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**PABA RE**

203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

PROJECT STATUS

CC

PROJECT  
Single dwelling

SHEET TITLE

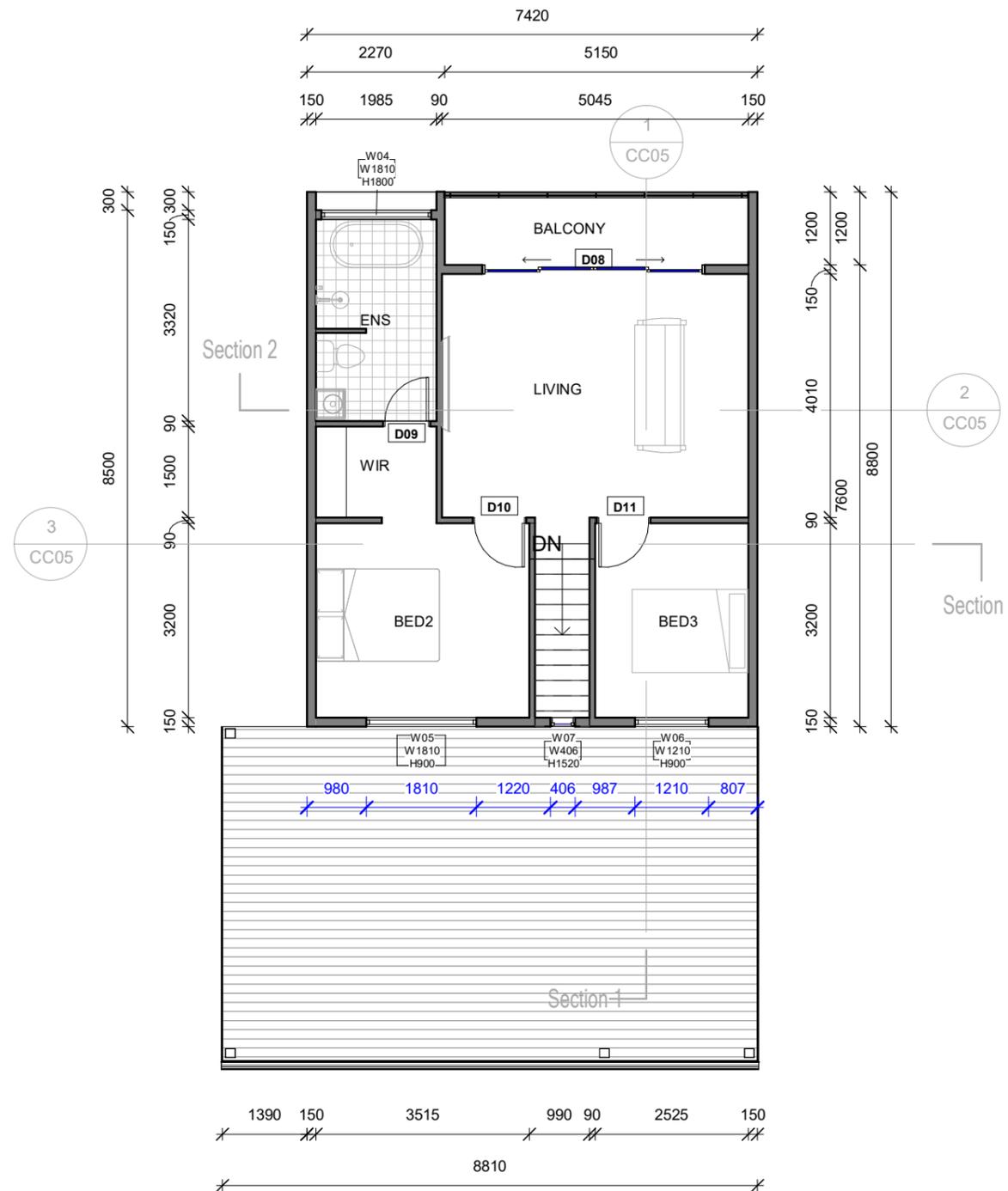
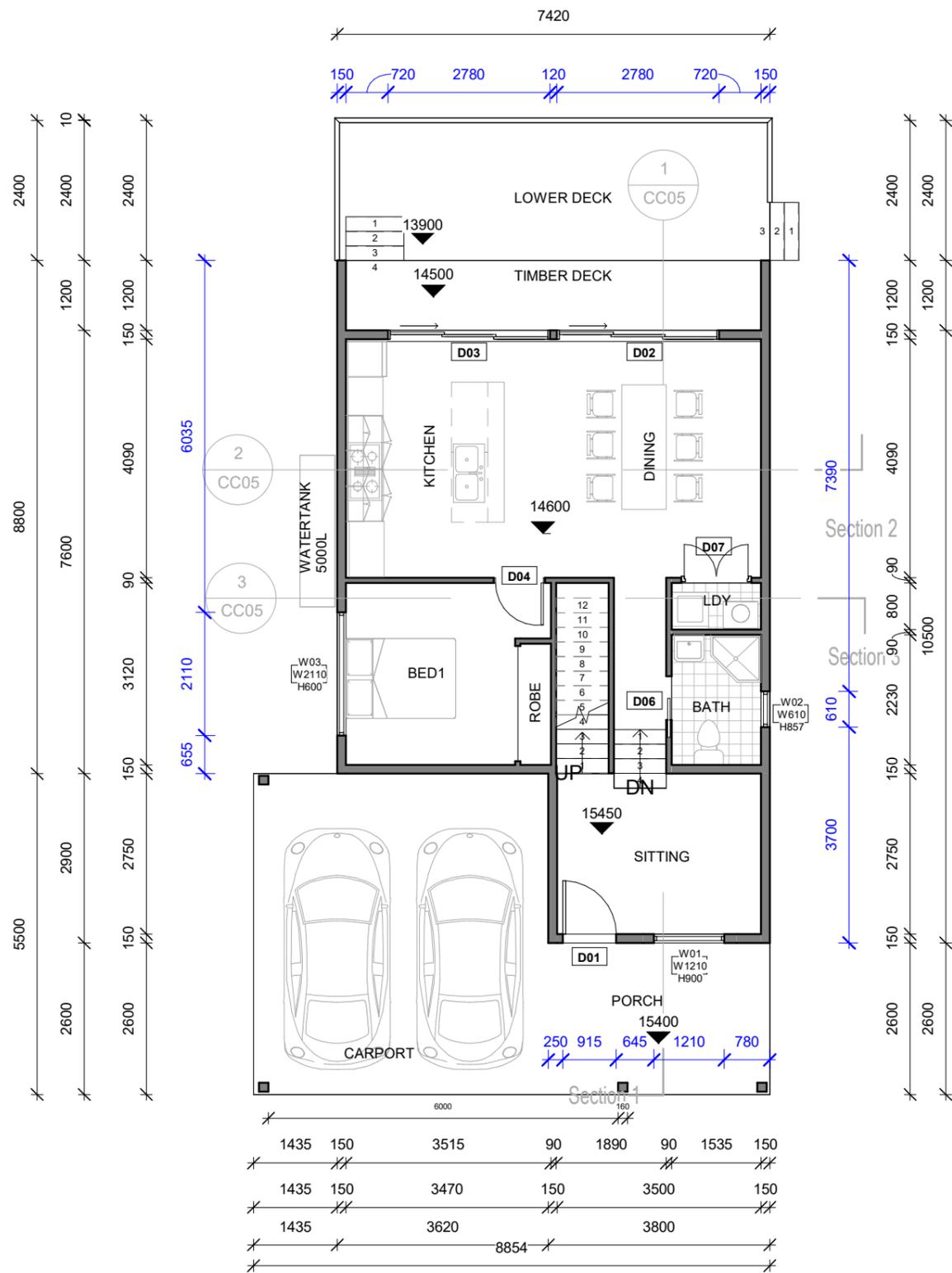
Cover Page

