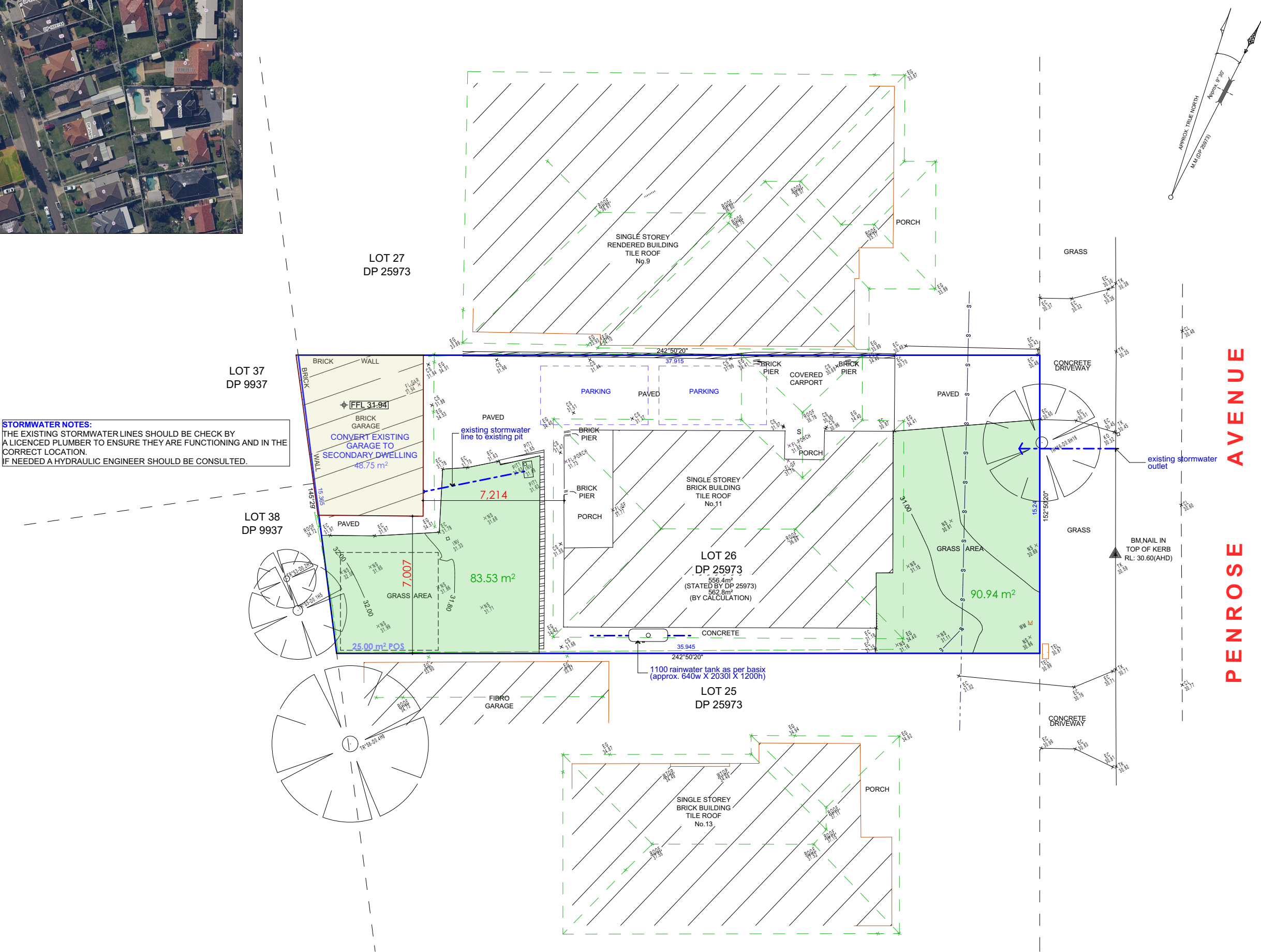




LOCATION

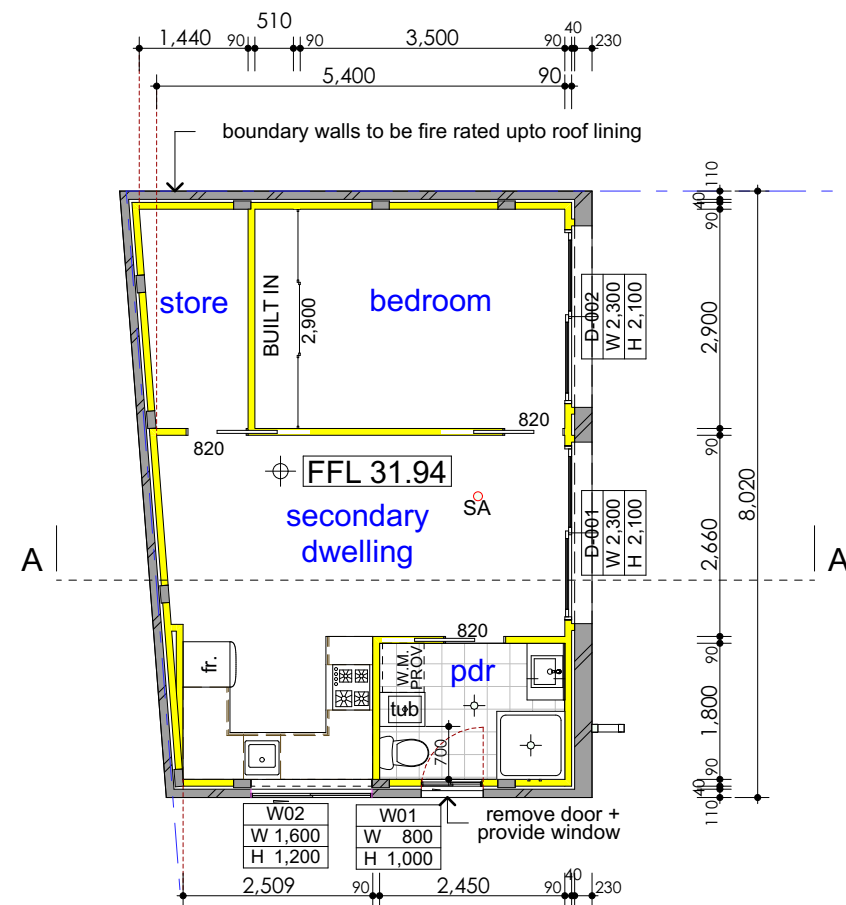
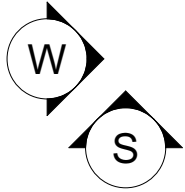
STORMWATER NOTES:
THE EXISTING STORMWATER LINES SHOULD BE CHECK BY
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IF NEEDED A HYDRAULIC ENGINEER SHOULD BE CONSULTED.



