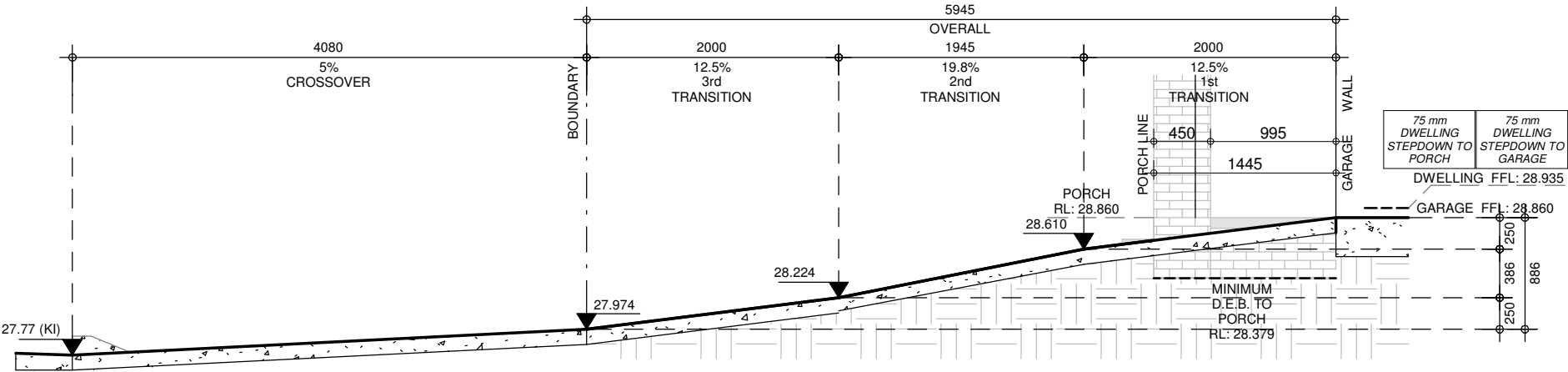




Product:	Facade:	Site Address:		Title:		Job No.:	222039	Issue	Date	Description	Drawn				
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200		PERSPECTIVE		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM				
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				Council: Canterbury Bankstown				Paper: A3		Scale:		C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
								DP No. : 223396		Approval Type: DA		Sheet No: 00.0		Date: 02.08.2022	
				OWNER SIGNATURE		DATE									



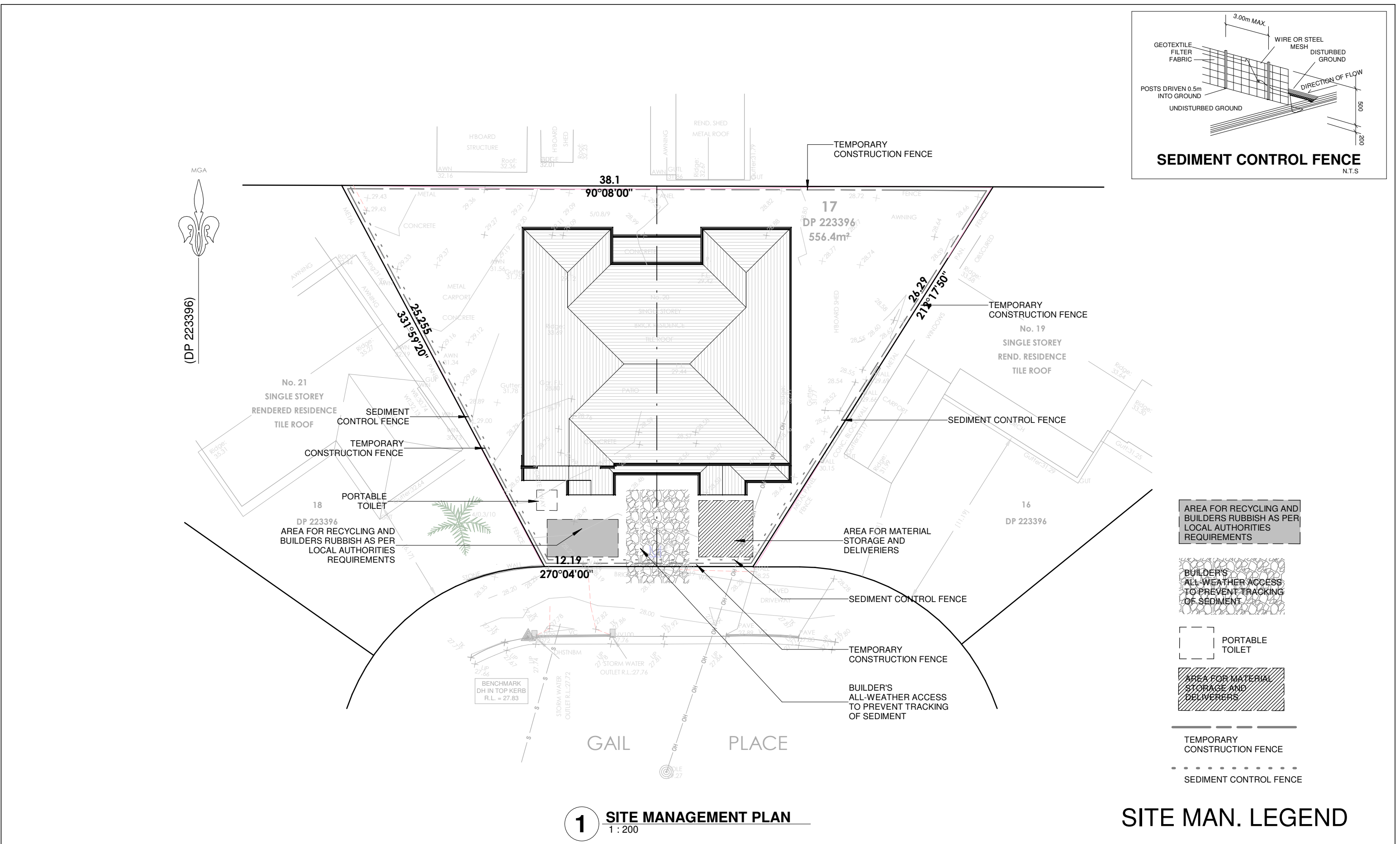


1 DRIVEWAY GRADIENT UNT 1 & 2  
1 : 50

Product:	Facade:	Site Address:		Title:		Job No.:	222039	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200		DRIVEWAY GRADIENT		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM
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Council: Canterbury Bankstown		Paper: A3		Scale: 1 : 50		OWNER SIGNATURE		C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
DP No. :	223396	Approval Type: CDC	Sheet No: 01.0.1	Date: 02.08.2022	D			04.08.2022	ISSUE FOR DA	RB	
						OWNER SIGNATURE					

