



Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	PERSPECTIVE	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
				OWNER ACCEPTANCE		B	19.05.2022	CHANGES AS PER QR 1.0
				OWNER SIGNATURE _____ DATE _____		C	13.07.2022	SITING AS PER DETAILED SURVEY
						D	04.08.2022	ISSUE FOR DA
Council: Canterbury Bankstown DP No. : 223396 Approval Type: DA				Paper:	A3	Scale:		
				Sheet No:	00.0	Date:	02.08.2022	
				OWNER SIGNATURE _____ DATE _____				

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



CAUTION FROM DIBD SEARCH ONLY
 DENOTES APPROX. SEWER LINE
 DENOTES OVERHEAD POWER LINES

- NOTES:**
- THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
 - DATUM OF LEVELS - AUSTRALIAN HEIGHT DATUM.
 - ALL AREAS AND DIMENSIONS HAVE BEEN COMPRISED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY AND ARE SUBJECT TO FINAL SURVEY.
 - NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
 - THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
 - VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
 - SIGNIFICANT TREES LOCATED ONLY.
 - NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
 - THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
 - CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LAND ZONE	R2
SUBDIVISION TITLE	TORRENS
SITE CLASSIFICATION	P
SOIL CLASSIFICATION	H2
SALINITY AFFECTED	A2
WIND CLASSIFICATION	N2
ROCK ENCOUNTERED	NO
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
HERITAGE AFFECTED	NO
POSSIBLE ROAD WIDENING	NO
ACOUSTIC AFFECTED	YES
ACID SULFATE SITE	NO
SEWER AFFECTED	NO
GAS AVAILABLE ON STREET	NO

Product: EVEREST 24 - MODIFIED **Facade:** CLASSIC CUSTOM

Title: SITE PLAN

Client: Christos Koukouraris

Council: Canterbury Bankstown

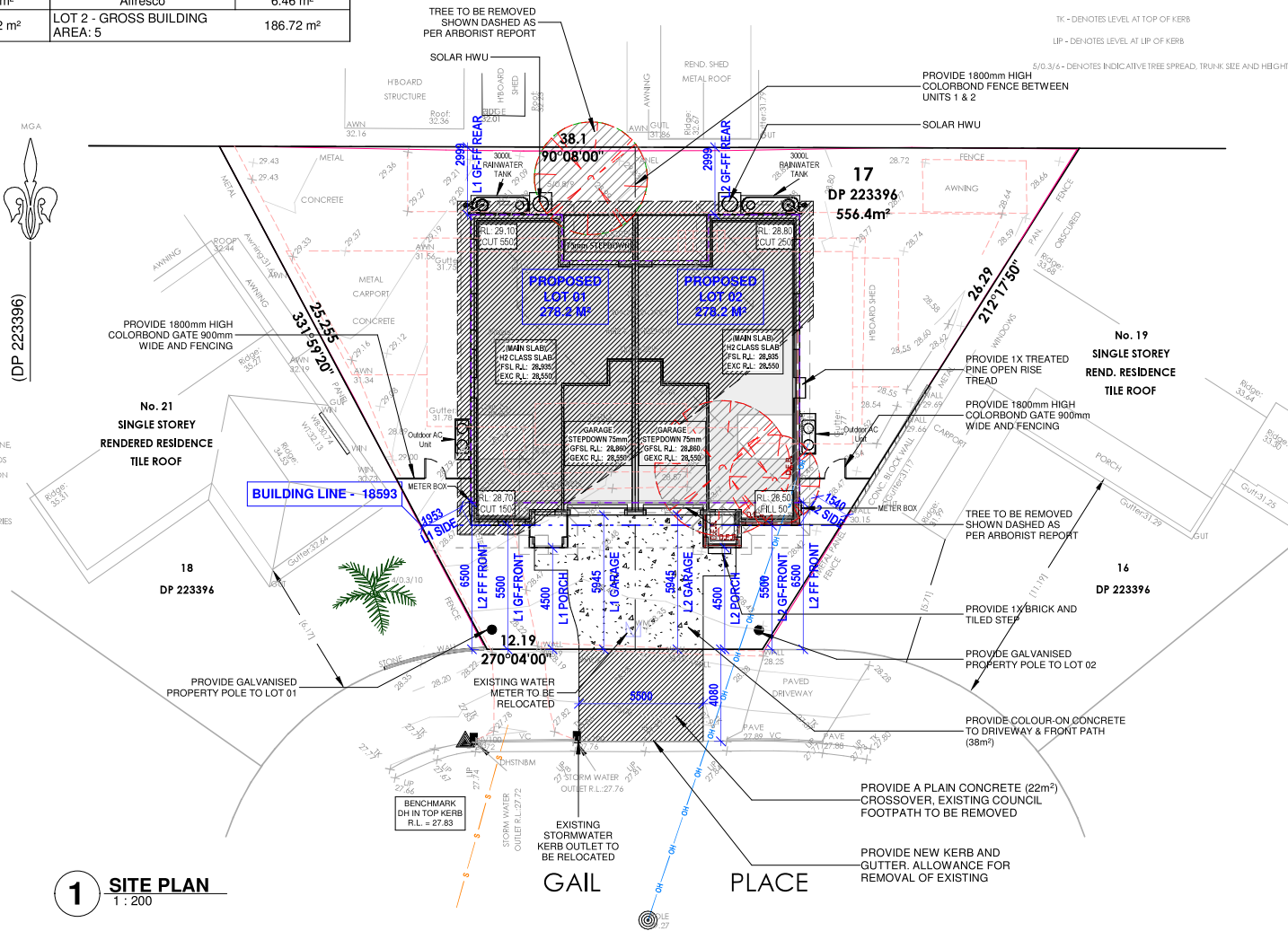
DP No.: 223396 **Approval Type:** DA

Paper: A3 **Scale:** 1 : 200

Sheet No: 01.0 **Date:** 02.08.2022

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- M - WATER METER
 P - POWER POLE
 WB - DENOTES LEVEL AT BOTTOM OF WINDOW
 WT - DENOTES LEVEL AT TOP OF WINDOW
 VC - DENOTES VEHICULAR CROSSING
 TK - DENOTES LEVEL AT TOP OF KERB
 LP - DENOTES LEVEL AT LIP OF KERB
 S/D, S/A - DENOTES INDICATIVE TREE SPREAD, TRUNK SIZE AND HEIGHT

OWNER(S) ACKNOWLEDGMENT:

I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US. I/WE ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND THE CUT/FILL LEVELS SHOWN ON PLANS.

I/WE ACCEPT NO CHANGES CAN BE MADE

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED

I/WE HAVE HAD THE BASIX WATER TANK OR DUAL WATER PLUMBING EXPLAINED

I/WE HAVE HAD OUR CHOSEN VARIATIONS EXPLAINED

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE. I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

ZAC HOMES TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTION. ALL CHANGES AND INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER(S) TO ENSURE THAT THE LAYOUT AND INCLUSIONS ARE CORRECT.

