

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1798680S

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 05 June 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.



Project summary		
Project name	105 Rawson Rd GREENACRE	
Street address	105 RAWSON Road GREENACRE 2190	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP346564	
Lot no.	A	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 70	Target 68
Materials	✔ 44	Target n/a

Certificate Prepared by
Name / Company Name: Mr Paul Caracoglia
ABN (if applicable):

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EU/CALYPTUS_03_D1_0 Certificate No.: 1798680S Thursday, 05 June 2025 page 1/11

Description of project

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No. of bedrooms	2
Site details	
Site area (m²)	607
Roof area (m²)	92
Conditioned floor area (m²)	50.48
Unconditioned floor area (m²)	5.39
Total area of garden and lawn (m²)	87
Roof area of the existing dwelling (m²)	226
Number of bedrooms in the existing dwelling	4

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m ² .year)	n/a	
Area adjusted heating load (MJ/ m ² .year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 70	Target 68
Materials	✔ 44	Target n/a

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IMPORTANT NOTE: MUST BE READ IN CONJUNCTION WITH ATTACHED BASIX CERTIFICATE.

BASIX CERTIFICATE IS PRIORITISED OVER SUMMARY NOTES BELOW

BASIX Certificate number: 1798680S

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 3000 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 91.58 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

BASIX

- 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 Performance and Materials commitments

General features

The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.

The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.

The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in

the tables in the Basix Certificate.

Note

- Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.

Note

- If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.

Note

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

Note

- Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments

Ceiling fans

The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.

- The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Glazed windows, 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 glazed window and door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.

- Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the

range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table)

Energy Commitments

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 4 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 - non ducted; Energy rating: 2 star (average zone)

The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

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 - non ducted; Energy rating: 2 star (average zone)

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off

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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

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 & gas oven in the kitchen of the dwelling.

The applicant must install a fixed outdoor clothes drying line as part of the development

13/06/25	Format changed for clarity	A
DATE	AMENDMENT	NO

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Client

Proposed Secondary Dwelling,

Name: Chris Abood

Site Address: 105 Rawson Rd

GREENACRE

Building Designers

The Drafting Studio	Paul Caracoglia
	0414 50 5 6 59
	50 Liggins Road Hazelbrook NSW 2779
	paul@draftingstudio.com.au www.draftingstudio.com.au

Drawing

Dwg Name: Basix

Scale: NTS

Drawn: Paul Caracoglia

Drawing No: 280525 1A

Plot Date: 13/06/25

Sheet: 1

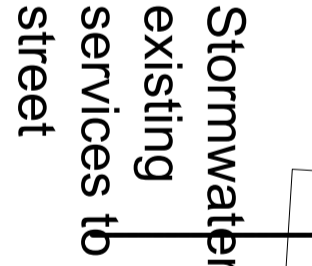
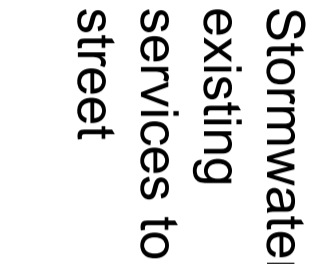
Notes