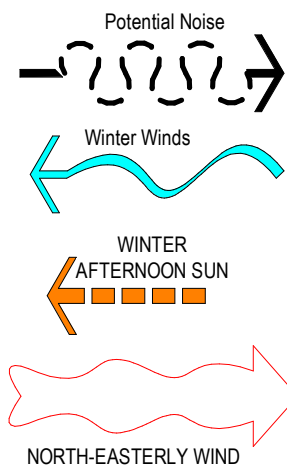
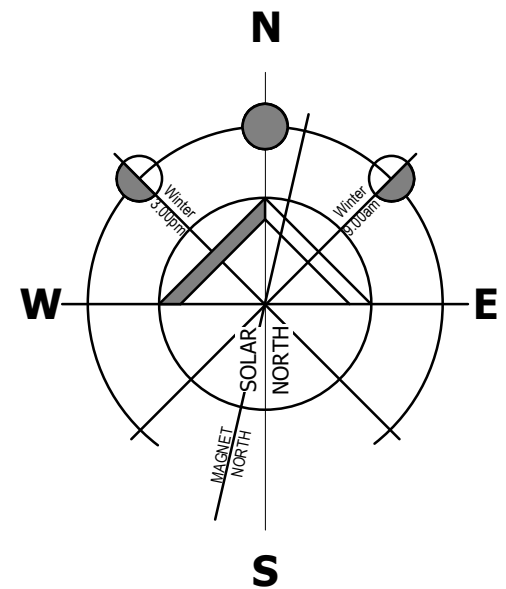
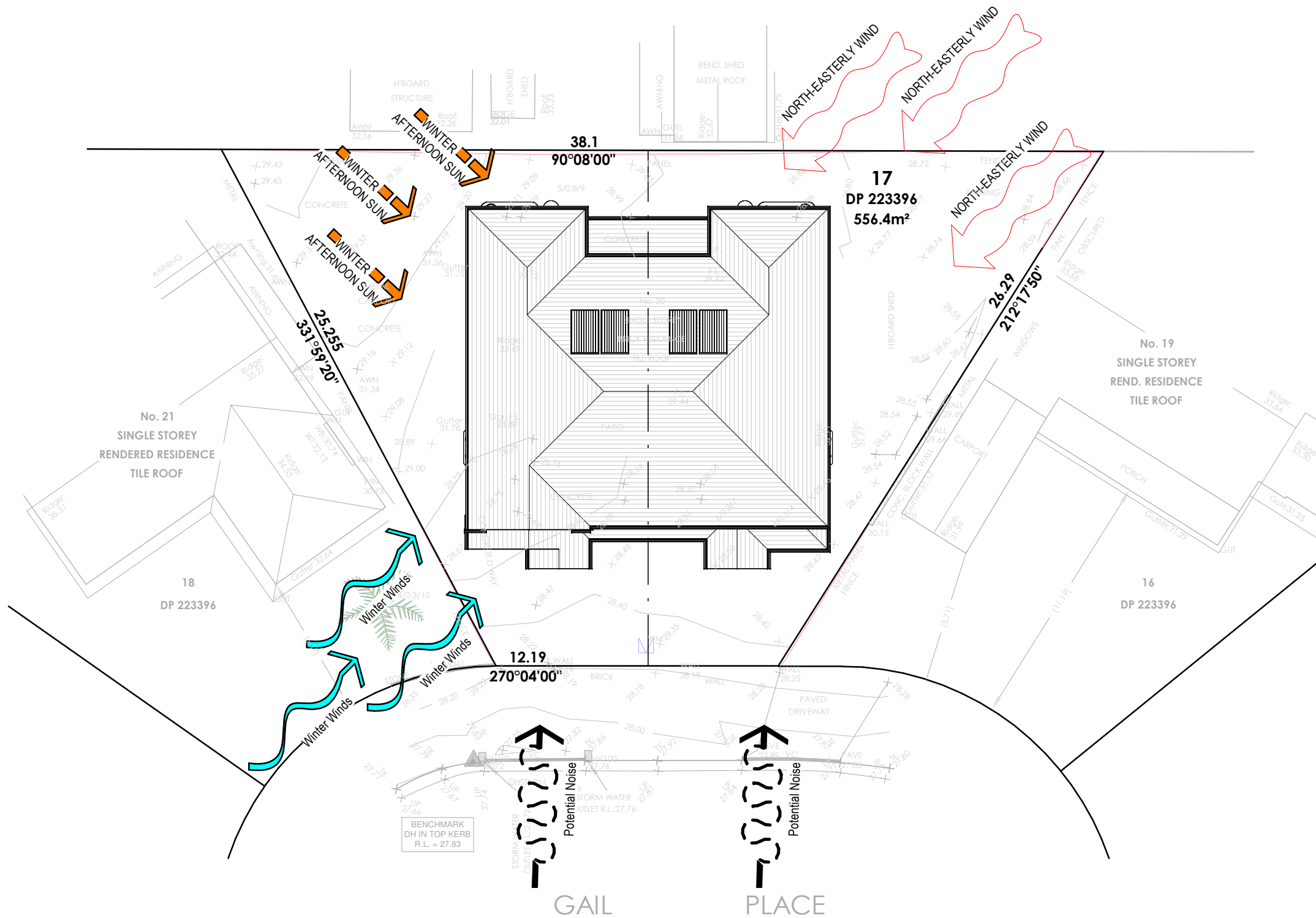
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Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SITE MANAGEMENT PLAN	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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					C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
					D	04.08.2022	ISSUE FOR DA	RB
					OWNER SIGNATURE		DATE	
		DP No. : 223396	Paper: A3	Scale: As indicated	OWNER SIGNATURE		DATE	
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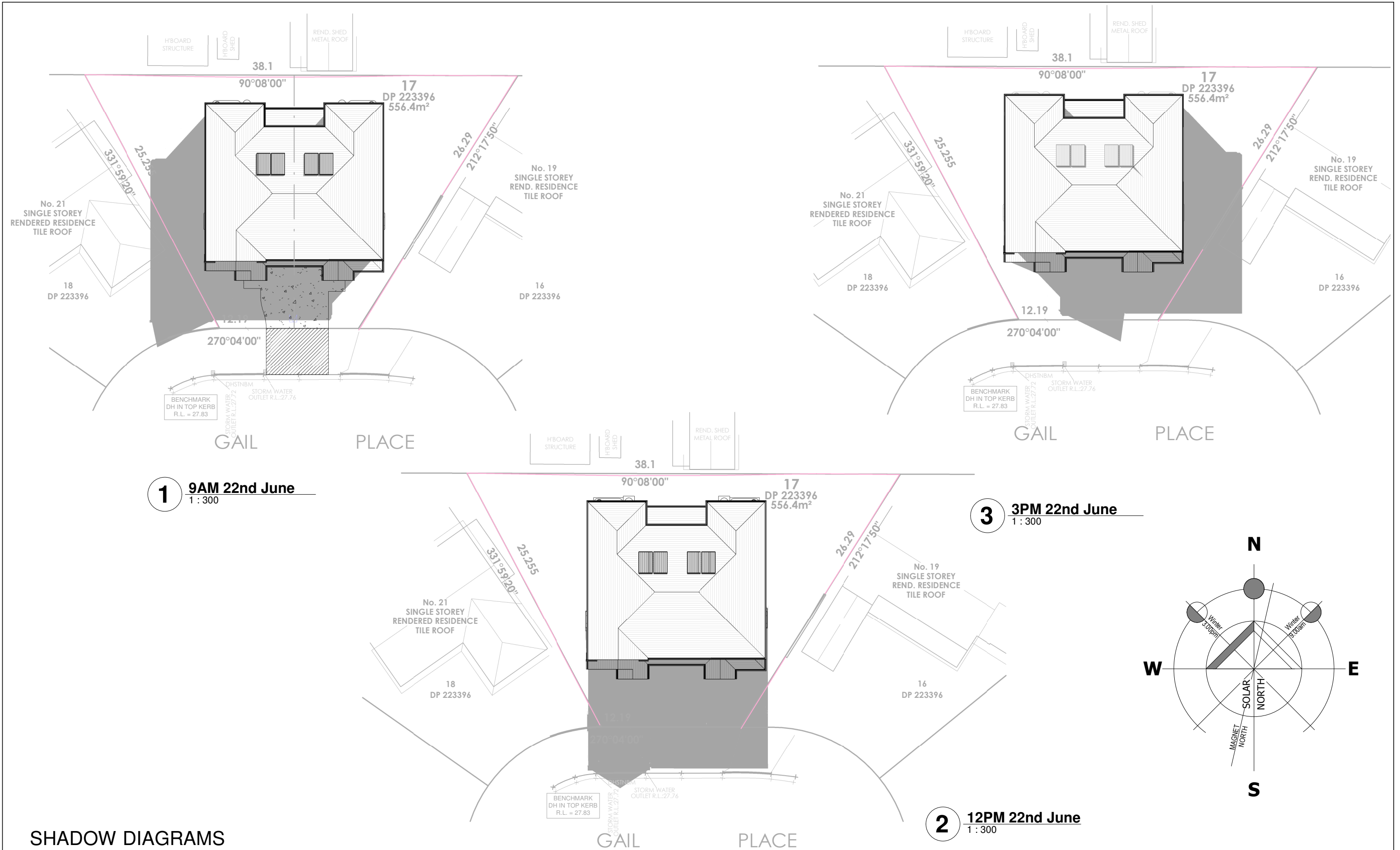