PENROSE AVENUE

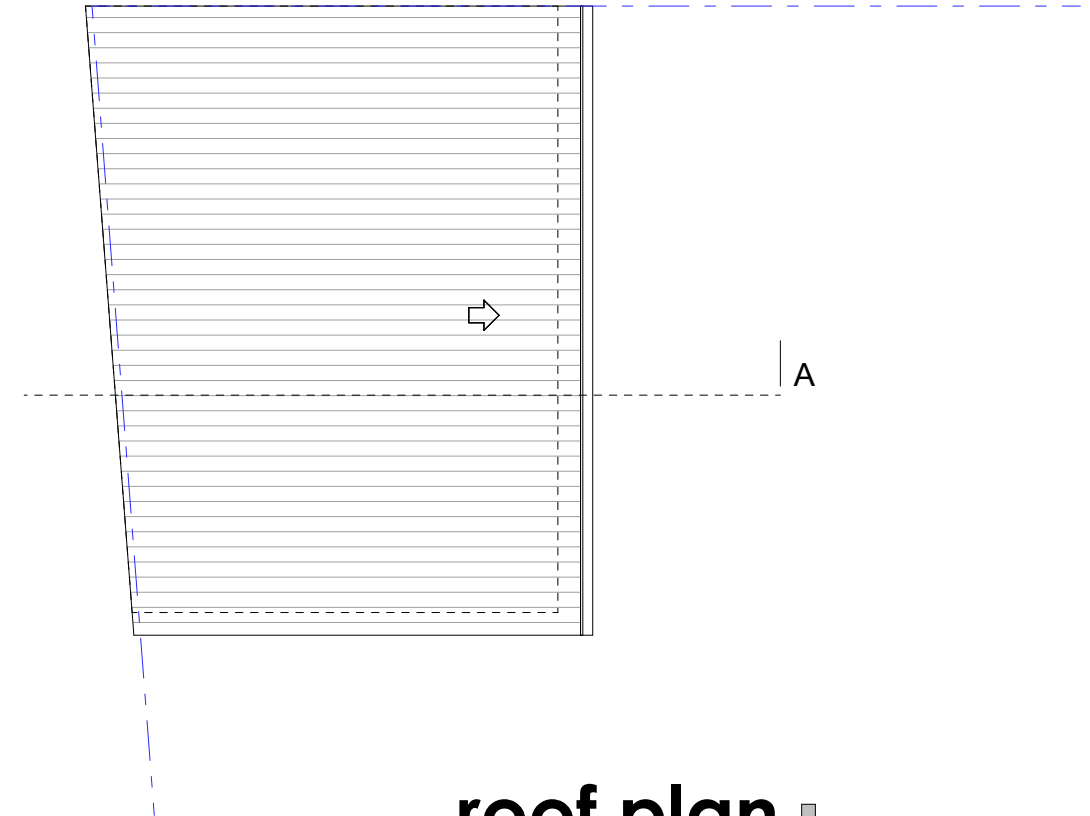
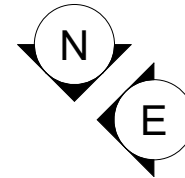
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ISSUE DATE: Sept 29, 2023			tim+sarah .k <small>building designers interior designers</small> <small>Post Office Box 298 Jannali NSW 2226</small> <small>e: info@timandsarahk.com.au w: www.timandsarahk.com.au</small>		SITE ADDRESS: Lot 26, DP 25973 11 Penrose Ave, Belmore 2192		
					CLIENT DETAILS: Mr. & Mrs. Galanis		
			PROJECT: proposed conversion of garage to secondary dwelling		SHEET NAME: Siteplan 1:200		SHEET NUMBER: 1
					LGA: Canterbury Bankstown	REFERENCE: PEN-500	
	DATE:				AMENDMENTS:		



