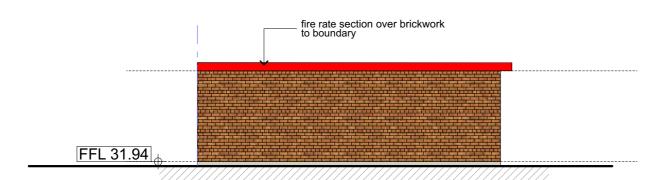


1	2023	"Smith&Sons	tim+sarah .k	SITE ADDRESS: Lot 26, DP 25973 11 Penrose Ave, Belmore 2192		
	7E: 29, .	RENOVATIONS & EXTENSIONS	e: info@timandsarahk.com.au w: www.timandsarahk.com.au	CLIENT DETAILS: Mr. & Mrs. Galanis		
	ŏ		PROJECT: proposed conversion of	SHEET NAME: Ground + Roof Plans	1:100	SHEET NUMBER:
	Sel	DATE: AMENDMENTS:	garage to secondary dwelling	LGA: Canterbury Bankstown	PEN-50	

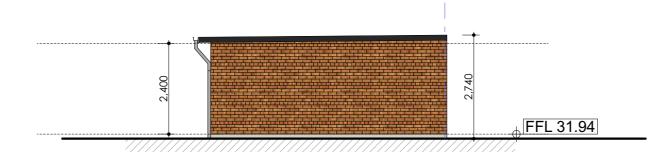


west elevation



existing face brickwork

east elevation scale 1:100



north elevation

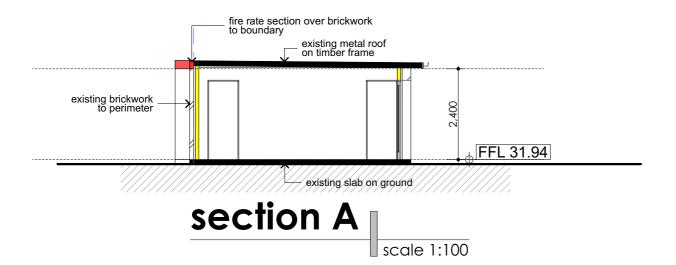
scale 1:100

scale 1:100



south elevation

scale 1:100



DA ISSUE

2023	"Smith&Sons	tim+sarah .k	site address: Lot 26, DP 25973 11 Penrose Ave, Bel	more 2	192
∄: 29,	RENOVATIONS & EXTENSIONS	e: info@fimandsarahk.com.au w: www.fimandsarahk.com.au	CLIENT DETAILS: Mr. & Mrs. Galanis		
5 ∆		PROJECT: proposed conversion of	SHEET NAME: Elevations + Sections	1:100	SHEET NUMBER:
SSUE Sel	DATE: AMENDMENTS:	garage to secondary dwelling	LGA: Canterbury Bankstown	PEN-50	

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 CC/CDC plans & specs	Certifier check
Fixtures			
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.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1100 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 51.82 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		•	•
the cold water tap that supplies each clothes washer 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 CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	~	~	~
The conditioned floor area of the dwelling must not exceed 300 square metres.	V	~	~
The dwelling must not contain open mezzanine area exceeding 25 square metres.	~	V	~
The dwelling must not contain third level habitable attic room.	•	~	~
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	•	~	~

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
------	--

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
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 overshadowing specifications must be satisfied for each window and glazed door.	~	~	~
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	~	~	V
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			
- Timber/uPVC/fibreglass single clear			
- Timber/uPVC/fibreglass double (air) clear			
For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.			~

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing	
East facing						
D01	2100	2300	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed	
D02	2100	2300	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed	
South facing	South facing					
W01	1000	800	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed	
W02	1200	1600	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed	