## SITE LEGEND

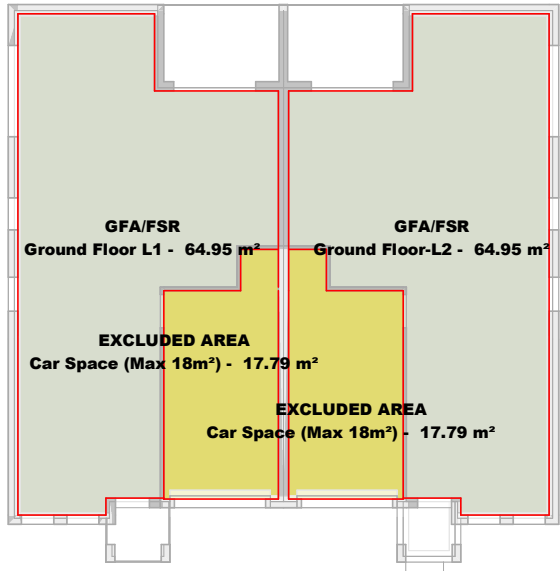
Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SITE ANALYSIS	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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					D	04.08.2022	ISSUE FOR DA	RB
					OWNER SIGNATURE	DATE		
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								DATE

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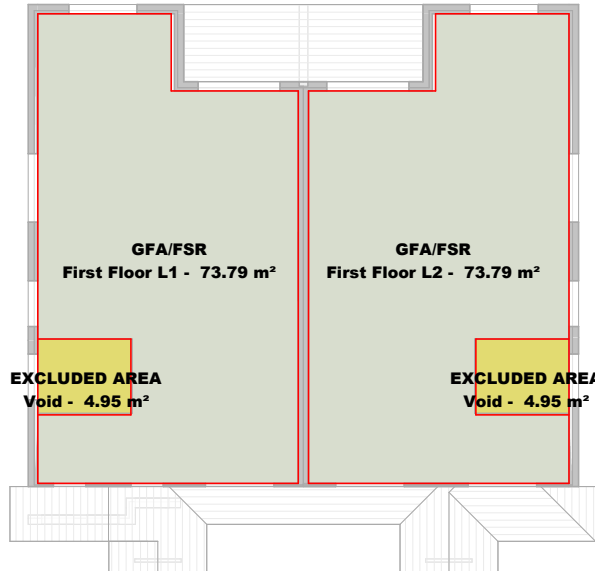
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Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn	
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		SHADOW DIAGRAM		222039		OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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											C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
											D	04.08.2022	ISSUE FOR DA	RB
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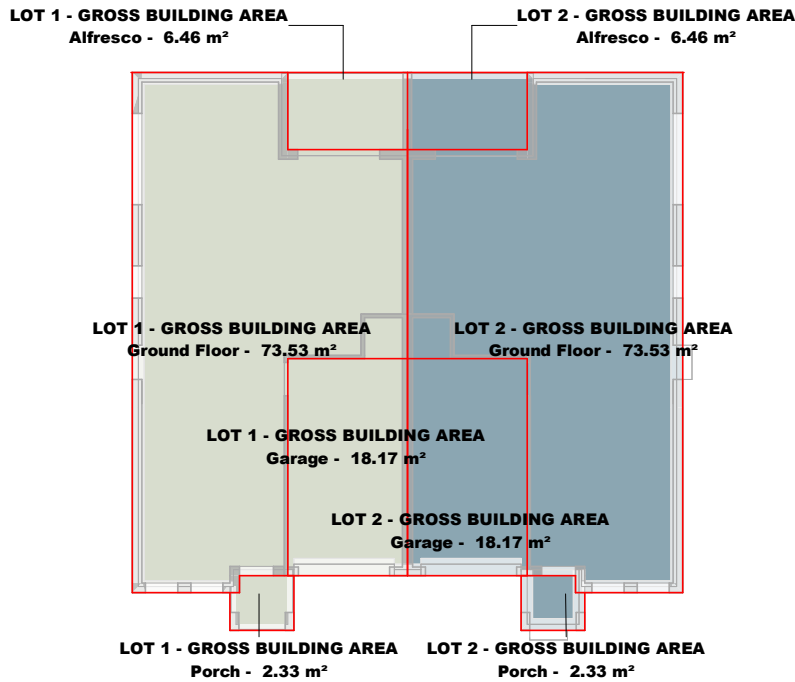


1 GROUND FLOOR - GFA/FSR  
1 : 200

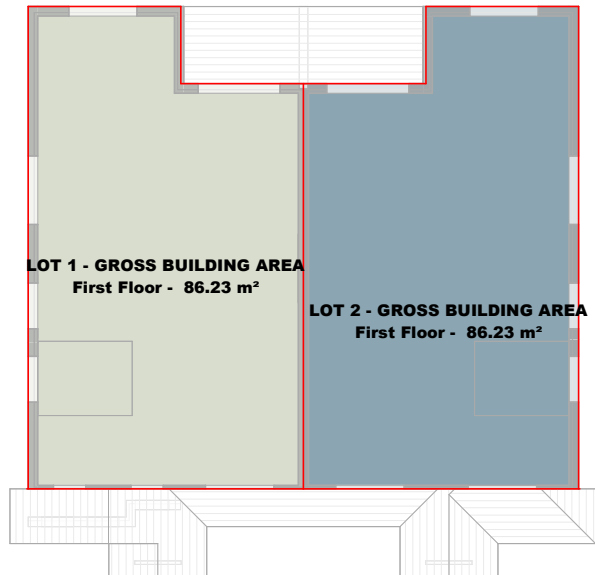


2 FIRST FLOOR - GFA/FSR  
1 : 200

Area Schedule (GFA/FSR)	
Name	Areas
Ground Floor-L2	64.95 m²
Ground Floor L1	64.95 m²
First Floor L2	73.79 m²
First Floor L1	73.79 m²
GFA/FSR: 4	277.48 m²
Car Space (Max 18m²)	17.79 m²
Car Space (Max 18m²)	17.79 m²
Void	4.95 m²
Void	4.95 m²
EXCLUDED AREA: 4	45.48 m²