ground floor plan

scale 1:100

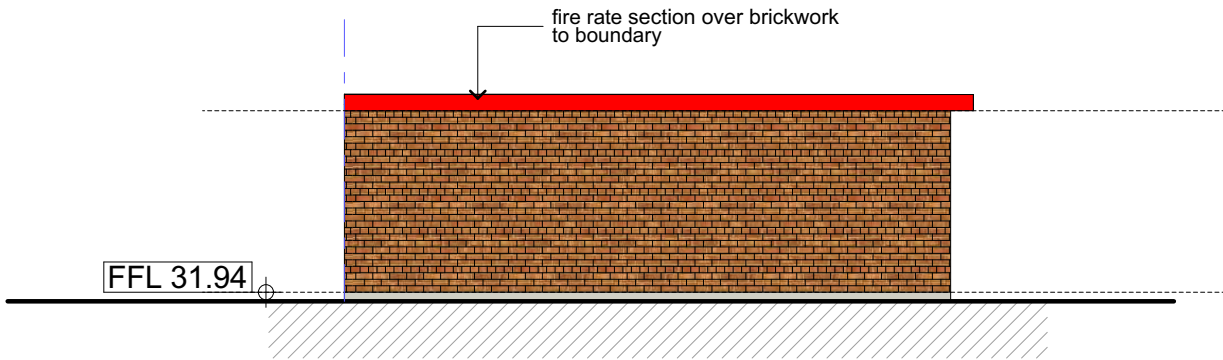


roof plan

scale 1:100

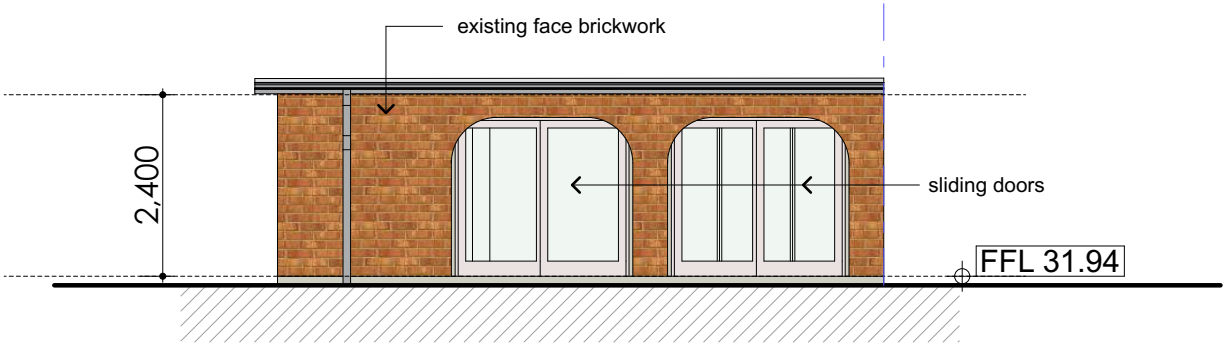
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					CLIENT DETAILS: Mr. & Mrs. Galanis		
			PROJECT: proposed conversion of garage to secondary dwelling		SHEET NAME: Ground + Roof Plans 1:100		SHEET NUMBER: 2
	DATE:	AMENDMENTS:			LGA: Canterbury Bankstown		REFERENCE: PEN-500



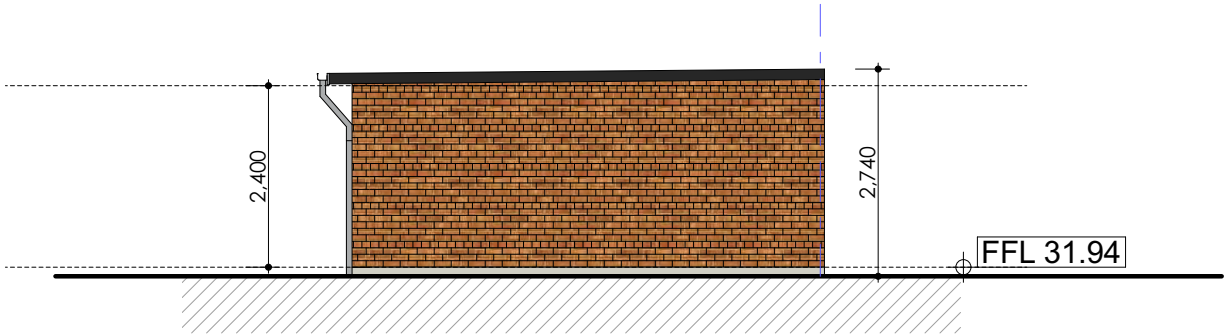
west elevation

scale 1:100



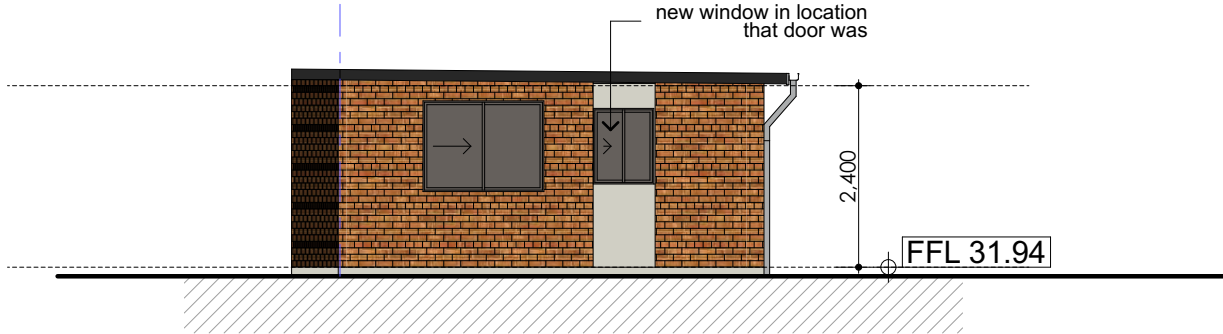
east elevation

scale 1:100



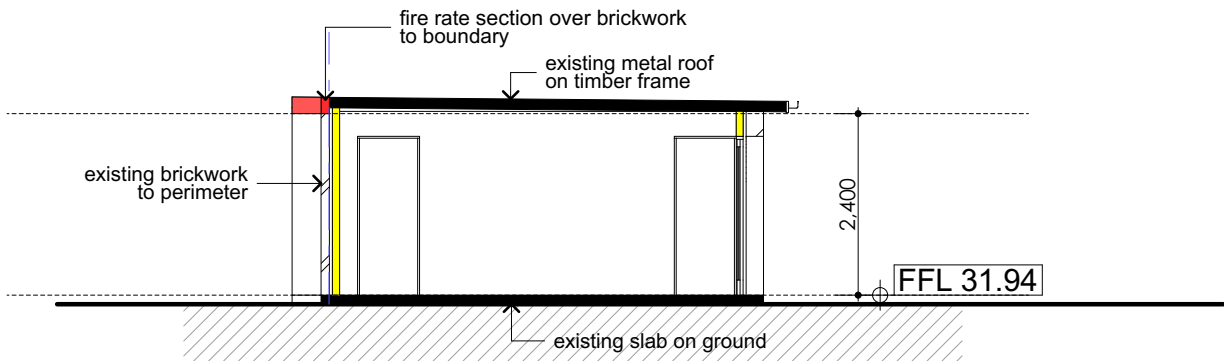
north elevation

scale 1:100



south elevation

scale 1:100



section A

scale 1:100

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				CLIENT DETAILS: Mr. & Mrs. Galanis		
			PROJECT: proposed conversion of garage to secondary dwelling	SHEET NAME: Elevations + Sections 1:100		SHEET NUMBER: 3
				LGA: Canterbury Bankstown	REFERENCE: PEN-500	
	DATE:			AMENDMENTS:		

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.

