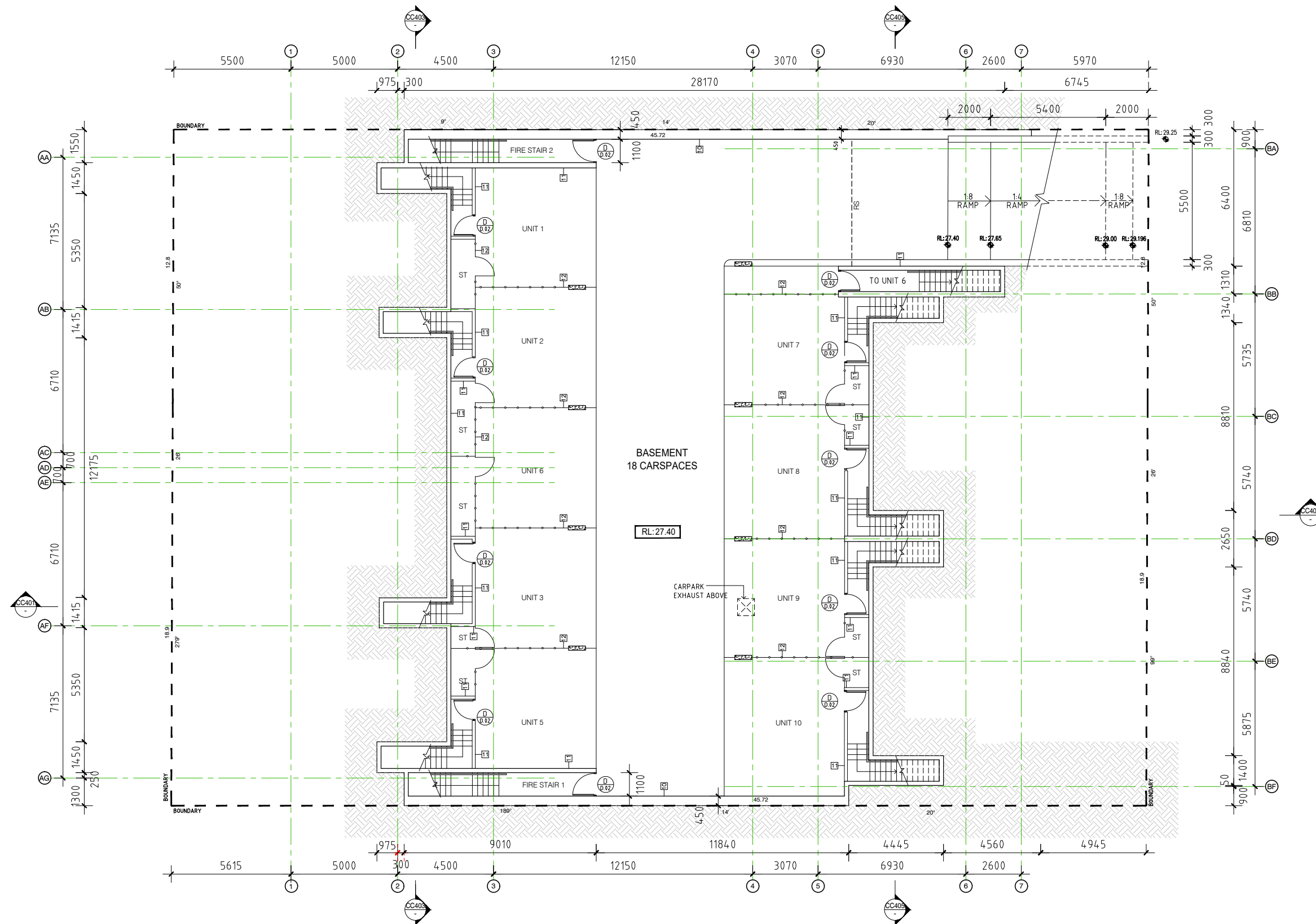
JOB NUMBER	SCALE AT A1
DRAWING NUMBER	SCALE AT A3
AMENDMENT	SCALE AT A4

CC-001

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NOTE:
 ST: CHAIN WIRE STORAGE CAGE
 RS: ROLLER SHUTTER WITH REMOTE CONTROL ACCESS

WALL TYPES:
 10. CONCRETE SHORING WALL. REFER ENGINEER'S DETAIL
 11. CONCRETE BLOCK WALL. REFER ENGINEERS DETAILS. FRL: -/90/90
 12. CHAIN WIRE DIVIDING WALL.



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PROJECT
 TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
 BASEMENT PLAN

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
		SCALE AT A3
		1:200
DRAWING NUMBER	AMENDMENT	
CC-002	1	

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WALL TYPES:

1. DOUBLE BRICK EXTERNAL WALL
FRL: 90/90/90
2. BRICK VENEER EXTERNAL WALL
FRL: N/A
3. LIGHT WEIGHT EXTERNAL WALL
FRL: 90/90/90
4. LIGHT WEIGHT EXTERNAL WALL
FRL: N/A
5. LIGHT WEIGHT INTERTENANCY WALL
"HARDIE SMART" INTERTENANCY WALL SYSTEM
FRL: 60/60/60
6. DOUBLE BRICK BALCONY DIVIDING NIB WALL
FRL: N/A
7. LIGHT WEIGHT BALCONY DIVIDING WALL
FRL: N/A
8. SINGLE COURSE BRICK WALL GARBAGE ENCLOSURE WALL
FRL: N/A
9. 140mm CORE FILLED BLOCK WALL
FRL: -/120/120

NOTE: ALL INTERNAL PARTITION WALLS TO BE 70 TIMBER STUD WITH 13 PLASTER BOARD LINING TO BOTH SIDES, FC OR MOISTURE RESISTANT PLASTER BOARD TO ALL WET AREAS.

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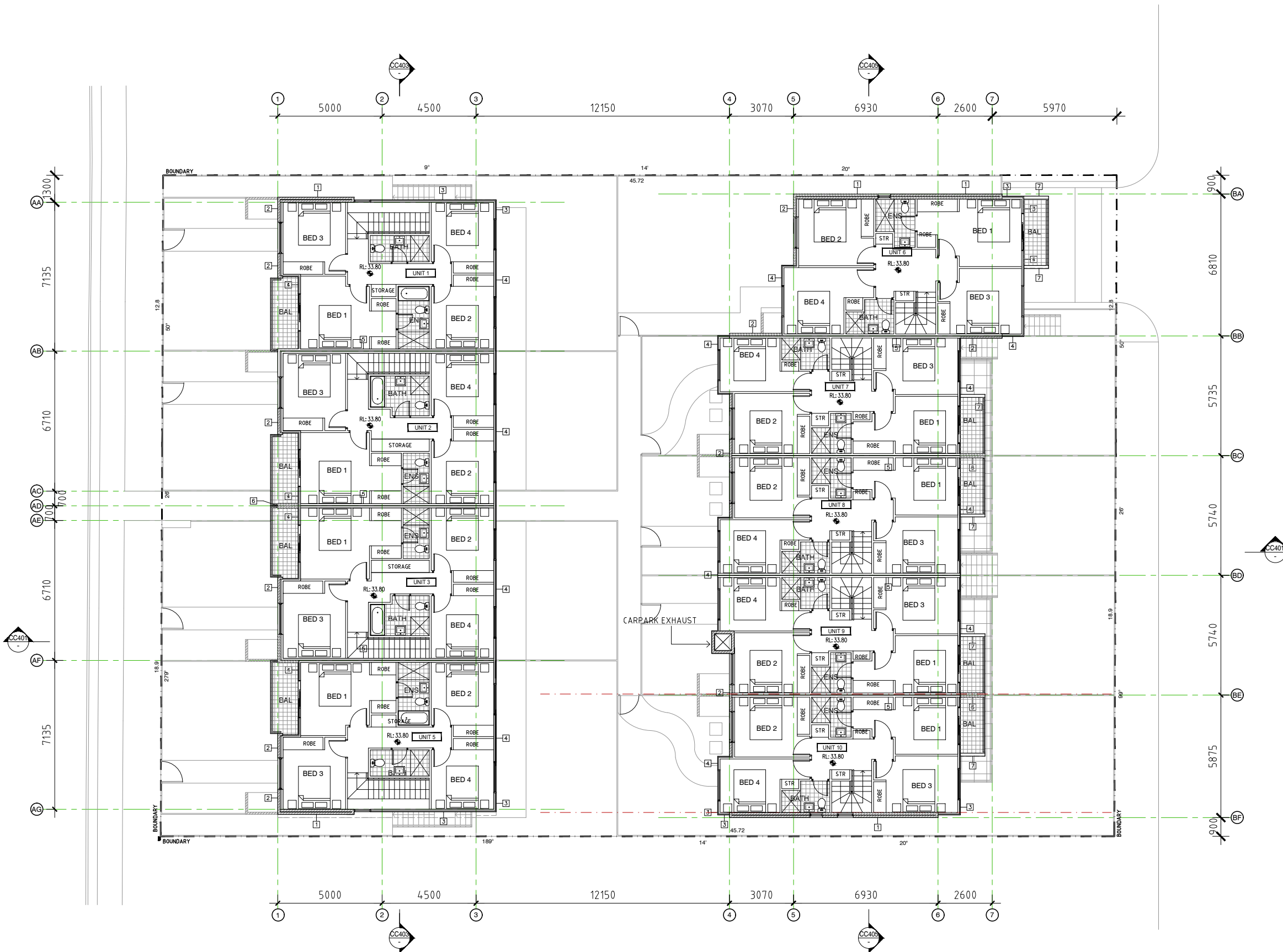
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PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
GROUND & SITE PLAN