3 GROUND FLOOR - GROSS  
1 : 200



4 FIRST FLOOR - GROSS  
1 : 200

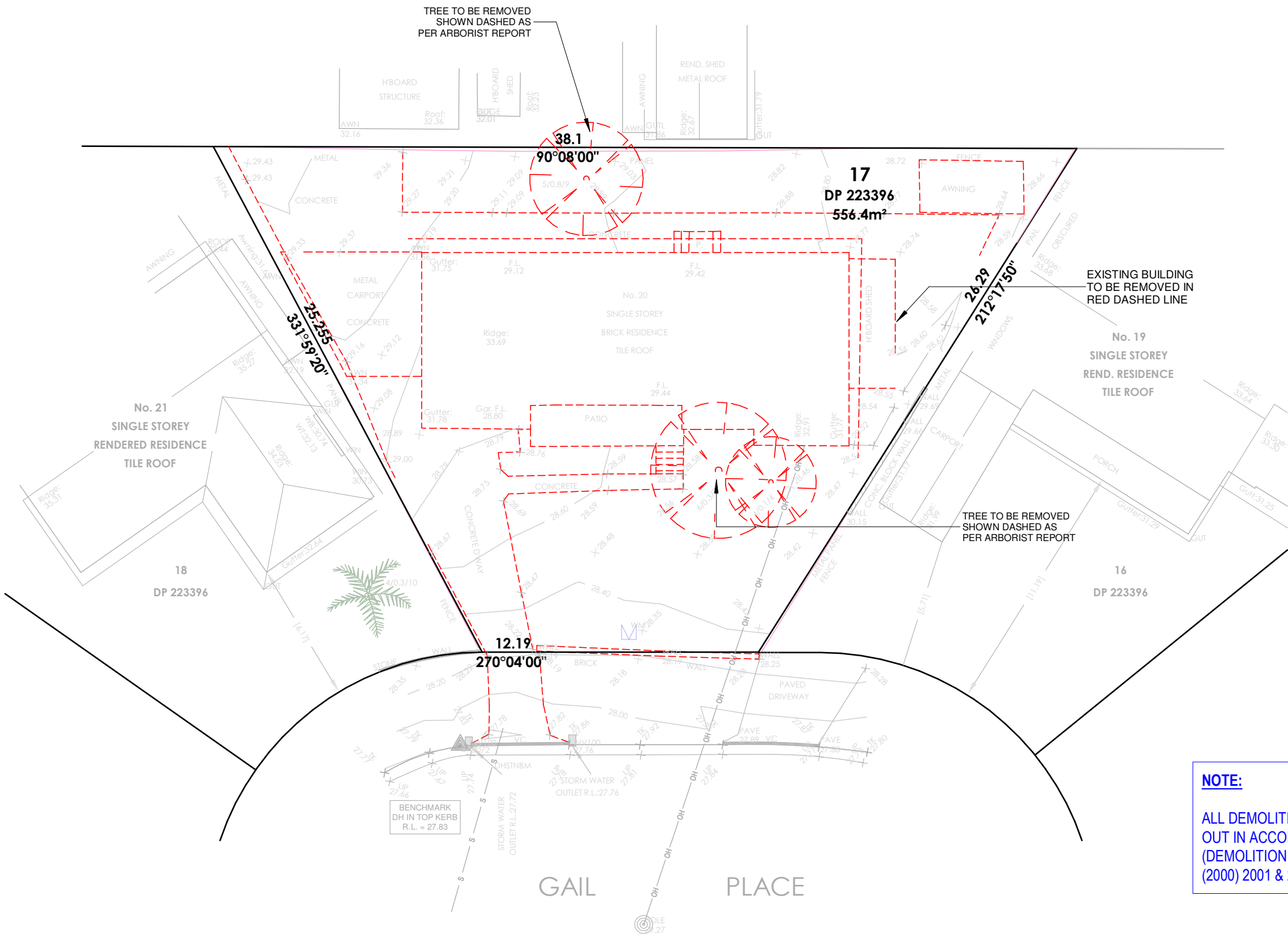
Area Schedule (Gross Building)	
Name	Areas
Ground Floor	73.53 m <sup>2</sup>
First Floor	86.23 m <sup>2</sup>
Garage	18.17 m <sup>2</sup>
Porch	2.33 m <sup>2</sup>
Alfresco	6.46 m <sup>2</sup>
LOT 1 - GROSS BUILDING AREA: 5	186.72 m <sup>2</sup>

Area Schedule (Gross Building)	
Name	Areas
Ground Floor	73.53 m²
First Floor	86.23 m²
Garage	18.17 m²
Porch	2.33 m²
Alfresco	6.46 m²
LOT 2 - GROSS BUILDING AREA: 5	186.72 m²



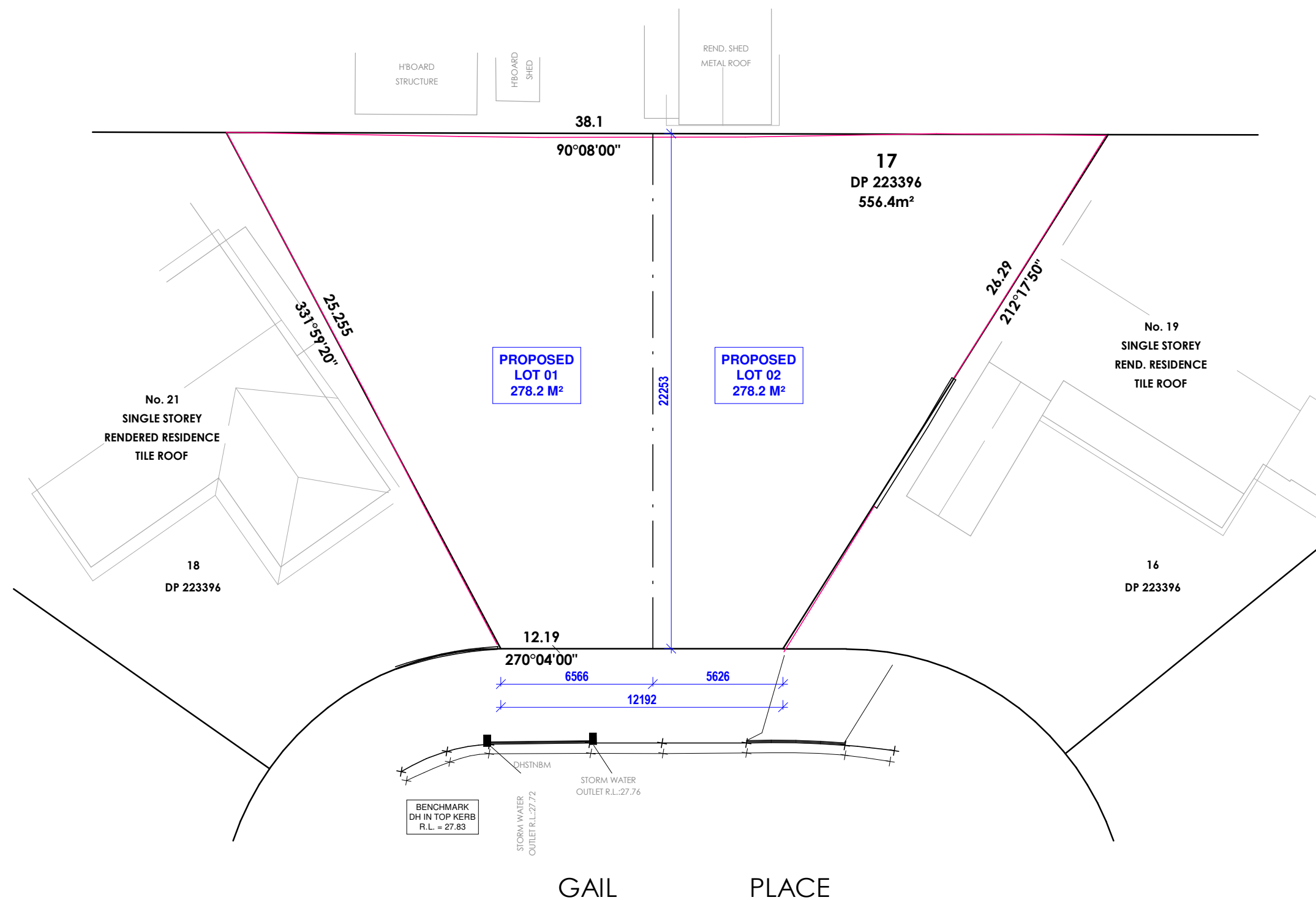






**NOTE:**  
ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601 - (DEMOLITION WITH OH&S REGULATIONS (2000) 2001 & 2801 STRUCTURES)