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.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
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.	✓	✓	✓

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.

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	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					
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

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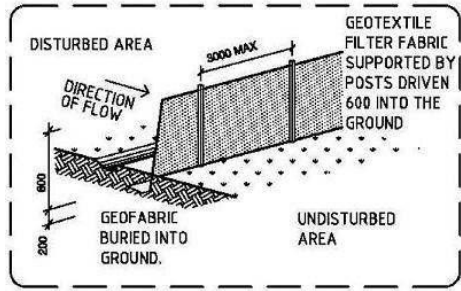


Certificate number: 1412161S

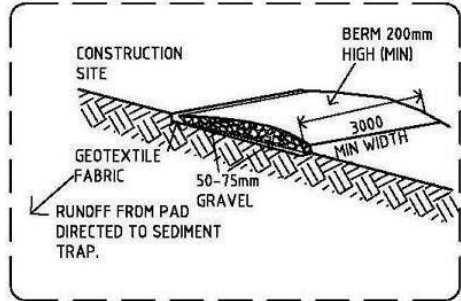
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> all bathrooms/toilets; the laundry; all hallways; 		<div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div>
Natural lighting			
The applicant must install a window 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.	✓	✓	✓
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

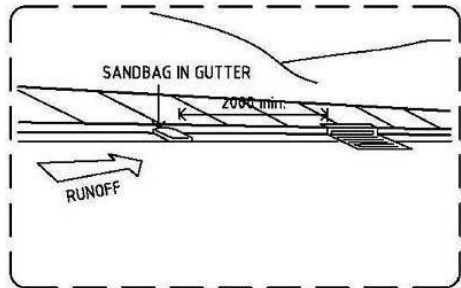
ISSUE DATE: Sept 29, 2023			<div><div>tim+sarah .k</div><div>building designers interior designers</div><div>e: Post Office Box 298 Jannali NSW 2226</div><div>e: info@timandsarahk.com.au w: www.timandsarahk.com.au</div></div>		<div><div>SITE ADDRESS:</div><div>Lot 26, DP 25973</div><div>11 Penrose Ave, Belmore 2192</div></div>			
					<div><div>CLIENT DETAILS:</div><div>Mr. & Mrs. Galanis</div></div>			
			<div><div>PROJECT:</div><div>proposed conversion of garage to secondary dwelling</div></div>		<div><div>SHEET NAME:</div><div>Basix Certificate</div></div>		<div><div>SHEET NUMBER:</div><div>4</div></div>	
					<div><div>LGA:</div><div>Canterbury Bankstown</div></div>		<div><div>REFERENCE:</div><div>PEN-500</div></div>	
	DATE:	AMENDMENTS:						