DESIGN ACKNOWLEDGMENT:

AC VENTS & DROPPER POSITIONS (WHERE APPLICABLE) ARE APPROXIMATE ONLY AND MAY BE MOVED ON SITE TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

STRUCTURAL BEAM/POSTS ARE INDICATIVE ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS AND CONNECTIONS

EXTERNAL DIMENSIONS OF THE HOME MAY NOT BE EXACT MULTIPLES OF BRICKS. IN SOME LOCATIONS UNEVEN CUTS TO BRICKS MAY BE REQUIRED

WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING OF EXTERNAL WALLS

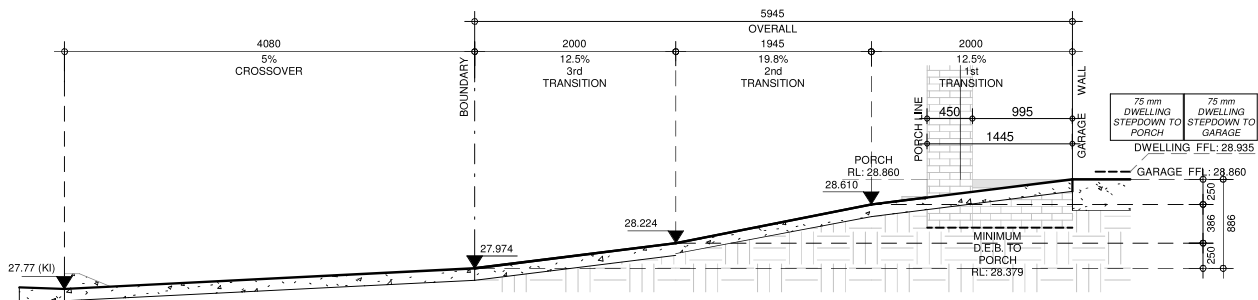
ALL JOINERY DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY ON SITE.

ALL DIMENSIONS ARE IN MILLIMETERS - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS ONLY. THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ZAC HOMES

OWNER(S) INITIALS

BANKSTOWN LEP 2015				
Job No.:	222039	Issue	Date	Description
OWNER ACCEPTANCE	OWNER SIGNATURE	A	09.05.2022	CONCEPT DESIGN PLANS
		B	19.05.2022	CHANGES AS PER QR 1.0
		C	13.07.2022	SITING AS PER DETAILED SURVEY
		D	04.08.2022	ISSUE FOR DA
OWNER SIGNATURE	DATE			

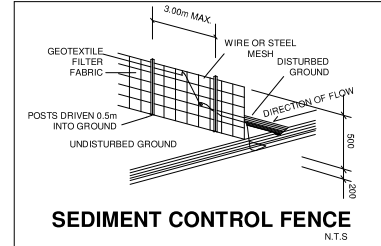
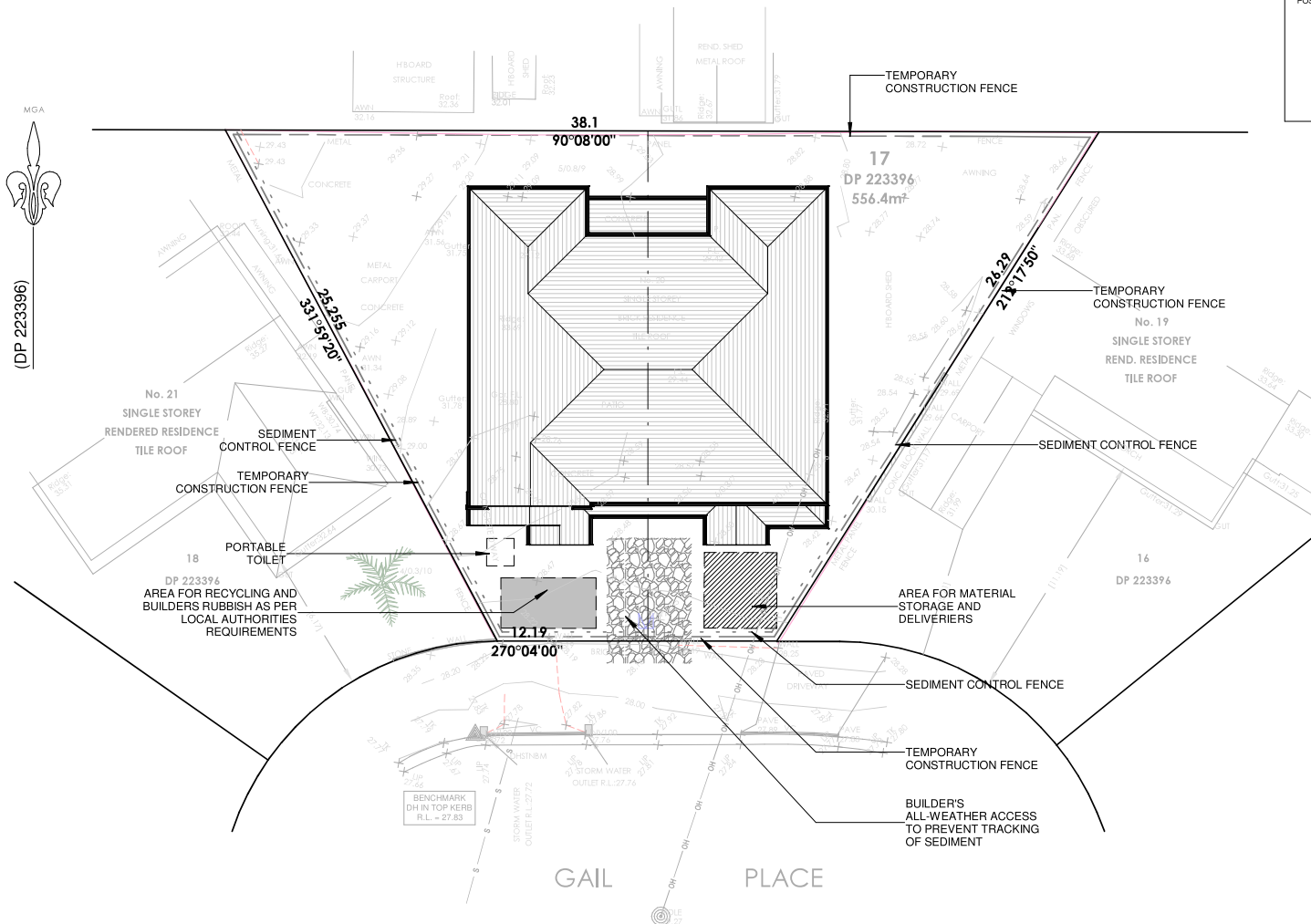
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1 DRIVEWAY GRADIENT UNT 1 & 2

1 : 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		DRIVEWAY GRADIENT		222039					
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				OWNER SIGNATURE _____ DATE _____				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	
								Council: Canterbury Bankstown		Paper:	A3	Scale:	1 : 50
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AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITIES REQUIREMENTS

