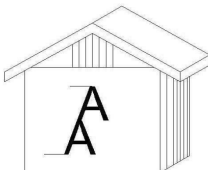


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PH: 9892-2847
MOBILE: 0418-167-277



FAX: 9632-4213

Proposed New Attached Double Storey Dual Occupancy & Demolish of Existing Residence

Location: No. 11 LEE ST CONDELL PARK
For: HUSSAIN

Council: Canterbury-Bankstown Council
Development Application

Job No:
240407A3

Date: 07/03/2025

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Scale: 1:200

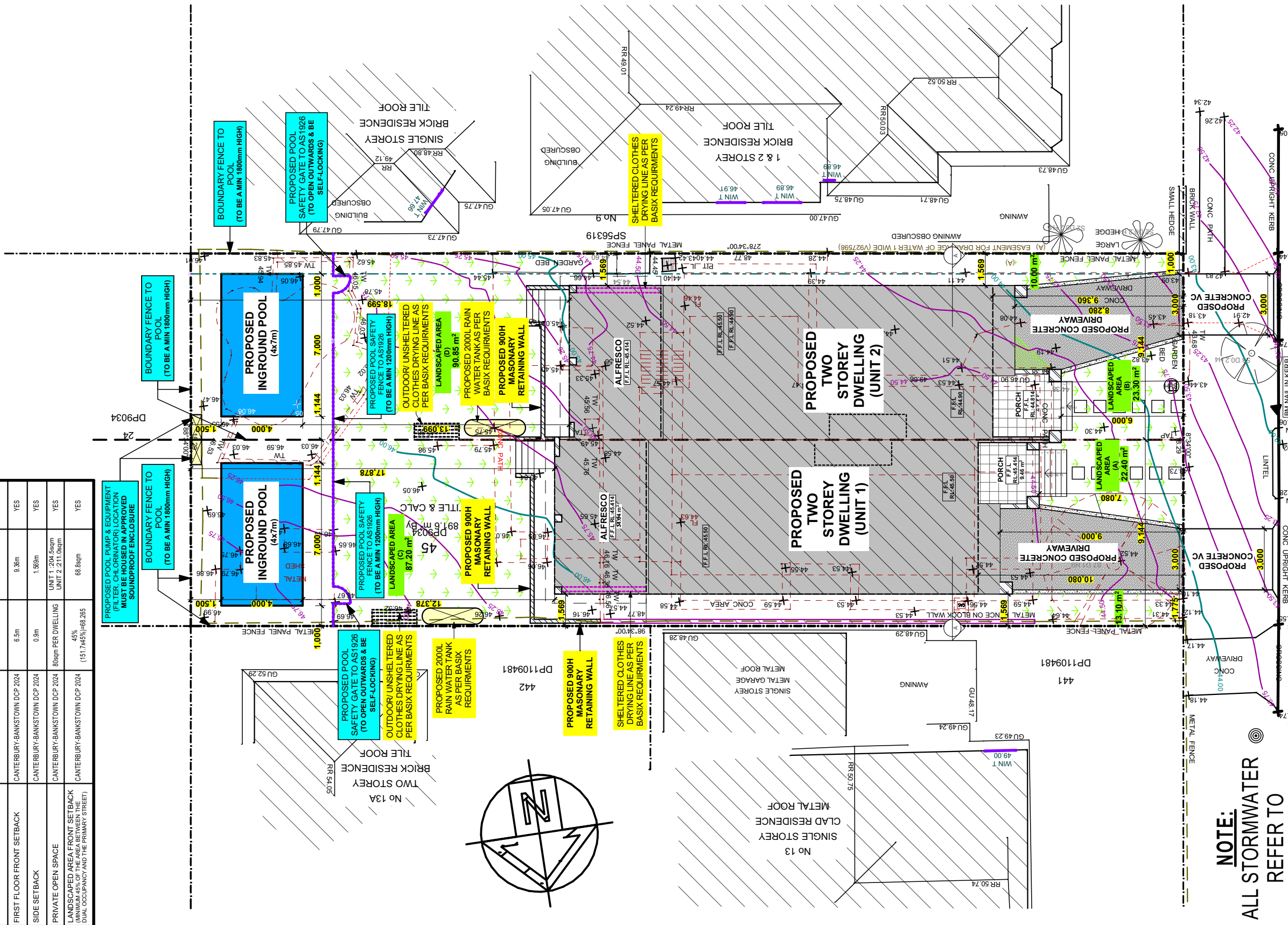
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COMPLIANCE TABLE

REQUIREMENT NAME	RELATED INSTRUMENT	STANDARD	PROPOSED	COMPLIES
MINIMUM LOT SIZE	CANTERBURY-BANKSTOWN LEP 2024	50sqm	891.6sqm	YES
WIDTH	CANTERBURY-BANKSTOWN LEP 2024	15m	18.23m	YES
ZONING	CANTERBURY-BANKSTOWN LEP 2024	R2	R2	YES
STOREY LIMIT (NOT INCLUDING BASEMENT)	CANTERBURY-BANKSTOWN DCP 2024	2	2	YES
FLOOR SPACE RATIO	CANTERBURY-BANKSTOWN DCP 2024	0.5:1 (445.8sqm)	0.49988:1 (445.78sqm)	YES
BUILDING HEIGHT	CANTERBURY-BANKSTOWN DCP 2024	9.0m	8.46m	YES
GROUND FLOOR FRONT SETBACK	CANTERBURY-BANKSTOWN DCP 2024	5.5m	8.23m	YES
FIRST FLOOR FRONT SETBACK	CANTERBURY-BANKSTOWN DCP 2024	6.5m	9.36m	YES
SIDE SETBACK	CANTERBURY-BANKSTOWN DCP 2024	0.9m	1.36m	YES
PRIVATE OPEN SPACE	CANTERBURY-BANKSTOWN DCP 2024	80sqm PER DWELLING	UNIT 1: 204.5sqm UNIT 2: 211.0sqm	YES
LANDSCAPED AREA FRONT SETBACK (MINIMUM 45% OF THE AREA BETWEEN THE DUAL OCCUPANCY AND THE PRIMARY STREET)	CANTERBURY-BANKSTOWN DCP 2024	45% (151.7x45%)=68.285	68.8sqm	YES

	PROPOSED GF	PROPOSED FF	TOTAL PROPOSED	ALLOWED FLOOR AREA	FSR
TOTAL SITE AREA 891.6m²				445.8m²	50%
UNIT # 1	114.05 sqm	108.83 sqm	222.88m²		
UNIT # 2	114.05 sqm	108.83 sqm	222.88m²		
TOTAL PROPOSED			445.76m²		49.995%