- # Client

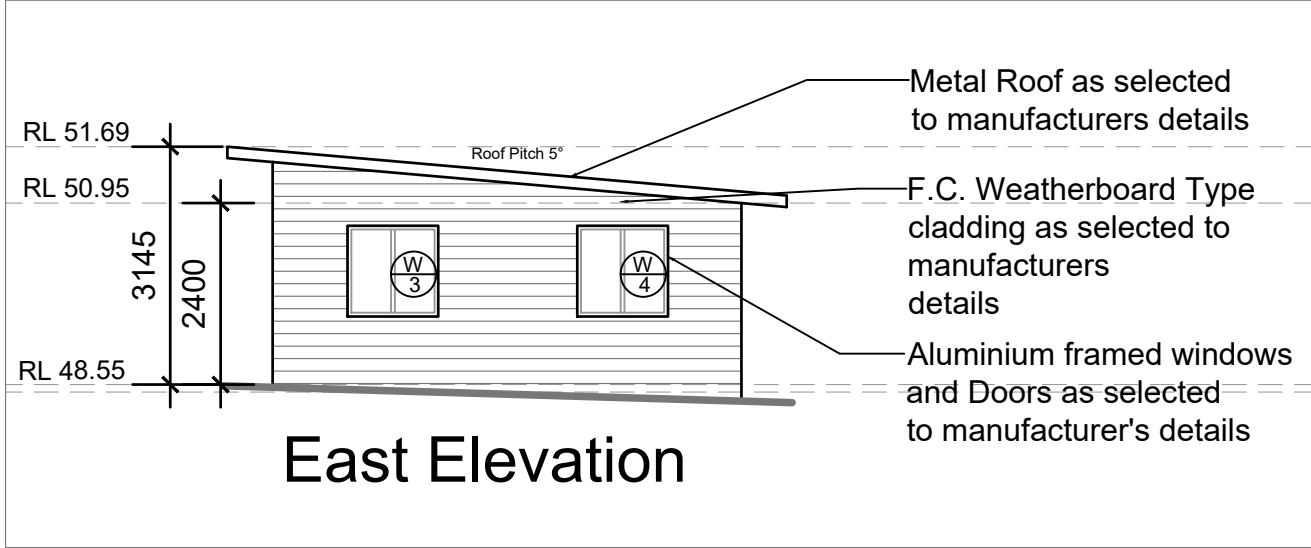
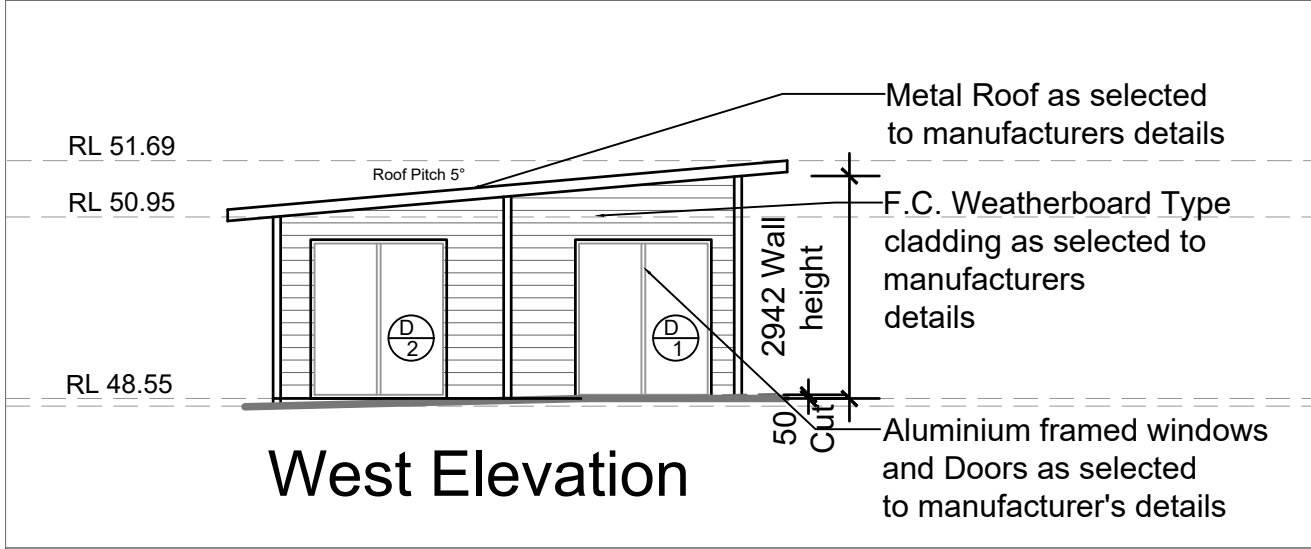