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-003	SCALE AT A3 1:200
		AMENDMENT 1



WALL TYPES:

1. DOUBLE BRICK EXTERNAL WALL
FRL: 90/90/90
2. BRICK VENEER EXTERNAL WALL
FRL: N/A
3. LIGHT WEIGHT EXTERNAL WALL
FRL: 90/90/90
4. LIGHT WEIGHT EXTERNAL WALL
FRL: N/A
5. LIGHT WEIGHT INTERTENANCY WALL
"HARDIE SMART" INTERTENANCY
WALL SYSTEM
FRL: 60/60/60
6. DOUBLE BRICK BALCONY DIVIDING NIB
WALL
FRL: N/A
7. LIGHT WEIGHT BALCONY DIVIDING WALL
FRL: N/A
8. SINGLE COURSE BRICK WALL GARBAGE
ENCLOSURE WALL
FRL: N/A
9. 140mm CORE FILLED BLOCK WALL
FRL: -/120/120

NOTE: ALL INTERNAL PARTITION WALLS TO BE
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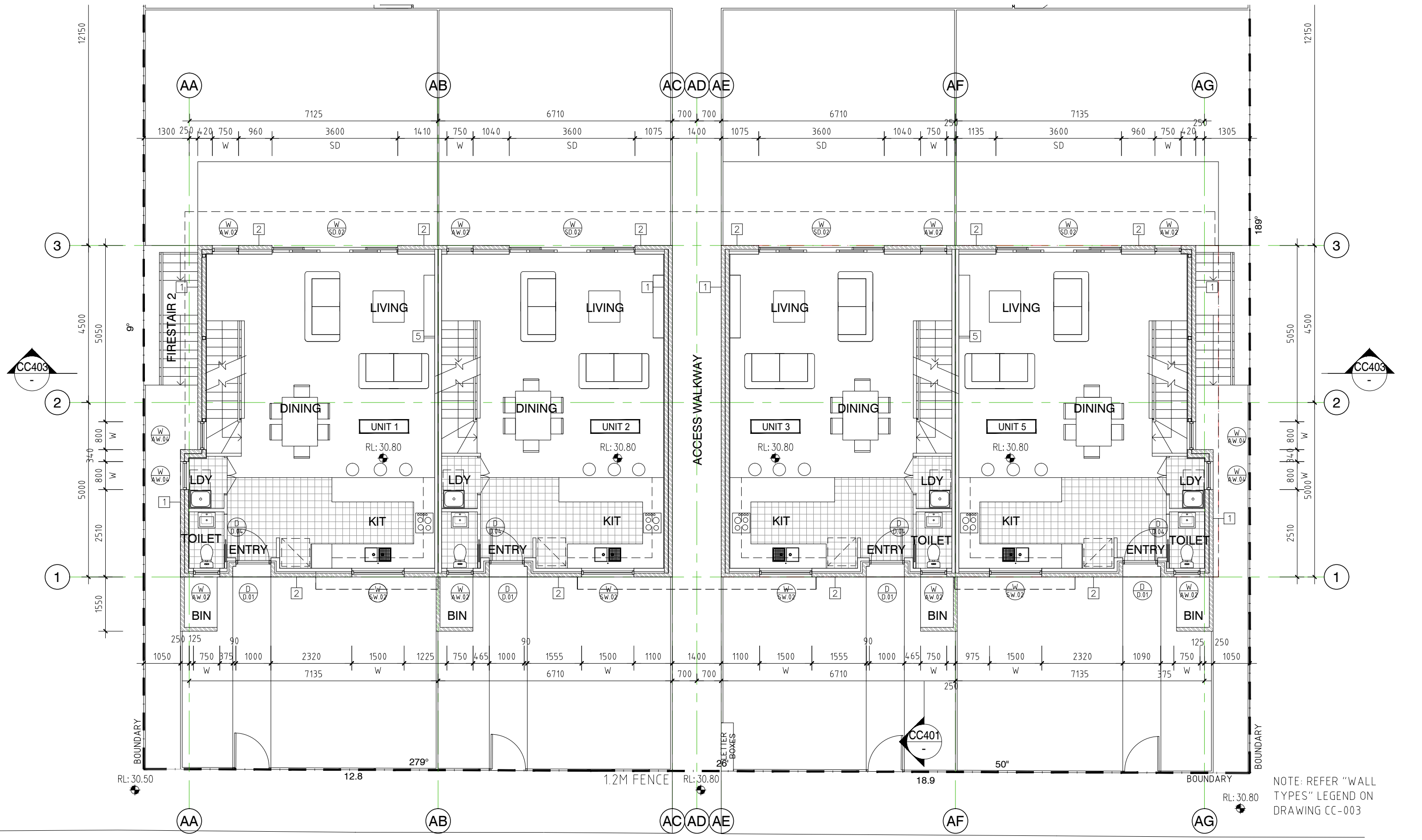
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
LEVEL 1 & SITE PLAN

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
		SCALE AT A3
		1:200
DRAWING NUMBER	AMENDMENT	
CC-004	1	

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NOTE: REFER "WALL TYPES" LEGEND ON DRAWING CC-003

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WALDRON ROAD

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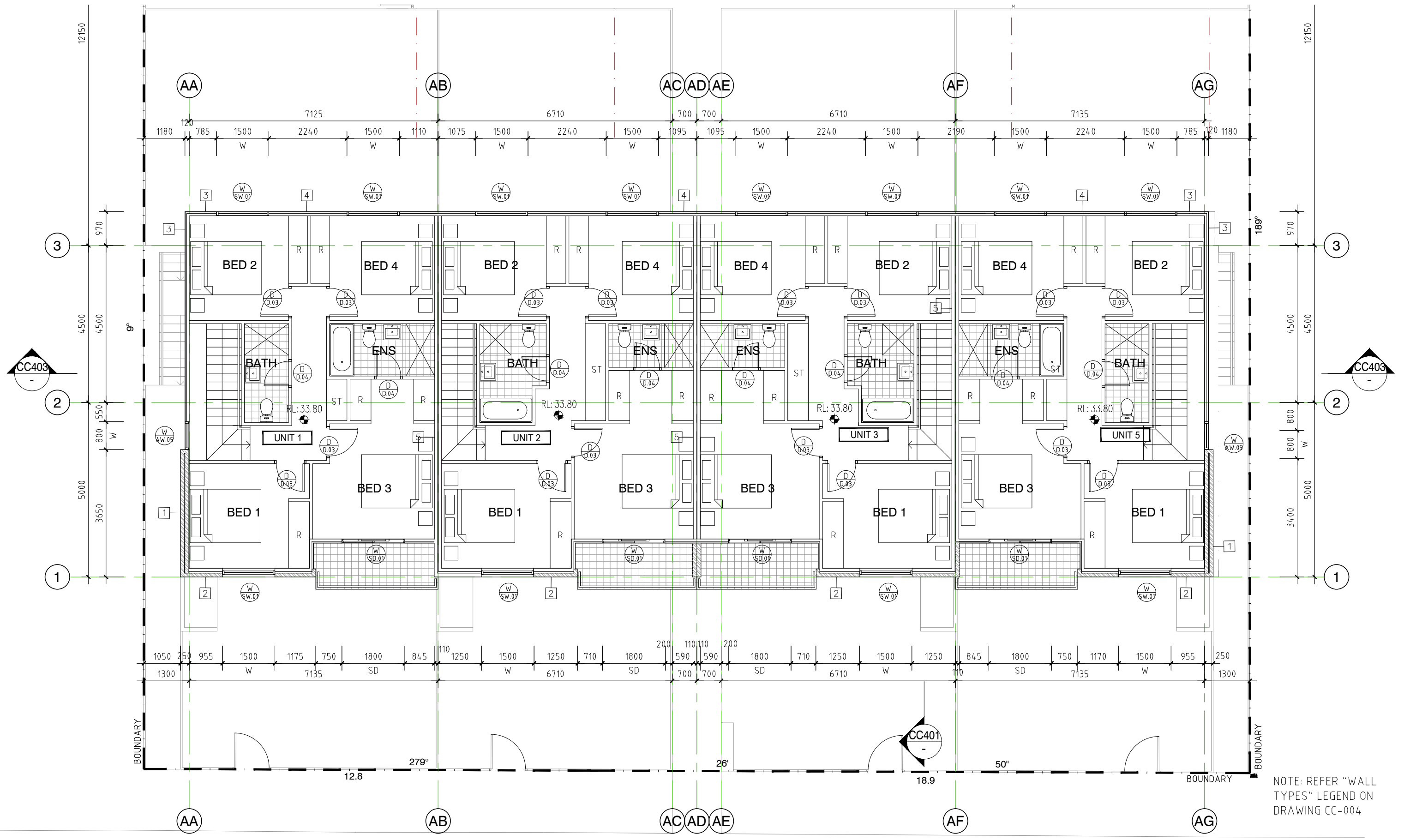
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
GROUND LEVEL
BUILDING A

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-101	SCALE AT A3 1:100
		AMENDMENT 1

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NOTE: REFER "WALL TYPES" LEGEND ON DRAWING CC-004