NOTE:
ALL STORMWATER
REFER TO
HYDRALIC
ENGINEERS PLANS
AND CERTIFICATE

LEE STREET
SITE PLAN

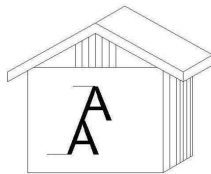
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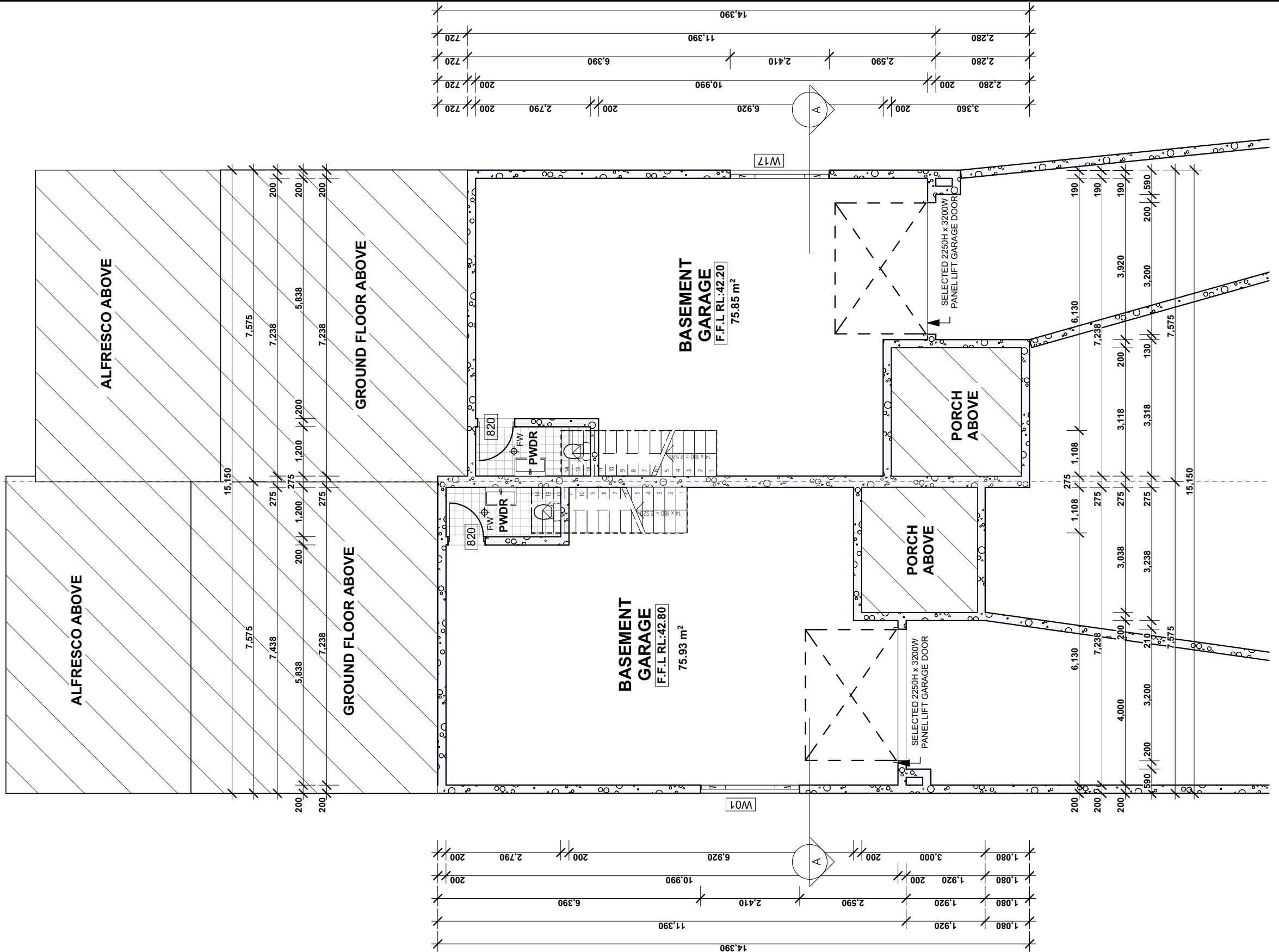
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CONCRETE FLOOR

BASEMENT FLOOR PLAN

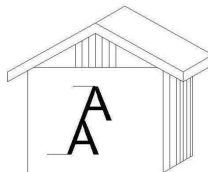
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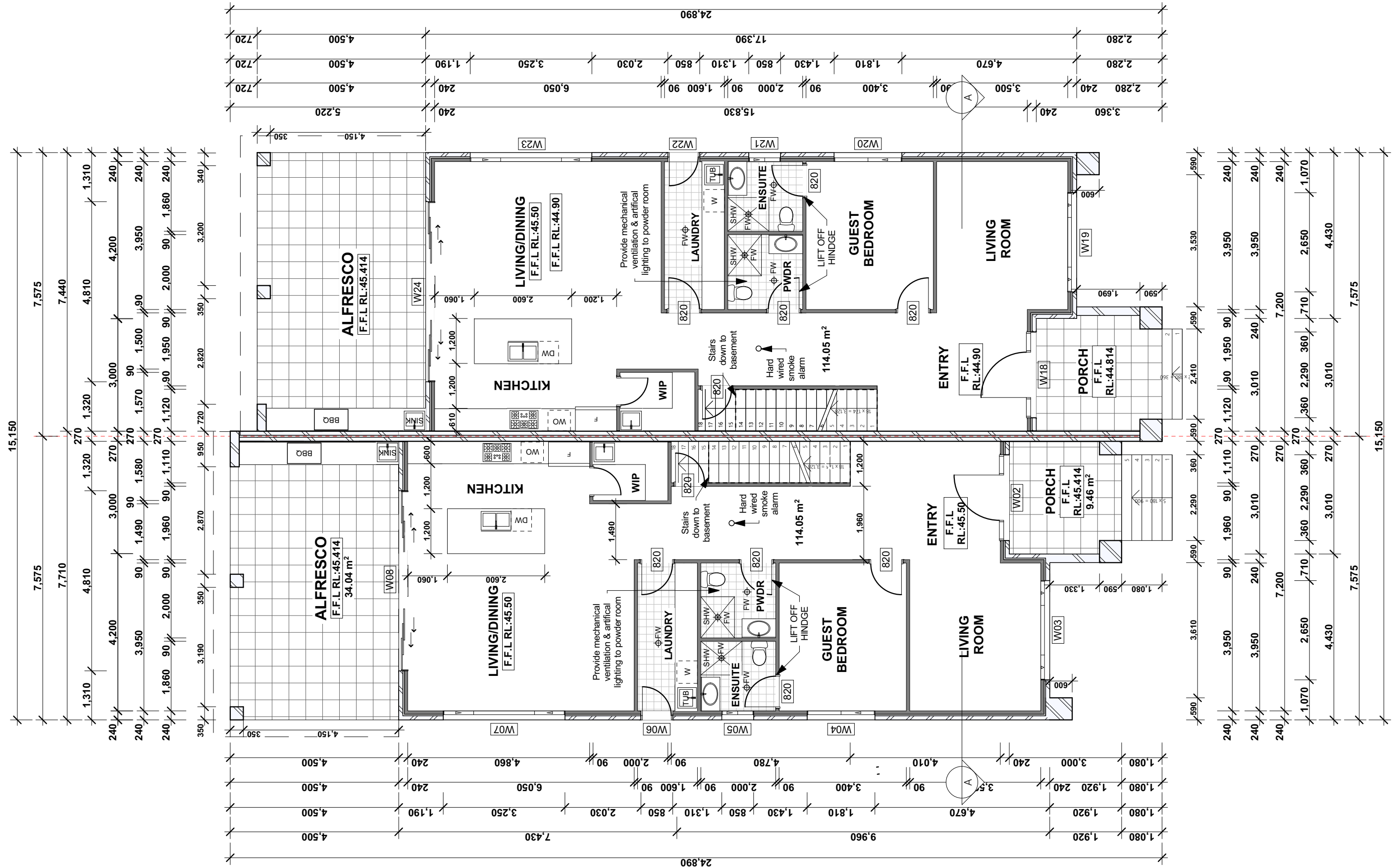
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CONCRETE FLOOR