BUILDERS ALL-WEATHER ACCESS TO PREVENT TRACKING OF SEDIMENT

PORTABLE TOILET

AREA FOR MATERIAL STORAGE AND DELIVERERS

TEMPORARY CONSTRUCTION FENCE

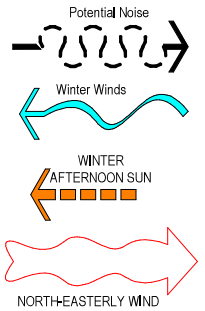
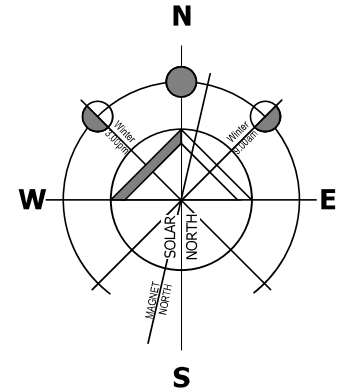
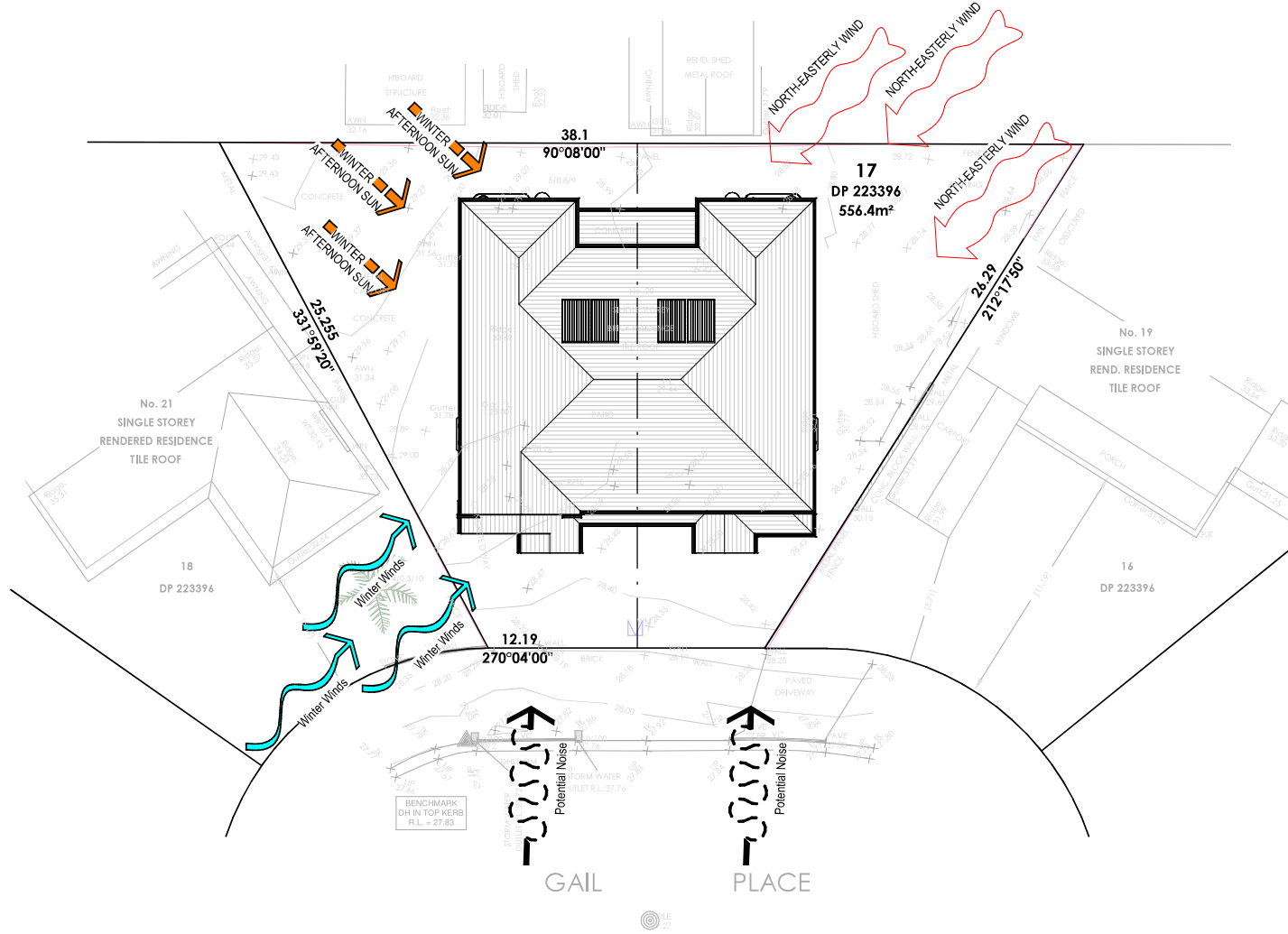
SEDIMENT CONTROL FENCE

1 SITE MANAGEMENT PLAN
1:200

SITE MAN. LEGEND

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		SITE MANAGEMENT PLAN		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown		Client: Christos Koukoutaris		OWNER SIGNATURE		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
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SITE LEGEND

1 SITE ANALYSIS

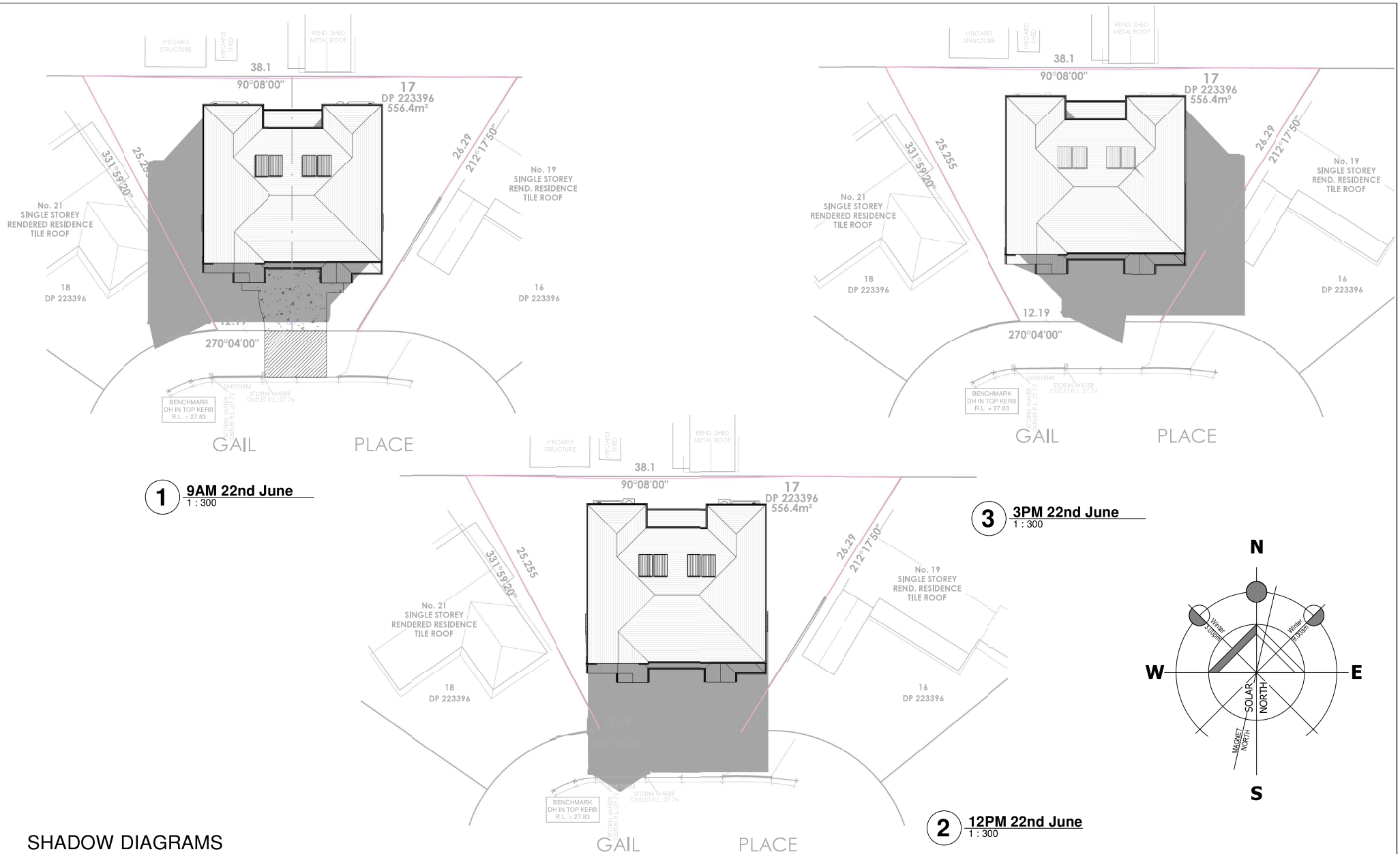
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Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SITE ANALYSIS	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	OWNER ACCEPTANCE	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
					OWNER SIGNATURE	DATE		
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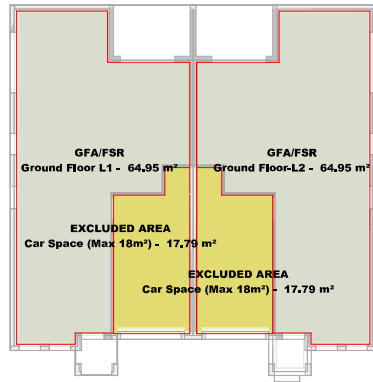


Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SHADOW DIAGRAM	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
Client: Christos Koukoutaris				OWNER ACCEPTANCE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
				OWNER SIGNATURE	C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
				DATE	D	04.08.2022	ISSUE FOR DA	RB
				OWNER SIGNATURE				
				DATE				
Council: Canterbury Bankstown DP No. : 223396 Approval Type: DA				Paper: A3 Scale: As indicated				
				Sheet No: 01.5 Date: 02.08.2022				

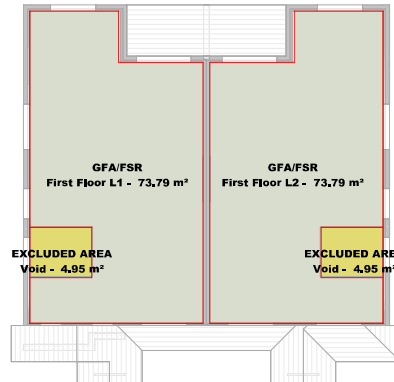
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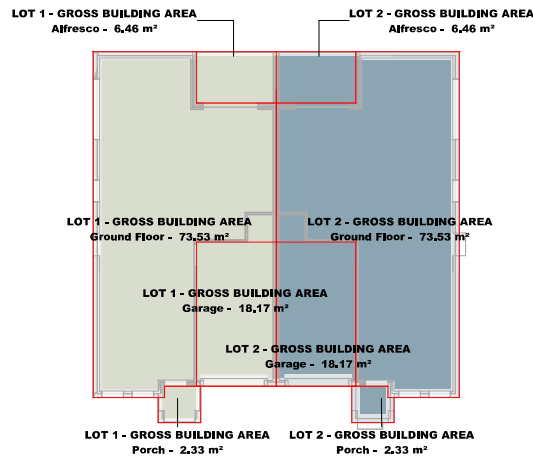


1 GROUND FLOOR - GFA/FSR
1 : 200

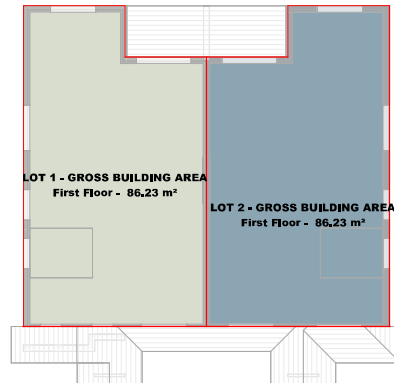


2 FIRST FLOOR - GFA/FSR
1 : 200

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



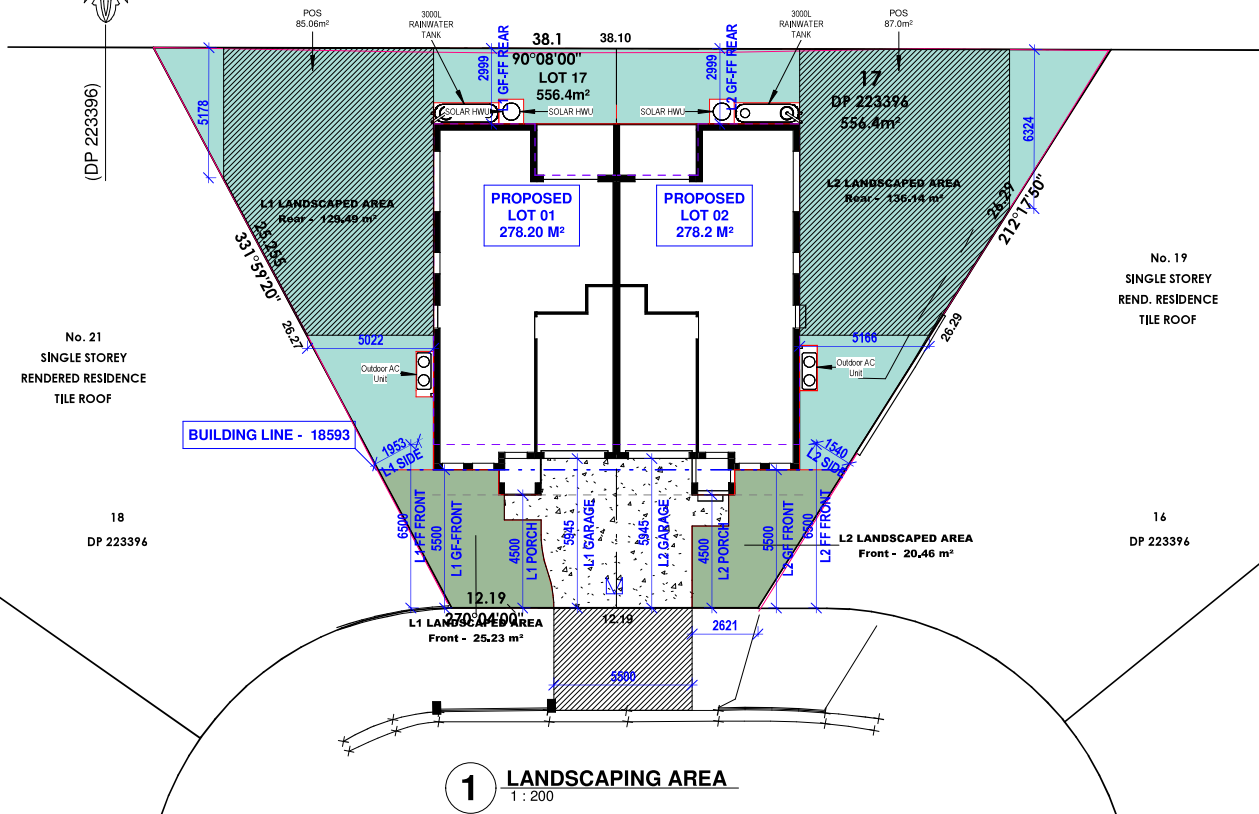
4 FIRST FLOOR - GROSS
1 : 200

Area Schedule (Gross Building)	
Name	Areas
Ground Floor	73.53 m²
First Floor	86.23 m²
Garage	18.17 m²
Porch	2.33 m²
Alfresco	6.46 m²
LOT 1 - GROSS BUILDING AREA: 5	186.72 m²

