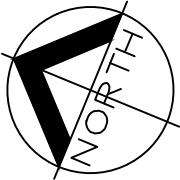


<table><tr><td>PAGE NO.</td><td>SHEET NAME</td></tr><tr><td>01</td><td>TITLE PAGE</td></tr><tr><td>02</td><td>SITE PLAN</td></tr><tr><td>03</td><td>FLOOR PLAN</td></tr><tr><td>04</td><td>SECONDARY DWELLING ELEVATIONS & SECTION</td></tr><tr><td>05</td><td>LANDSCAPE PLAN</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>		PAGE NO.	SHEET NAME	01	TITLE PAGE	02	SITE PLAN	03	FLOOR PLAN	04	SECONDARY DWELLING ELEVATIONS & SECTION	05	LANDSCAPE PLAN							<div>PROJECT : PROPOSED SECONDARY DWELLING & CARPORT</div> <div>80 DENMAN ROAD GEORGES HALL NSW 2198</div> <div>LOT 203 DP 237350</div>		<div><div>BASIX SCHEDULE</div><div>BASIX NO. 1412241S</div><div><div>WATER COMMITMENTS</div><div>FIXTURES</div><div>THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR (> 4.5 BUT <= 6 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 5 STAR IN EACH TOILET IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT.</div></div><div><div>ALTERNATIVE WATER</div><div>RAINWATER TANK</div><div>THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2000 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.</div><div>THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 60 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).</div><div>THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:</div><div><div>• ALL TOILETS IN THE DEVELOPMENT</div><div>• THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT</div><div>• 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.)</div></div></div><div><div>THERMAL COMFORT COMMITMENTS</div><div>GENERAL FEATURES</div><div>THE DWELLING MUST NOT HAVE MORE THAN 2 STOREYS</div><div>THE CONDITIONED FLOOR AREA OF THE DWELLING MUST NOT EXCEED 300 SQUARE METRES.</div><div>THE DWELLING MUST NOT CONTAIN OPEN MEZZANINE AREA EXCEEDING 25 SQUARE METRES.</div><div>THE DWELLING MUST NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM.</div></div><div><div>FLOOR, WALLS AND CEILING/ROOF</div><div>THE APPLICANT MUST CONSTRUCT THE FLOOR(S), WALLS, AND CEILING/ROOF OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW</div><div>THERMAL COMFORT COMMITMENTS</div><div>WINDOWS, GLAZED DOORS AND SKYLIGHTS</div><div>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.</div><div>THE DWELLING MAY HAVE 1 SKYLIGHT (<0.7 SQUARE METRES) WHICH IS NOT LISTED IN THE TABLE.</div><div>THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:</div><div>FOR THE FOLLOWING GLASS AND FRAME TYPES, THE CERTIFIER CHECK CAN BE PERFORMED BY VISUAL INSPECTION.</div><div><div>- ALUMINIUM SINGLE CLEAR</div><div>- ALUMINIUM DOUBLE (AIR) CLEAR</div><div>- TIMBER/UPVC/FIBREGLASS SINGLE CLEAR</div><div>- TIMBER/UPVC/FIBREGLASS DOUBLE (AIR) CLEAR</div></div></div><div><div>ENERGY COMMITMENTS</div><div>HOT WATER</div><div>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 5 STARS.</div></div><div><div>COOLING SYSTEM</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN A LEAST 1 LIVING AREA: 1-PHASE AIR-CONDITIONING; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1-PHASE AIRCONDITIONING; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.</div></div><div><div>HEATING SYSTEM</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN A LEAST LIVING AREA: 1-PHASE AIR-CONDITIONING; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1-PHASE AIRCONDITIONING; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.</div></div><div><div>VENTILATION</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:</div><div>AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF</div><div>KITCHEN: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF</div><div>LAUNDRY: INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF</div></div><div><div>ARTIFICIAL LIGHTING</div><div>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:</div><div><div>• AT LEAST 2 OF THE BEDROOMS / STUDY; DEDICATED</div><div>• AT LEAST 1 OF THE LIVING / DINING ROOMS; DEDICATED</div><div>• THE KITCHEN; DEDICATED</div><div>• ALL BATHROOMS/TOILETS; DEDICATED</div></div></div><div><div>NATURAL LIGHTING</div><div>THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.</div><div>THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.</div></div><div><div>OTHER</div><div>THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.</div><div>THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.</div></div></div>												
PAGE NO.	SHEET NAME																																	
01	TITLE PAGE																																	
02	SITE PLAN																																	
03	FLOOR PLAN																																	
04	SECONDARY DWELLING ELEVATIONS & SECTION																																	
05	LANDSCAPE PLAN																																	
<table><tr><td></td><td>DATE:</td><td rowspan="5"><div>©</div><div>ALL RIGHTS RESERVED</div><div>This plan is the property of inkon plans</div><div>Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans</div><div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div></td></tr><tr><td>A</td><td>DEVELOPMENT APPLICATION</td></tr><tr><td>B</td><td>AMENDMENTS AS PER COUNCIL LETTER DATED ON THE 05.10.23</td></tr><tr><td>C</td><td>CONSTRUCTION CERTIFICATE APPLICATION</td></tr><tr><td>D</td><td>\$4.55 APPLICATION</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			DATE:	<div>©</div> <div>ALL RIGHTS RESERVED</div> <div>This plan is the property of inkon plans</div> <div>Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans</div> <div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>	A	DEVELOPMENT APPLICATION	B	AMENDMENTS AS PER COUNCIL LETTER DATED ON THE 05.10.23	C	CONSTRUCTION CERTIFICATE APPLICATION	D	\$4.55 APPLICATION													<div>PROPOSED SECONDARY DWELLING AND CARPORT</div>		<div><div>inkon plans</div><div>architectural drafting group</div></div> <div><div>Phone: (02) 9790 5810</div><div>Mobile: 0414 671 114</div><div>email: charbel@inkonplans.com.au</div><div>Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200</div></div>		<div>CLIENTS NAME: MISS JANET DIBA</div> <div>ADDRESS: LOT 203/DP237350 80 DENMAN RD</div> <div>SUBURB: GEORGES HALL NSW 2198</div> <div>DRAWING TITLE: TITLE PAGE</div>		<div>DATE DRAWN: 06.07.2023</div> <div>DRAWN: CH</div> <div>SCALE: 1:200</div> <div>DRAWING NO: 01</div>		<div></div> <div>JOB NO: 20230009</div>	
	DATE:	<div>©</div> <div>ALL RIGHTS RESERVED</div> <div>This plan is the property of inkon plans</div> <div>Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans</div> <div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>																																
A	DEVELOPMENT APPLICATION																																	
B	AMENDMENTS AS PER COUNCIL LETTER DATED ON THE 05.10.23																																	
C	CONSTRUCTION CERTIFICATE APPLICATION																																	
D	\$4.55 APPLICATION																																	