GROUND FLOOR PLAN

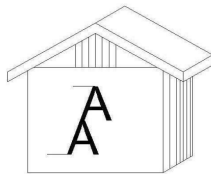
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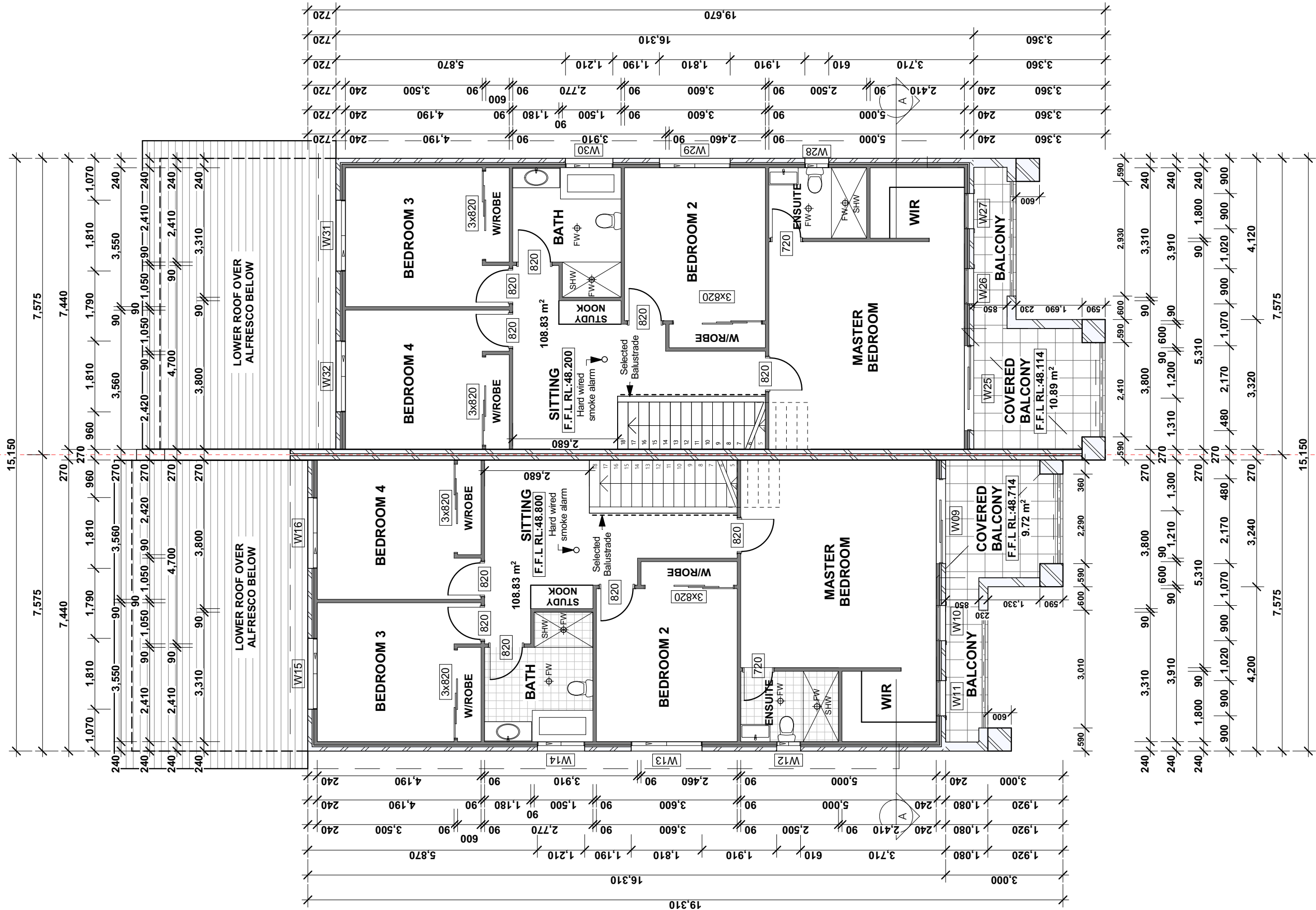
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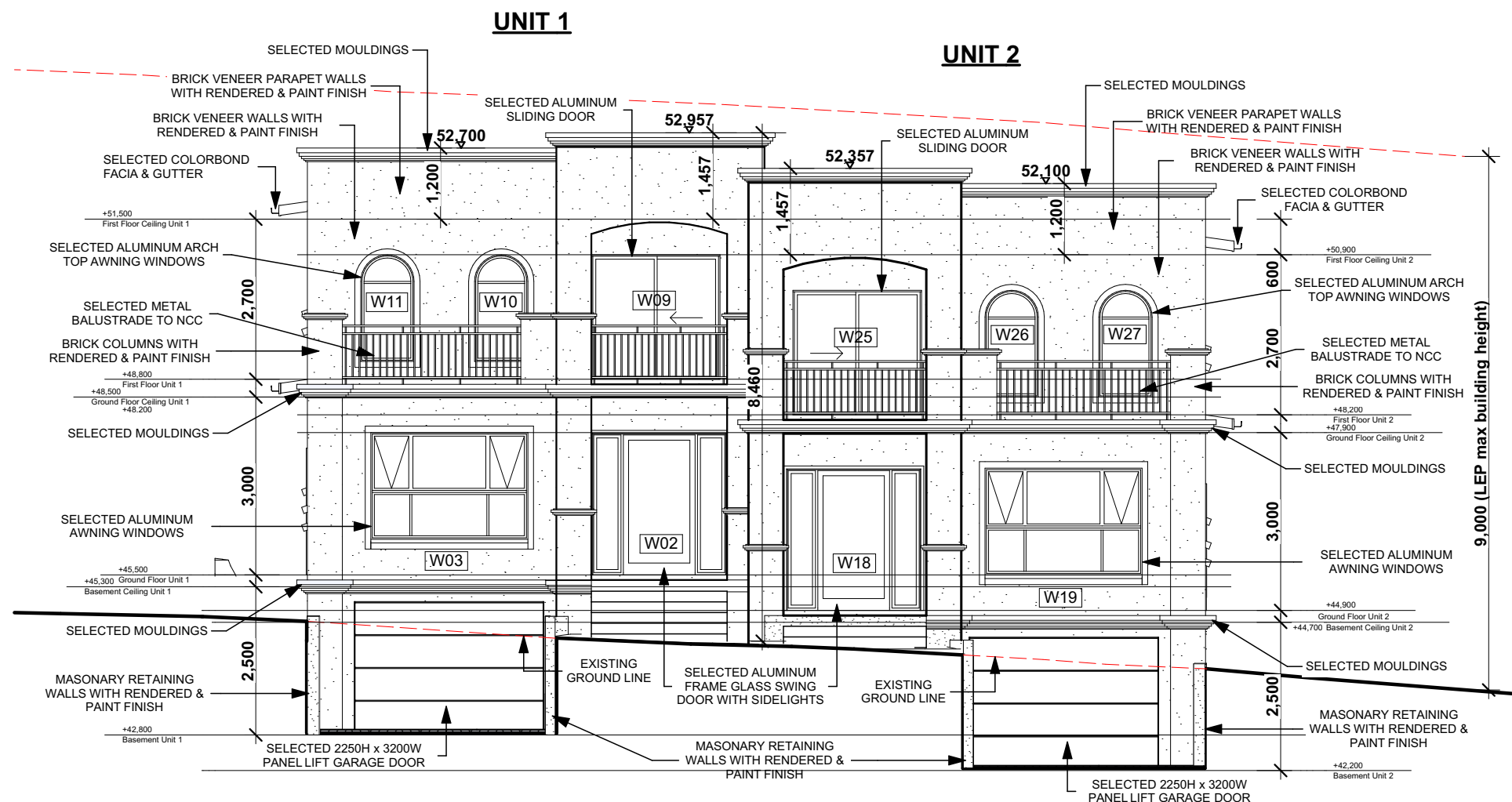
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TIMBER FLOOR