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

Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description		Drawn					
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		GROSS FLOOR AREA/F.S.R.		222039		A	09.05.2022	CONCEPT DESIGN PLANS		PM					
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						Council: Canterbury Bankstown		Paper: A3		Scale: 1 : 200		OWNER SIGNATURE		D		04.08.2022	ISSUE FOR DA		RB
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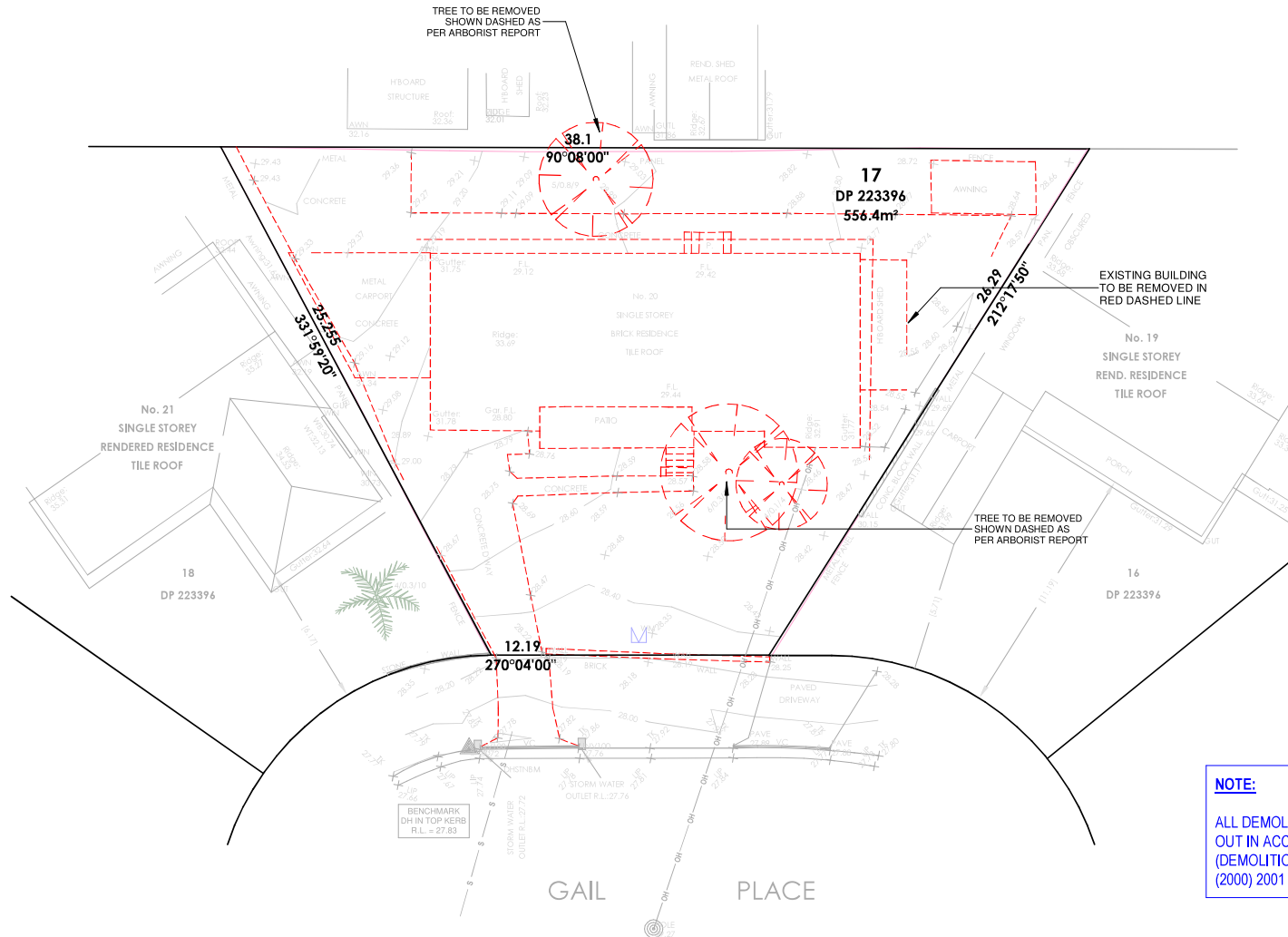
Area Schedule (Landscape Compliance)

UNIT	LANDSCAPE LOCATION	AREAS
LOT 1	Front	20.46 m²
LOT 2	Front	25.23 m²
Front: 2		45.69 m²
LOT 1	Rear	129.49 m²
LOT 2	Rear	136.14 m²
Rear: 2		265.63 m²
LANDSCAPING TOTAL: 4		311.32 m²

LOT 01 - AREAS		LOT 02 - AREAS	
SITE AREA:	278.20 m²	SITE AREA:	278.20 m²
GROUND FLOOR:	73.53 m²	GROUND FLOOR:	73.53 m²
FIRST FLOOR:	86.23 m²	FIRST FLOOR:	86.23 m²
GARAGE:	18.17 m²	GARAGE:	18.17 m²
PORCH:	2.33 m²	PORCH:	2.33 m²
ALFRESCO:	6.46 m²	ALFRESCO:	6.46 m²
BALCONY 01:	0.00 m²	BALCONY 01:	0.00 m²
BALCONY 02:	0.00 m²	BALCONY 02:	0.00 m²
TOTAL:	186.72 m²	TOTAL:	186.72 m²
LANDSCAPED AREA		LANDSCAPED AREA	
SITE AREA:	278.20 m²	SITE AREA:	278.20 m²
TOTAL HARD SURFACE AREAS:	118.43 m²	TOTAL HARD SURFACE AREAS:	118.79 m²
REMAINING SOFT AREA:	159.78 m²	REMAINING SOFT AREA:	159.41 m²
LANDSCAPE AREA:	57.4 %	LANDSCAPE AREA:	57.3 %
MIN. REQ. BY COUNCIL:	15.0 %	MIN. REQ. BY COUNCIL:	15.0 %
P.O.S. AREA	85.06 m² (30.6%)	P.O.S. AREA	87.00 m² (31.3%)
MIN. REQD. BY COUNCIL:	80 M² (0%)	MIN. REQD. BY COUNCIL:	80 M² (0%)
GF F.S.R.:	64.95 m²	GF F.S.R.:	64.95 m²
FF F.S.R.:	73.79 m²	FF F.S.R.:	73.79 m²
TOTAL F.S.R.:	138.74 m² (49.9%)	TOTAL F.S.R.:	138.74 m² (49.9%)
MAX. ALLOWED BY COUNCIL:	(50%)	MAX. ALLOWED BY COUNCIL:	(50%)