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

Single Dwelling

Certificate number: 1412161S

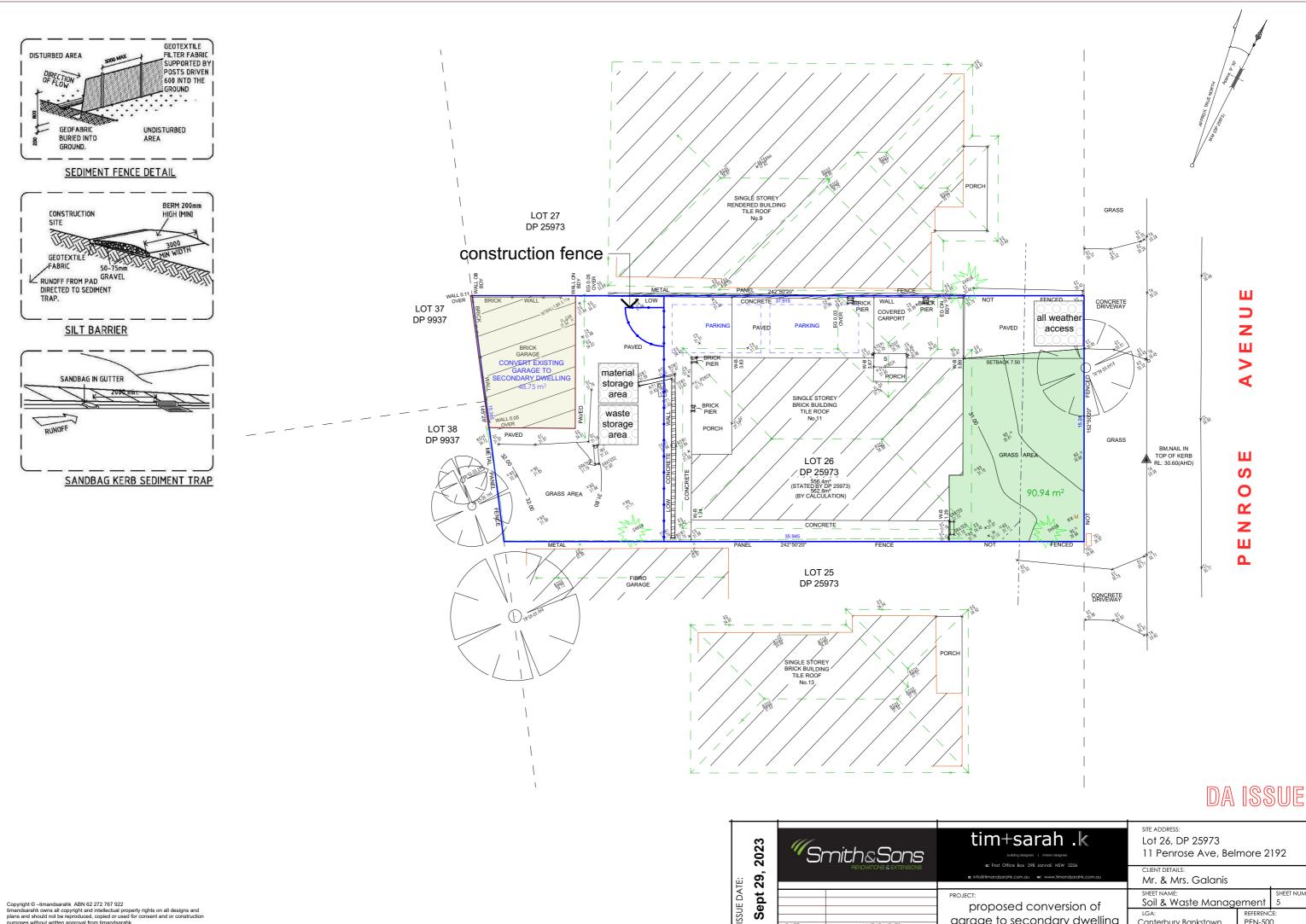
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 star (average zone)		~	•
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		~	V
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 star (average zone)		~	~
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	V
Ventilation			
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 façade or roof; Operation control: manual switch on/off		•	
Laundry: natural ventilation only, or no laundry; Operation control: n/a		~	•
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
at least 1 of the bedrooms / study; dedicated		_	•
at least 1 of the living / dining rooms; dedicated		_	•
the kitchen;		_	•