FIRST FLOOR PLAN

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WEST ELEVATION

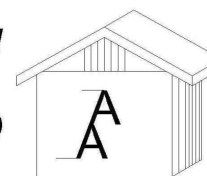
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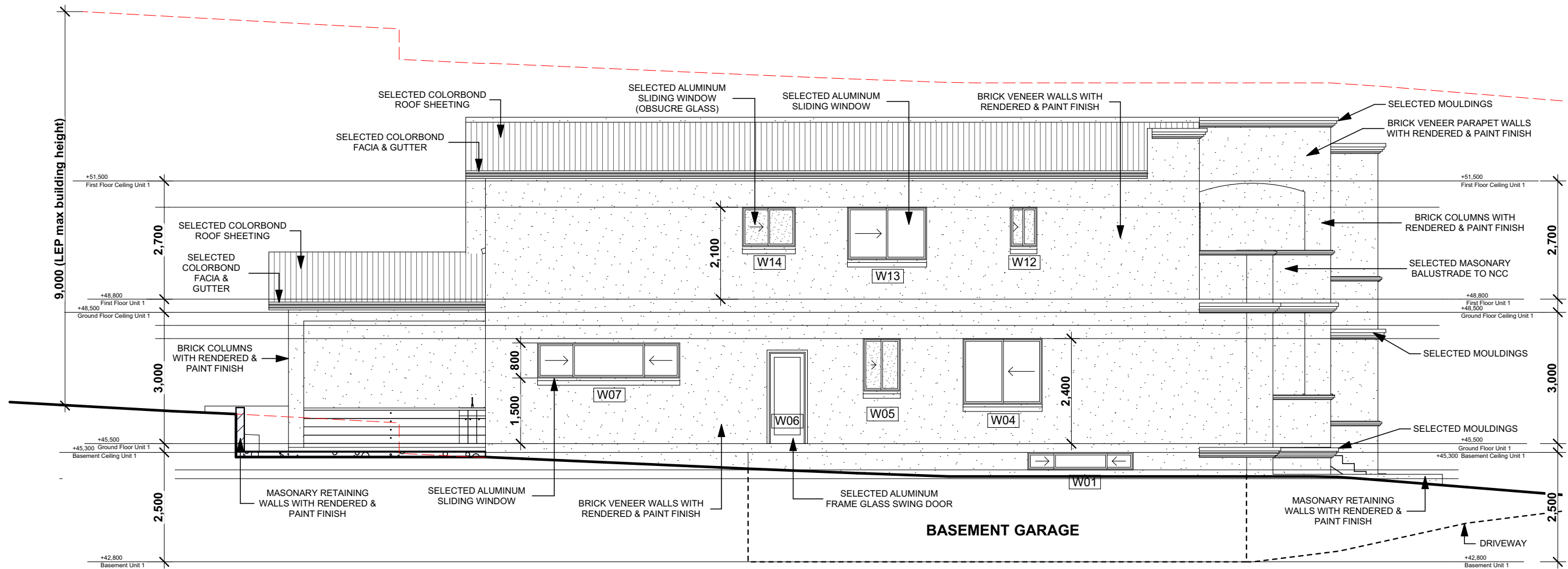
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Issue:

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NORTH ELEVATION

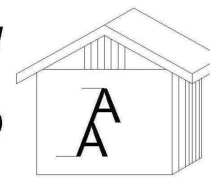
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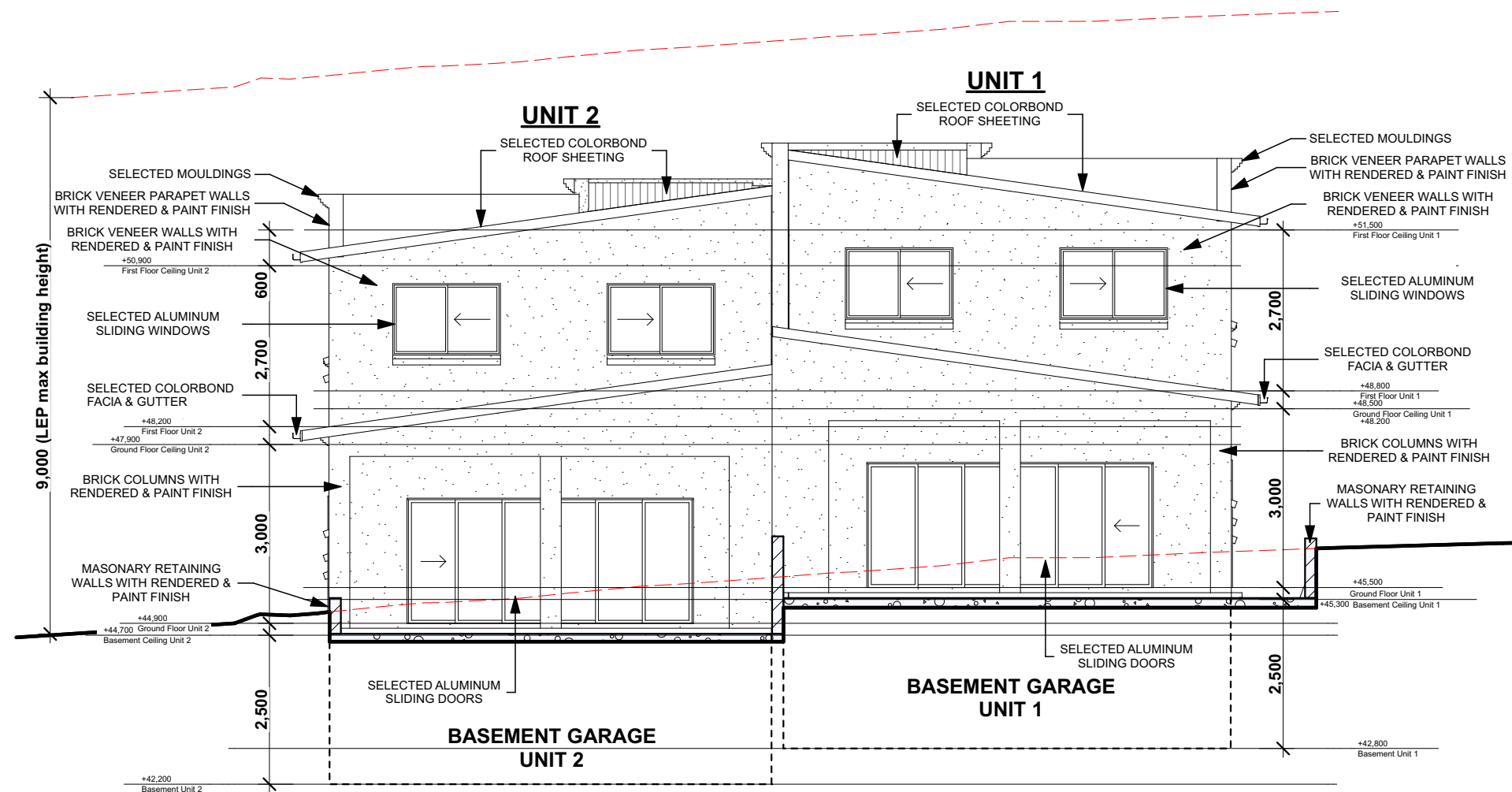
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EAST ELEVATION