Product:	Facade:	Site Address:	Title:	Job No.:	222039	Issue	Date	Description	Drawn	
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	DEMOLITION	OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM	
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						C	13.07.2022	SITING AS PER DETAILED SURVEY	AP	
						D	04.08.2022	ISSUE FOR DA	RB	
				Council: Canterbury Bankstown	Paper: A3	Scale: 1 : 200	OWNER SIGNATURE	DATE		
		DP No. : 223396	Approval Type: DA	Sheet No: 01.8	Date: 02.08.2022	OWNER SIGNATURE	DATE			



1 SUBDIVISION PLAN  
1 : 200

LOT 01 - AREAS	
SITE AREA:	278.20 m <sup>2</sup>
GROUND FLOOR:	73.53 m <sup>2</sup>
FIRST FLOOR:	86.23 m <sup>2</sup>
GARAGE:	18.17 m <sup>2</sup>
PORCH:	2.33 m <sup>2</sup>
ALFRESCO:	6.46 m <sup>2</sup>
BALCONY 01:	0.00 m <sup>2</sup>
BALCONY 02:	0.00 m <sup>2</sup>
TOTAL:	186.72 m <sup>2</sup>

LANDSCAPED AREA	
SITE AREA:	278.20 m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	118.43 m <sup>2</sup>
REMAINING SOFT AREA:	159.78 m <sup>2</sup>
LANDSCAPE AREA:	57.4 %
MIN. REQ. BY COUNCIL:	15.0 %

P.O.S. AREA	85.06 m <sup>2</sup> (30.6%)
MIN. REQD. BY COUNCIL:	80 M <sup>2</sup> (0%)

GF F.S.R.:	64.95 m <sup>2</sup>
FF F.S.R.:	73.79 m <sup>2</sup>
TOTAL F.S.R.:	138.74 m <sup>2</sup> (49.9%)
MAX. ALLOWED BY COUNCIL:	(50%)

LOT 02 - AREAS	
SITE AREA:	278.20 m <sup>2</sup>
GROUND FLOOR:	73.53 m <sup>2</sup>
FIRST FLOOR:	86.23 m <sup>2</sup>
GARAGE:	18.17 m <sup>2</sup>
PORCH:	2.33 m <sup>2</sup>
ALFRESCO:	6.46 m <sup>2</sup>
BALCONY 01:	0.00 m <sup>2</sup>
BALCONY 02:	0.00 m <sup>2</sup>
TOTAL:	186.72 m <sup>2</sup>

LANDSCAPED AREA	
SITE AREA:	278.20 m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	118.79 m <sup>2</sup>
REMAINING SOFT AREA:	159.41 m <sup>2</sup>
LANDSCAPE AREA:	57.3 %
MIN. REQ. BY COUNCIL:	15.0 %

P.O.S. AREA	87.00 m <sup>2</sup> (31.3%)
MIN. REQD. BY COUNCIL:	80 M <sup>2</sup> (0%)

GF F.S.R.:	64.95 m <sup>2</sup>
FF F.S.R.:	73.79 m <sup>2</sup>
TOTAL F.S.R.:	138.74 m <sup>2</sup> (49.9%)
MAX. ALLOWED BY COUNCIL:	(50%)

Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn	
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		SUBDIVISION PLAN		222039		OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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				C	13.07.2022	SITING AS PER DETAILED SURVEY	AP							
				D	04.08.2022	ISSUE FOR DA	RB							
		Council: Canterbury Bankstown		Paper: A3		Scale: 1 : 200		OWNER SIGNATURE		DATE				
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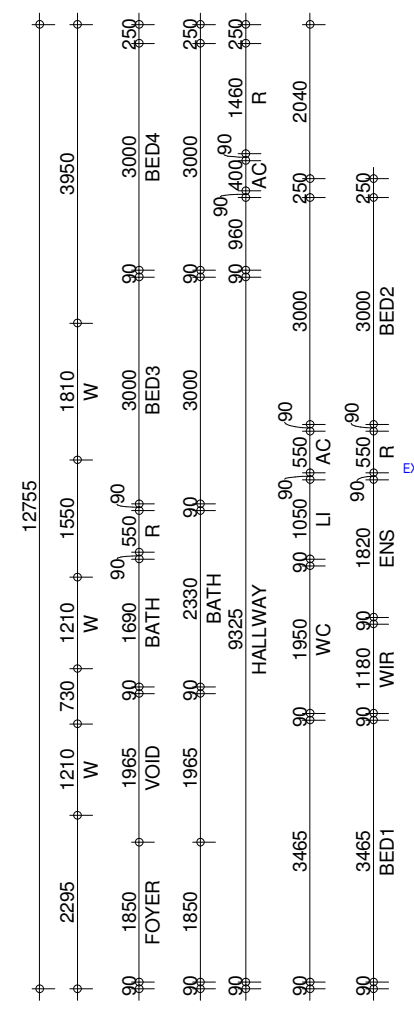


1 FIRST FLOOR PLAN  
1 : 100

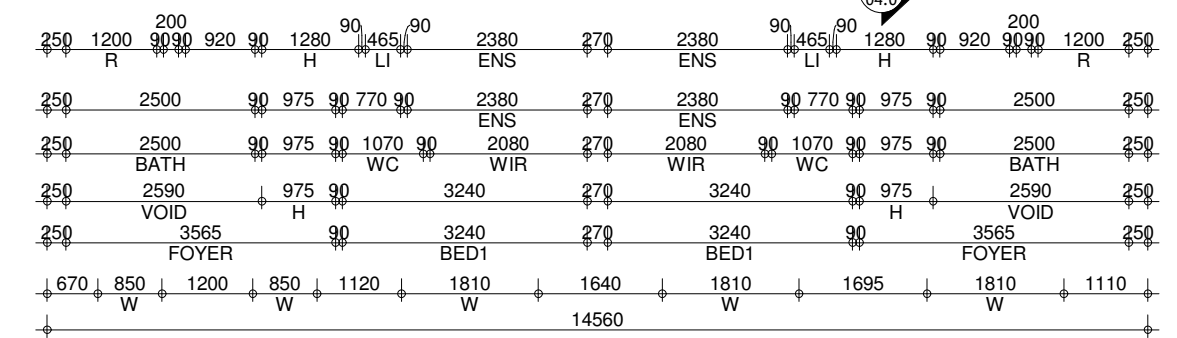


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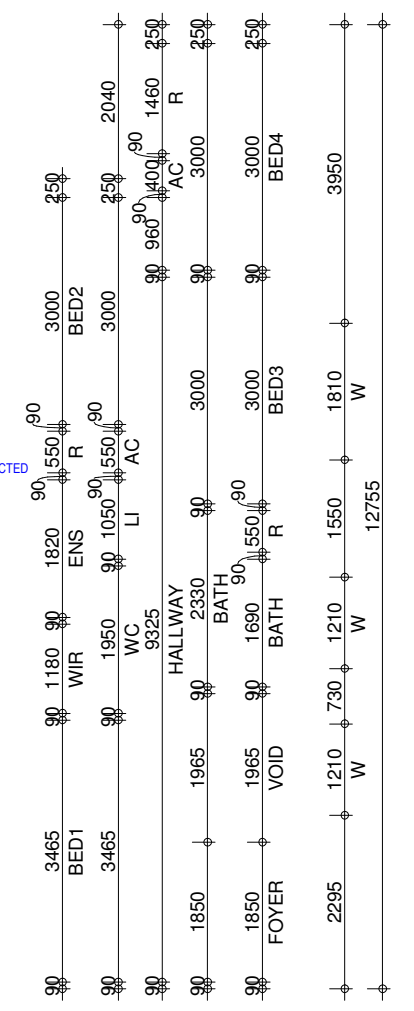
REAR ELEVATION  
03.1  
3