SITE

33a Pacific Hwy Mooney mooney NSW  
2083

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**1** Ground Floor  
1 : 100

**2** First Floor  
1 : 100

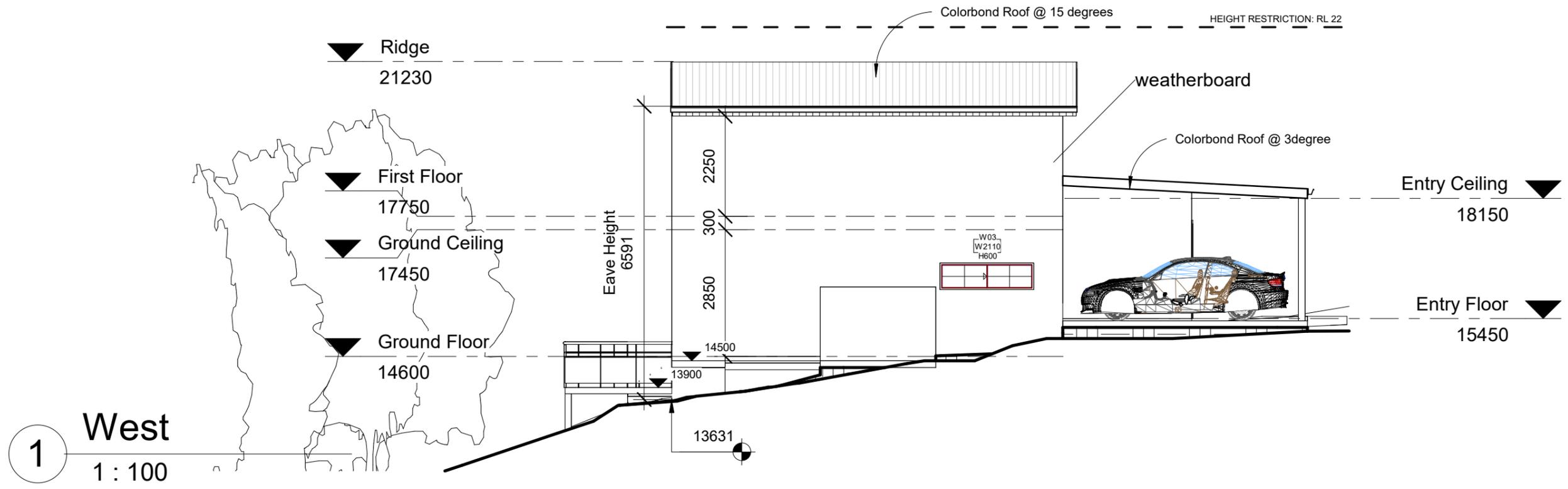
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203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

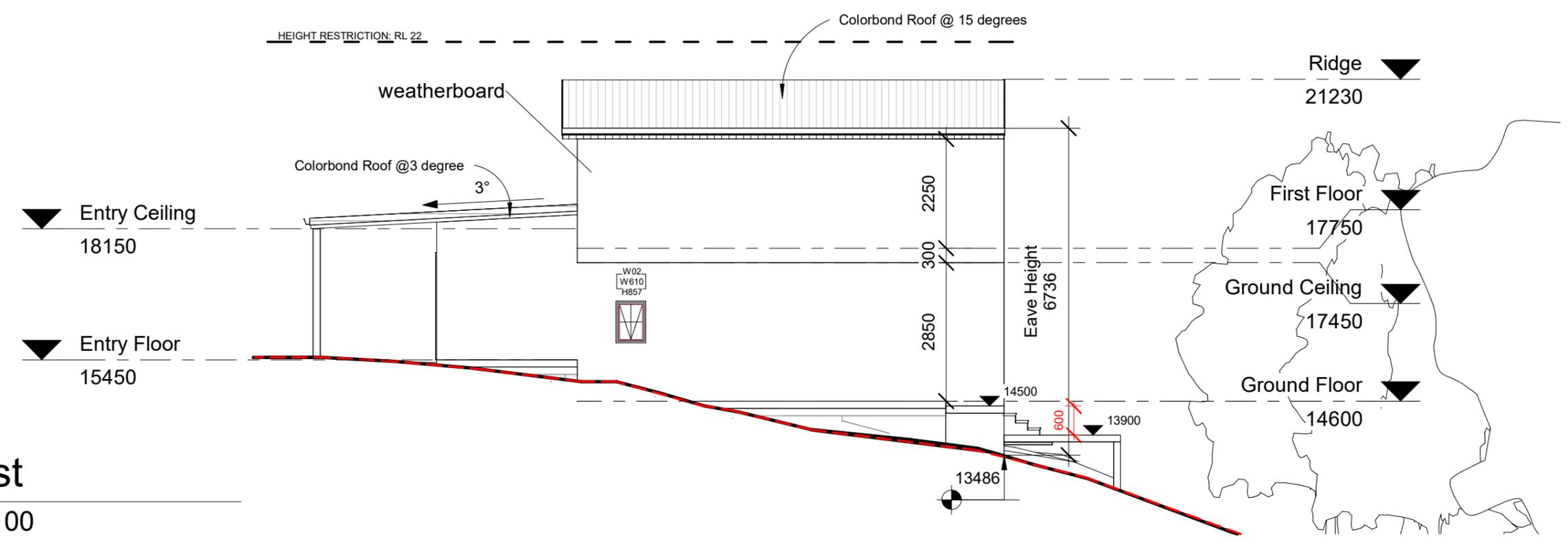
PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Floor Plans  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

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001		08/11/21	4/09/2025 3:41:25 PM
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1 West  
1 : 100