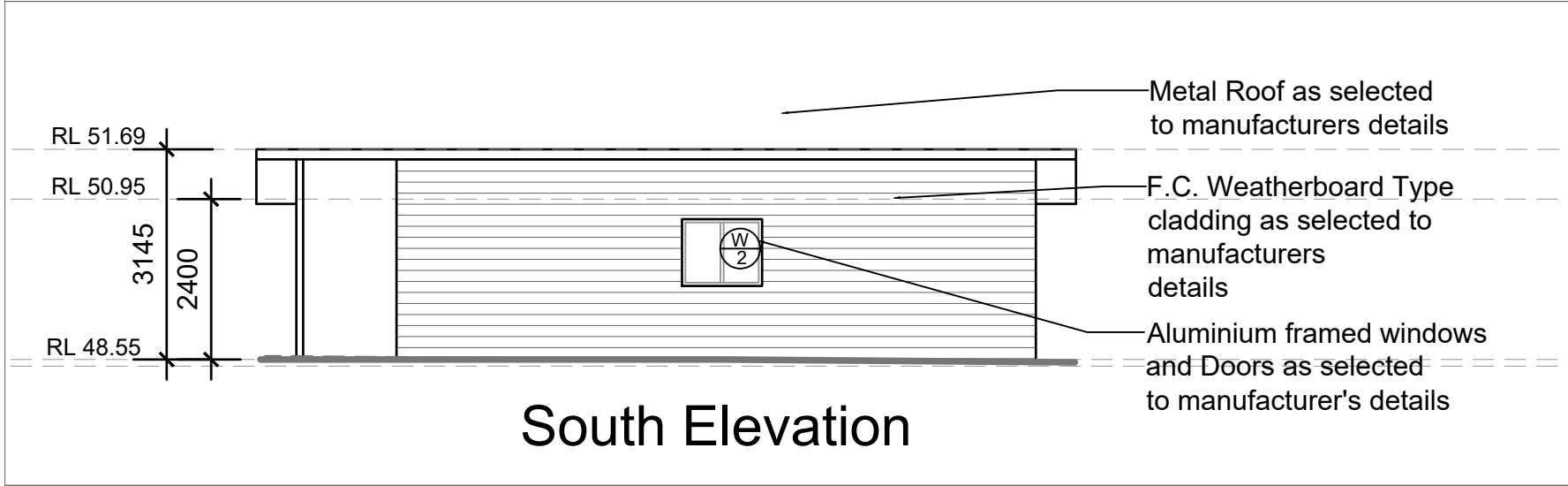
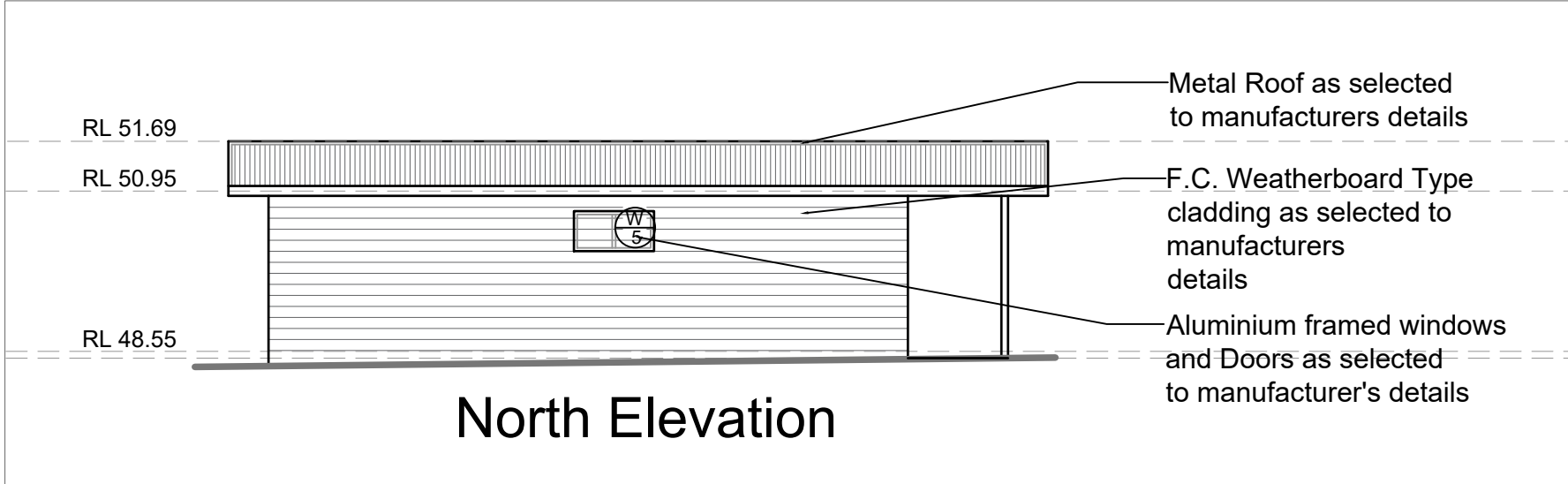
Building Designers