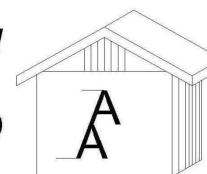
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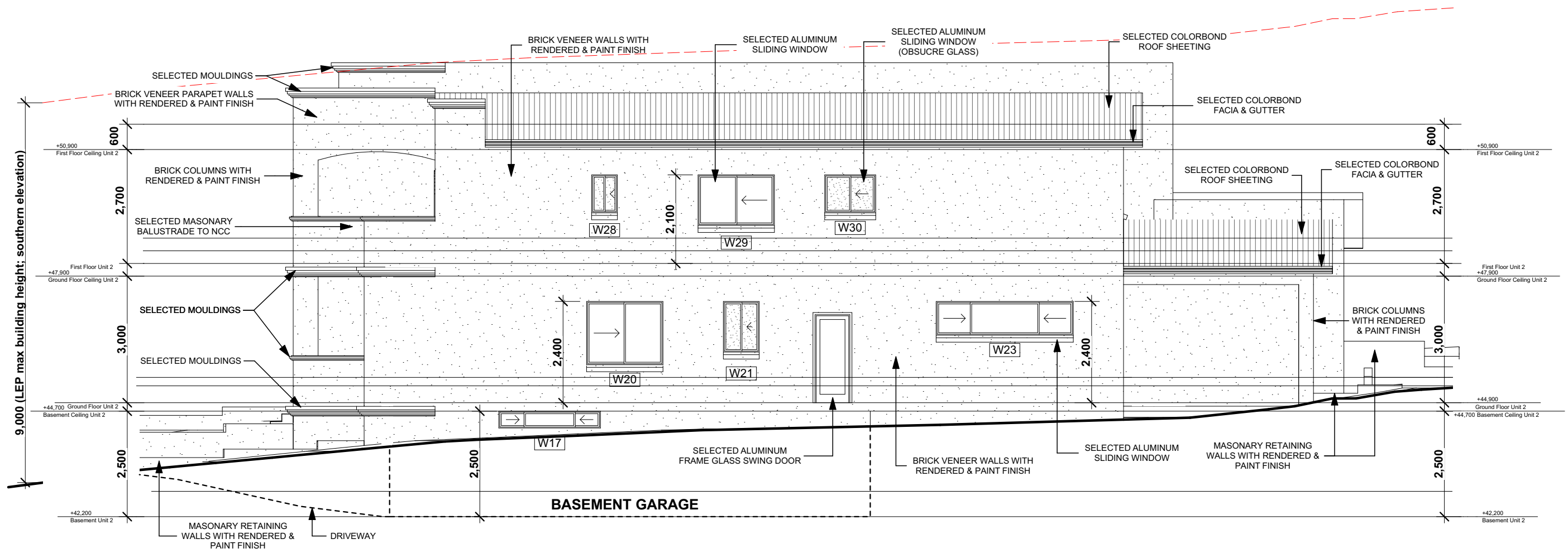
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SOUTH ELEVATION

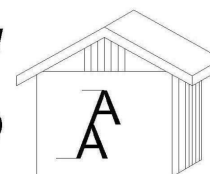
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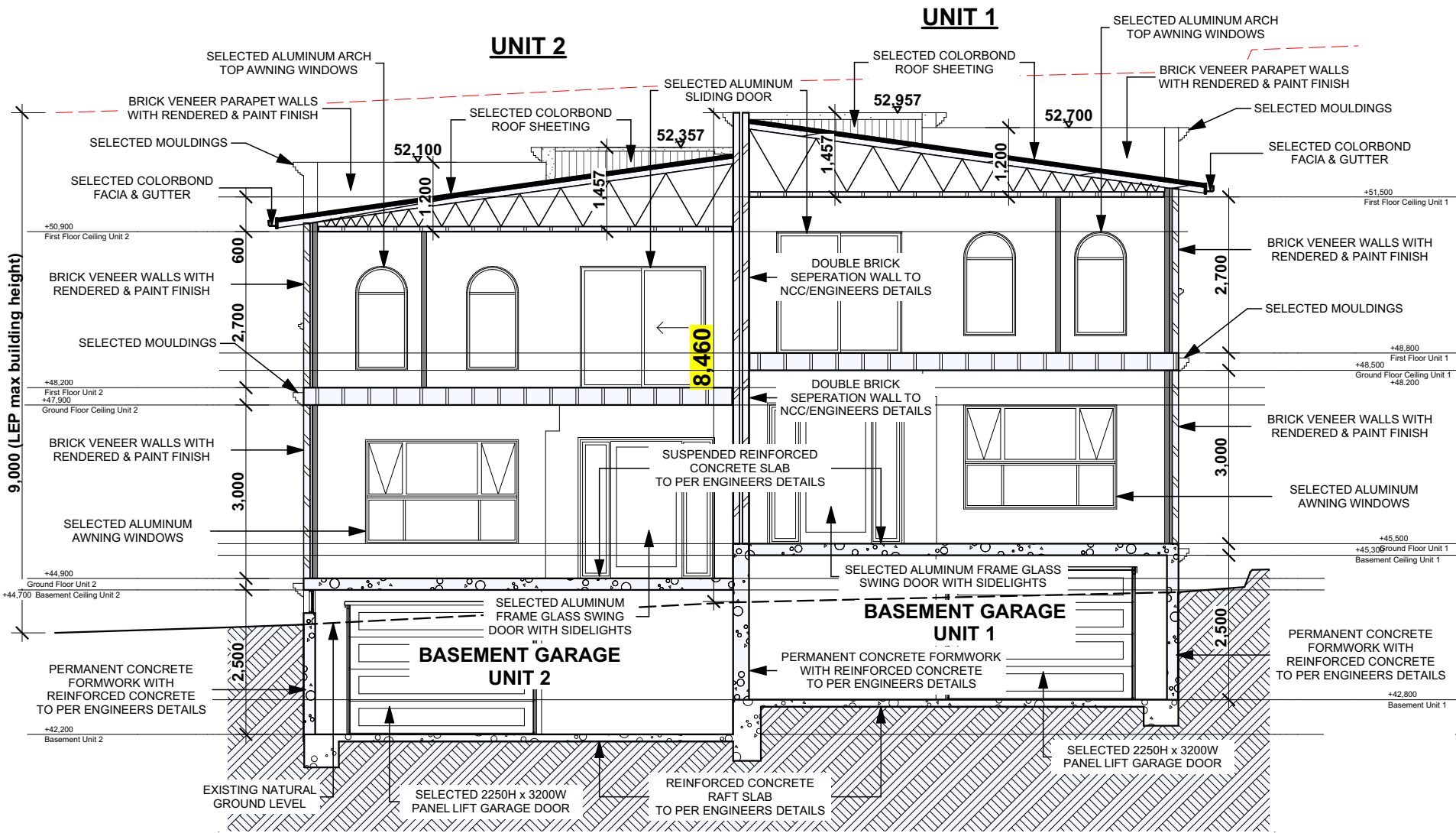
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Issue:

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Window List -UNIT 1						
ID	Height	Width	Window Name	Comment	Window sill height	Window head height
W01	400	2,410	Sliding window		2,100	2,500
W02	2,400	2,290	Aluminium frame glass swing entry door with sidelights		0	2,400
W03	1,800	2,650	Awning window		600	2,400
W04	1,500	1,810	Sliding window		900	2,400
W05	1,200	850	Sliding window	Obscure Glass	1,200	2,400
W06	2,100	850	Aluminium frame glass swing door		0	2,100
W07	800	3,250	Sliding window		1,500	2,300
W08	2,100	4,810	Sliding door Multi-panels		0	2,100
W09	2,100	2,170	Sliding door		0	2,100
W10	1,800	900	Arch window	Awning Window	300	2,100
W11	1,800	900	Arch window	Awning Window	300	2,100
W12	900	610	Sliding window	Obscure Glass	1,200	2,100
W13	1,200	1,810	Sliding window		900	2,100
W14	900	1,210	Sliding window	Obscure Glass	1,200	2,100
W15	1,200	1,810	Sliding window		1,200	2,400
W16	1,200	1,810	Sliding window		1,200	2,400
W17	400	2,410	Sliding window		1,500	1,900