2 East  
1 : 100

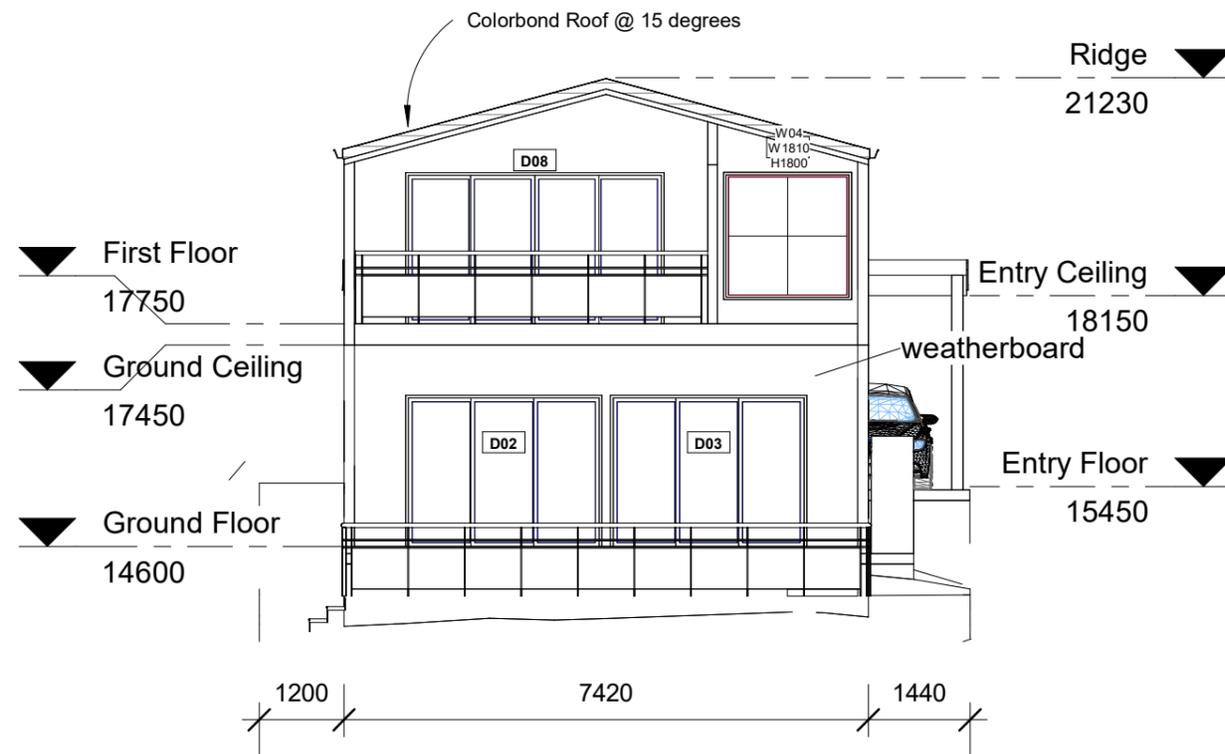
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203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

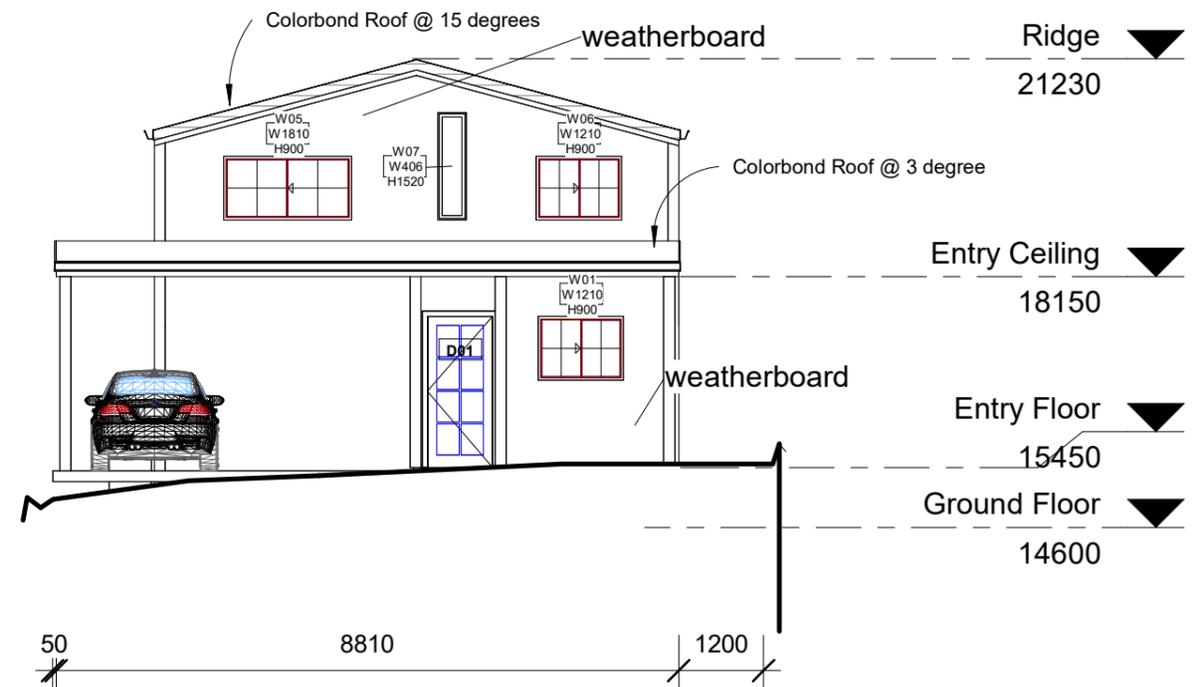
PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Elevations East-West  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

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1 North  
1 : 100



2 South  
1 : 100

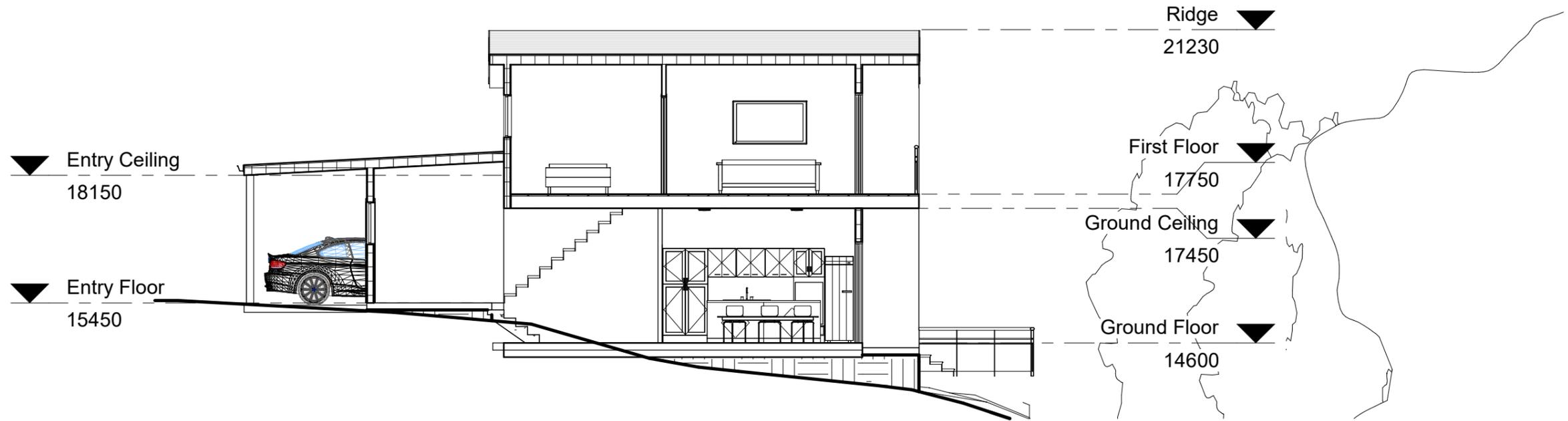
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203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