Drawing

Dwg Name: Proposed and Existing
dwelling Floor Plans
Scale: 1:100
Drawn: Paul Caracoglia
Drawing No: 280525 2A
Plot Date: 13/06/25
Sheet: 2



WINDOW SCHEDULE			
WINDOW NO	WINDOW WIDTH	WINDOW HEIGHT	QUANTITY
WINDOW 1	DELETED	DELETED	1
WINDOW 2	1200MM	1000MM	1
WINDOW 3	1200MM	1200MM	1
WINDOW 4	1200MM	1200MM	1
WINDOW 5	600MM	1200MM	1
DOOR 1	1800MM	2100MM	1
DOOR 2	1800MM	2100MM	1



FLOOR SPACE CALCULATION:	
Existing Dwelling	200.13m ²
Proposed Granny Flat	60.00m ²
TOTAL FS:	260.13m ²
TOTAL SITE:	607.0m ²
TOTAL FSR:	42.85%
	(<0.5:1 Req'd)

DATE	AMENDMENT	NO

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Name: Chris Abood
Site Address: 105 Rawson Rd
GREENACRE

Building Designers

The
Drafting
Studio

Paul Caracoglia

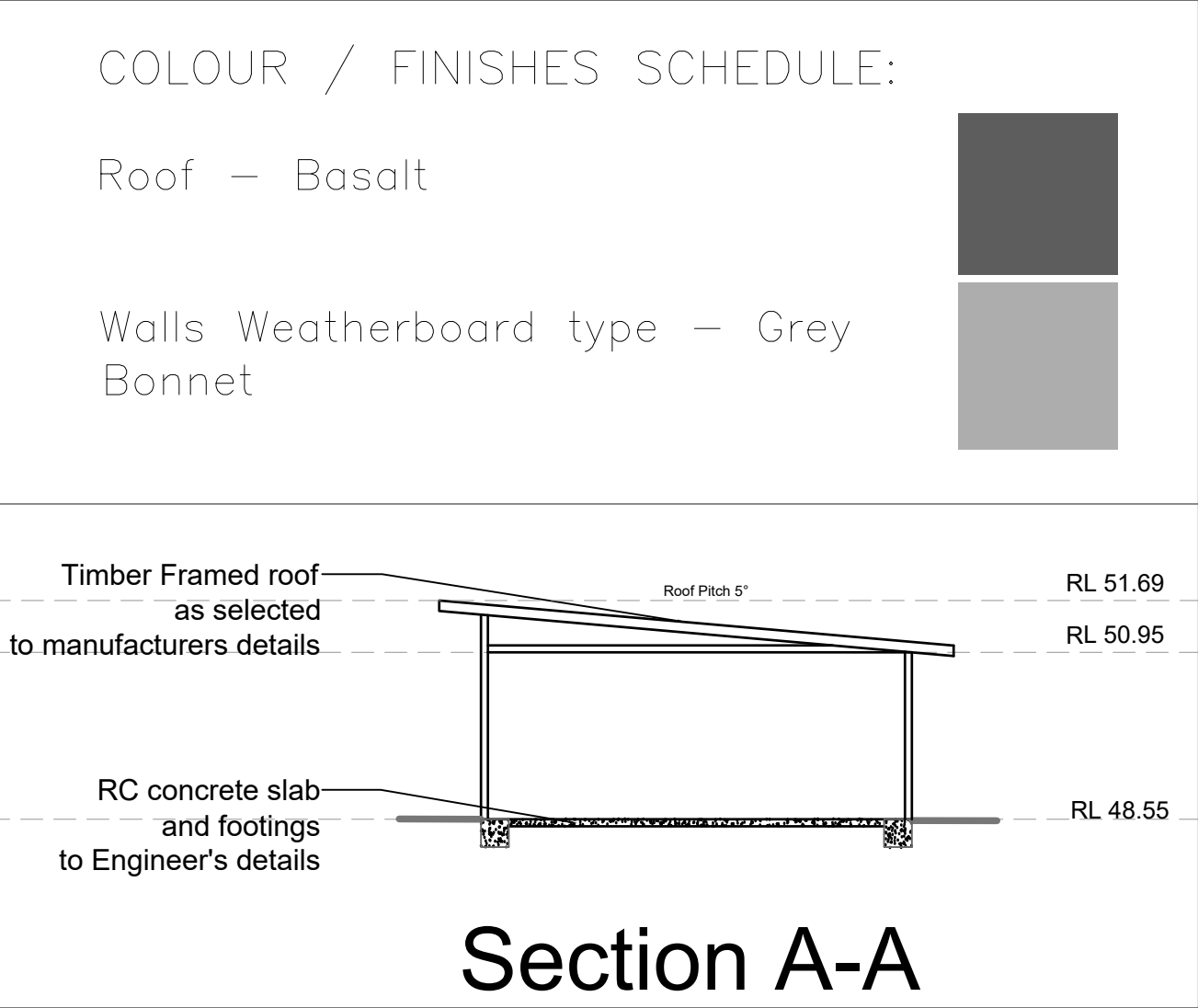
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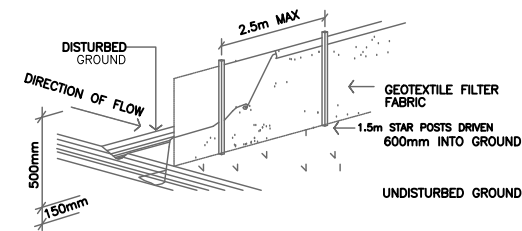
50 Liggins Road
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Drawing

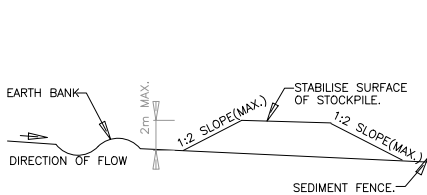
Dwg Name: Elevations/Section
Scale: 1;100
Drawn: Paul Caracoglia
Drawing No: 280525 3
Plot Date: 28/05/25
Sheet:3