Window List -UNIT 2						
ID	Height	Width	Window Name	Comment	Window sill height	Window head height
W17	400	2,410	Sliding window		1,500	1,900
W18	2,400	2,290	Aluminium frame glass swing entry door with sidelights		0	2,400
W19	1,800	2,650	Awning window		600	2,400
W20	1,500	1,810	Sliding window		900	2,400
W21	1,200	850	Sliding window	Obscure Glass	1,200	2,400
W22	2,100	850	Aluminium frame glass swing door		0	2,100
W23	800	3,250	Sliding window		1,600	2,400
W24	2,100	4,810	Sliding door Multi-panels		0	2,100
W25	2,100	2,170	Sliding door		0	2,100
W26	1,800	900	Arch window	Awning Window	300	2,100
W27	1,800	900	Arch window	Awning Window	300	2,100
W28	900	610	Sliding window	Obscure Glass	1,200	2,100
W29	1,200	1,810	Sliding window		900	2,100
W30	900	1,210	Sliding window	Obscure Glass	1,200	2,100
W31	1,200	1,810	Sliding window		1,200	2,400
W32	1,200	1,810	Sliding window		1,200	2,400



Notes:

- All windows are aluminum framed.
- All windows to have 2400mm head to ground floor & 2100mm head to first floor unless otherwise noted.
- Confirm all windows with builder and owner prior to ordering
- All windows are nominal sizes.
- Builder and owner to comply with relevant Basix Certificate commitments to glazing requirements.
- *All bedroom windows more than 2m above natural ground level with a sill height of <1.7m, must provide either Crimsafe screening to opening portion or fixed to open a max of 125mm in accordance with Clause 3.9.2.5 (Protection of openable windows) of Volume 2 of the Building Code of Australia.

SECTION A-A 1:100

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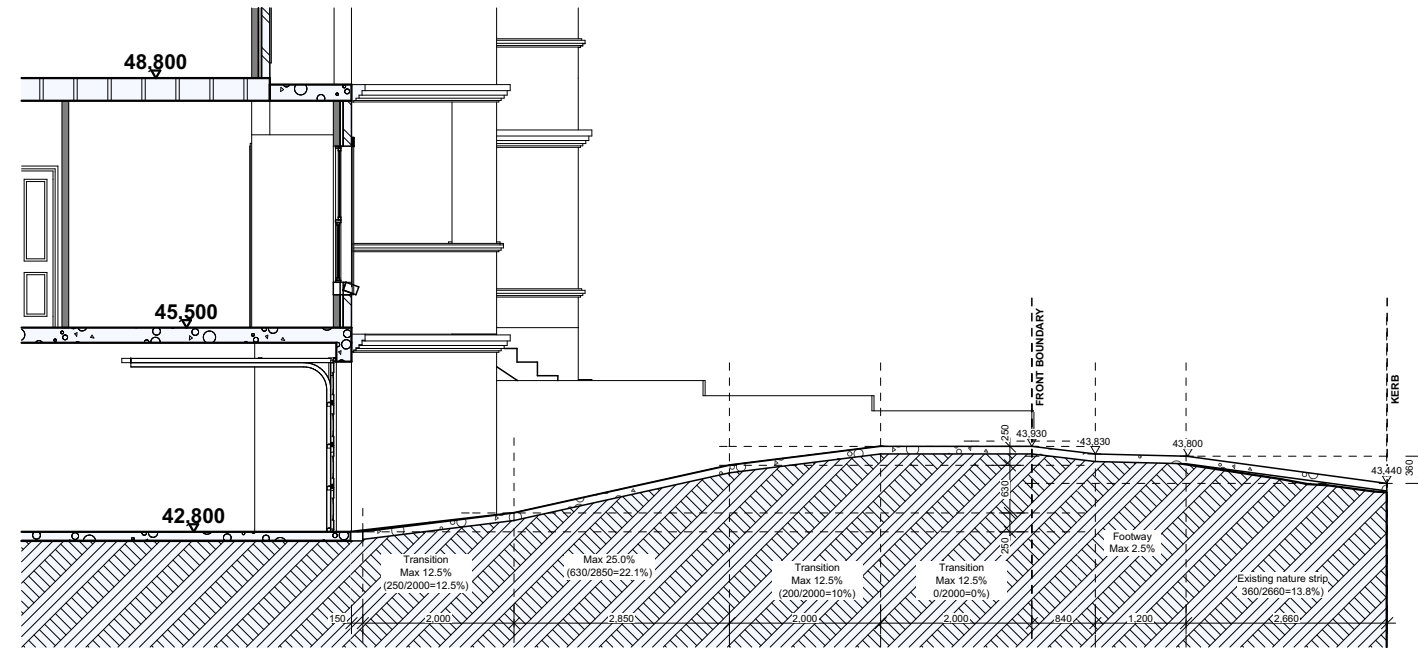
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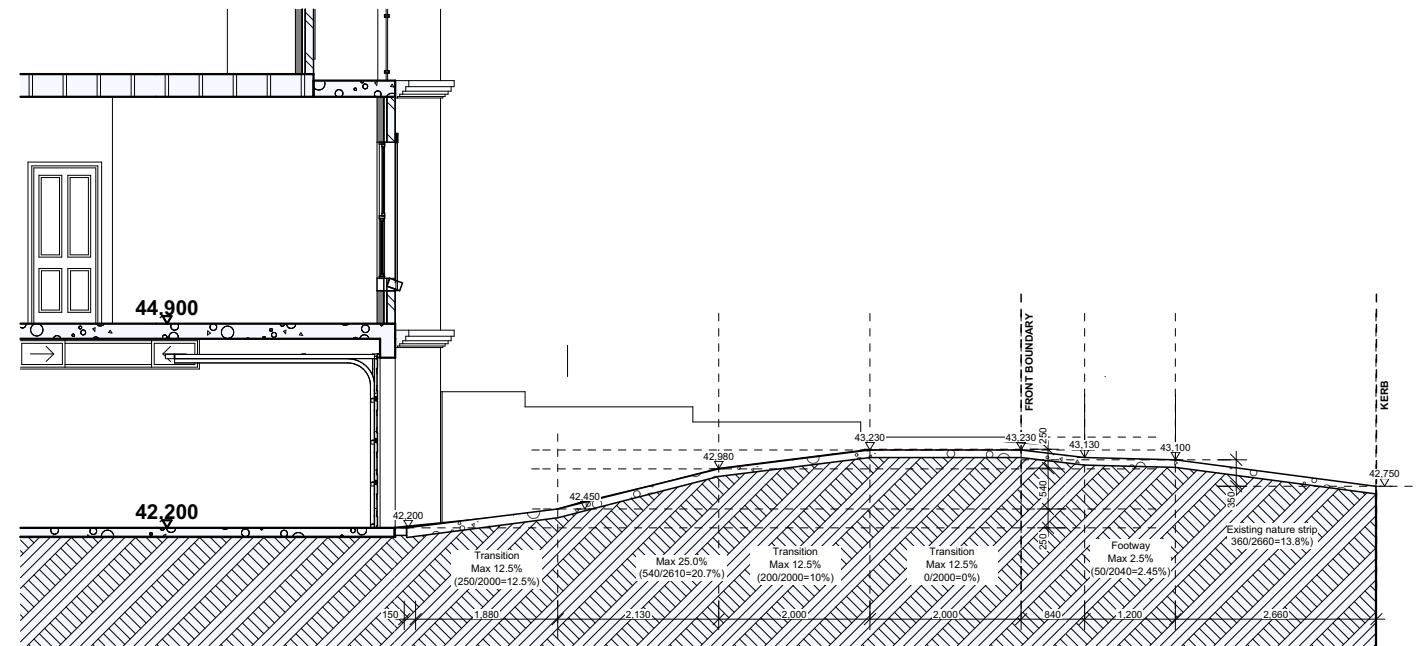
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DRIVEWAY GRADIENT- UNIT 1