WALDRON ROAD

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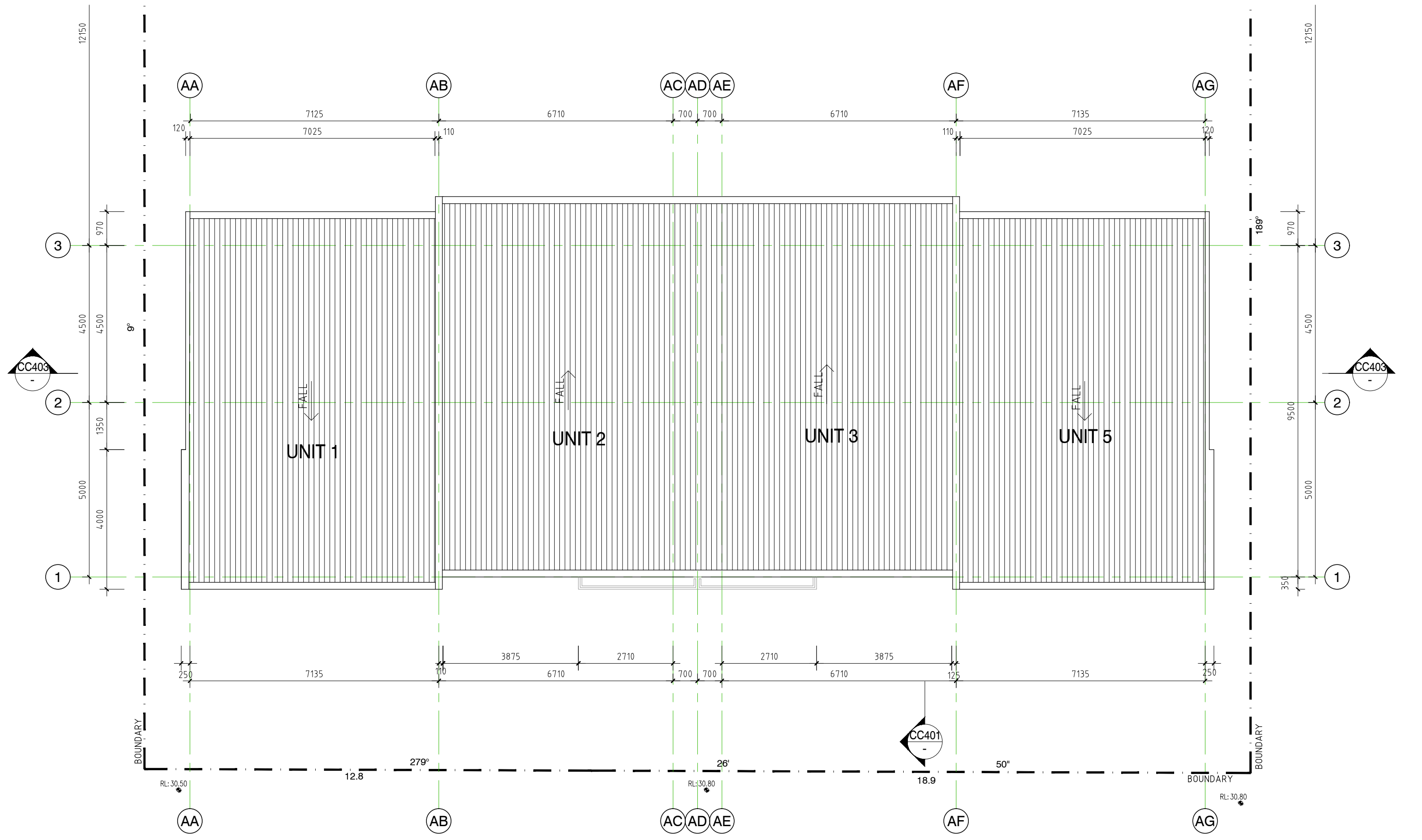
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I	ISSUE FOR CC	04.10.18

CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**LEVEL 1
 BUILDING A**

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER	SCALE AT A3
CC-102	AMENDMENT	1



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CADENZA ARCHITECTURE

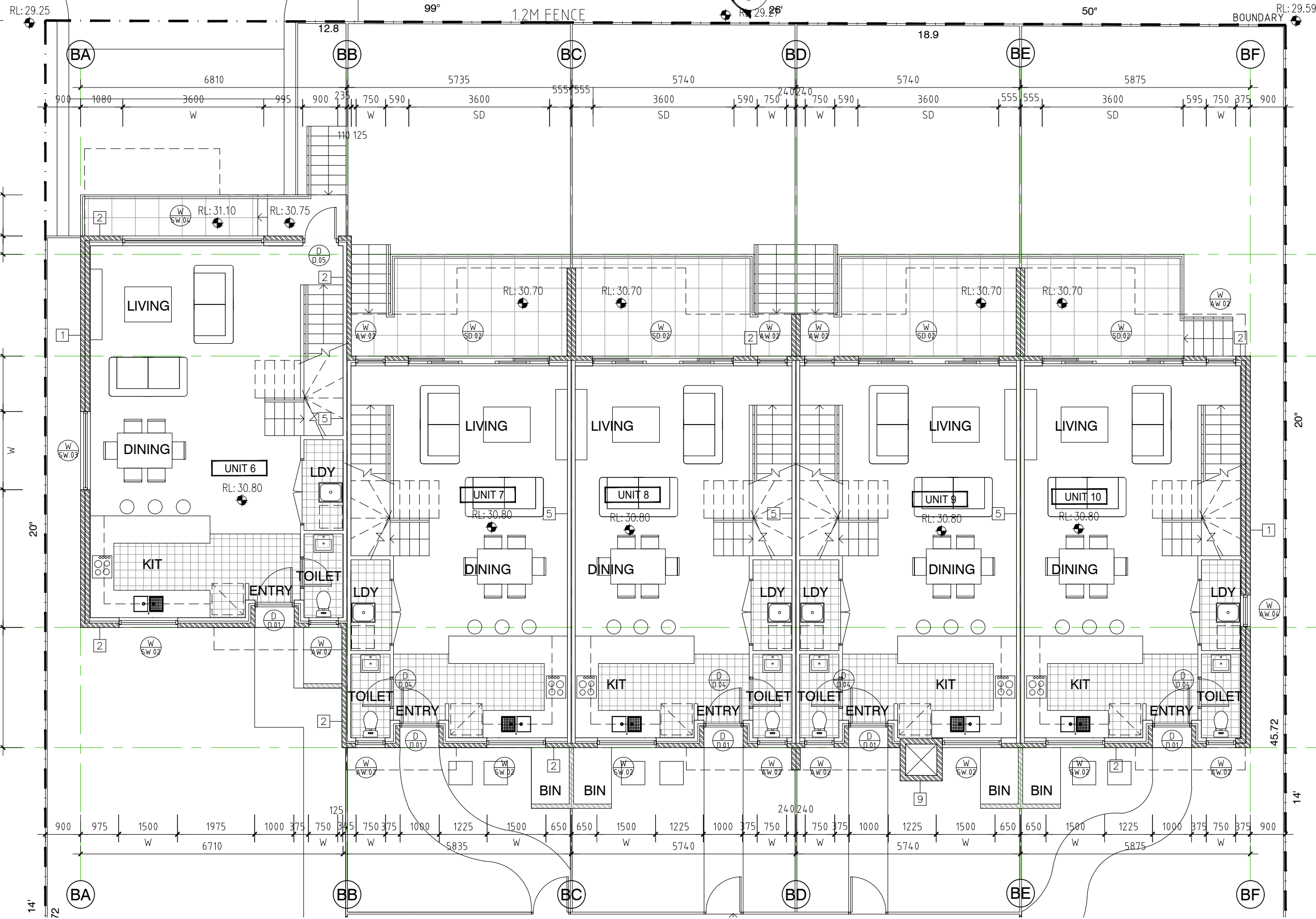
PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**ROOF PLAN
 BUILDING A**

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-103	SCALE AT A3 1:100
	AMENDMENT H	



MAYERS LANE



ISSUE FOR CC

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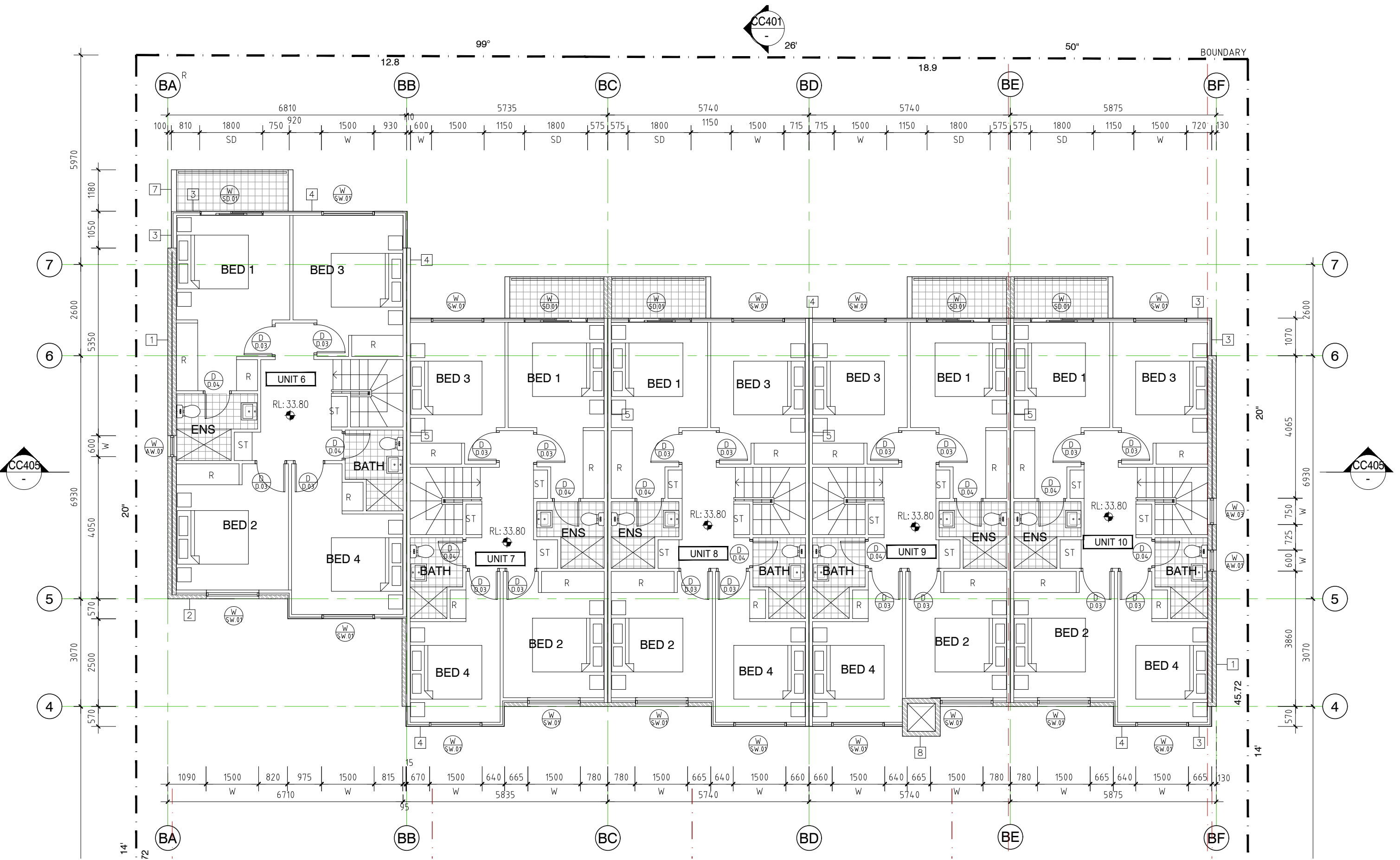
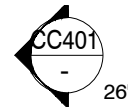
CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
GROUND PLAN
BUILDING B