Product:		Facade:		Site Address: Lot 17, 20 Gail Place, Bankstown NSW 2200		Title: LANDSCAPE COMPLIANCE		Job No.: 222039		Issue	Date	Description	Drawn			
EVEREST 24 - MODIFIED		CLASSIC CUSTOM				Client: Christos Koukoutaris		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM			
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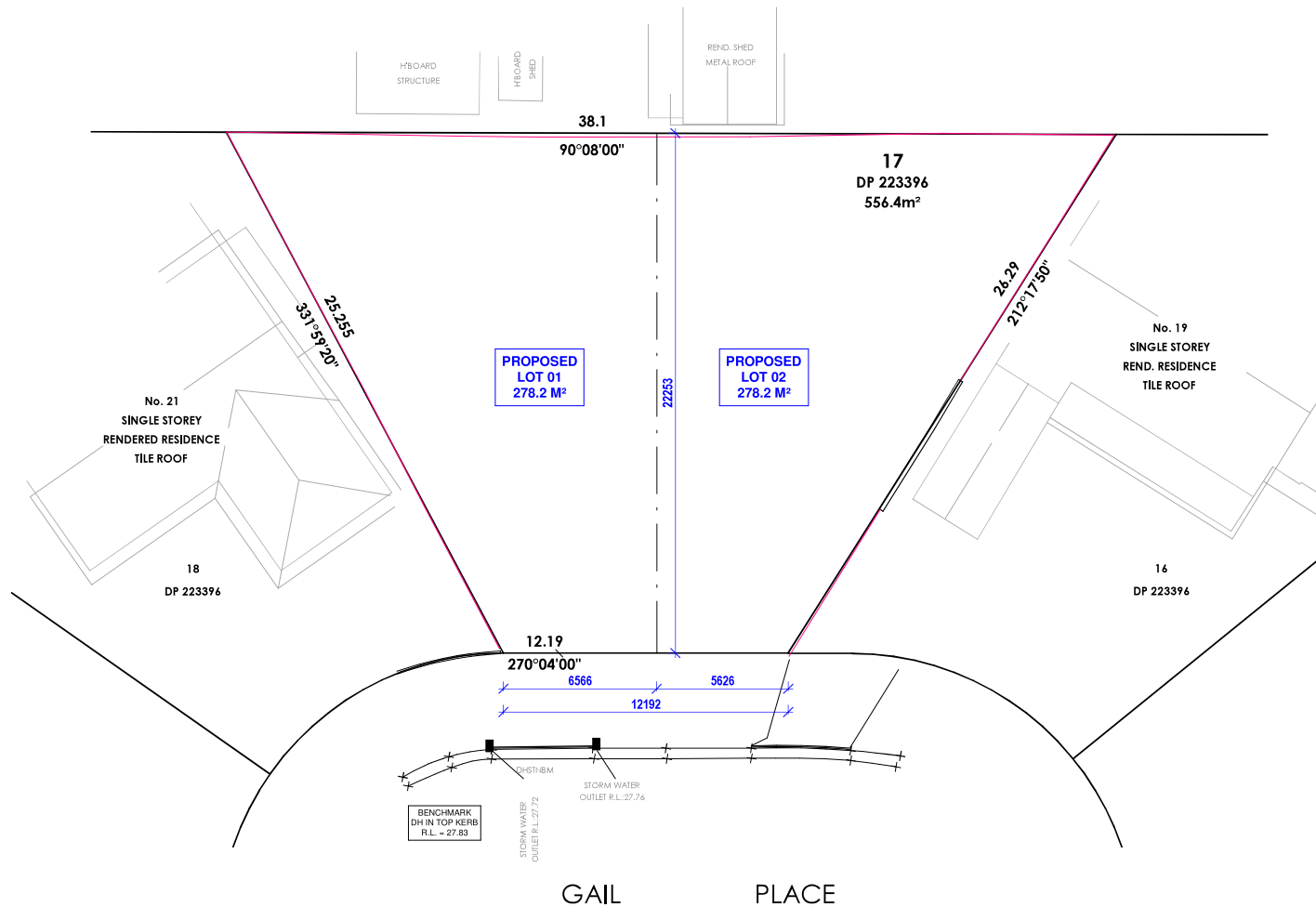
NOTE:
ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601 - (DEMOLITION WITH OH&S REGULATIONS (2000) 2001 & 2801 STRUCTURES)

1 DEMOLITION PLAN 1 : 200

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	DEMOLITION	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	OWNER ACCEPTANCE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
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PROPOSED
LOT 01
278.2 M²

PROPOSED
LOT 02
278.2 M²

LOT 01 - AREAS	
SITE AREA:	278.20 m²
GROUND FLOOR:	73.53 m²
FIRST FLOOR:	86.23 m²
GARAGE:	18.17 m²
PORCH:	2.33 m²
ALFRESCO:	6.46 m²
BALCONY 01:	0.00 m²
BALCONY 02:	0.00 m²
TOTAL:	186.72 m²

LANDSCAPED AREA	
SITE AREA:	278.20 m²
TOTAL HARD SURFACE AREAS:	118.43 m²
REMAINING SOFT AREA:	159.78 m²
LANDSCAPE AREA:	57.4 %
MIN. REQ. BY COUNCIL:	15.0 %

P.O.S. AREA	85.06 m² (30.6%)
MIN. REQD. BY COUNCIL:	80 M² (0%)

GF F.S.R.:	64.95 m²
FF F.S.R.:	73.79 m²
TOTAL F.S.R.:	138.74 m² (49.9%)
MAX. ALLOWED BY COUNCIL:	(50%)

LOT 02 - AREAS	
SITE AREA:	278.20 m²
GROUND FLOOR:	73.53 m²
FIRST FLOOR:	86.23 m²
GARAGE:	18.17 m²
PORCH:	2.33 m²
ALFRESCO:	6.46 m²
BALCONY 01:	0.00 m²
BALCONY 02:	0.00 m²
TOTAL:	186.72 m²

LANDSCAPED AREA	
SITE AREA:	278.20 m²
TOTAL HARD SURFACE AREAS:	118.79 m²
REMAINING SOFT AREA:	159.41 m²
LANDSCAPE AREA:	57.3 %
MIN. REQ. BY COUNCIL:	15.0 %

P.O.S. AREA	87.00 m² (31.3%)
MIN. REQD. BY COUNCIL:	80 M² (0%)

GF F.S.R.:	64.95 m²
FF F.S.R.:	73.79 m²
TOTAL F.S.R.:	138.74 m² (49.9%)
MAX. ALLOWED BY COUNCIL:	(50%)

1 SUBDIVISION PLAN

1 : 200

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EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	SUBDIVISION PLAN	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	OWNER ACCEPTANCE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
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REAR ELEVATION

RIGHT ELEVATION

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 ALARM	HARDWIRED SMOKE ALARM
+	DRAINAGE POINT
●	AIR-CONDITIONING DROPPER
---	AIR-CONDITIONING DUCT LINE
⊖	AIR-CONDITIONING OUTLET
KITCHEN / WET AREA ELEVATIONS	
BULKHEADS	
OVERHEAD CABINET	

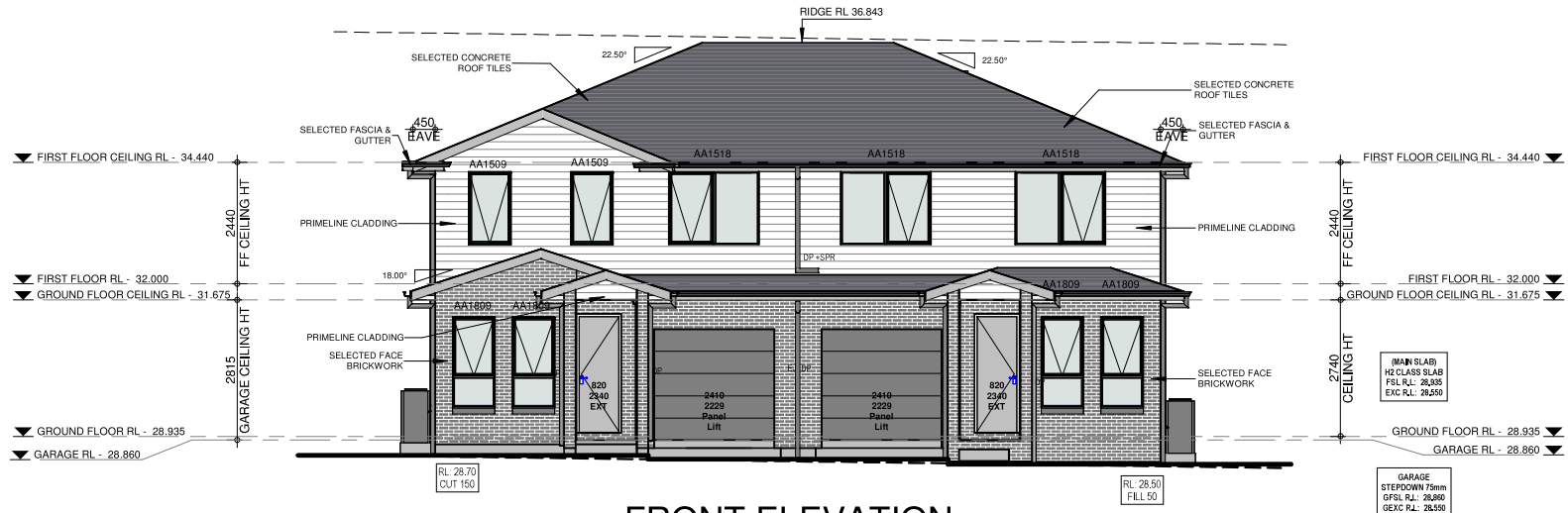
NOTE:
1. ALL STRUCTURAL BEAMS/ POSTS ARE AN INDICATION ONLY. REFER TO ENGR'G DETAILS FOR ALL LOCATIONS & CONNECTIONS.