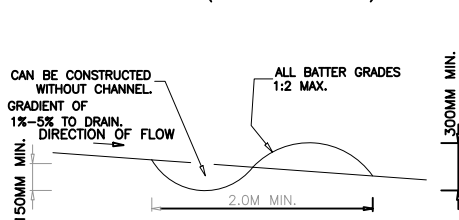
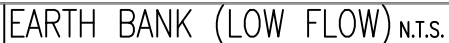


CONSTRUCTION NOTES:

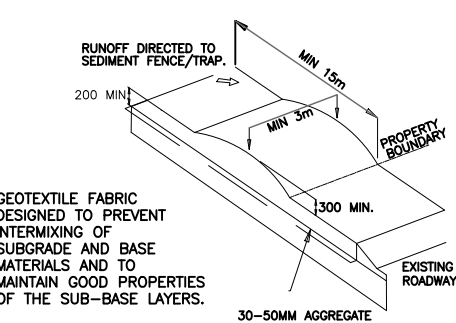
1. CONSTRUCT SEDIMENT CONTROL FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO CONTOURS TO THE SITE.
2. DRIVE 1.5M LONG STAR PICKETS INTO GROUND, 2.5M APART (MAX).
3. DIG A 150MM TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. FIX SELF-SUPPORTING GEOTEXTILE TO UP-SLOPE SIDE OF POSTS WITH THE WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURE.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY.



1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1 TO 2 METERS DOWNSLOPE OF STOCKPILE.
5. REHABILITATE AREA IMMEDIATELY UPON DECOMMISSION OF STOCKPILE.



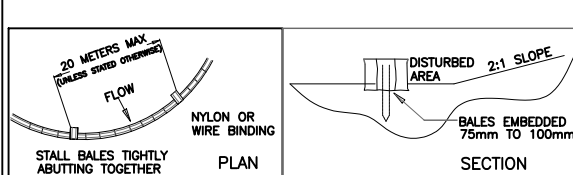
1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES OR SHRUBS IF POSSIBLE.
3. DRAINS TO BE EITHER CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUB-CATCHMENT
8. COMPACT BANKS WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED FOR MORE THAN 5 DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.



GEOFABRIC MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3760.4-90) OF 2500 N.

CONSTRUCTION NOTES:

- CONSTRUCTION NOTES:
1. STRIP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE 30-50MM AGGREGATE, MINIMUM LENGTH 15.0M OR TO BUILDING ALIGNMENT, MINIMUM WIDTH 3.0 M.
 5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.



1. CONSTRUCT STRAW BALE FILTER AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE OR AT THE TOE OF A SLOPE.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES.
3. MAXIMUM HEIGHT OF FILTER IS ONE BALE.
4. ON SOFT MATERIAL EMBED EACH BALE INTO THE GROUND 75mm TO 100mm.
5. ANCHOR WITH 1.2m STAR POSTS. ANGLE THE FIRST POST IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE POSTS 600mm INTO THE GROUND AND FLUSH WITH TOP OF THE BALES.
6. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER THE BALES SHOULD BE LOCATED 1.5m TO 2.0m DOWNSLOPE FROM THE FACE OF THE BATTER.

EROSION & SEDIMENT CONTROL PLAN STATEMENT OBJECTIVE

- * TO MINIMISE THE AREA AFFECTED BY RAINDROP AND WIND EROSION.
- * TO CONTAIN SEDIMENT CREATED IN THE COURSE OF CONSTRUCTION AND PROTECT THE SITE FROM EROSION EVENTS.
- * TO MAKE EVERYONE WORKING ON THE SITE AWARE OF THE IMPORTANCE OF STORMWATER POLLUTION.