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	SCALE AT A3 1:100	AMENDMENT
DRAWING NUMBER CC-104		

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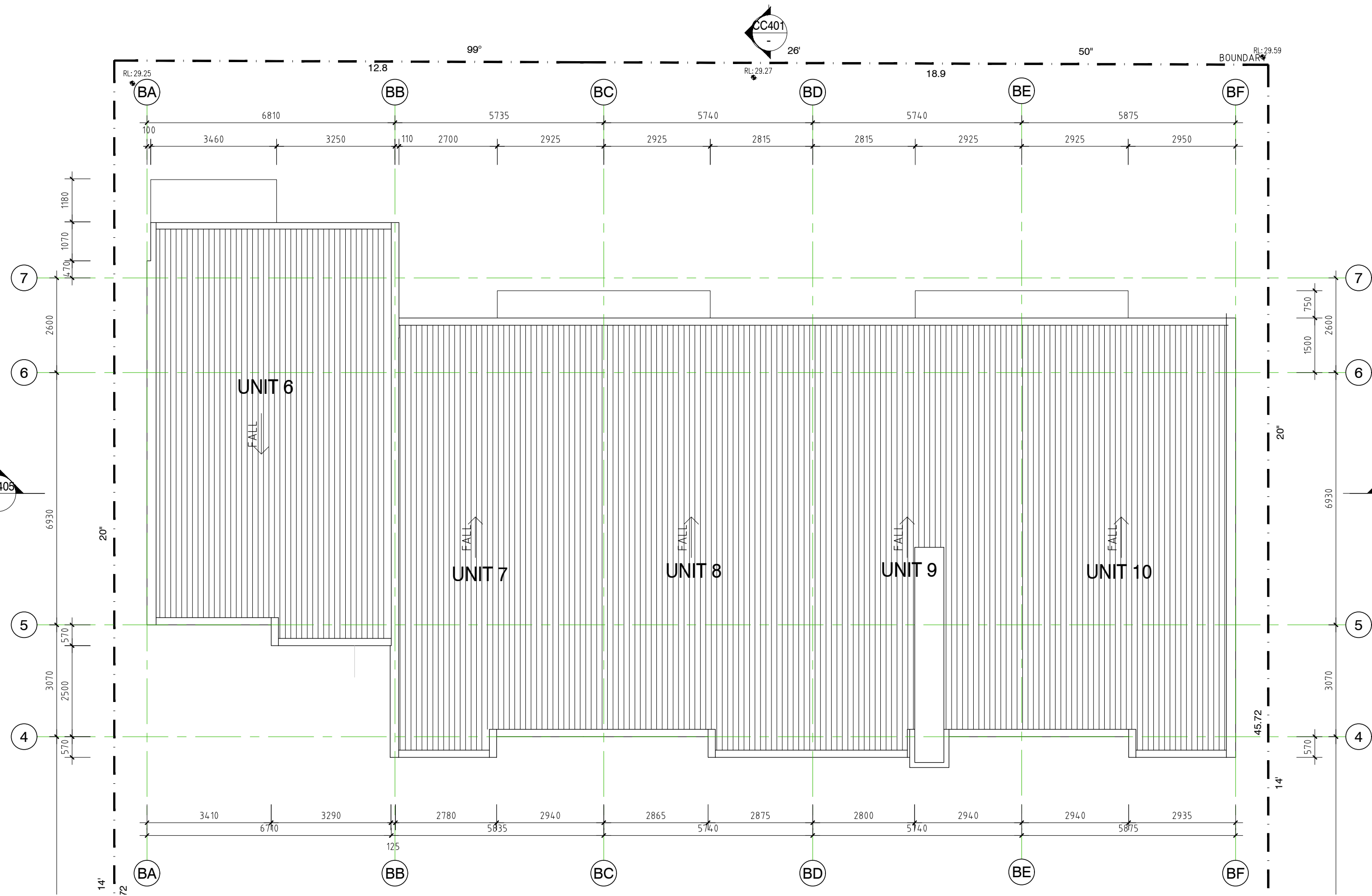
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CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
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DRAWING TITLE
LEVEL 1 PLAN
BUILDING B

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
DRAWING NUMBER CC-105	SCALE AT A3 1:100	AMENDMENT
		1



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CADENZA ARCHITECTURE

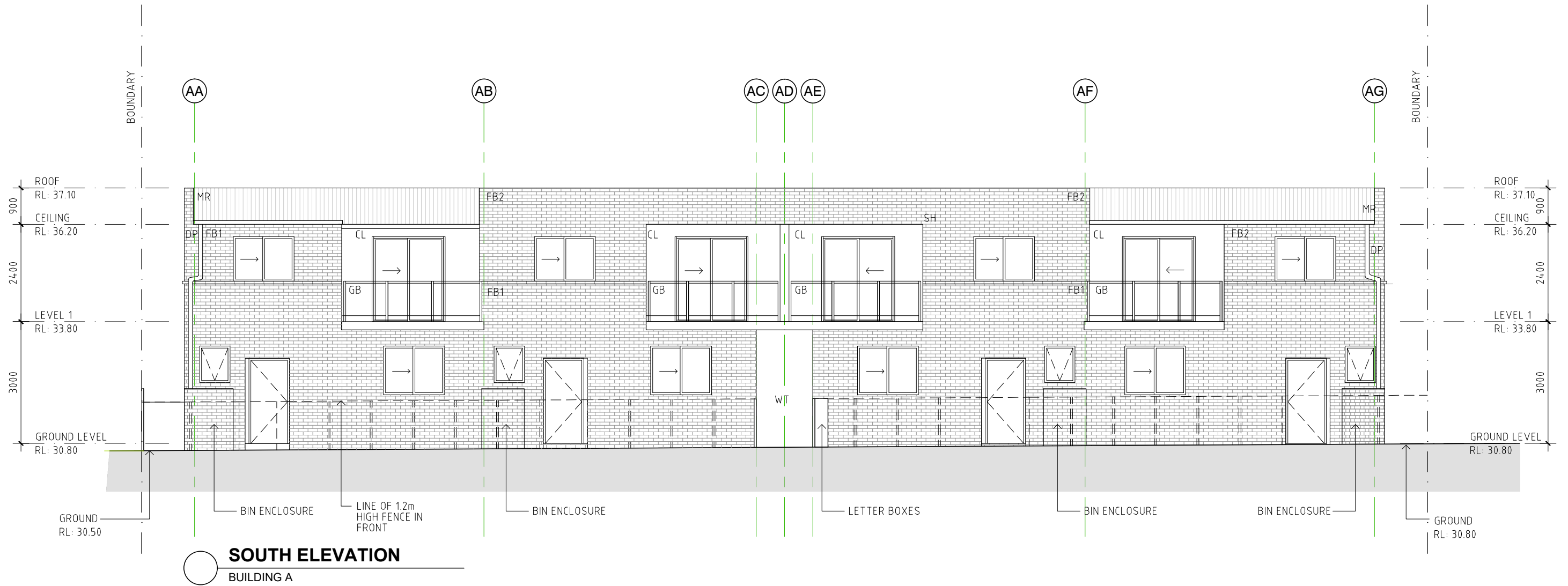
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TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
ROOF PLAN
BUILDING B

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-106	SCALE AT A3 1:100
	AMENDMENT H	

LEGEND:

- FB1: FACEBRICK COLOUR: BORAL HORIZON
- FB2: FACEBRICK COLOUR: TBC
- CL: WALL CLADDING, PAINT FINISH
- MR: METAL ROOF SHEETING
- GB: GLASS BALUSTRADE
- DP: DOWN PIPE
- WT: WALK THROUGH



SOUTH ELEVATION

BUILDING A

ISSUE FOR CC

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H	ISSUE FOR CC	23.09.18
I	ISSUE FOR CC	04.10.18

CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**SOUTH ELEVATION
 WALDRON ROAD
 BUILDING A**

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
DRAWING NUMBER		SCALE AT A3
CC-301		1:100
		AMENDMENT
		1