1 FIRST FLOOR PLAN
1 : 100

LEFT ELEVATION

FRONT 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	FIRST FLOOR PLAN	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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				OWNER SIGNATURE		C	13.07.2022	SITING AS PER DETAILED SURVEY
				DATE		D	04.08.2022	ISSUE FOR DA
				OWNER SIGNATURE				
		Paper: A3	Scale: 1 : 100	OWNER SIGNATURE				
DP No. : 223396		Approval Type: DA	Sheet No: 02.1	Date: 02.08.2022	DATE			



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	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	OWNER ACCEPTANCE	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
					OWNER SIGNATURE	DATE		
		Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE			
		DP No. : 223396	Approval Type: DA	Sheet No: 03.0	Date: 02.08.2022			

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LEFT ELEVATION

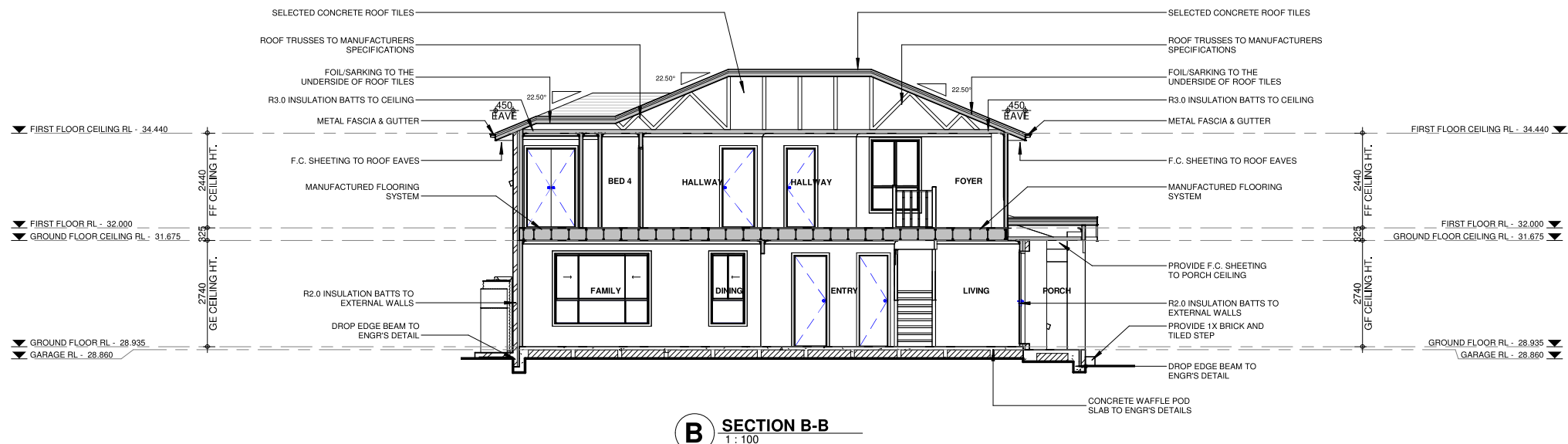
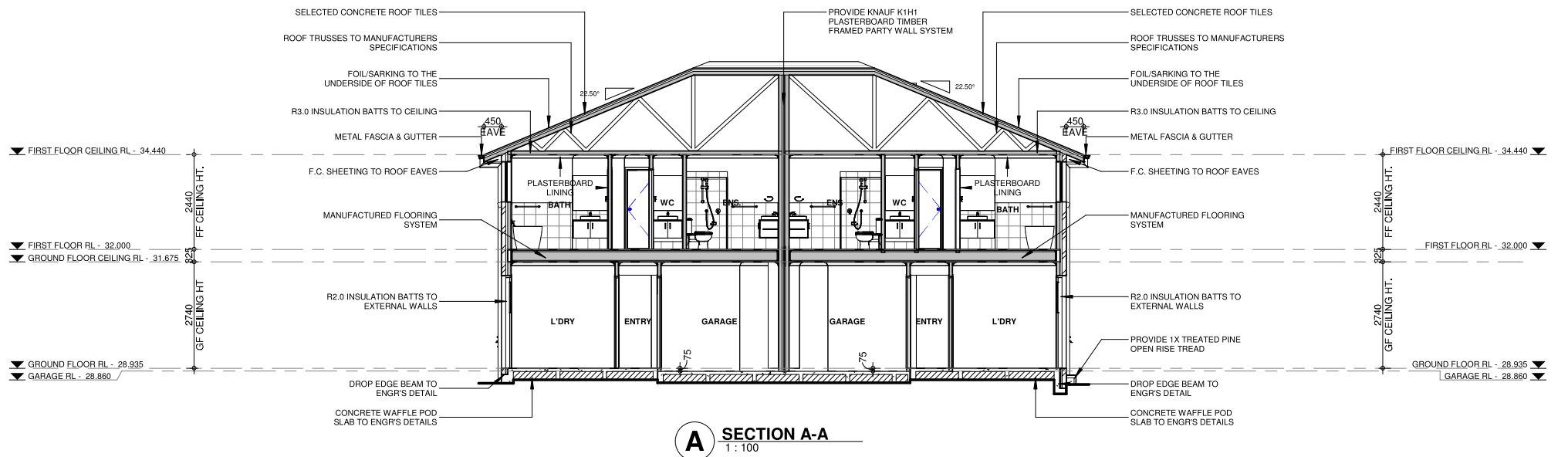


REAR ELEVATION

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							
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												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
Council: Canterbury Bankstown				Paper: A3		Scale: 1 : 100									
DP No. : 223396		Approval Type: DA		Sheet No: 03.1		Date: 02.08.2022		OWNER SIGNATURE		DATE					

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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		SECTION+DETAILS		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	
										DATE				
Council: Canterbury Bankstown				Paper:	A3	Scale:	1 : 100	OWNER SIGNATURE	DATE					
DP No. :		223396		Approval Type:	DA	Sheet No:	04.0	Date:	02.08.2022					

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: Energy Thermal Assessors Pty Ltd	
ABN (if applicable): 77614736284	