NOTES

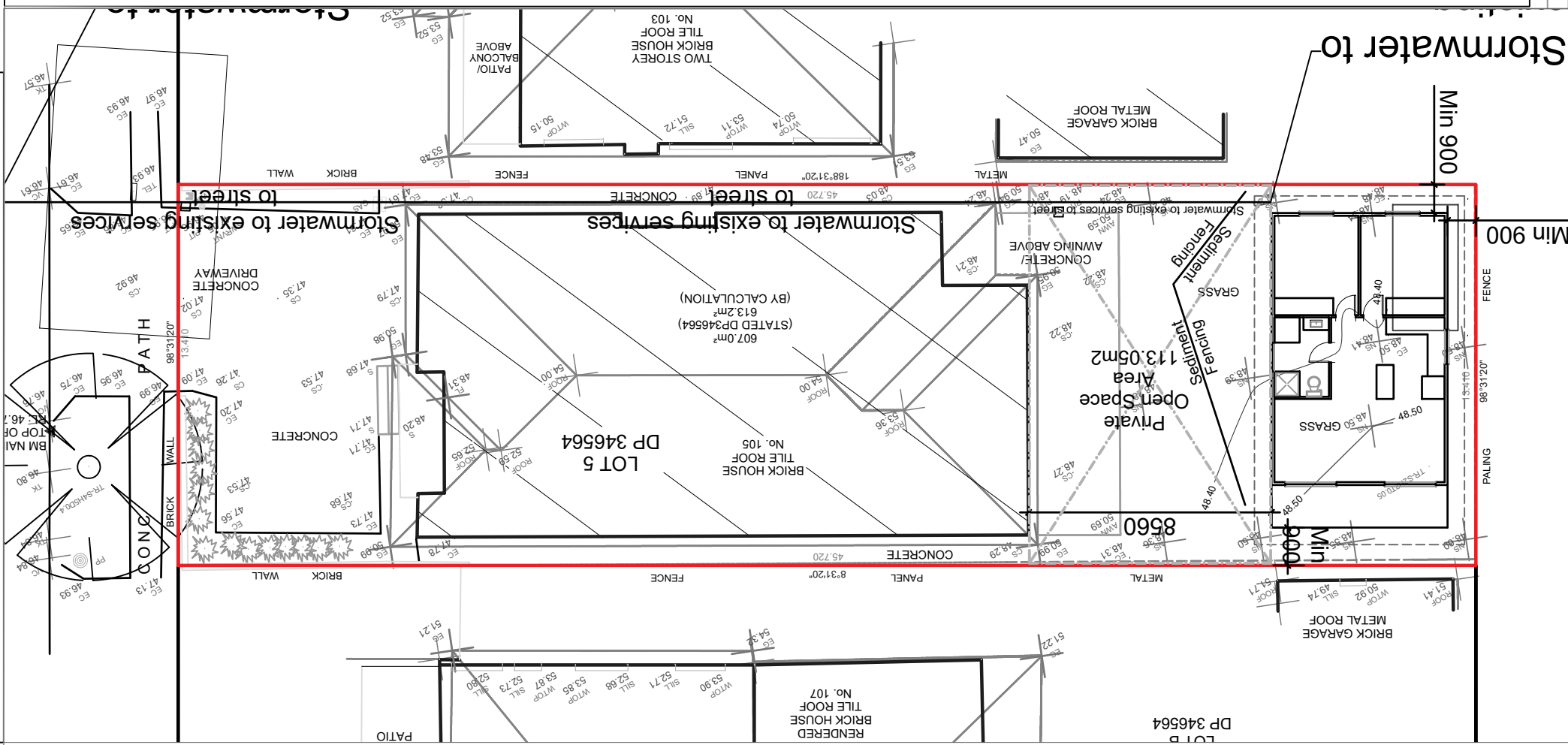
1. CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DISTURBANCE ON SITE AND SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION DEPARTMENT OF NSW.
2. MINIMISE THE AREA TO BE DISTURBED.
3. SITE ACCESS SHALL BE RESTRICTED TO ONE POINT AND STABILISED AS DETAILED OR SEALED.
4. ALL BUFFER ZONES SHALL BE ADHERED TO AND BARRICADED WHERE REQUIRED. (THIS INCLUDES FOOTPATHS WHERE NO WASHDOWN AREAS, PARKING, DRIVEWAYS OR MATERIAL STOCKPILES ARE PERMITTED WITHOUT PERMISSION OF THE LOCAL COUNCIL OR RELEVANT PERSONS SUCH AS NEIGHBORS.)

5. INSTALL SEDIMENT CONTROL MEASURES AS REQUIRED AND OR AS NOTED AT THE DOWNSLOPE PERIMETER AND OR THROUGHOUT THE CONSTRUCTION AREA SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE BY MEANS OF FILTER FENCES, FLOW DIVERSION BANKS AND STILLING AREAS. AND AS TO PREVENT NORMAL STORMFLOWS FROM DISTURBING THE SITE.
6. ERODIBLE MATERIALS SHALL BE PROTECTED WITH LOCAL CONTROLS AND COVERED IN AREAS OF HIGH WINDS OR WHEN STORED FOR EXTENDED PERIODS.
7. ALL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
8. ALL FLOW DIVERSION BANKS SHALL BE STABILISED.