FB1: FACEBRICK COLOUR: BORAL HORIZON
 FB2: FACEBRICK COLOUR: TBC
 CL: WALL CLADDING, PAINT FINISH
 MR: METAL ROOF SHEETING
 MB: METAL RAIL BALUSTRADE
 DP: DOWN PIPE
 RS: ROLLER SHUTTER
 GB: GLASS BALUSTRADE
 RP: RENDER, PAINT FINISH



NORTH ELEVATION
 BUILDING B

ISSUE FOR CC

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 t 0418 368 220
 e panx33@hotmail.com.au
 ACN 129 642 459

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H	ISSUE FOR CC	14.07.18

CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**NORTH ELEVATION
 MEYERS LANE
 BUILDING B**

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
DRAWING NUMBER		SCALE AT A3
CC-302		1:100
	AMENDMENT	
	H	

LEGEND:

- FB1: FACEBRICK COLOUR: BORAL HORIZON
- FB2: FACEBRICK COLOUR: TBC
- CL: WALL CLADDING, PAINT FINISH
- MR: METAL ROOF SHEETING
- MB: METAL RAIL BALUSTRADE
- GB: GLASS BALUSTRADE
- DP: DOWN PIPE
- RP: RENDER AND PAINT FINISH



EAST ELEVATION
BUILDING A

WEST ELEVATION
BUILDING A

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I	ISSUE FOR CC	04.10.18

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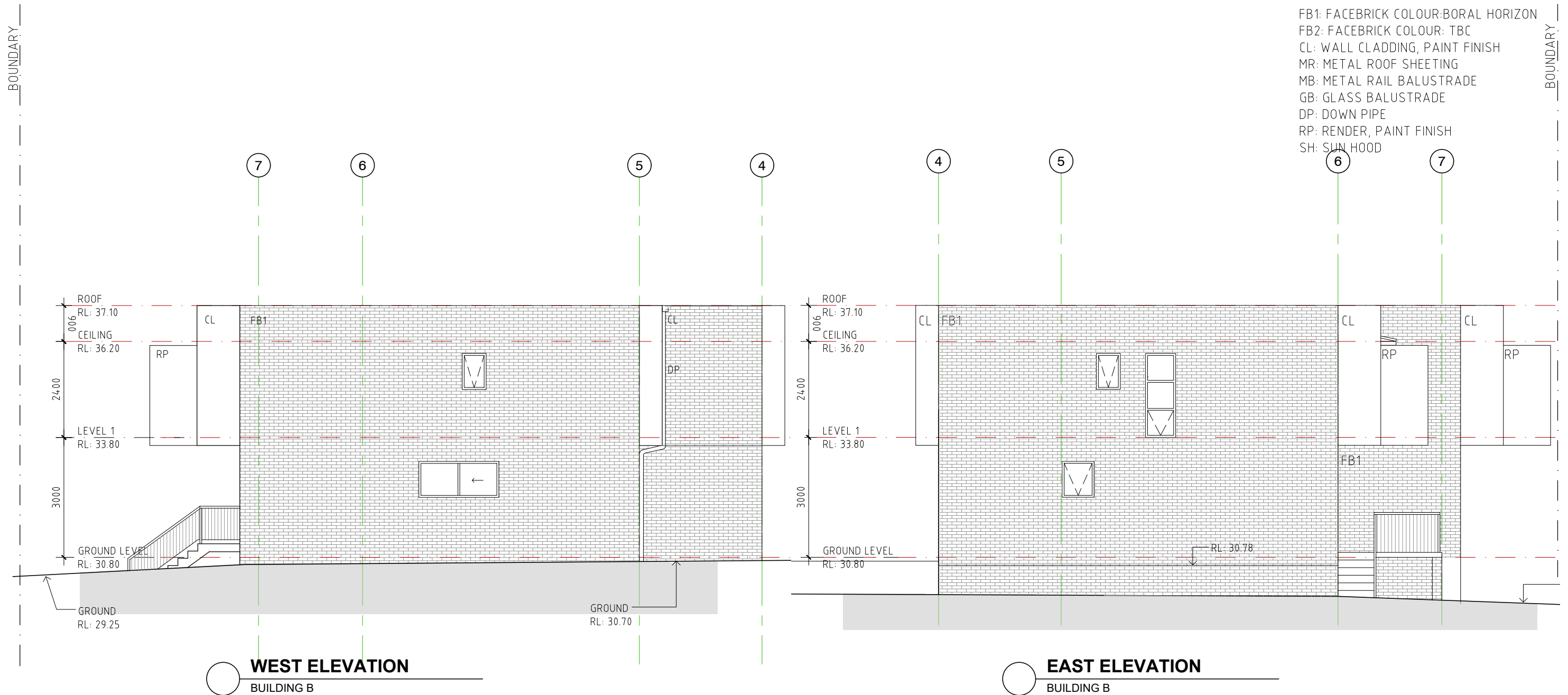
PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
EAST & WEST ELEVATION
BUILDING A

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
●		
DRAWING NUMBER		SCALE AT A3
CC-303		1:100
	AMENDMENT	
	1	

LEGEND:

- FB1: FACEBRICK COLOUR: BORAL HORIZON
- FB2: FACEBRICK COLOUR: TBC
- CL: WALL CLADDING, PAINT FINISH
- MR: METAL ROOF SHEETING
- MB: METAL RAIL BALUSTRADE
- GB: GLASS BALUSTRADE
- DP: DOWN PIPE
- RP: RENDER, PAINT FINISH
- SH: SUN HOOD



WEST ELEVATION
BUILDING B

EAST ELEVATION
BUILDING B

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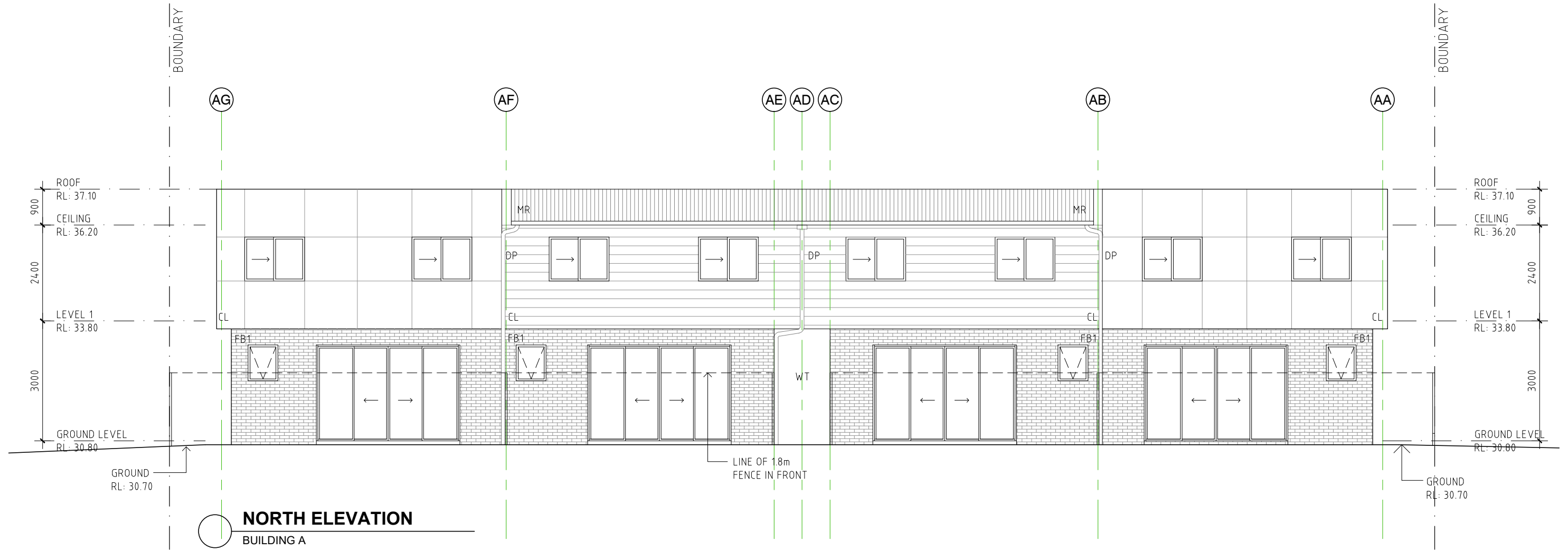
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
EAST & WEST ELEVATION
BUILDING B

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
DRAWING NUMBER		SCALE AT A3
CC-304		1:100
		AMENDMENT
		1

- LEGEND:
- FB1: FACEBRICK COLOUR: BORAL HORIZON
 - FB2: FACEBRICK COLOUR: TBC
 - CL: WALL CLADDING, PAINT FINISH
 - MR: METAL ROOF SHEETING
 - MB: METAL RAIL BALUSTRADE
 - DP: DOWN PIPE
 - RP: RENDER, PAINT FINISH
 - WT: WALK THROUGH