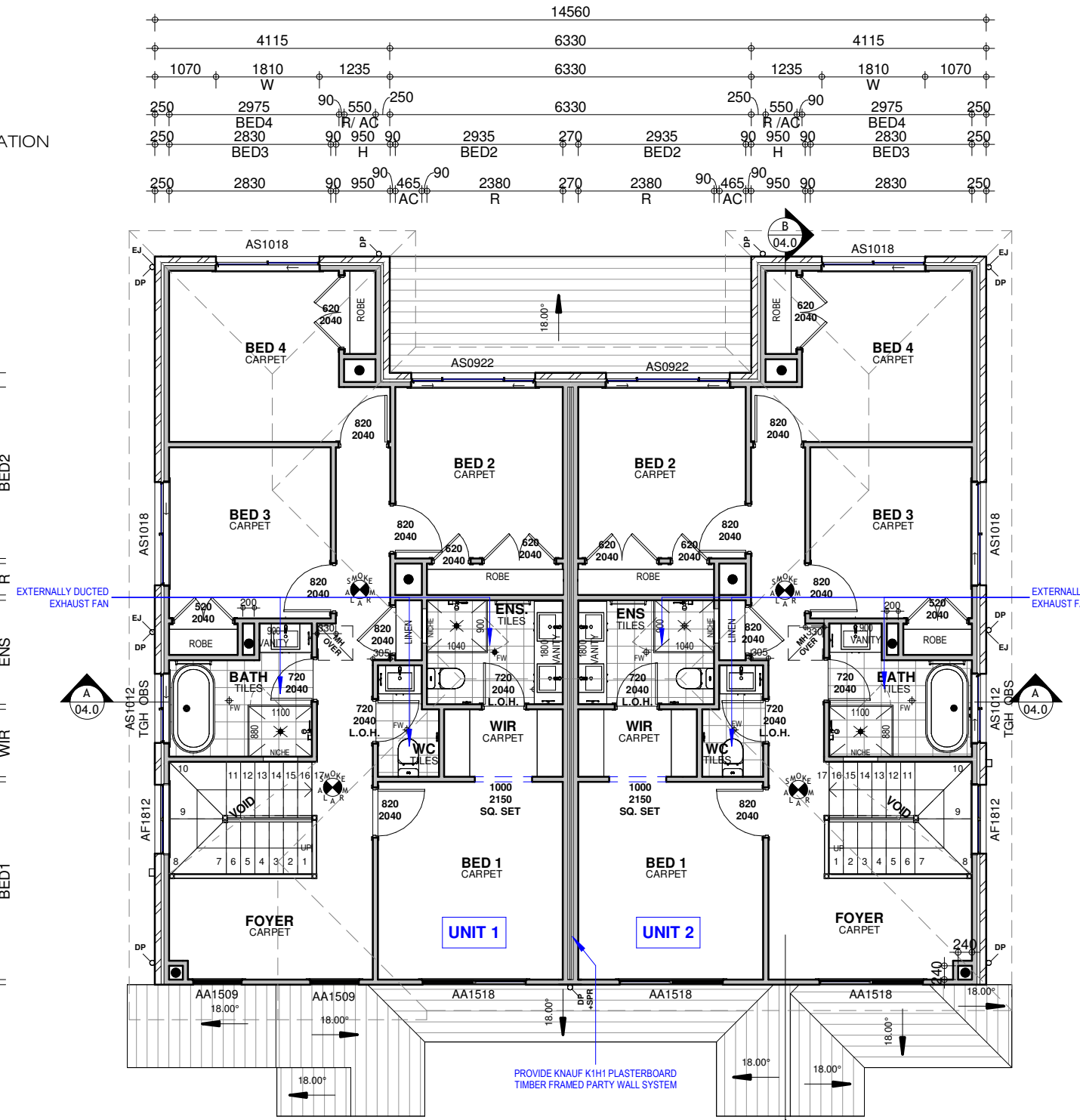
LEFT ELEVATION  
03.1  
1



FRONT ELEVATION  
03.0  
1



RIGHT ELEVATION  
03.0  
2

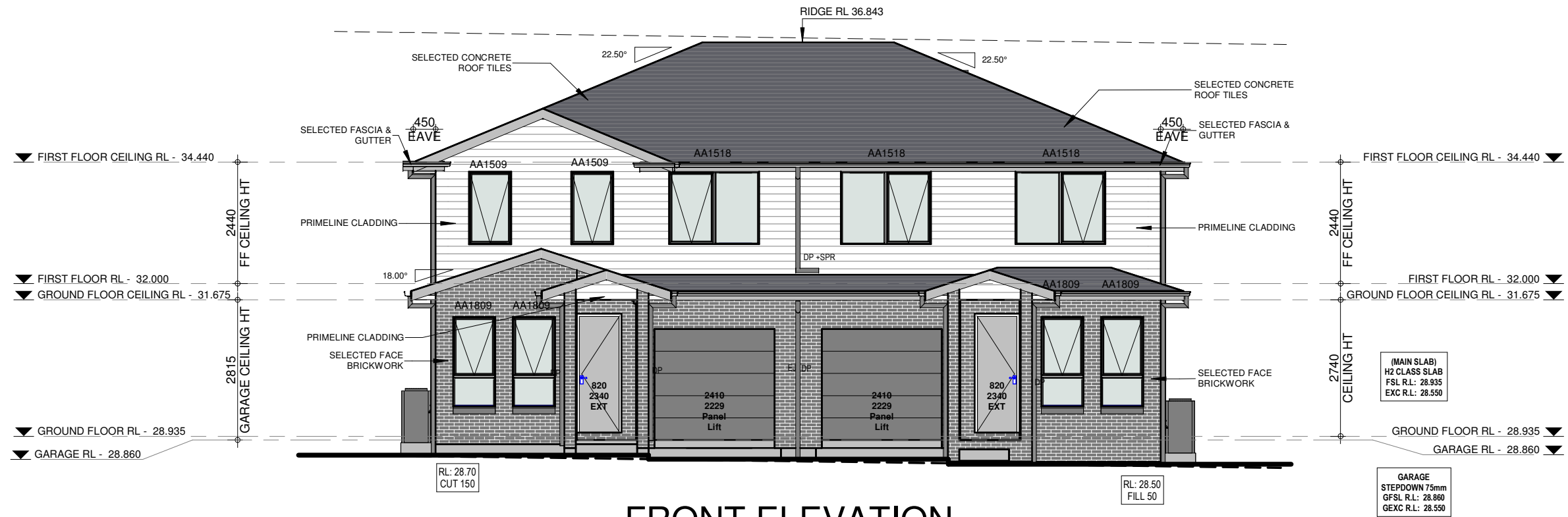


KEY SYMBOLS	
FSL:	FINISHED SLAB LEVEL
FF:	FINISHED FLOOR
FC:	FINISHED CEILING
MH OVER	MAN HOLE (ROOF ACCESS)
JOISTS	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
SMOKE LAR	HARDWIRED SMOKE ALARM
DP	DRAINAGE POINT
AC	AIR-CONDITIONING DROPPER
AC	AIR-CONDITIONING DUCT LINE
AC	AIR-CONDITIONING OUTLET
KITCHEN / WET AREA ELEVATIONS	
BULKHEADS	
OVERHEAD CABINET	
NOTE: 1. ALL STRUCTURAL BEAMS/ POSTS ARE AN INDICATION ONLY. REFER TO ENGR'G DETAILS FOR ALL LOCATIONS & CONNECTIONS.	