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DRIVEWAY GRADIENT- UNIT 2

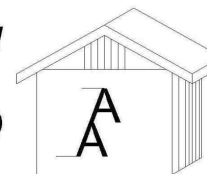
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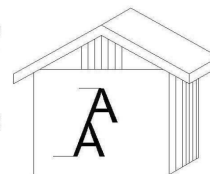
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A.C.N. 060 907 860

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FAX: 9632-4213

**Proposed New Attached Double Storey Dual
Occupancy & Demolish of Existing Residence**

Location: No. 11 LEE ST CONDELL PARK
For: HUSSAIN

Council: Canterbury-Bankstown Council
Development Application

Job No:
240407A3

Date: 07/03/2025

Page: 11 of 15

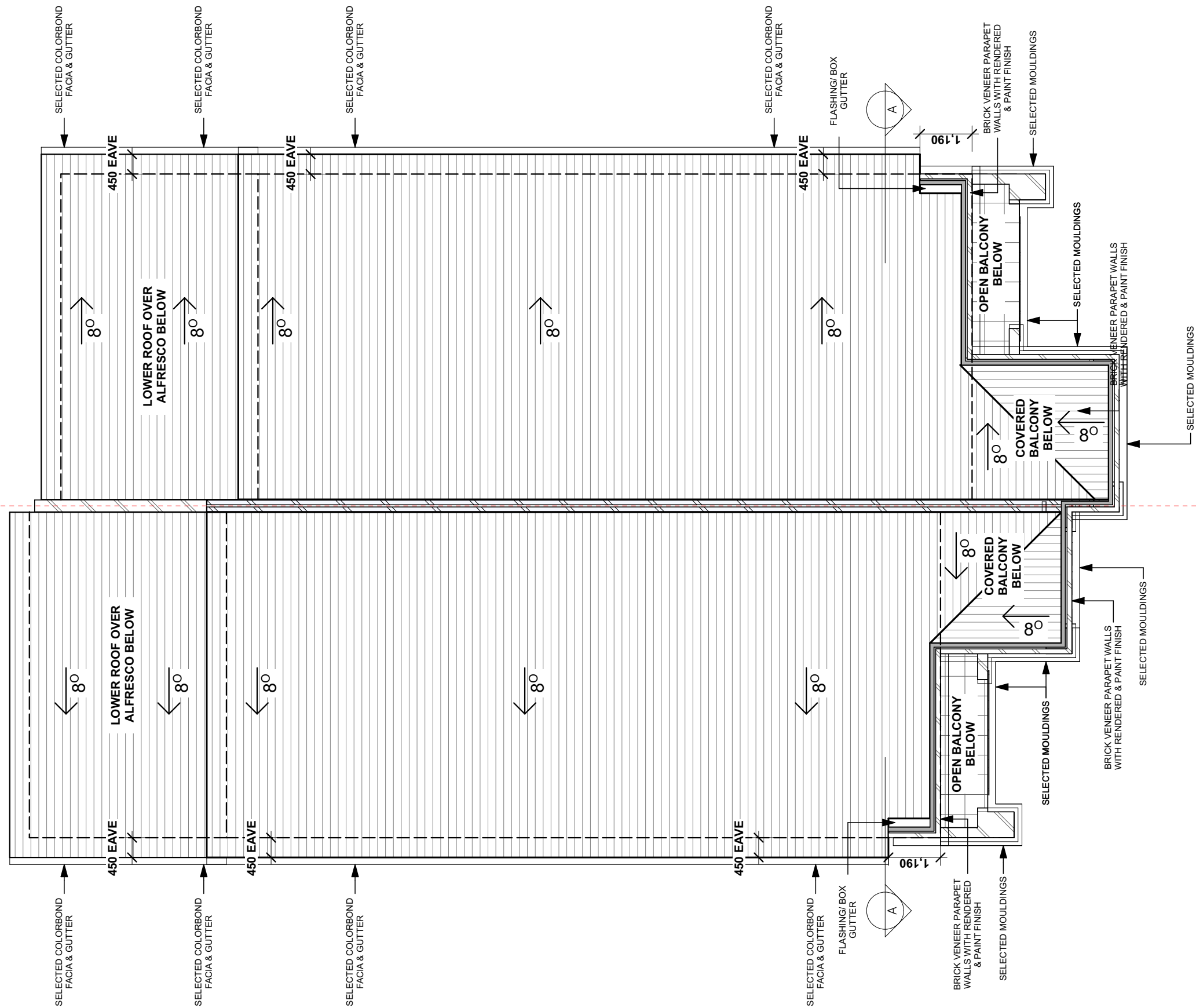
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Issue:

1

ROOF PLAN

1:100



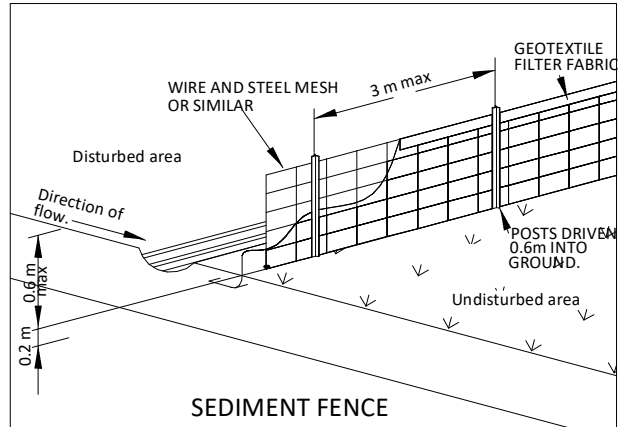


Figure 1

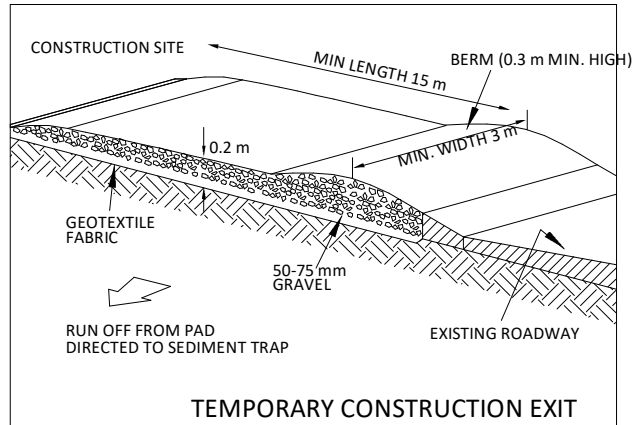


Figure 2

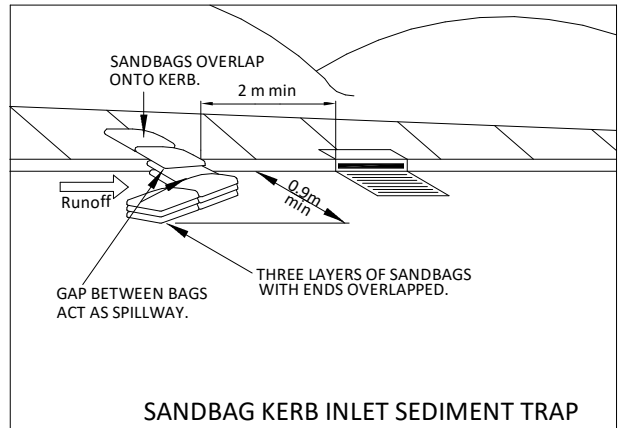
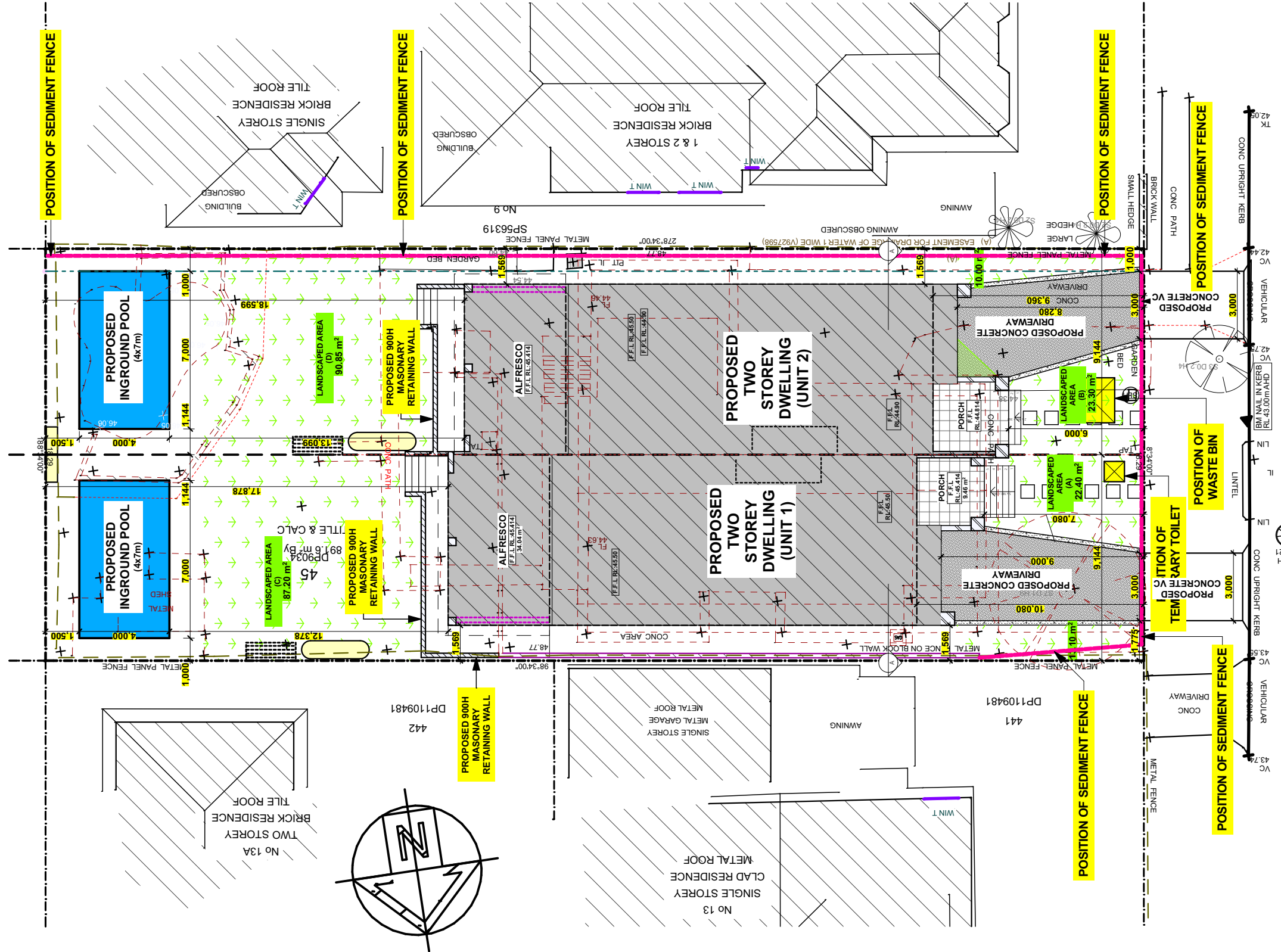


Figure 3



LEE STREET

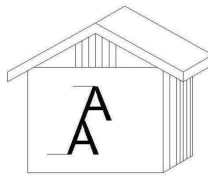
SEDIMENT CONTROL & WASTE MANAGEMENT PLAN 1:200

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Issue:

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Multi Dwelling

Certificate number: 1785042M

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, 26 February 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NAtHERS certificate w4ewcru60.

Project summary		
Project name	Lee Street Condeall Park	
Street address	11 LEE STREET CONDELL PARK 2200	
Local Government Area	CANTERBURY-BANKSTOWN	
Plan type and plan number	Deposited Plan 9034	
Lot No.	45	
Section no.	-	
No. of residential flat buildings	0	
Residential flat buildings: no. of dwellings	0	
Multi-dwelling housing: no. of dwellings	2	
No. of single dwelling houses	0	
Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 75	Target 72
Materials	✔ -87	Target n/a

Certificate Prepared by

Name / Company Name: NARESH TAMRAKAR

ABN (if applicable):

Description of project

Project address	
Project name	Lee Street Condeall Park
Street address	11 LEE STREET CONDELL PARK 2200
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 9034
Lot No.	45
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0
Site details	
Site area (m²)	891.6
Roof area (m²)	346
Non-residential floor area (m²)	0
Residential car spaces	4
Non-residential car spaces	0

Common area landscape			
Common area lawn (m²)	0		
Common area garden (m²)	0		
Area of indigenous or low water use species (m²)	0		
Assessor details and thermal loads			
Assessor number	101581		
Certificate number	w4ewcru60		
Climate zone	56		
Project score			
Water	✔ 42	Target 40	
Thermal Performance	✔ Pass	Target Pass	
Energy	✔ 75	Target 72	
Materials	✔ -87	Target n/a	

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+	216	14.3	122.7	0
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+	216	14.3	124.1	0

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 housing

(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	4 star (> 4.5 but <= 6 L/min)	5 star	5 star	5 star	-	-	-	28	yes	outdoors	yes	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 2000 litres	To collect run-off from at least: 150 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	no	no

(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/or 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 daylight zoning between living areas and bedrooms.		✔	✔
(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	heat pump - 36 to 40 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets
All dwellings	airconditioning ducting only	airconditioning ducting only	airconditioning ducting only	airconditioning ducting only	3

Individual pool		Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer
All dwellings	no heating	multi-speed-7 stars	yes	-	-	gas cooktop & electric oven	-	-

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
1	between >10° to <=25° degree to the horizontal	2	NE
All other dwellings	-	0	-

(iii) Thermal Performance and Materials	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.			
(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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	19.2	10.3	29.500
All other dwellings	22.9	6.9	29.800

Construction of floors and walls					
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	45.6	-	-	71.4	no

Floor types		Concrete slab on ground		Suspended floor above enclosed subfloor		Suspended floor above open subfloor	
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation type	Construction type	Area (m²)	Insulation
All dwellings	45.6	polyurethane	-	waffle pod slab	-	-	-

Floor types		First floor above habitable rooms or mezzanine		Suspended floor above garage		Garage floor	
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type
All dwellings	treated softwood, frame: timber - H2 treated softwood	110.4	-	concrete - suspended	71.4	polystyrene	concrete slab on ground

External walls		External wall type 1		External wall type 2	
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type
All dwellings	brick veneer, frame: timber - H2 treated softwood	184.9	fibreglass batts or roll	none	cavity brick

External walls		External wall type 3		External wall type 4	
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type
All dwellings	please select	-	-	none	please select

Internal walls		Internal wall type 1		Internal wall type 2	
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type
All dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	-

Ceiling and roof		Flat ceiling / pitched roof		Raked ceiling / pitched or skillion roof		Flat ceiling / flat roof	
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	173	Ceiling: fibreglass batts or roll; Roof: t/ol/ sarking	-	-	Ceiling: Roof: framed - metal roof, frame: timber - H2 treated softwood	196.5

Glazing type		Frame types	
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)
1	20.48	25.12	-
All other dwellings	10.72	34.88	-

2. 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

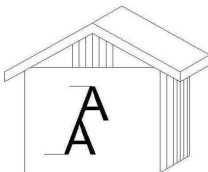
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must 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. The 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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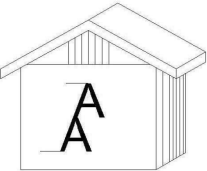


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