NORTH ELEVATION
BUILDING A

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I	ISSUE FOR CC	04.10.18

CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

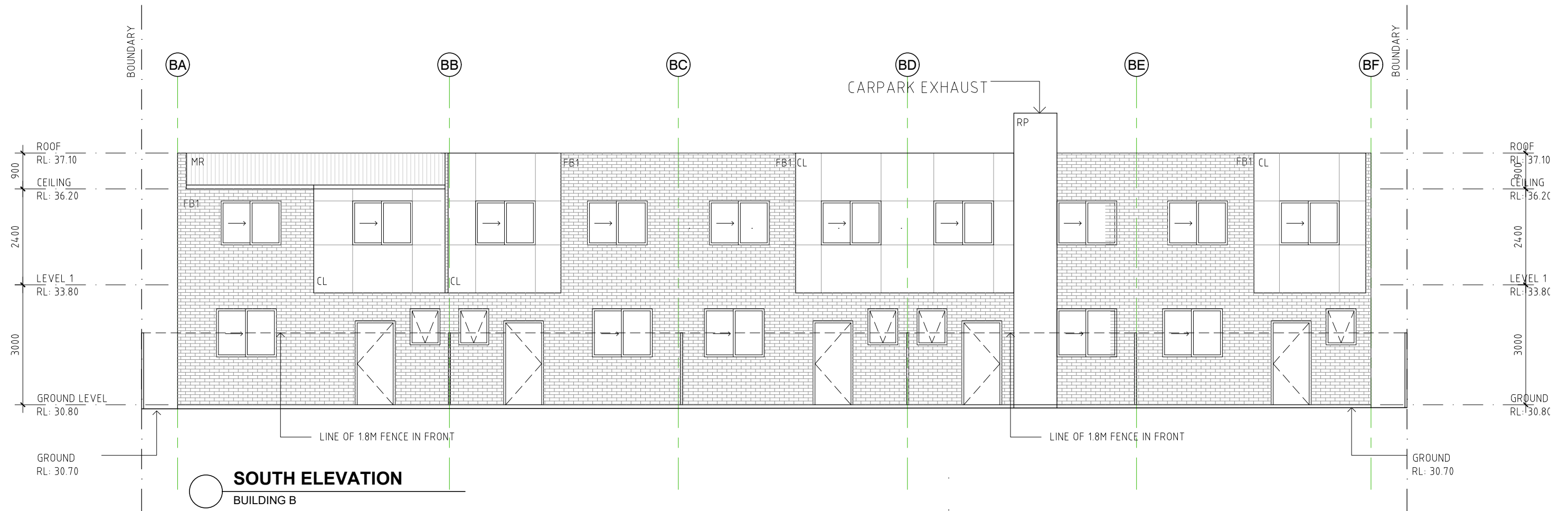
DRAWING TITLE
NORTH ELEVATION
BUILDING A

NORTH / WALL INDEX

DRAWING NUMBER
CC-305

JOB NUMBER
SCALE AT A1
SCALE AT A3
1:100
AMENDMENT
1

LEGEND:

- FB1: FACEBRICK COLOUR: BORAL HORIZON
- FB2: FACEBRICK COLOUR: TBC
- CL: WALL CLADDING, PAINT FINISH
- MR: METAL ROOF SHEETING
- MB: METAL RAIL BALUSTRADE
- DP: DOWN PIPE
- RP: RENDER AND PAINT FINISH



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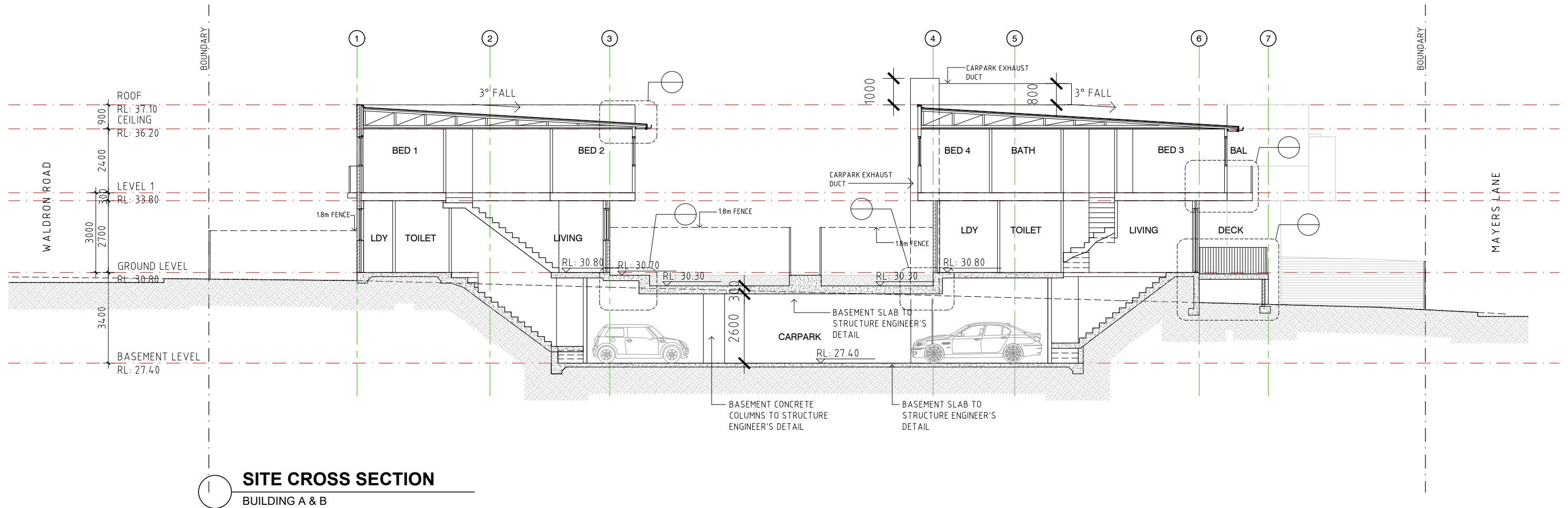
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CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
 18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
SOUTH ELEVATION
BUILDING B

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
DRAWING NUMBER		SCALE AT A3
CC-306		1:100
		AMENDMENT
		1



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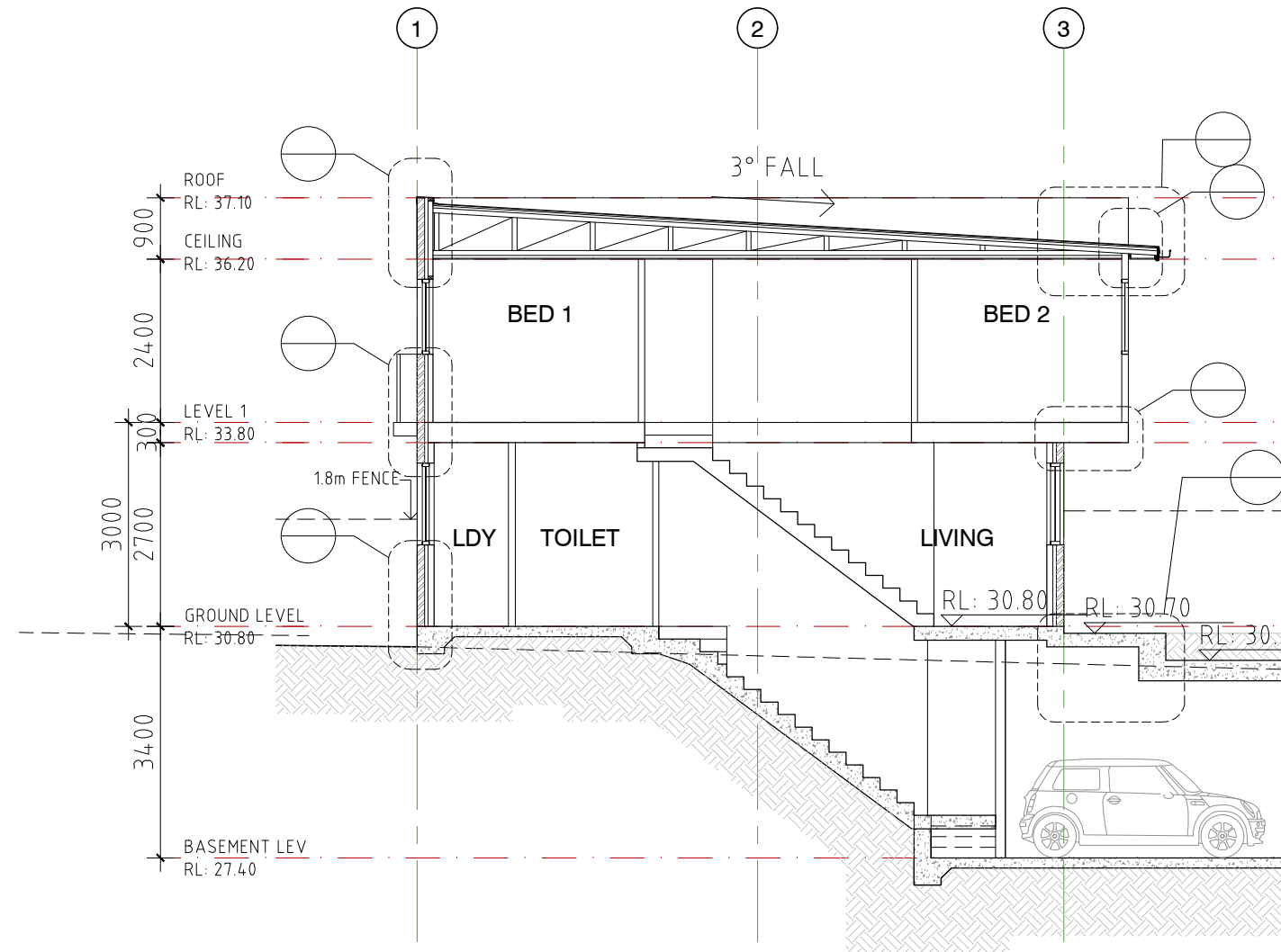
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
SITE CROSS SECTION