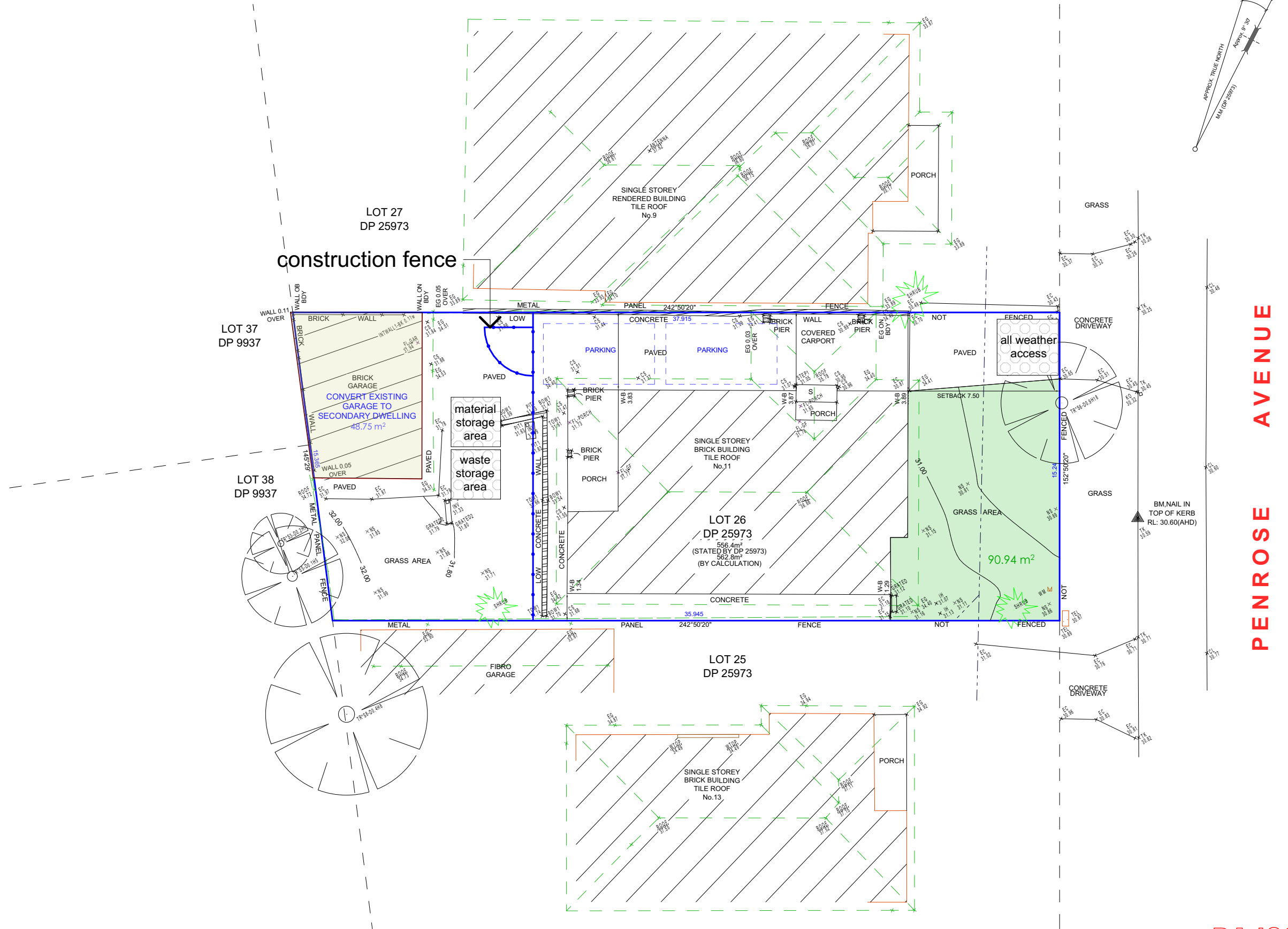
SEDIMENT FENCE DETAIL



SILT BARRIER



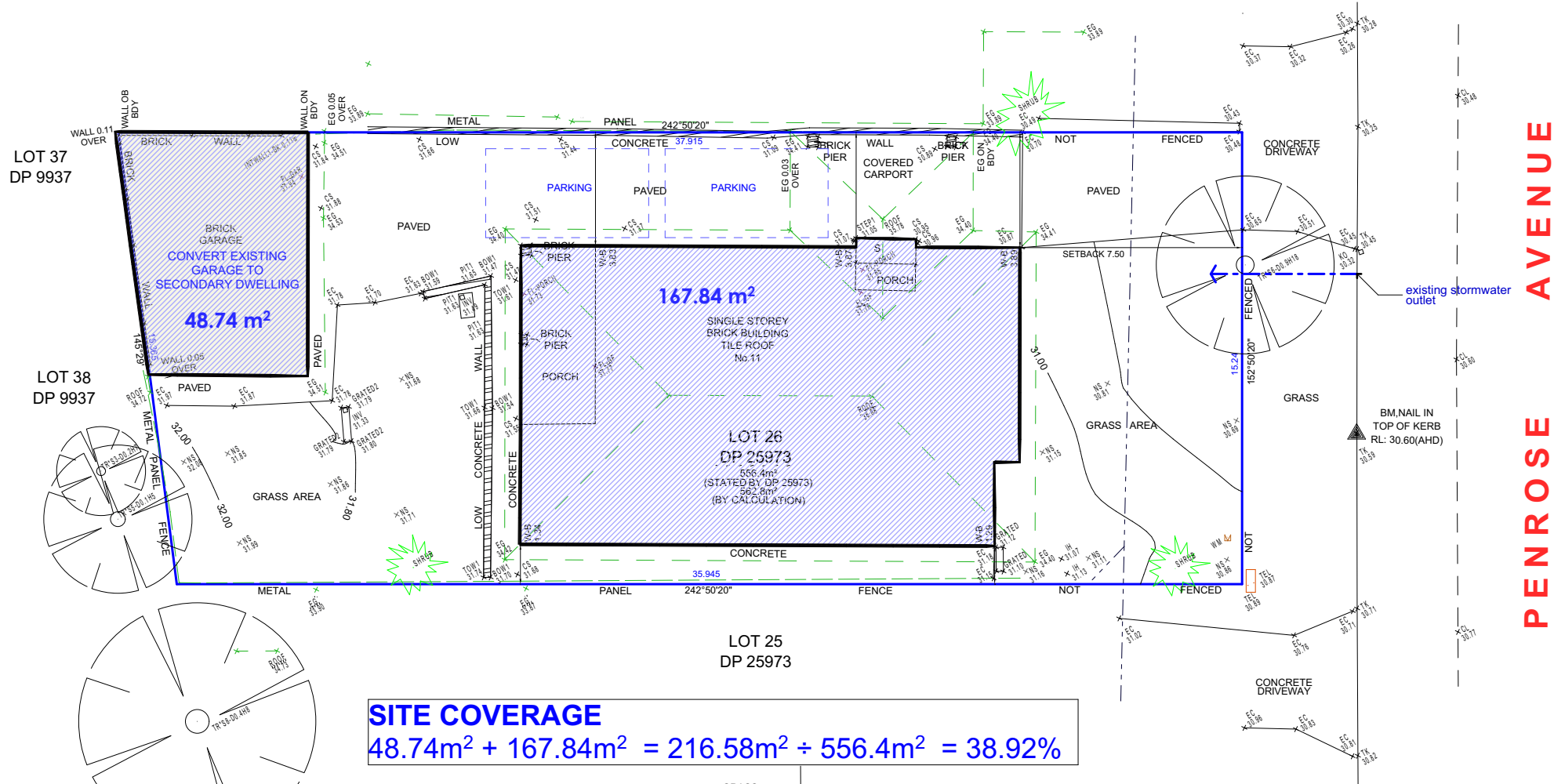
SANDBAG KERB SEDIMENT TRAP



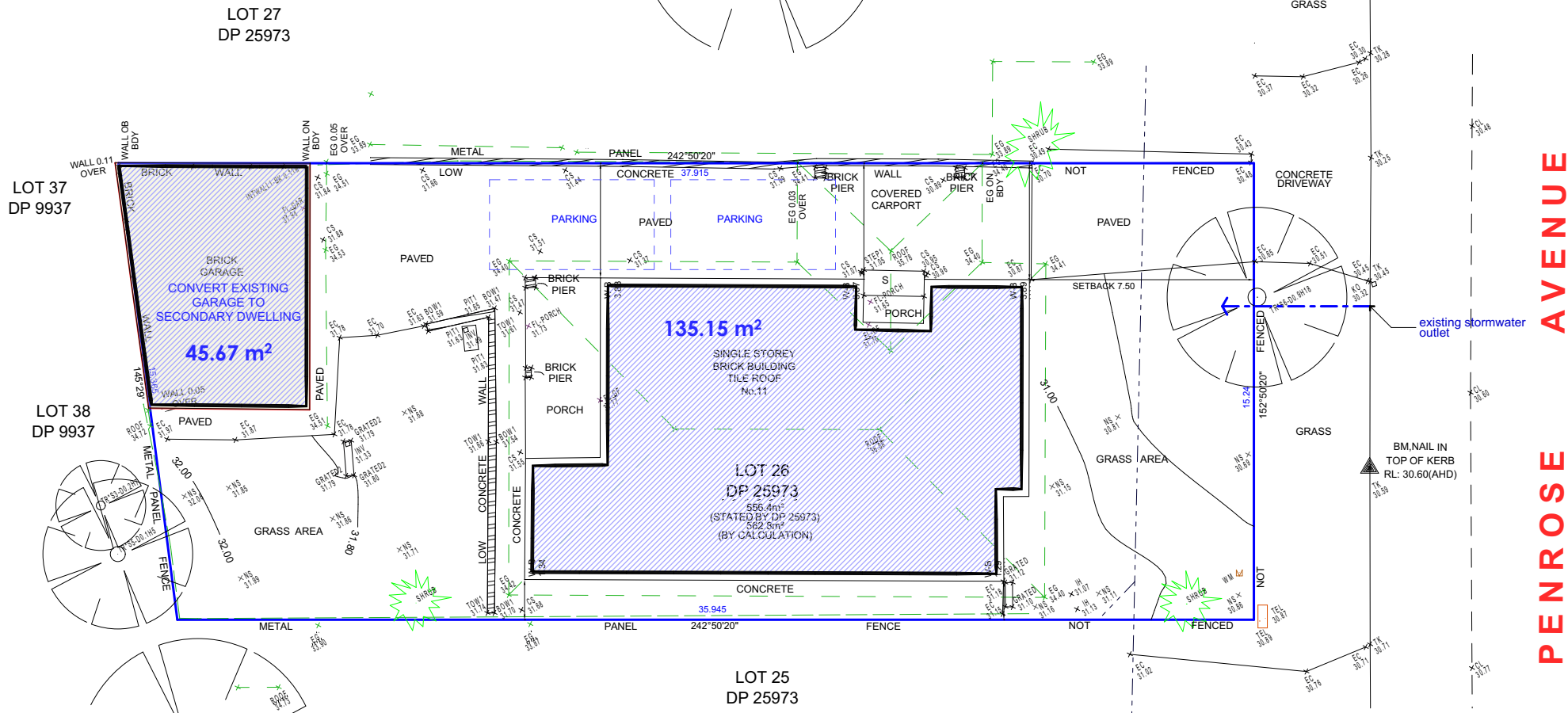
PENROSE AVENUE

DA ISSUE

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	PROJECT: proposed conversion of garage to secondary dwelling		CLIENT DETAILS: Mr. & Mrs. Galanis		SHEET NAME: Soil & Waste Management	
	DATE:		AMENDMENTS:		SHEET NUMBER: 5	
	LGA: Canterbury Bankstown		REFERENCE: PEN-500			