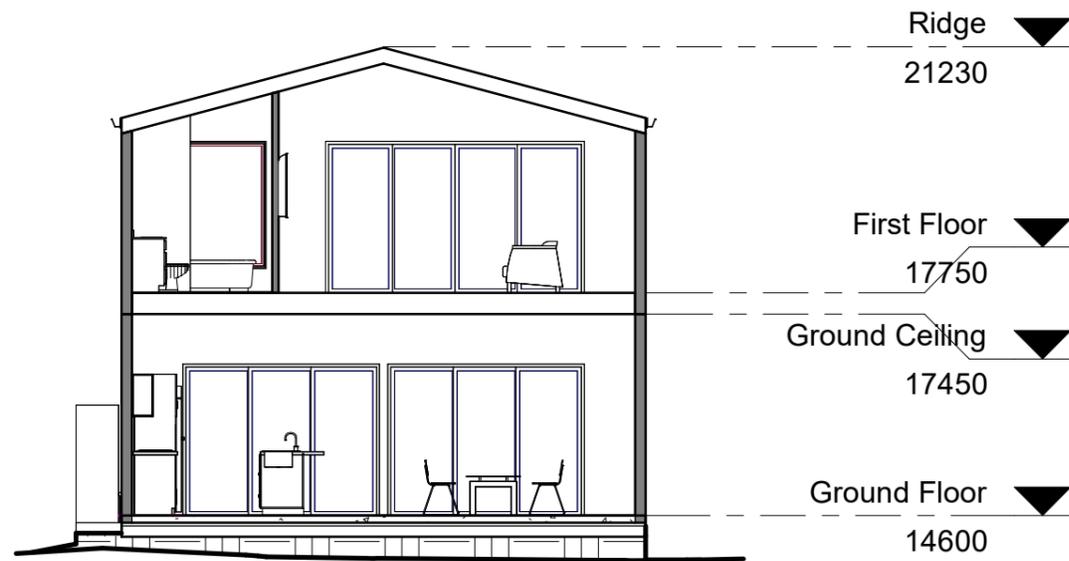
PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Elevations North-South  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

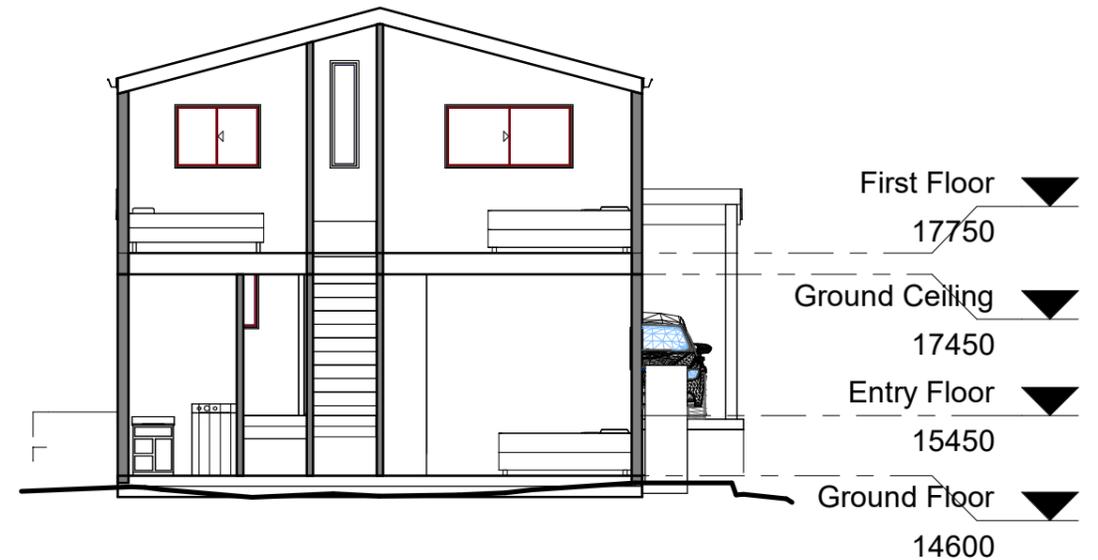
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1 Section 1  
1 : 100



2 Section 2  
1 : 100



3 Section 3  
1 : 100

**PABA RE**

203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Section A-A  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

REV.	DESCRIPTION	DATE
001		08/24/21

DATE  
4/09/2025 3:41:28 PM  
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Stanley Huan  
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SHEET NO  
CC05

Door Schedule			
Level	Mark	Height	Width

Entry Floor	D01	2134	915
Ground Floor	D02	2100	2700
Ground Floor	D03	2100	2700
Ground Floor	D04	2040	820
Ground Floor	D06	2300	750
Ground Floor	D07	2400	1200
First Floor	D08	2100	3580
First Floor	D09	2040	720
First Floor	D10	2040	820
First Floor	D11	2040	820

Grand total: 10

Window Schedule				
Level	Mark	Width	Height	Description

Ground Floor	W02	610	857	Awning Window
Ground Floor	W03	2110	600	Sliding Window
Entry Floor	W01	1210	900	Sliding Window
First Floor	W04	1810	1800	Fixed Window
First Floor	W05	1810	900	Sliding Window
First Floor	W06	1210	900	Sliding Window
First Floor	W07	406	1520	

Grand total: 7

# PABA RE

203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

PROJECT STATUS

CC

PROJECT

Single dwelling

SHEET TITLE

Door/Window Schedules

SITE

33a Pacific Hwy Mooney mooney NSW  
2083

REV.