Product: EVEREST 24 - MODIFIED		Facade: CLASSIC CUSTOM		Site Address: Lot 17, 20 Gail Place, Bankstown NSW 2200		Title: FIRST FLOOR PLAN		Job No.: 222039		Issue	Date	Description	Drawn
				Council: Canterbury Bankstown		Client: Christos Koukouraris		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM
										B	19.05.2022	CHANGES AS PER QR 1.0	PM
										C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
										D	04.08.2022	ISSUE FOR DA	RB
DP No. : 223396		Approval Type: DA		Paper: A3		Scale: 1 : 100		OWNER SIGNATURE		DATE			
Sheet No: 02.1		Date: 02.08.2022		Date: 02.08.2022		Date: 02.08.2022		OWNER SIGNATURE		DATE			

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FRONT ELEVATION



RIGHT ELEVATION

Product:	Facade:	Site Address:	Title:		Job No.:	Issue	Date	Description	Drawn			
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	ELEVATION		222039	OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM		
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		Council: Canterbury Bankstown		Paper: A3			Scale: 1 : 100	C	13.07.2022	SITING AS PER DETAILED SURVEY	AP	
				DP No. : 223396			Approval Type: DA	Sheet No: 03.0	Date: 02.08.2022	D	04.08.2022	ISSUE FOR DA
							OWNER SIGNATURE	DATE				
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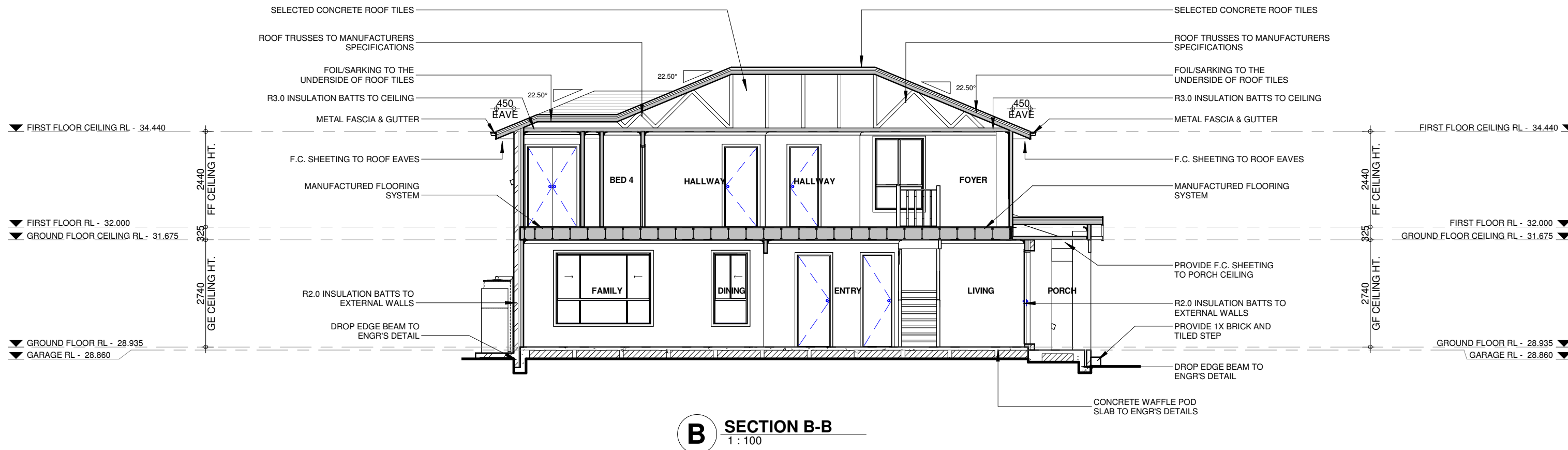
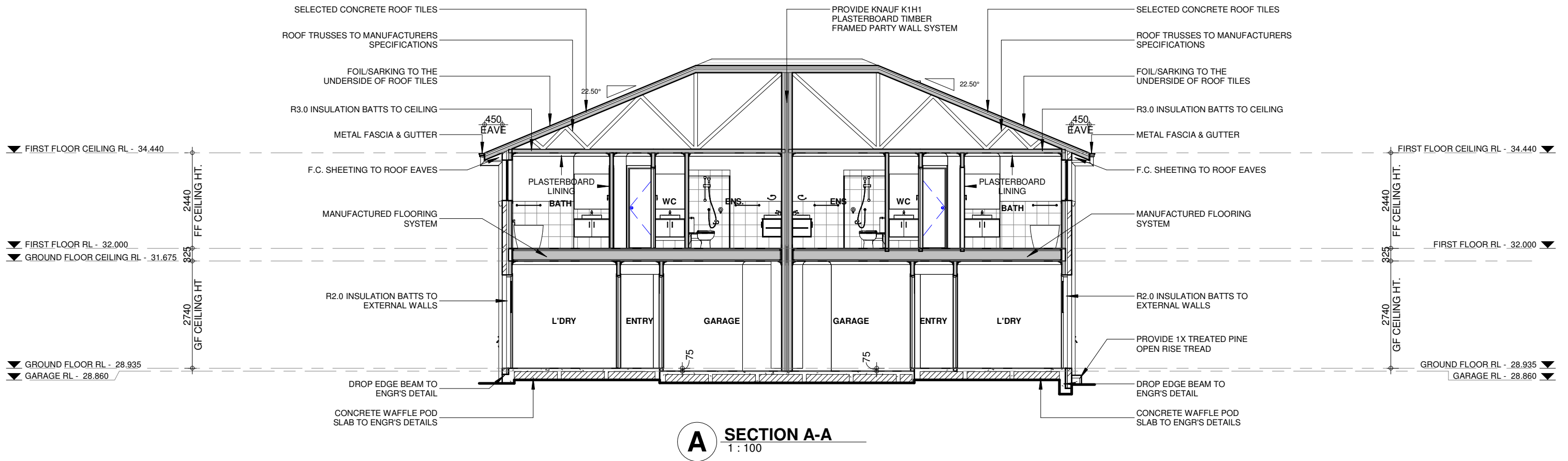


LEFT ELEVATION



REAR ELEVATION

Product:	Facade:	Site Address:	Title:		Job No.:	222039	Issue	Date	Description	Drawn			
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	ELEVATION		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM			
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			Council: Canterbury Bankstown				Paper: A3		Scale: 1 : 100	C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
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					OWNER SIGNATURE		DATE						
					OWNER SIGNATURE		DATE						



Product:	Facade:	Site Address:	Title:	Job No.:	222039	Issue	Date	Description	Drawn		
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SECTION+DETAILS	OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM		
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			Council: Canterbury Bankstown			Paper: A3	Scale: 1 : 100	C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
								D	04.08.2022	ISSUE FOR DA	RB
		DP No. : 223396	Approval Type: DA	Sheet No: 04.0	Date: 02.08.2022	OWNER SIGNATURE		DATE			
						OWNER SIGNATURE		DATE			

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BASIXCertificate

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

Multi Dwelling

Certificate number: 1327738M\_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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Wednesday, 03 August 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lot 17, 20 Gail Place, Bankstown_02	
Street address	20 Gail Place Bankstown 2200	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 223396	
Lot no.	17	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by	
Name / Company Name: Energi Thermal Assessors Pty Ltd	
ABN (if applicable): 77614736284	

Description of project

Project address	
Project name	Lot 17, 20 Gail Place, Bankstown_02
Street address	20 Gail Place Bankstown 2200
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 223396
Lot no.	17
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0
Site details	
Site area (m²)	556.4
Roof area (m²)	23.81
Non-residential floor area (m²)	-
Residential car spaces	2
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	-
Assessor details	
Assessor number	101182
Certificate number	0007934040
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	✔ 40 Target 40
Thermal Comfort	✔ Pass Target Pass
Energy	✔ 50 Target 50

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 (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	4 or more bedrooms	126.8	8.57	159.4	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	4 or more bedrooms	126.8	8.57	159.4	-

No common areas specified.