NORTH / WALL INDEX

DRAWING NUMBER
CC-401

JOB NUMBER
SCALE AT A1
SCALE AT A3
1:150
AMENDMENT
H



○ **SHORT SECTION**
BUILDING A

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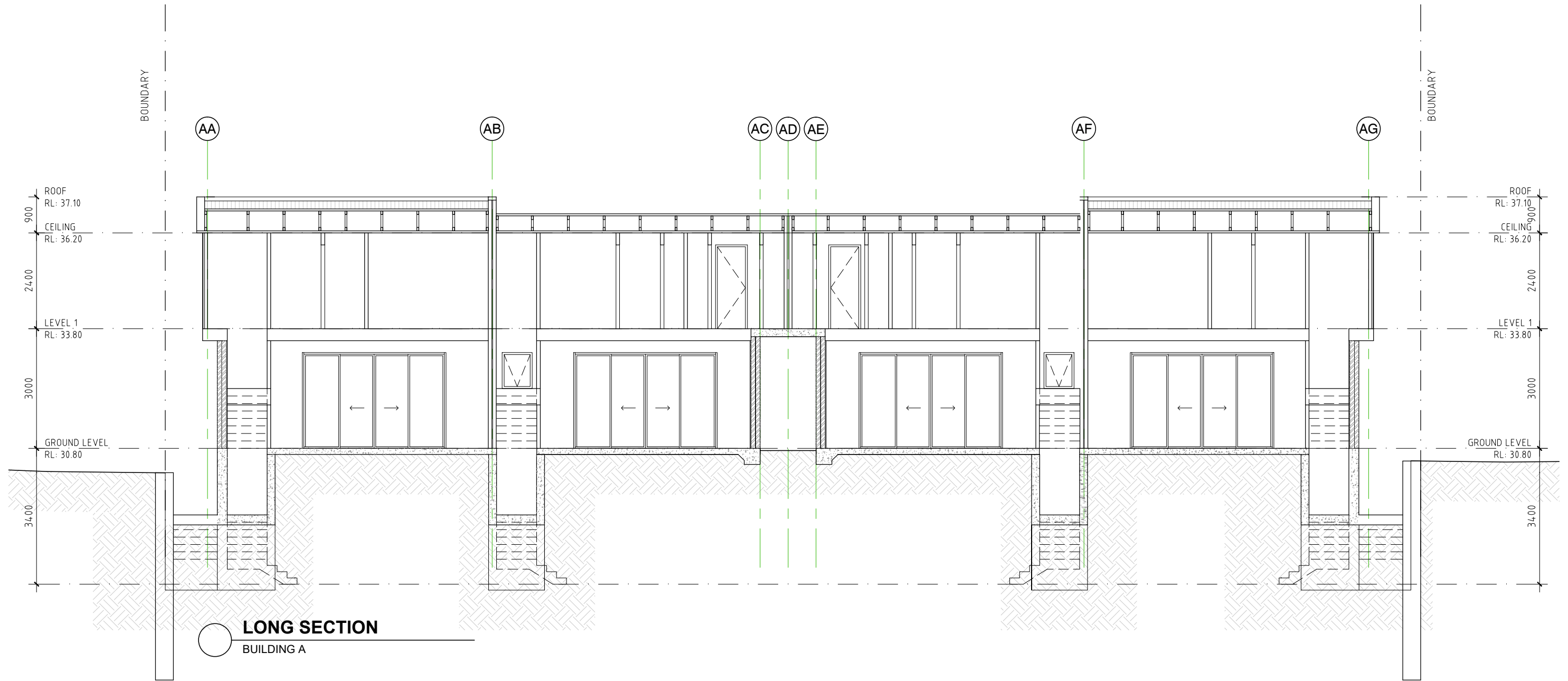
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**SHORT SECTION
BUILDING A**

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
		SCALE AT A3
		1:50
DRAWING NUMBER	AMENDMENT	
CC-402	B	



LONG SECTION
BUILDING A

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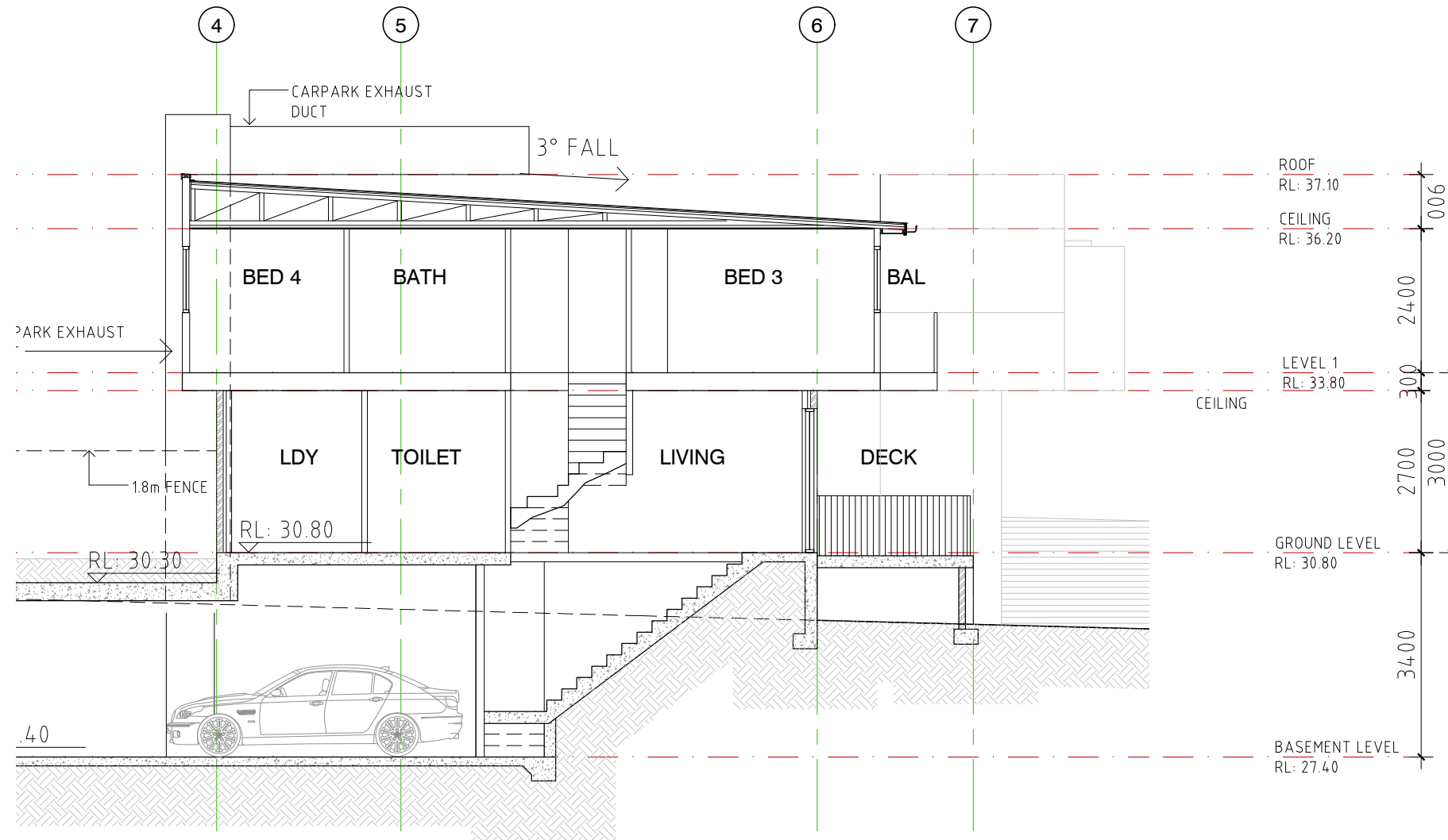
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**LONG SECTION
BUILDING A**

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-403	SCALE AT A3 1:50
		AMENDMENT



○ **SHORT SECTION**
BUILDING B

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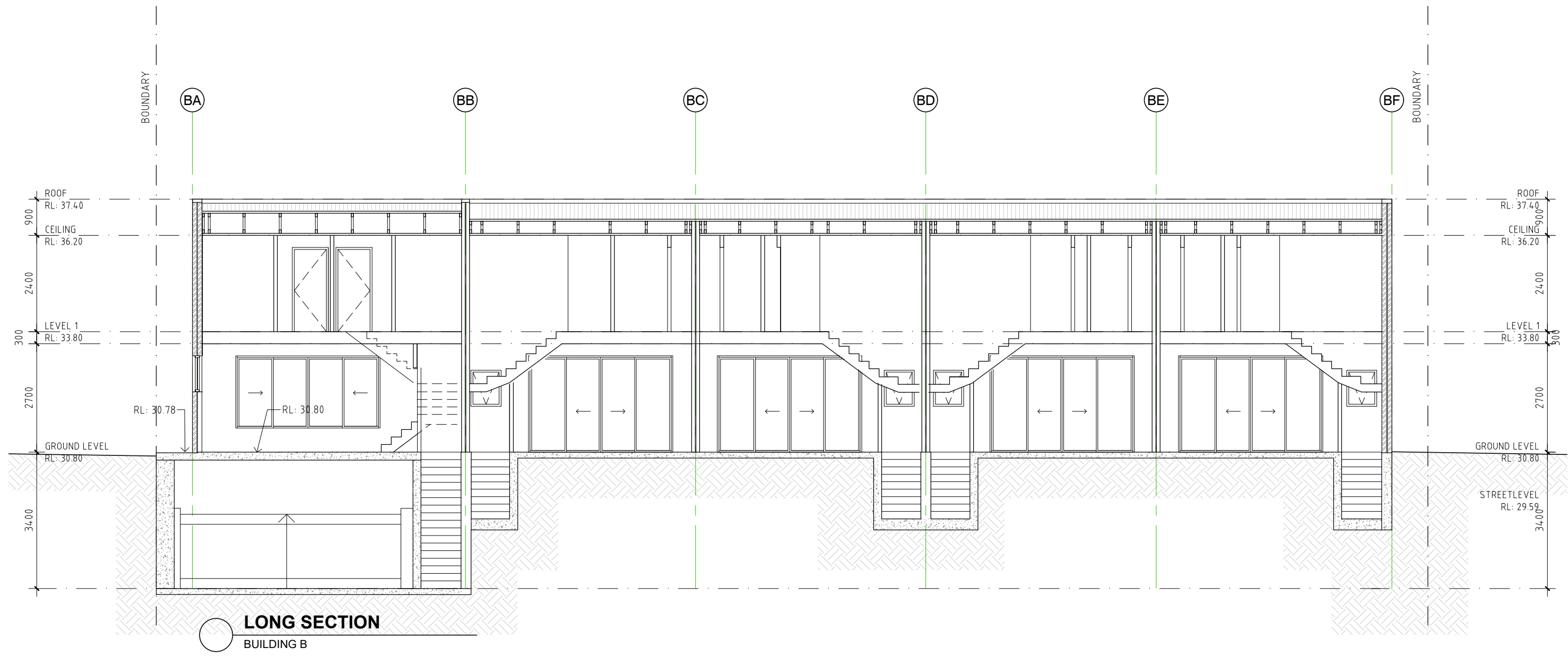
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PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
SHORT SECTION
BUILDING B