001

DESCRIPTION

DATE

08/24/21

DATE

4/09/2025 3:41:28 PM

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Stanley Huan

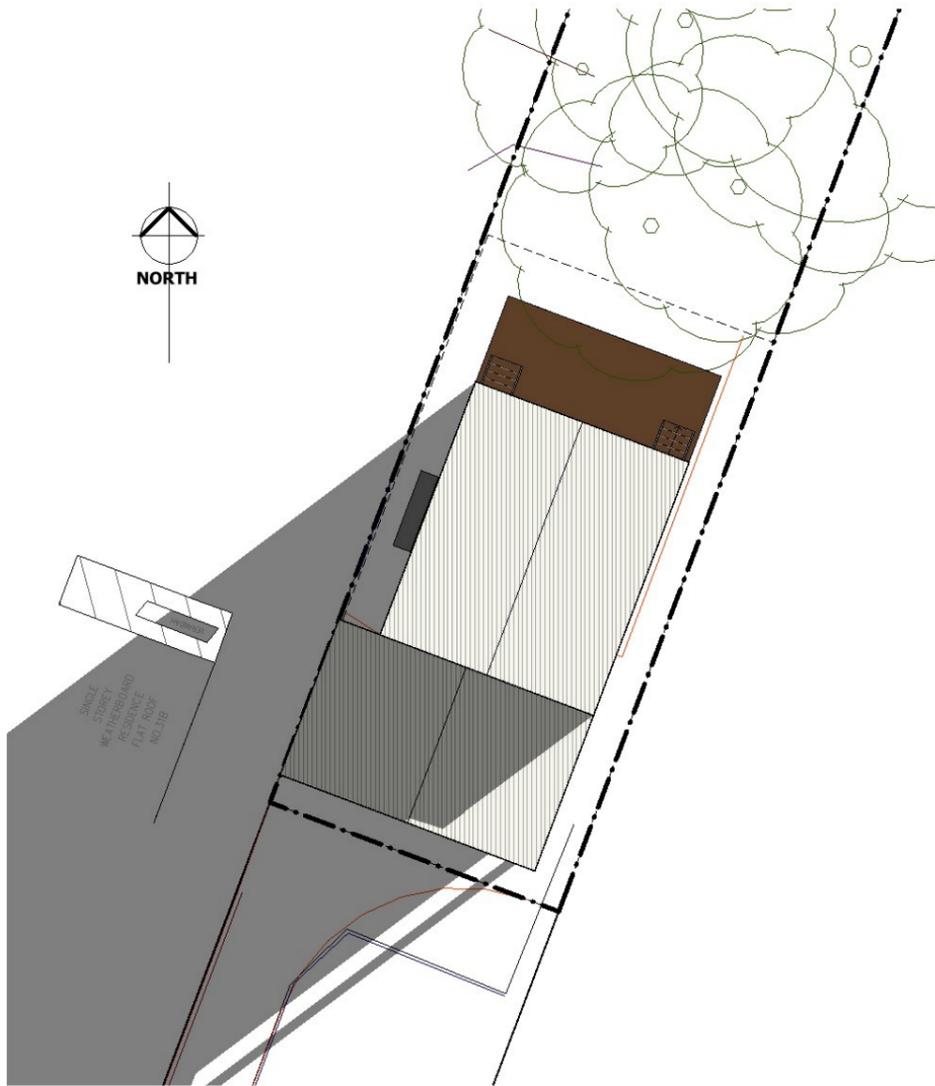
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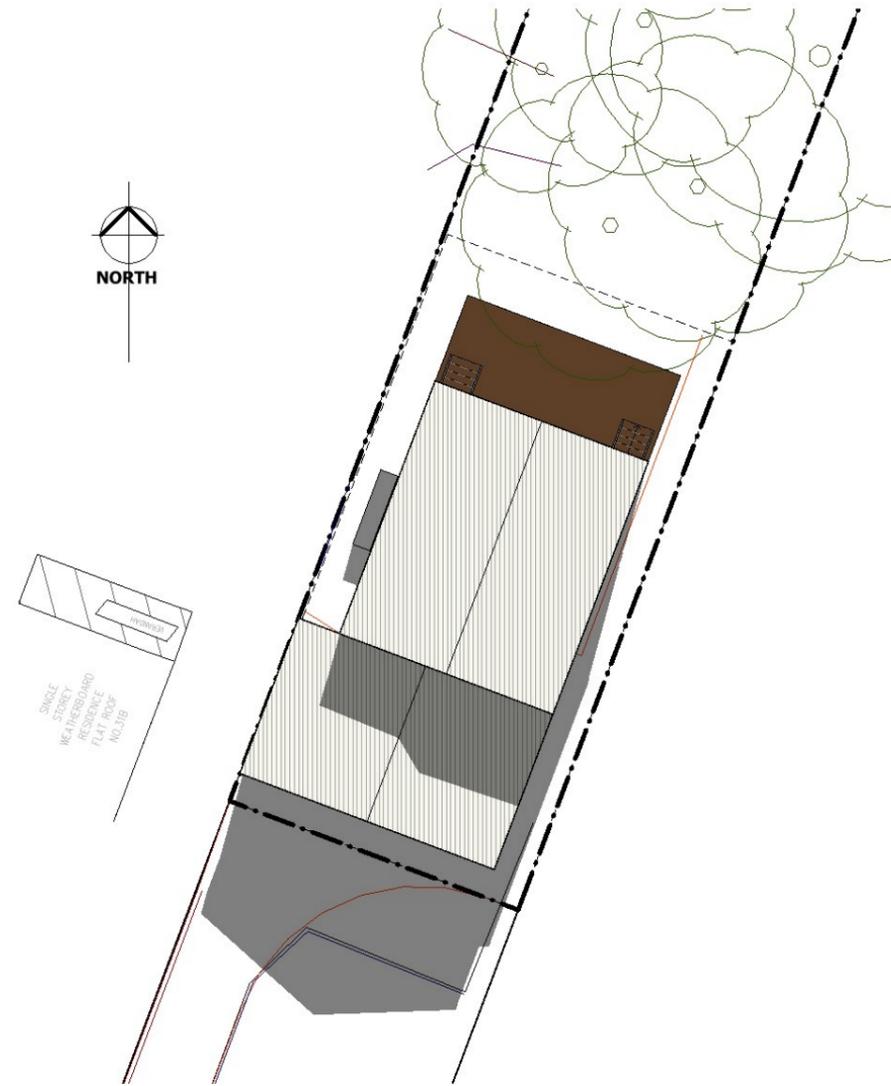
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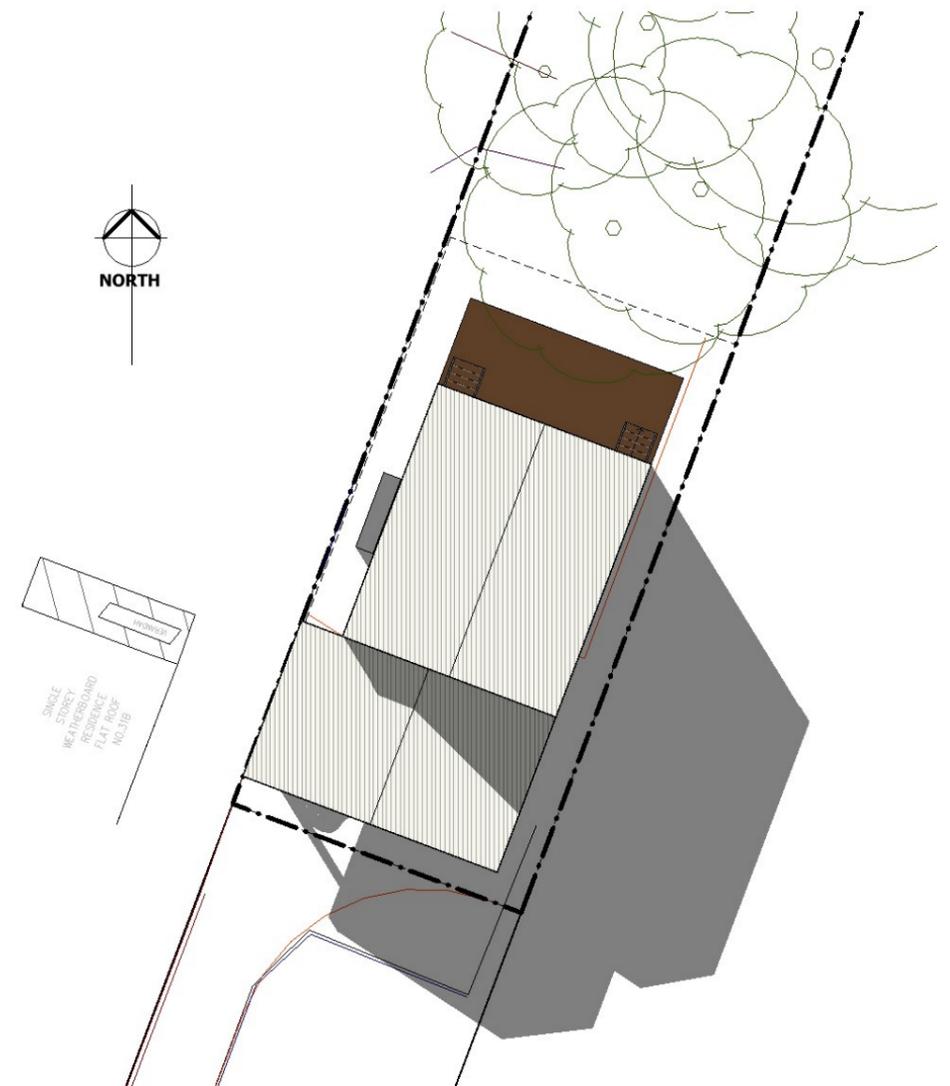
CC06