9. INSTALL SEDIMENT CONTROL FENCES AS CLOSE AS POSSIBLE TO CONTOURS.
10. ENSURE ALL WASTE IS STORED AND SECURED AGAINST NORMAL EROSION EVENTS.
11. GUTTERING WILL BE CONNECTED TO THE NOMINATED STORMWATER SYSTEM AS SOON AS PRACTICABLE AFTER THE ROOF IS INSTALLED.
12. CONTROL STRUCTURES SHALL BE INSPECTED REGULARLY BY THE SITE SUPERINTENDENT AND MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.
13. ALL DISTURBED AREAS SHALL BE REHABILITATED OR STABILISED PRIOR TO THE REMOVAL OF SEDIMENT CONTROL STRUCTURES.
14. SITE SUPERINTENDENT TO DOCUMENT THE MAINTENANCE OF ALL CONTROL MEASURES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.50m CENTERS. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. MINIMISE SITE DISTURBANCE.
9. CONNECT DOWNPIPES AS SOON AS ROOF IS FINISHED.
10. PLACE EXCAVATED MATERIAL UPSLOP OF TRENCHES.
11. SITE SUPERINTENDENT TO INSPECT EROSION & SEDIMENT STRUCTURES DAILY.
12. IMMEDIATELY SWEEP ROADWAY OF ANY SPILT MATERIALS.



13/06/25	Relevant notes enlarged	A
DATE	AMENDMENT	NO

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Site Address: 105 Rawson Rd
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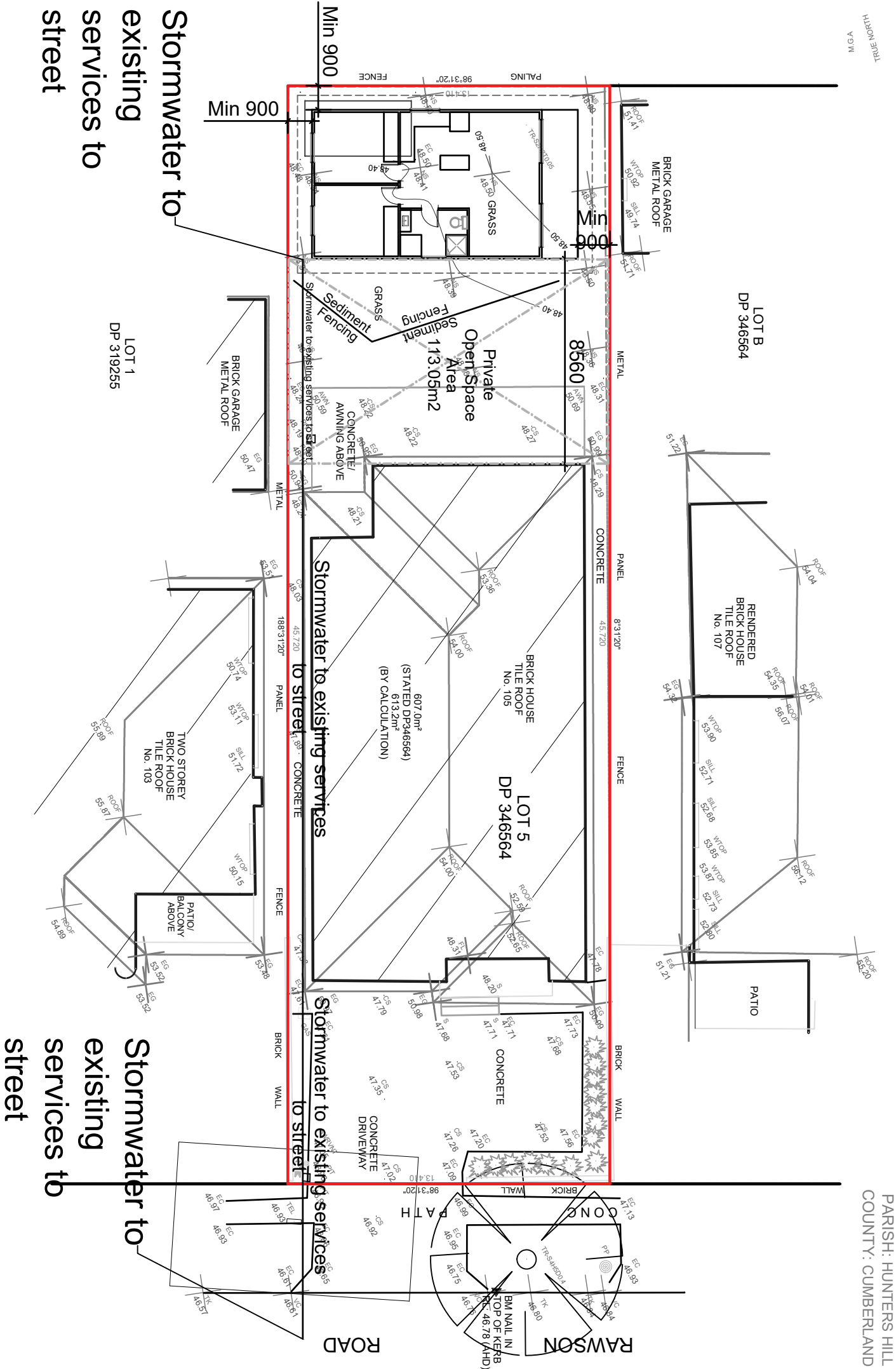
0414 505 6 59