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets;		V	•
the laundry;		~	•
all hallways;		~	-
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	~
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	~	V	~
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		~	
The applicant must install a fixed outdoor clothes drying line as part of the development.		~	

DA ISSUE

	2023	"Smith&Sons	tim+sarah .k	site Address: Lot 26, DP 25973 11 Penrose Ave, Belm	nore 2192
إ	 29,∵	RENOVATIONS & EXTENSIONS	e: info@timandsarahk.com.au w: www.timandsarahk.com.au	CLIENT DETAILS: Mr. & Mrs. Galanis	
	ລ ຮ		PROJECT: proposed conversion of	sheet NAME: Basix Certificate	SHEET NUMBER
L	Se	DATE: AMENDMENTS:	garage to secondary dwelling		REFERENCE: PEN-500

Copyright © –timandsarahk ABN 62 272 767 922 timandsarahk owns all copyright and intellectual property rights on all designs and plans and should not be reproduced, copied or used for consent and or construction purposes without written approval from timandsarahk.



LGA:

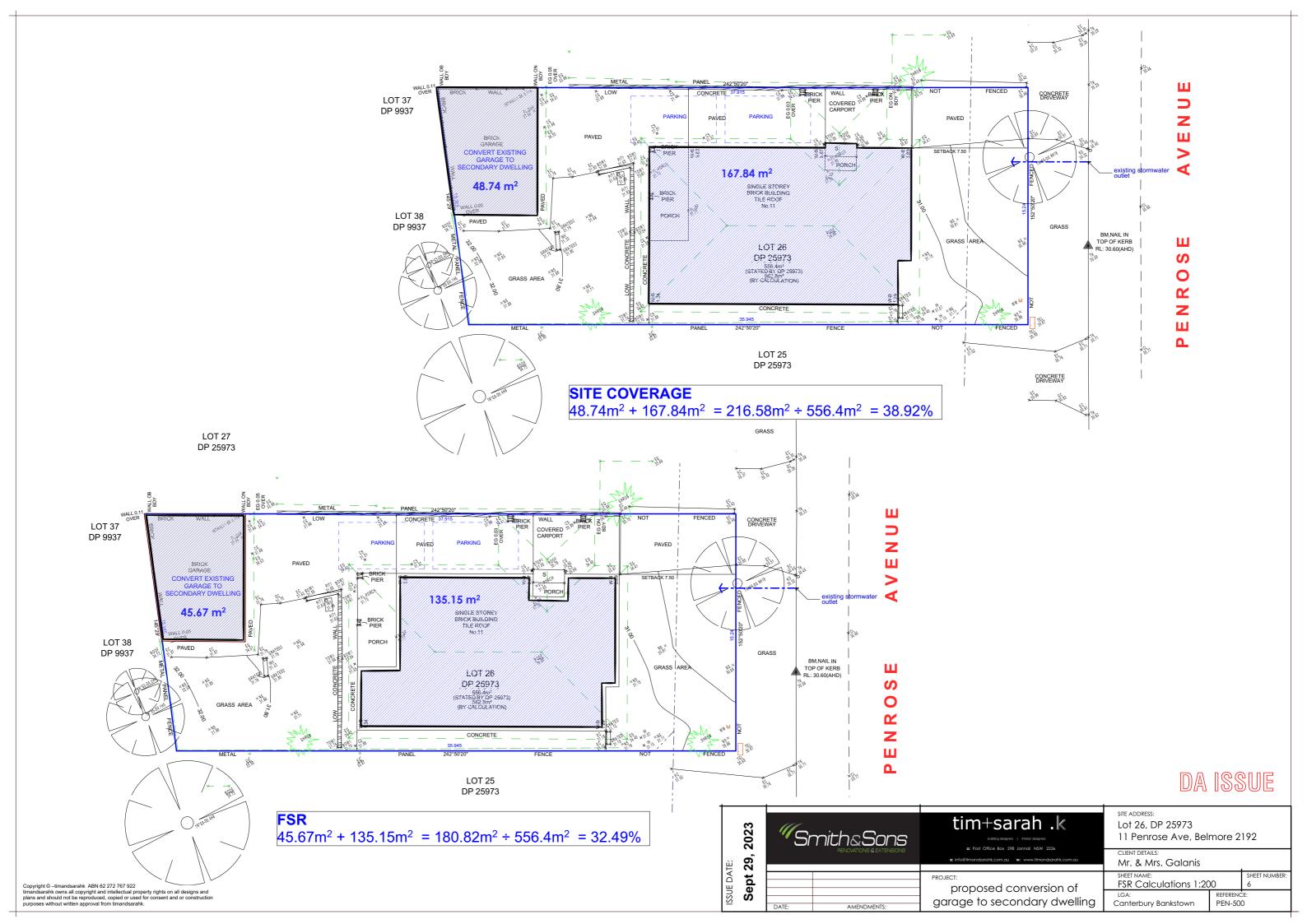
Canterbury Bankstown

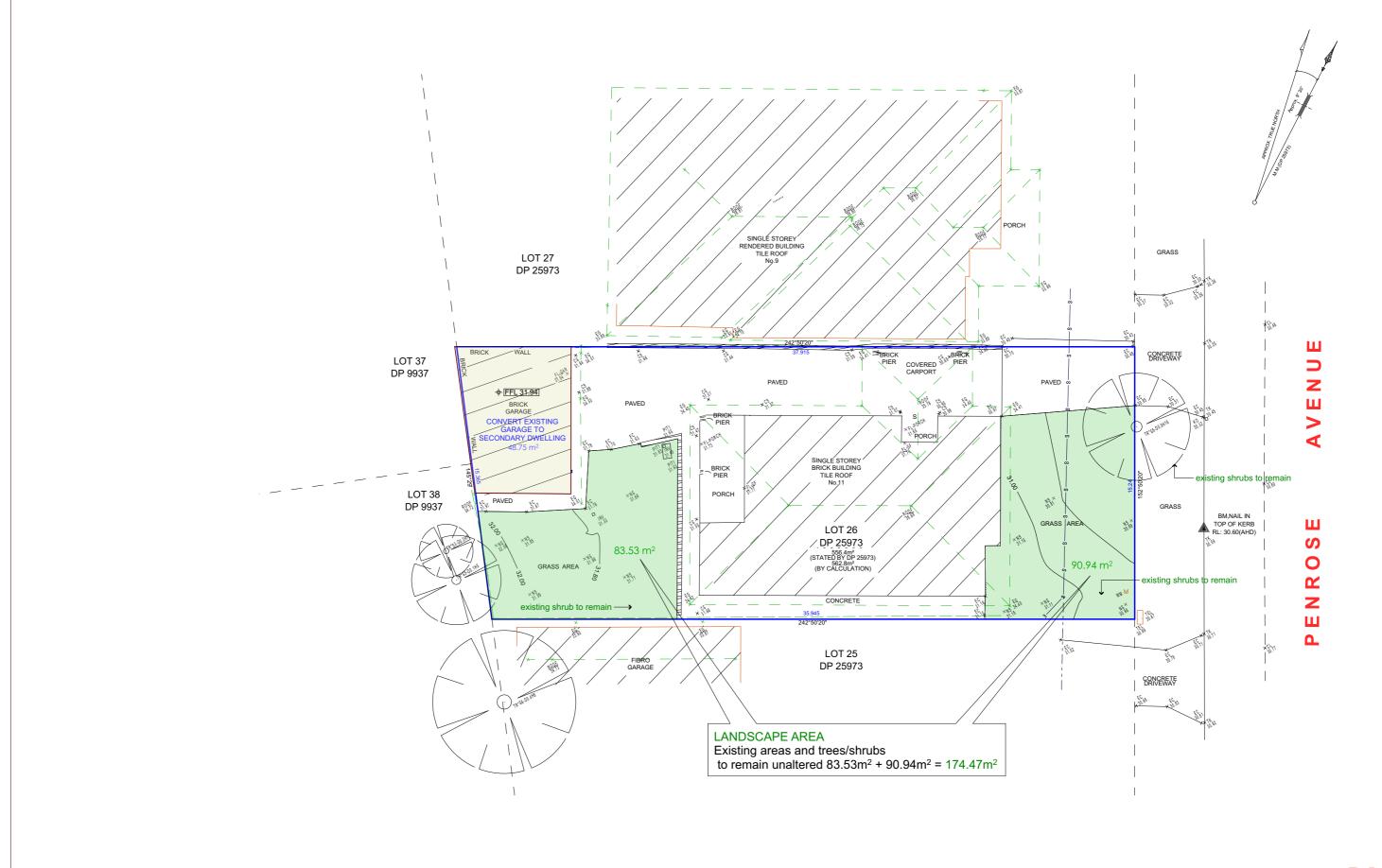
garage to secondary dwelling

AMENDMENTS

REFERENCE:

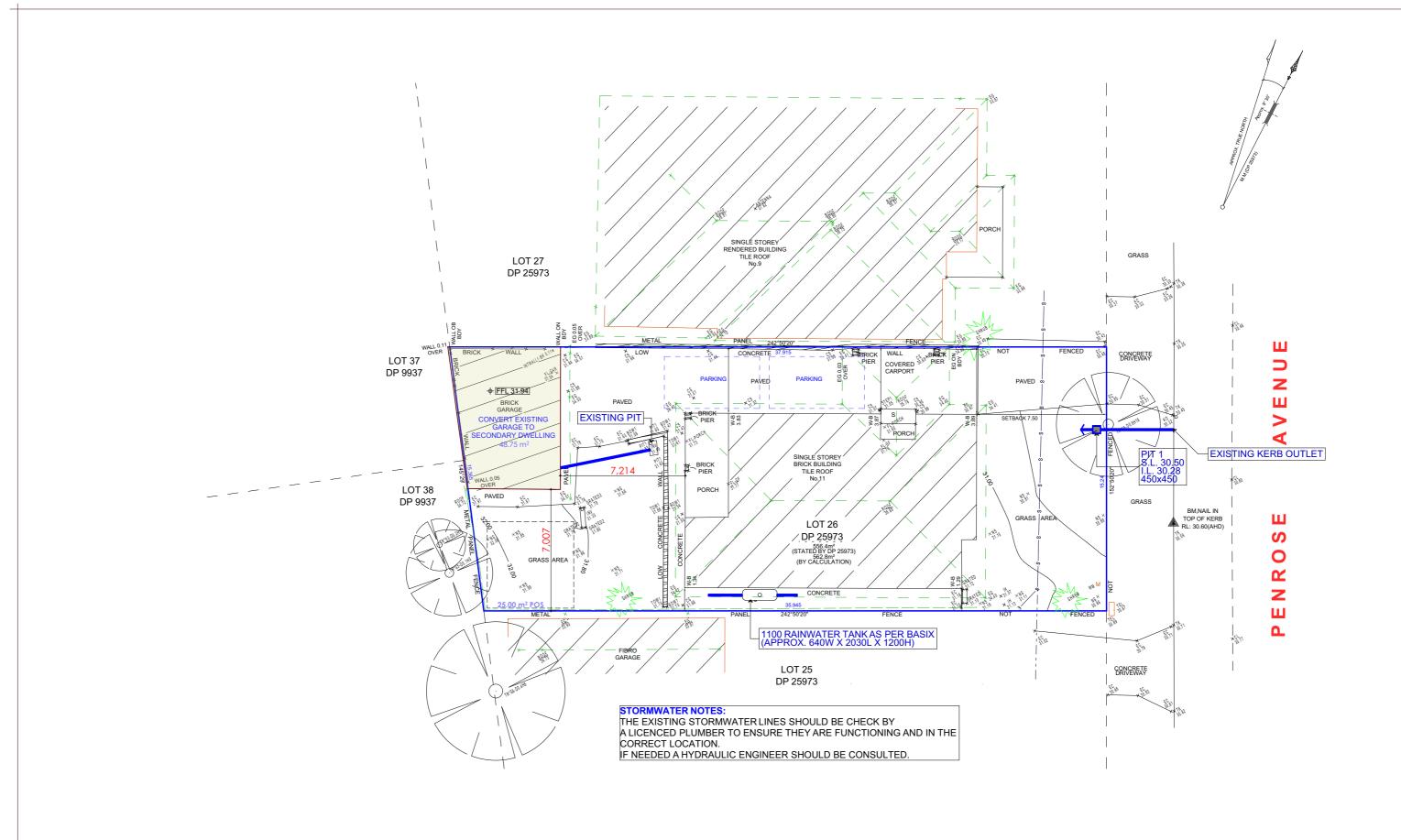
Copyright ⊚ –timandsarahk ABN 62 272 767 922 timandsarahk owns all copyright and intellectual property rights on all designs and plans and should not be reproduced, copied or used for consent and or construction purposes without written approval from timandsarahk.