1 Winter Solstice 9AM  
1:1



2 Winter Solstice 12PM  
1:1



3 Winter Solstice 3PM  
1:1

**PABA RE**

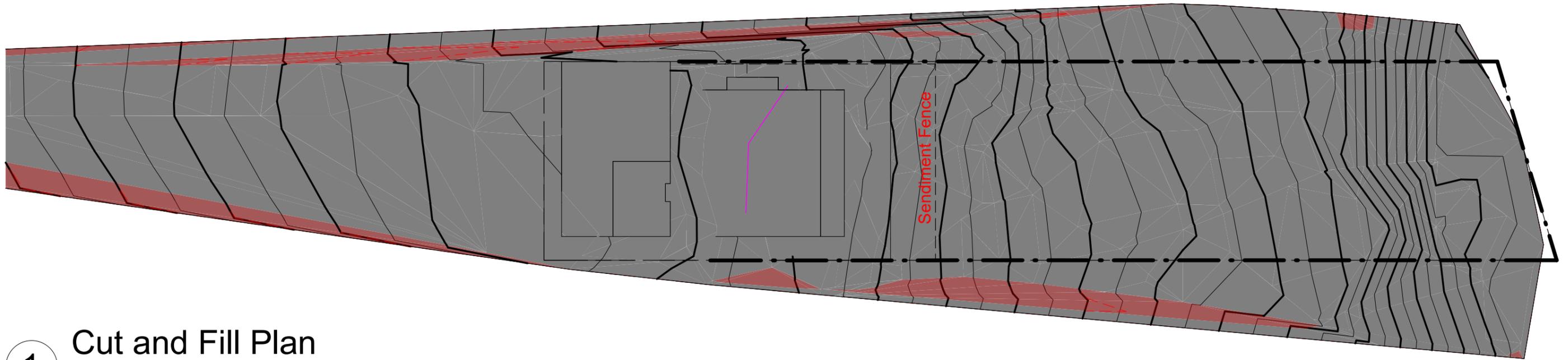
203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Shadow Diagram  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

REV.	DESCRIPTION	DATE
001		08/24/21

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CC07



**1** Cut and Fill Plan  
1 : 200

Cut and Fill Schedule				
Name	Projected Area	Cut	Fill	Net cut/fill
Adjacent Land	61 m <sup>2</sup>	1.79 m <sup>3</sup>	0.34 m <sup>3</sup>	-1.46 m <sup>3</sup>
Watertank Pad	2 m <sup>2</sup>	0.07 m <sup>3</sup>	0.13 m <sup>3</sup>	0.05 m <sup>3</sup>
Ground Floor Pad	57 m <sup>2</sup>	5.82 m <sup>3</sup>	15.00 m <sup>3</sup>	9.19 m <sup>3</sup>
Entry Floor Pad	11 m <sup>2</sup>	0.01 m <sup>3</sup>	1.45 m <sup>3</sup>	1.44 m <sup>3</sup>
Carport Pad	38 m <sup>2</sup>	1.00 m <sup>3</sup>	4.94 m <sup>3</sup>	3.93 m <sup>3</sup>
Patio Pad	9 m <sup>2</sup>	0.00 m <sup>3</sup>	6.19 m <sup>3</sup>	6.19 m <sup>3</sup>
Grand total: 6		8.69 m <sup>3</sup>	28.04 m <sup>3</sup>	19.35 m <sup>3</sup>



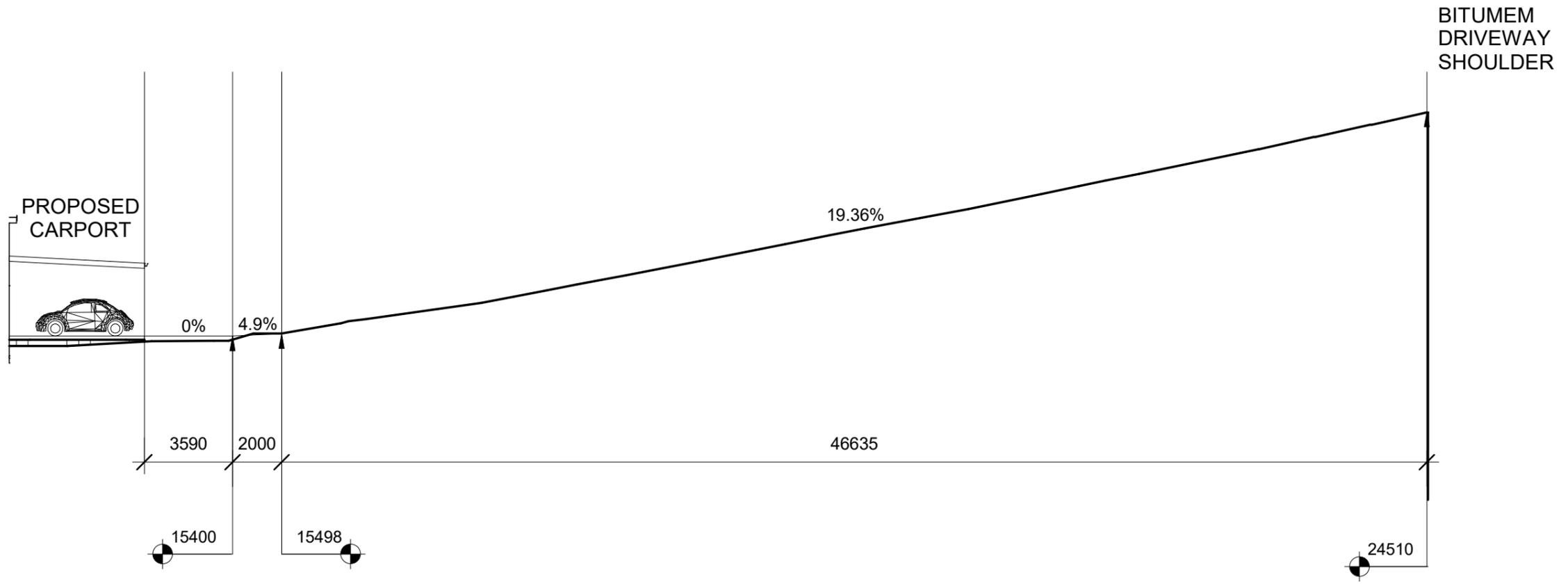
203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Cut and Fill Schedule  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