50 Liggins Road
Hazelbrook NSW 2779

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www.draftingstudio.com.au

Drawing

Dwg Name: Stormwater Concept Plan
Scale: 1;200
Drawn: Paul Caracoglia
Drawing No: 280525 6A
Plot Date: 13/06/25
Sheet:6



13/06/25	Scale changed	A
DATE	AMENDMENT	NO

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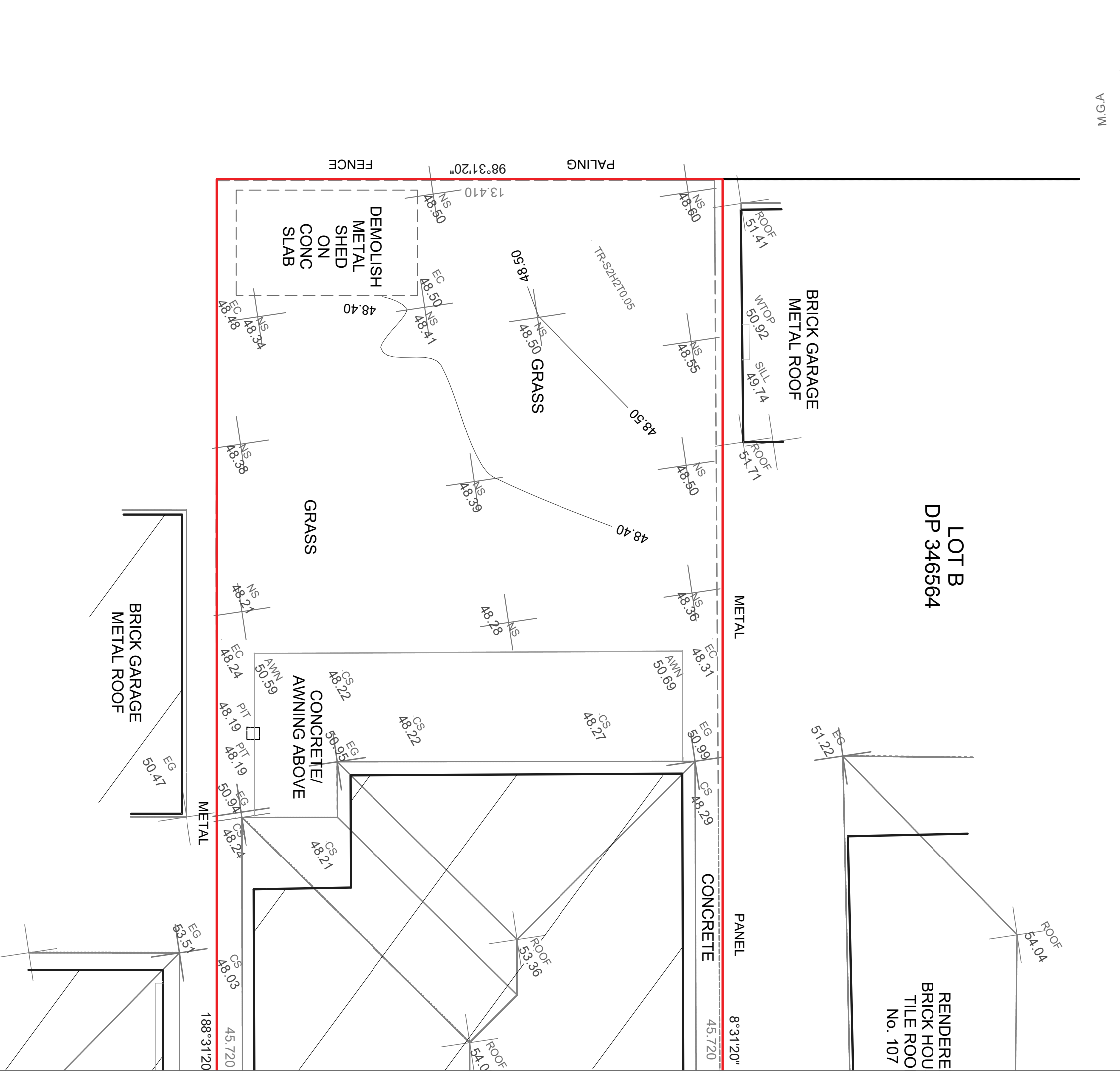
0414 505 6 59

50 Liggins Road
Hazelbrook NSW 2779

paul@draftingstudio.com.au
www.draftingstudio.com.au

Drawing

Dwg Name: Shed Demilition Plan
Scale: 1;100
Drawn: Paul Caracoglia
Drawing No: 280525 7A
Plot Date: 13/06/25
Sheet:7



M.G.A