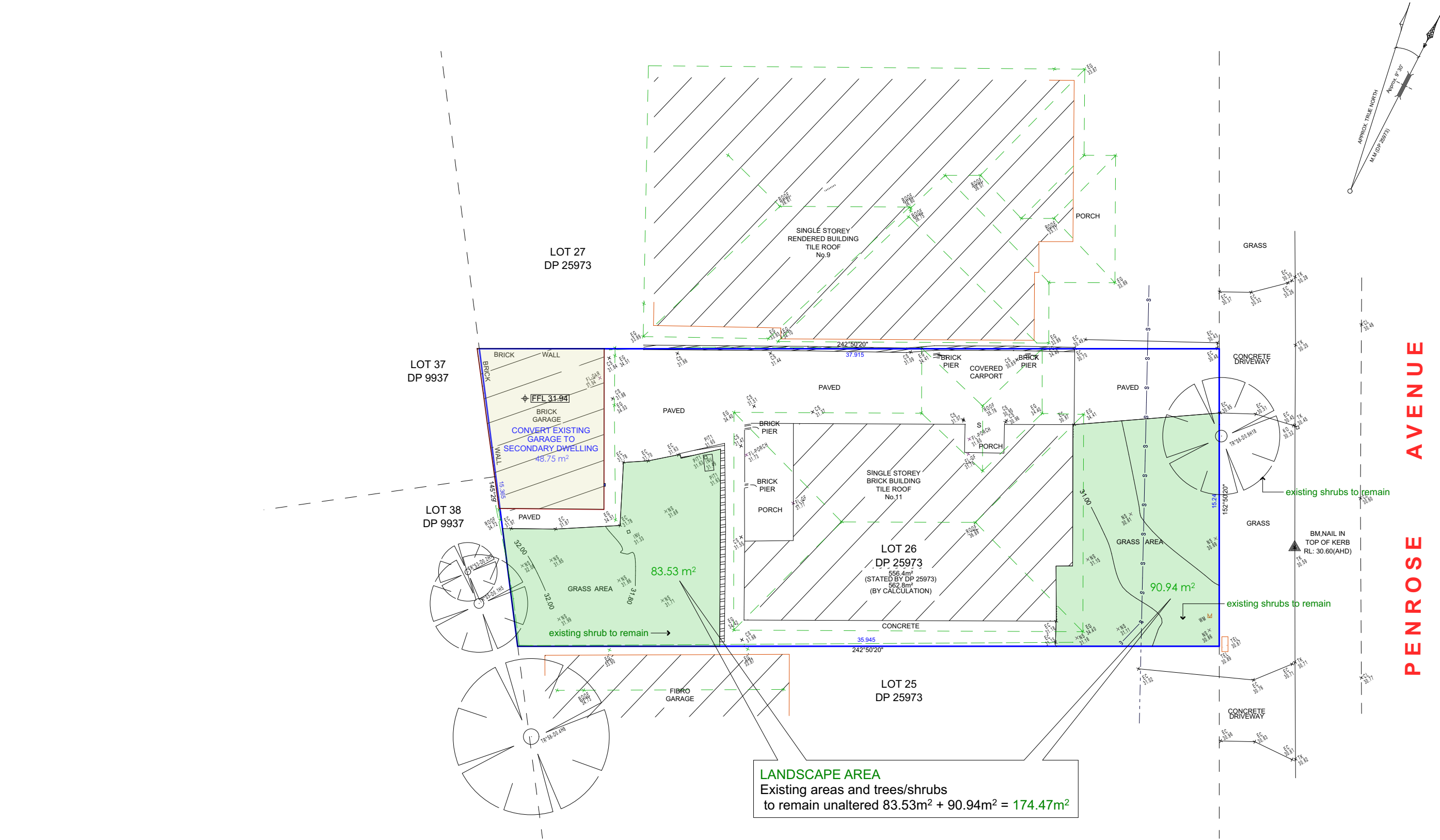


SITE COVERAGE
 $48.74m^2 + 167.84m^2 = 216.58m^2 \div 556.4m^2 = 38.92\%$



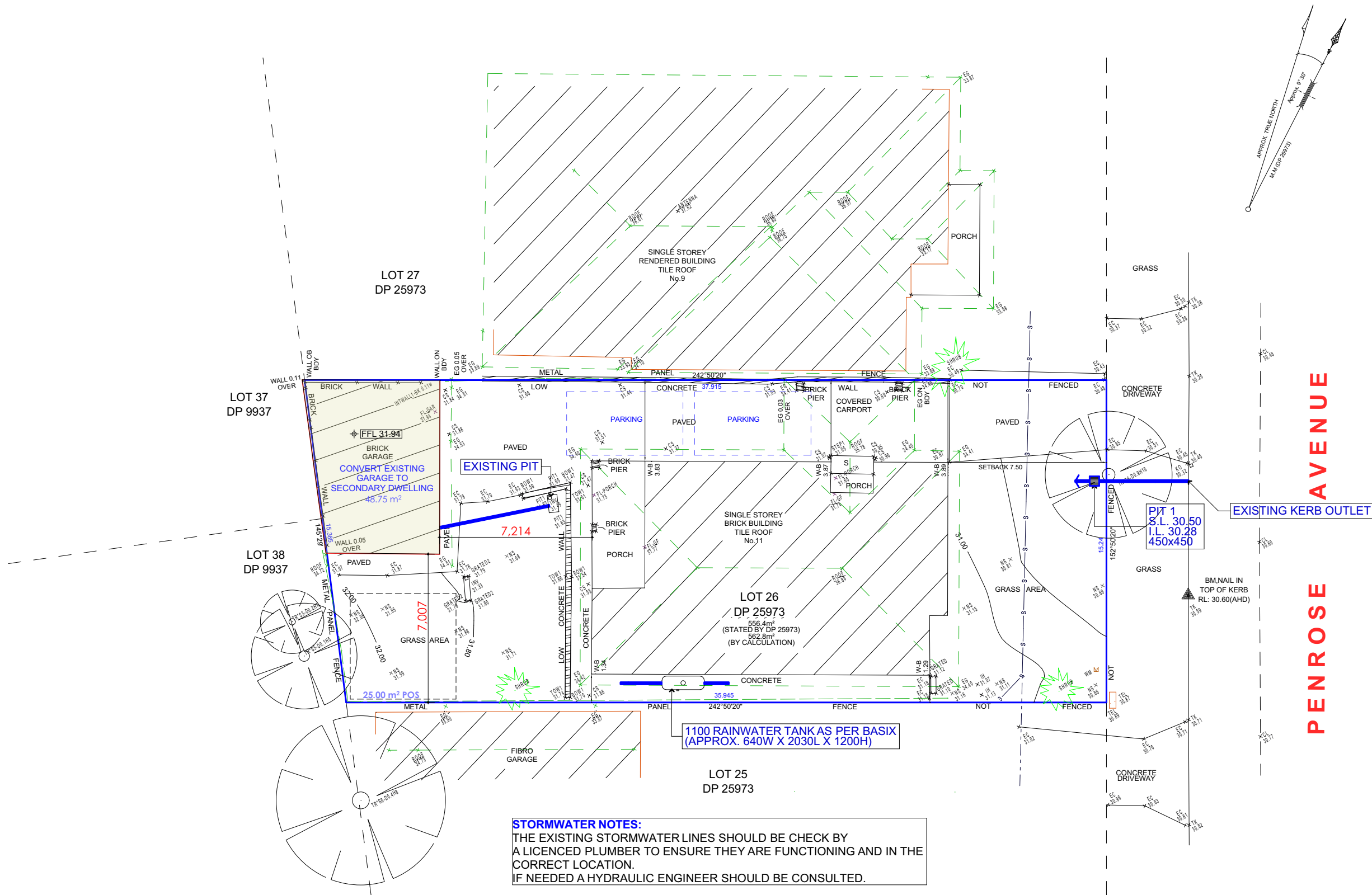
FSR
 $45.67m^2 + 135.15m^2 = 180.82m^2 \div 556.4m^2 = 32.49\%$

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					CLIENT DETAILS: Mr. & Mrs. Galanis	
					SHEET NAME: FSR Calculations 1:200	
					SHEET NUMBER: 6	
					LGA: Canterbury Bankstown	
					REFERENCE: PEN-500	
DATE:		AMENDMENTS:		PROJECT: proposed conversion of garage to secondary dwelling		



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			CLIENT DETAILS: Mr. & Mrs. Galanis	
			SHEET NAME: Landscape	SHEET NUMBER: 7
	PROJECT: proposed conversion of garage to secondary dwelling		LGA: Canterbury Bankstown	REFERENCE: PEN-500
DATE:		AMENDMENTS:		