REV.	DESCRIPTION	DATE
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CC08



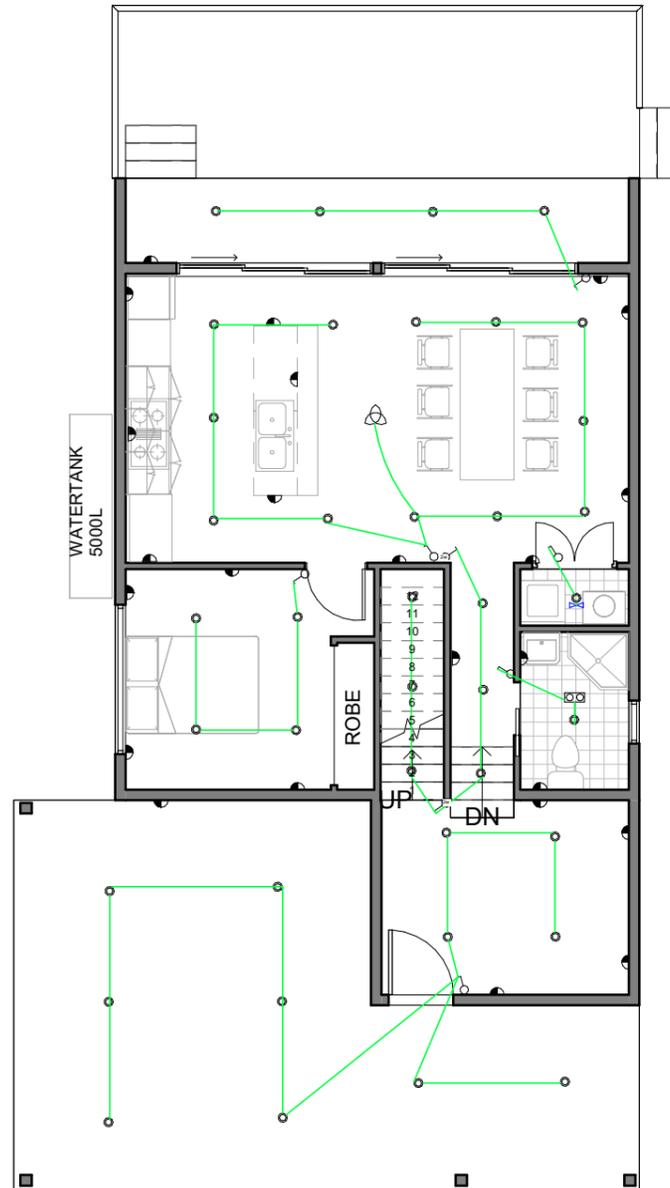
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203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

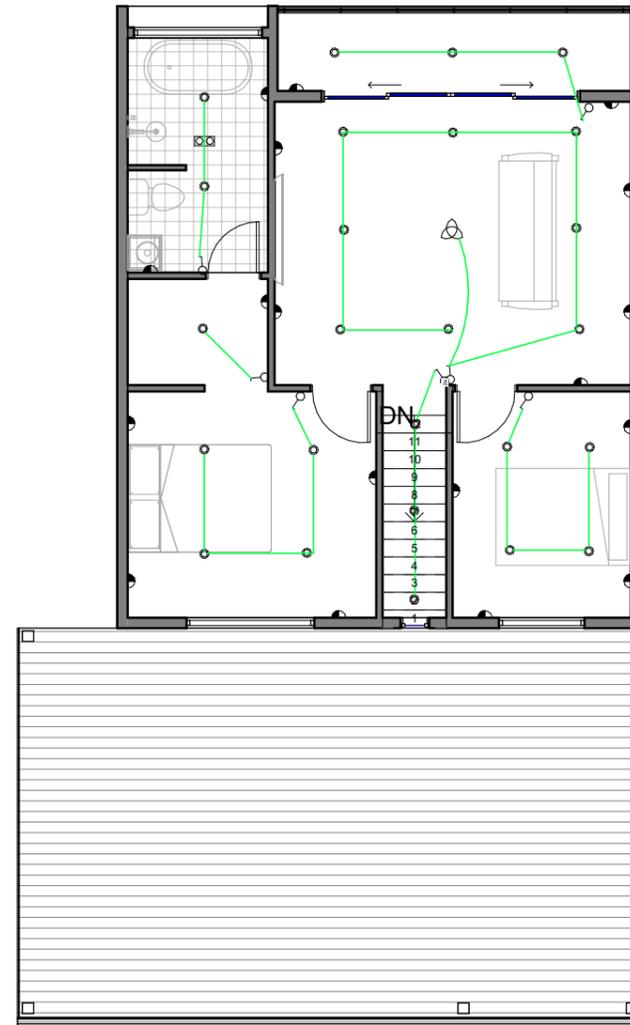
PROJECT STATUS  
CC  
PROJECT  
Single dwelling

SHEET TITLE  
Driveway Longitudinal Profile  
SITE  
33a Pacific Hwy Mooney mooney NSW  
2083

REV.	DESCRIPTION	DATE	DATE
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		SCALE AS SHOWN@A3	SHEET NO CC09



1 ELEC GF  
1 : 100



2 ELEC FF  
1 : 100

ELECTRICAL LEGENDS

-  GPO DOUBLE
-  LIGHT SWITCH
-  2 WAY LIGHT SWITCH
-  APPLIANCE CONNECTION POINT
-  SMOKE DETECTOR
-  MAIN DISTRIBUTION
-  INTERNET CABLE
-  PHONE POINT
-  TV POINT
-  INTERCOM
-  FAN

LIGHTING LEGENDS

-  RECESSED DOWNLIGHT
-  MOTION SENSOR
-  UNDER LED STRIP LIGHT
-  3 IN 1
-  WALL LIGHT
-  EXHAUST FAN
-  FLOOD LIGHT
-  MIRROR LIGHT

# BASIX Certificate

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

## Single Dwelling

Certificate number: 12113925\_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 10/09/2022 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 12113925 lodged with the consent authority or certifier on 14 January 2022 with application P94-160292.