Schedule of BASIX commitments

- Commitments for multi-dwelling houses
  - Dwellings
    - Water
    - Energy
    - Thermal Comfort
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
  - Water
  - Energy

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.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Fixtures						Appliances		Individual pool			Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 40.0 square metres of roof area;	yes	yes	yes	-	-
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in for at least 1 living/bedroom area of the dwelling, if no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	solar (electric boosted) 26 to 30 STCs	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	BASIX SHEET	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
				OWNER ACCEPTANCE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
				OWNER SIGNATURE	C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
					D	04.08.2022	ISSUE FOR DA	RB
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Council: Canterbury Bankstown		Paper: A3	Scale:					
DP No. :	223396	Approval Type: DA	Sheet No: 04.1	Date: 02.08.2022				

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Cooling			Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	4 (dedicated)	4 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Individual pool		Individual spa		Appliances & other efficiency measures								
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes

		Alternative energy	
Dwelling no.		Photovoltaic system (min rated electrical output in peak kW)	
All dwellings		-	

(iii) Thermal Comfort		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.				
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				

(iii) Thermal Comfort		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.				
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.		✓		
(e) 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.			✓	
(f) 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.			✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.		✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.		✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
1	37.9	19.4
All other dwellings	32.3	19.0

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
All dwellings	60	-	-	17	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. 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).
2. 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.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

Product:	Facade:	Site Address:		Title:		Job No.:	Issue	Date	Description	Drawn	
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200		BASIX SHEET		222039	OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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								C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
								D	04.08.2022	ISSUE FOR DA	RB
				Paper: A3		Scale:	OWNER SIGNATURE	DATE			
		DP No. :	223396	Approval Type:	DA	Sheet No:	04.2	Date:	02.08.2022	OWNER SIGNATURE	DATE



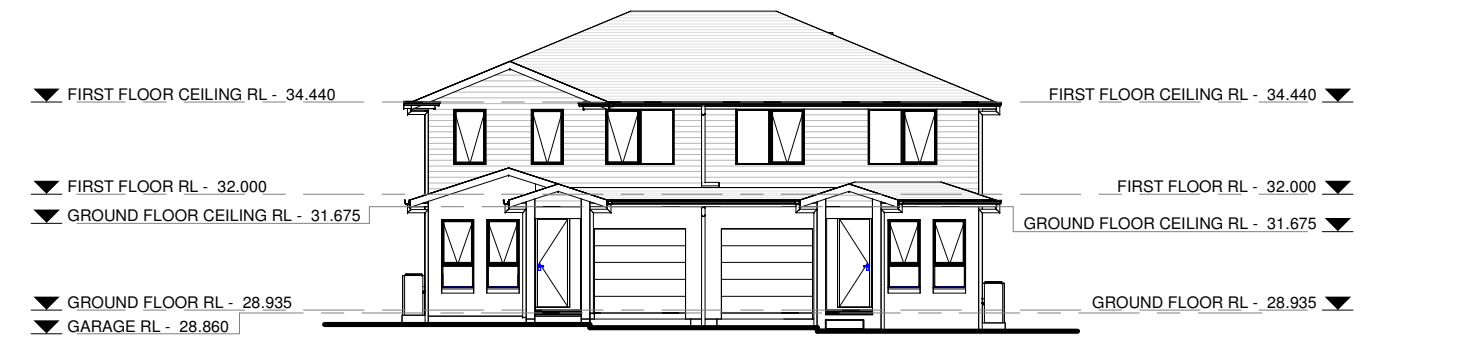
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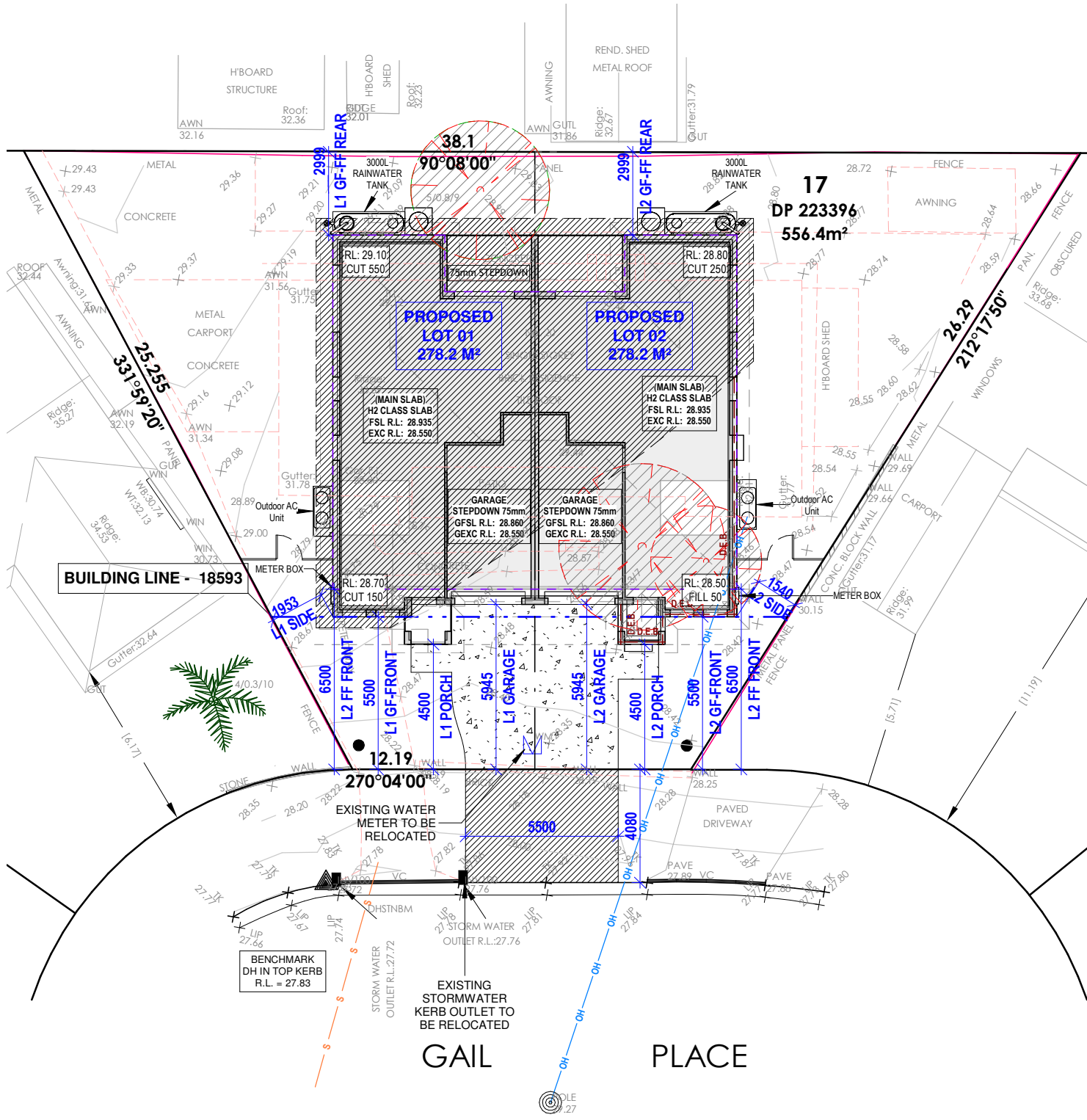
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12/08/2022 10:54:32 AM