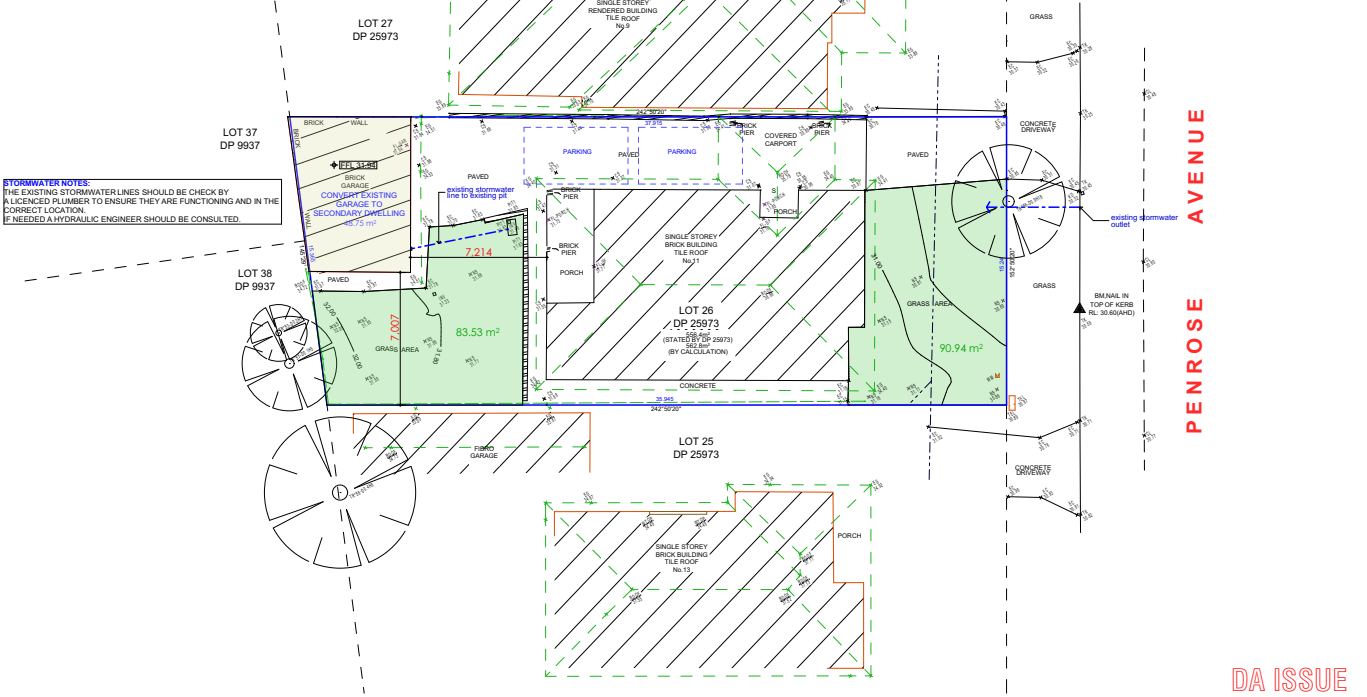
STORMWATER NOTES:
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IF NEEDED A HYDRAULIC ENGINEER SHOULD BE CONSULTED.

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					CLIENT DETAILS: Mr. & Mrs. Galanis		
			PROJECT: proposed conversion of garage to secondary dwelling		SHEET NAME: Stormwater		SHEET NUMBER: 8
					LGA: Canterbury Bankstown		
	DATE:		AMENDMENTS:				



LOCATION

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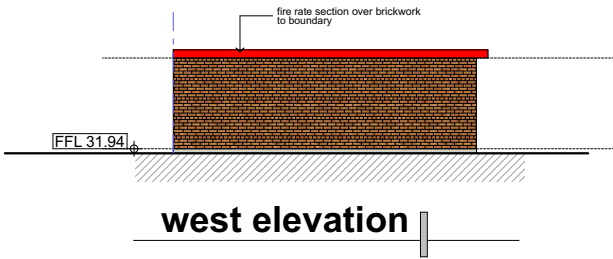


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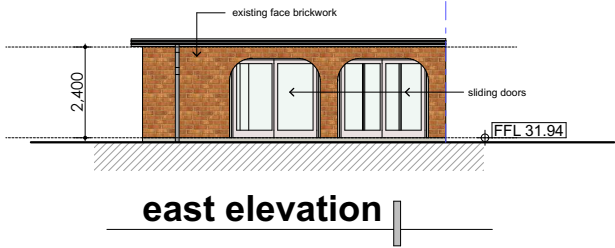
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			CLIENT DETAILS: Mr. & Mrs. Galanis		
			SHEET NAME: Siteplan		
			SHEET NUMBER: 1		
	PROJECT: proposed conversion of garage to secondary dwelling		LOCALITY: Canterbury Bankstown		REFERENCE: PEN-500
	DATE: AMENDMENTS:				

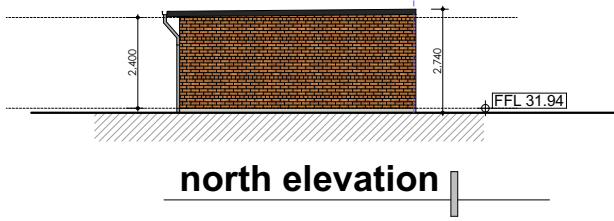
NOTIFICATION PLAN



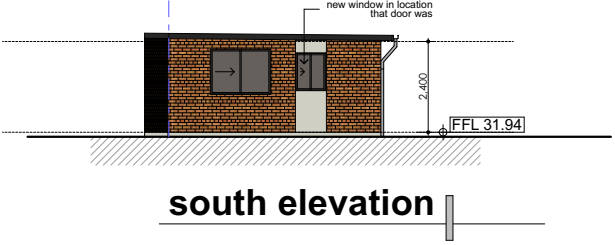
west elevation



east elevation



north elevation



south elevation

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		CLIENT DETAILS: Mr. & Mrs. Galanis			
		SHEET NAME: Elevations + Sections			SHEET NUMBER: 3
		LOCALITY: Canterbury Bankstown			REFERENCE: PEN-500
		PROJECT: proposed conversion of garage to secondary dwelling			
		DATE: AMENDMENTS:			