NORTH / WALL INDEX

DRAWING NUMBER
CC-404

JOB NUMBER
SCALE AT A1
SCALE AT A3
1:50
AMENDMENT
B



LONG SECTION
BUILDING B

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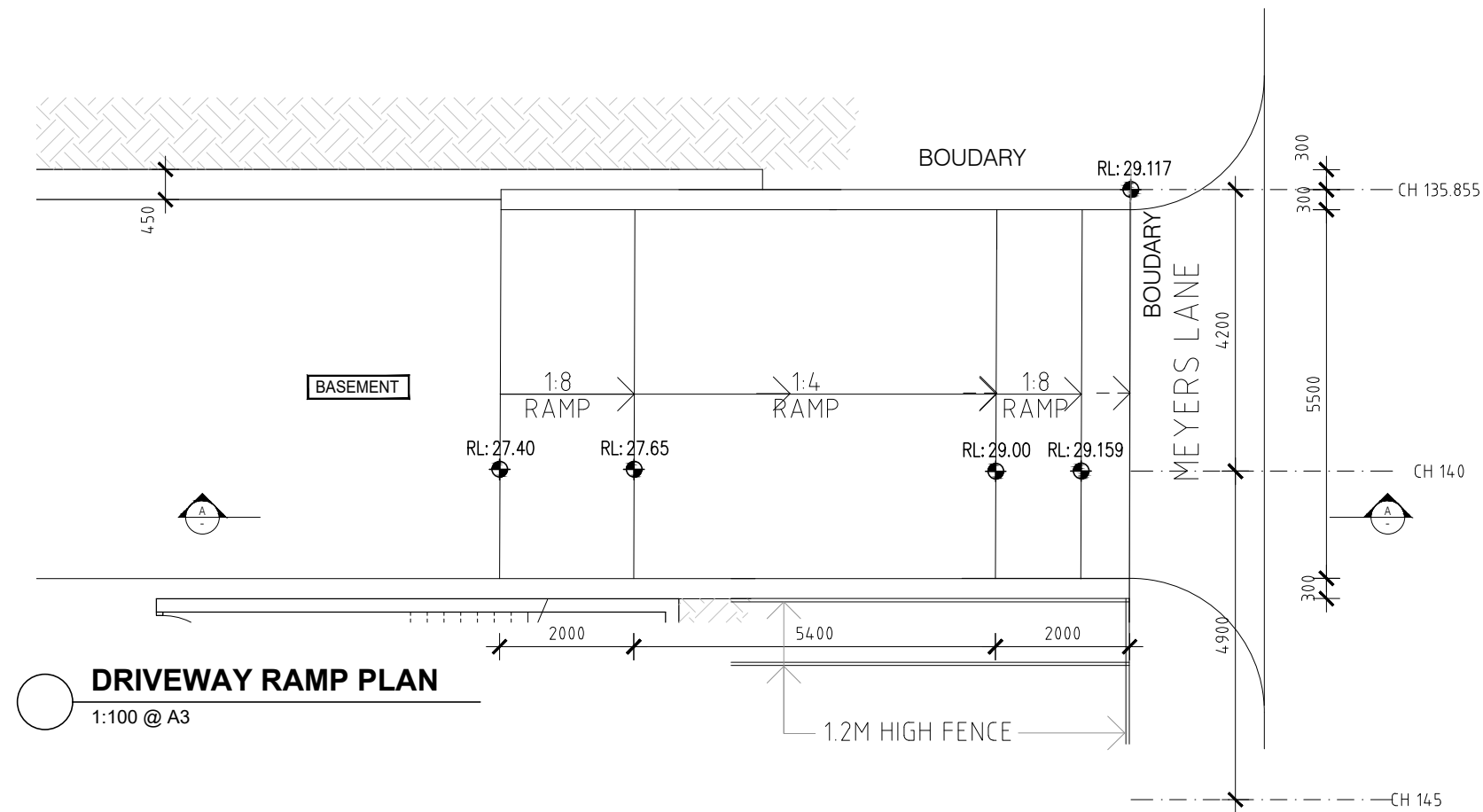
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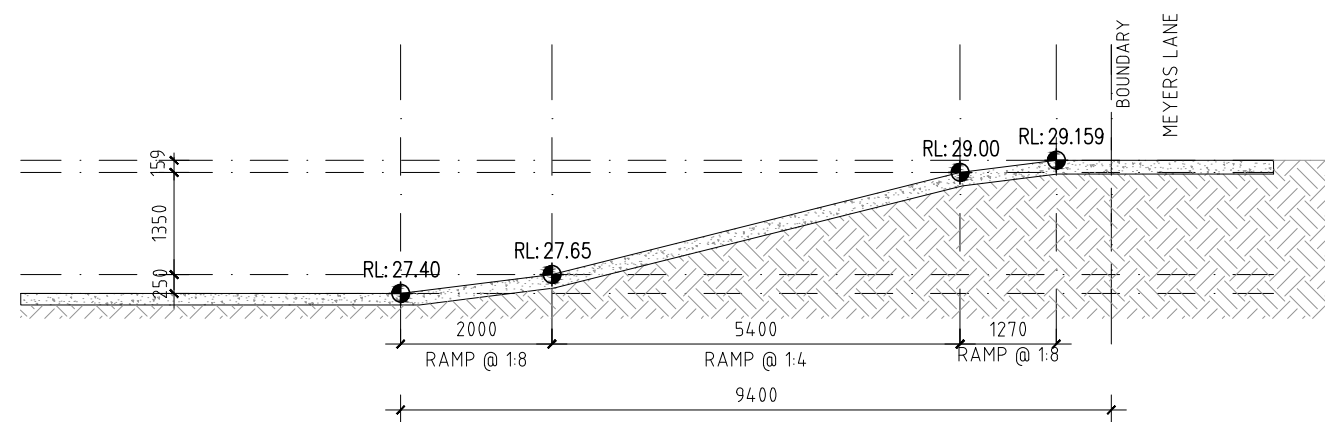
PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**LONG SECTION
BUILDING B**

NORTH / WALL INDEX 	JOB NUMBER	SCALE AT A1
	DRAWING NUMBER CC-405	SCALE AT A3 1:50
		AMENDMENT 1



DRIVEWAY RAMP PLAN
1:100 @ A3



DRIVEWAY RAMP SECTION A
1:100 @ A3

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CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
**DRIVEWAY RAMP
DETAIL**

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
		
DRAWING NUMBER		SCALE AT A3
CC-501		1:100
		AMENDMENT
		C

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WINDOW ELEVATION					
WINDOW NUMBER	AW.01	AW.02	AW.03	AW.04	AW.05
GLAZING	CLEAR GLAZING	CLEAR GLAZING	CLEAR GLAZING	CLEAR GLAZING	CLEAR GLAZING
QUANTITY	2	17	1	5	2
WINDOW ELEVATION					
WINDOW NUMBER	SW.01	SW.02	SW.03	SW.05	
GLAZING	CLEAR GLAZING	CLEAR GLAZING	CLEAR GLAZING	CLEAR GLAZING	
QUANTITY	27	9	1	1	
WINDOW ELEVATION					
WINDOW NUMBER	SD.01	SD.02			
GLAZING	CLEAR GLAZING	CLEAR GLAZING			
QUANTITY	9	8			
DOOR ELEVATION					
DOOR NUMBER	D.01	D.02	D.03	D.04	D.05
TYPE	SOLID CORE - ENTRY DOOR	SOLID CORE - CARPARK, FIRE DOOR (-/90/30)	HOLLOW CORE - BEDROOM DOOR	HOLLOW CORE - WET AREA DOOR	SOLID CORE - ENTRY DOOR
QUANTITY	9	9	36	27	1

NOTE:

1. FROSTED GLASS TO ALL BATHROOM WINDOWS
F: FIXED WINDOW
FL: FLOOR LEVEL
2. ALL WINDOWS PARALLEL TO WESTERN AND EASTERN BOUNDARIES WITHIN 1.5M TO BE FITTED WITH HEAT ATTENUATION SCREEN TO OUTSIDE

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CADENZA ARCHITECTURE

PROJECT
TOWNHOUSE DEVELOPMENT
18-20 WALDRON ROAD, SEFTON

DRAWING TITLE
WINDOW & DOOR
SCHEDULE

NORTH / WALL INDEX	JOB NUMBER	SCALE AT A1
DRAWING NUMBER		SCALE AT A3
CC-601		
		AMENDMENT
		A