TE: 29, 2023	"Smith&Sons	tim+sarah .k Ludding designes: Meter designes: a: Post Office Box 298 Jannoli NSW 2226 e: info@timandiarark.com.au wr. www.timandiarark.com.au	SITE ADDRESS: Lot 26, DP 25973 11 Penrose Ave, Bel CLIENT DETAILS: Mr. & Mrs. Galanis	more 2	192
Sept 3	DATE: AMENDMENTS:	proposed conversion of garage to secondary dwelling	SHEET NAME: Landscape LGA: Canterbury Bankstown	REFERENC PEN-500	

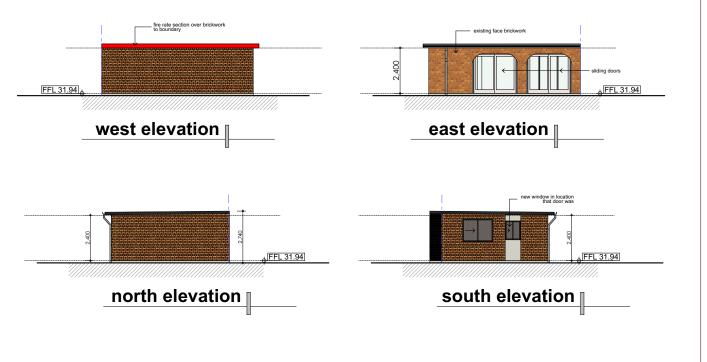
Copyright © –timandsarahk ABN 62 272 767 922 timandsarahk owns all copyright and intellectual property rights on all designs and plans and should not be reproduced, copied or used for consent and or construction purposes without written approval from timandsarahk.



ISSUE DATE: Sept 29, 2023	"Smith&Sons	tim+sarah .k Ludding designes: Meter designes: a: Post Office Box 298 Jannoli NSW 2226 e: info@timandiarahk.com.au wr. www.timandiarahk.com.au	SITE ADDRESS: Lot 26, DP 25973 11 Penrose Ave, Belmore 2192 CLIENT DETAILS: Mr. & Mrs. Galanis		
	DATE: AMENDMENTS:	proposed conversion of garage to secondary dwelling	SHEET NAME: Stormwater LGA: Canterbury Bankstown	REFERENCE PEN-50	

Copyright © –timandsarahk ABN 62 272 767 922 timandsarahk owns all copyright and intellectual property rights on all designs and plans and should not be reproduced, copied or used for consent and or construction purposes without written approval from timandsarahk.





ISSUE DATE:	2023	"Smith&Sons	tim+sarah .k	Lot 26, DP 25973 11 Penrose Ave, Belmore 2		192
	3	That that PPU that had had been about that had had had	et infollitimandiarahk.com.au w. www.timandiarahk.com.au	Mr. & Mrs. Galanis		
	EDAI Aug		proposed conversion of	SHEET NAME: Elevations + Sections	1:100	SHEET NUMBER:
	nssı	DATE: AMENDMENTS:	garage to secondary dwelling	LGA: Canterbury Bankstown	REFERENCE: PEN-500	