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: Saturday, 09 April 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	Mooney House_02		
Street address	33A Pacific Highway Mooney Mooney 2083		
Local Government Area	Central Coast Council		
Plan type and plan number	deposited DP124676		
Lot no.	2		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	3		
Project score			
Water	45	Target	40
Thermal Comfort	Pass	Target	Pass
Energy	50	Target	50

Certificate Prepared by	
Name / Company Name	ARCHWISE
ABN (if applicable)	57166886026

## Description of project

Project address		Assessor details and thermal loads	
Project name	Mooney House_02	Assessor number	n/a
Street address	33A Pacific Highway Mooney Mooney 2083	Certificate number	n/a
Local Government Area	Central Coast Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP124676	Area adjusted cooling load (MJ/m <sup>2</sup> /year)	n/a
Lot no.	2	Area adjusted heating load (MJ/m <sup>2</sup> /year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house	Ceiling fan in at least one living room or other conditioned area	n/a
Project type		Project score	
Project type	separate dwelling house	Water	45 Target 40
No. of bedrooms	3	Thermal Comfort	Pass Target Pass
Energy	50 Target 50		

Site details			
Site area (m <sup>2</sup> )	500		
Roof area (m <sup>2</sup> )	118		
Conditioned floor area (m <sup>2</sup> )	102.0		
Unconditioned floor area (m <sup>2</sup> )	4.5		
Total area of garden and lawn (m <sup>2</sup> )	322		

## Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
<b>Landscape</b> The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✓	✓	
<b>Fixtures</b> The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 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.		✓	✓
<b>Alternative water</b> <b>Rainwater tank</b> 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 118.4 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: • all toilets in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	✓	✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
<b>General features</b> The dwelling must not have more than 2 storeys. The conditioned floor area of the dwelling must not exceed 300 square metres. The dwelling must not contain open mezzanine area exceeding 25 square metres. The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b> The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
<b>Construction</b>			
Floor - concrete slab on ground	nil		
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)		
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)		
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)		
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)		
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.5 (up), roof: full/sarking		framed, medium (solar absorptance 0.475-0.70)
<b>Notes</b>	<ul style="list-style-type: none"> <li>Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</li> <li>In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</li> </ul>		

Thermal Comfort Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b> 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 overhanging specifications must be certified for each window and glazed door. The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table. The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection: - Aluminium single clear - Aluminium double (air) clear - TimberuPVC-fibreglass single clear - TimberuPVC-fibreglass double (air) clear • Overhanging 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 'overhanging' column.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overhanging
<b>North facing</b>					
D08	2100	3500	aluminium, single, clear	verandah 1200 mm, 3000 mm above base of window or glazed door	>4 m high, 5-8 m away
D02	2100	2700	aluminium, single, clear	verandah 1200 mm, 2700 mm above base of window or glazed door	>4 m high, 5-8 m away
W04	1800	1800	aluminium, single, clear	verandah 1200 mm, 2207 mm above base of window or glazed door	>4 m high, 5-8 m away
D03	2100	2700	aluminium, single, clear	verandah 1200 mm, 2700 mm above base of window or glazed door	>4 m high, 5-8 m away
<b>East facing</b>					
W02	857	610	aluminium, single, clear	none	not overhadowed
<b>South facing</b>					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overhanging
W07	1830	406	aluminium, single, clear	none	not overhadowed
W01	960	1210	aluminium, single, clear	verandah 2600 mm, 1630 mm above base of window or glazed door	not overhadowed
W05	960	1810	aluminium, single, clear	none	not overhadowed
W09	960	1210	aluminium, single, clear	none	not overhadowed
<b>West facing</b>					
W03	2110	600	aluminium, single, clear	none	not overhadowed

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
<b>Hot water</b> The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 24 to 30 STCRs or better.	✓	✓	✓
<b>Cooling system</b> The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system. The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
<b>Heating system</b> The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system. The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
<b>Ventilation</b> 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, ducted to facade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b> The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms, dedicated • the kitchen, dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
• all bathrooms/toilets; • the laundry; • all hallways, dedicated		✓	✓
<b>Natural lighting</b> The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b> The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CCDC 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/ceiling safety or final for the development may be issued.



203/2-4 Holden Street, Ashfield  
New South Wales 2131, Australia

### PROJECT STATUS

CC

PROJECT  
Single dwelling

### SHEET TITLE

BASIX

### SITE

33a Pacific Hwy Mooney mooney NSW  
2083

REV.	DESCRIPTION	DATE	DATE
001		09/04/25	4/09/2025 3:41:30 PM
			DRAWN BY Author
			CHECKED BY Checker
			SCALE AS SHOWN@A3
			SHEET NO CC11

## 5.0 RECOMMENDATIONS

This Bush Fire Assessment Report concluded that the proposed development may comply with the performance criteria for PBP if the proposed acceptable solutions and recommendations are implemented. These items are outlined below.

### 5.1 Asset Protection Zones

- The entire site shall be maintained as an APZ for the lifetime of the development.
- The APZ shall be maintained to meet with the requirements of an Inner Protection Area (IPA) as outlined in Appendix 4 in PBP.

#### 5.1.1 Environmental Considerations

Tree clearing will be required for bushfire protection purposes.

### 5.2 Construction Standards

- The proposed dwelling shall be constructed to comply with AS3959-2018 Sections 3 & 5 (BAL 12.5) and section 7.5 in PBP

#### Service Pipes

- All exposed piping should be of metal. Pipes of other materials should be buried to a depth of at least 300mm below the finished ground level.

#### Fencing (if applicable)

- All new fencing shall be constructed in accordance with section 7.6 in PBP.

### 5.3 Property Access and Evacuation Safety

- Safe access is provided to the subject property via a concrete driveway that is ~2.5m wide that extends to the north from Pacific Highway. This road will serve both as an access point for firefighters and an egress point for residents during a bushfire event.
- It is recommended that the building occupants prepare a bushfire survival plan which addresses the option to leave early before bushfire impacting the site. Details on how to prepare this plan are provided by the NSW RFS website ([http://www.rfs.nsw.gov.au/file\\_system/attachments/Attachment\\_BushFireSurvivalPlan.pdf](http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf))

### 5.4 Water and Utility Services Supply

#### 5.4.1 Water

The site will be connected to the reticulated supply of water however will be located greater than 70m from a hydrant and therefore, the following recommendations are made;

- An onsite water reservoir of at least 5,000litres should be provided for fire fighting purposes. This supply does not need to be dedicated to fire fighting and can double as the potable water supply and/or for irrigation;
- A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet;
- Ball valve and pipes are adequate for water flow and are metal;
- Supply pipes from the tank to ball valve have the same bore size to ensure flow volume;
- If installed, underground tanks have an access hole of 200mm to allow tankers to refill directly from the tank; A hardened ground surface for truck access is supplied within 4m;
- Above-ground tanks are manufactured from concrete or metal;

- Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);
- Unobstructed access can be provided at all times;
- Underground tanks are clearly marked;
- All exposed water pipes external to the building are metal, including any fittings; and
- Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter;



Figure 6: Required Water fittings  
 Source: NSW RFS

#### 5.4.2 Gas (if applicable)

- Any gas cylinders or gas connections should be installed and maintained in accordance with Australian Standard AS1596 - *The Storage and Handling of LP Gas* and the requirements of relevant authorities.
- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion.

#### 5.4.3 Electricity

- Where possible electrical connection should occur via underground lines
- Where overhead electrical connection lines are proposed-lines area installed with short pole spacing and no part of a tree closer to a power line that the distance set out on accordance with the specifications in 'Vegetation Safety Clearance' issued by Energy Australia