Description of project

Project address		Common area landscape	
Project name	Lot 17, 20 Gail Place, Bankstown_02	Common area lawn (m²)	0.0
Street address	20 Gail Place Bankstown 2200	Common area garden (m²)	0.0
Local Government Area	Canterbury-Bankstown Council	Area of indigenous or low water use species (m²)	-
Plan type and plan number	deposited 223396	Assessor details	
Lot no.	17	Assessor number	101182
Section no.	-	Certificate number	0007834040
Project type		Climate zone	56
No. of residential flat buildings	0	Ceiling fan in at least one bedroom	No
No. of units in residential flat buildings	0	Ceiling fan in at least one living room or other conditioned area	No
No. of multi-dwelling houses	2	Project score	
No. of single dwelling houses	0	Water	40 Target 40
Site details		Thermal Comfort	Pass Target Pass
Site area (m²)	556.4	Energy	50 Target 50
Roof area (m²)	23.81		
Non-residential floor area (m²)	-		
Residential car spaces	2		
Non-residential car spaces	-		

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	No. of bathrooms	Discretionary pool area (m²)	Area of garden & lawn (m²)	Area of indigenous species (m²)	Dwelling no.	No. of bedrooms	No. of bathrooms	Discretionary pool area (m²)	Area of garden & lawn (m²)	Area of indigenous species (m²)
1	4	4	126.6	6.57	159.4	2	4	4	126.6	6.57	159.4
	no pool	no pool	no pool	no pool	no pool		no pool	no pool	no pool	no pool	no pool

No common areas specified.

Schedule of BASIX commitments

- Commitments for multi-dwelling houses
 - (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (post-building specific)
 - (i) Water
 - (ii) 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 that 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.	✓	✓	✓
(f) 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.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	✓
(h) The pool or spa must be located as specified in the table.	✓	✓	✓
(i) 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 (including 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 (m³)	Pool cover	Pool location	Pool shaded	Volume (m³)	Spa cover	Spa shaded			
All dwellings	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-	-	-			

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

(i) 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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, after 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 "ceiling" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.		✓	✓
(b) 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.	✓	✓	✓
(c) 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.		✓	✓
(d) 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; (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.		✓	✓
(e) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓
(f) 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.	✓	✓	✓

		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	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
				OWNER SIGNATURE		C	13.07.2022	SITING AS PER DETAILED SURVEY
						D	04.08.2022	ISSUE FOR DA
				OWNER SIGNATURE				
Council: Canterbury Bankstown				Paper: A3		Scale:		
DP No. : 223396				Approval Type: DA		Sheet No: 04.1		
				Date: 02.08.2022				

Cooling		Heating		Artificial lighting								Natural lighting	
Dwelling No.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms floor 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	Wall-ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooking & 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.			

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(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 ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	37.9	12.4
All other dwellings	32.3	19.0

Dwelling No.	Concrete slab on ground(m ²)	Construction of floors and walls			Priority removal earth or masonry walls
		Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	
All dwellings	60	-	-	17	No

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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 kL) 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

(i) 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.			

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Notes

- In these commitments, "applicant" means the person carrying out the development.
- 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.
- 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.
- 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).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- 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

- 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 CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (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).

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EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	BASIX SHEET	OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris		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
				OWNER SIGNATURE	DATE			
				OWNER SIGNATURE	DATE			
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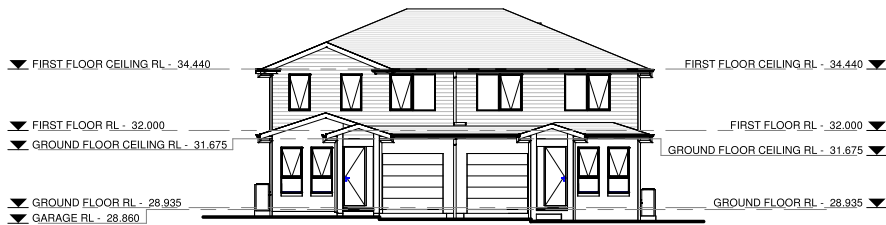
Rear_Notification



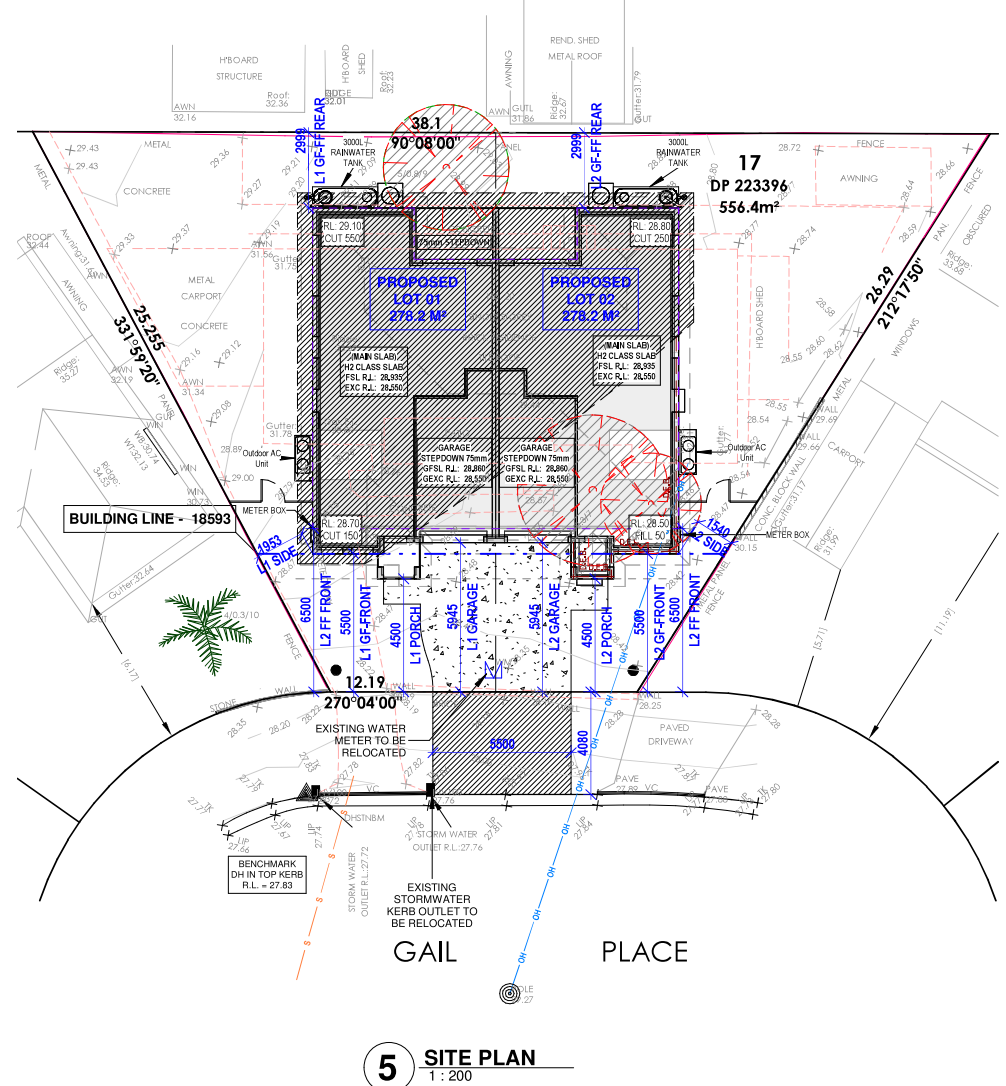
Left_Notification



Right_Notification



Front_Notification



5 SITE PLAN
1 : 200

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	NOTIFICATION PLAN	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	OWNER SIGNATURE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
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		Paper: A3	Scale: 1 : 200	OWNER SIGNATURE				
DP No. : 223396		Approval Type: DA	Sheet No: A	Date: 02.08.2022				