

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS

AT

61 TURTON AVE, CLEMTON PARK

FOR

Mr. & Mrs. KAROZIS

ARCHITECTURAL DRAWING LIST

Sheet No.	Sheet Name
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02	EXISTING FLOOR PLANS
03	PROPOSED DEMOLITION PLAN
04	PROPOSED SITE PLAN
05	PROPOSED GROUND FLOOR PLAN
06	PROPOSED ROOF PLAN
07	PROPOSED SOUTH & WEST ELEVATIONS
08	PROPOSED NORTH & EAST ELEVATIONS
09	PROPOSED SECTION
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12	DOOR & WINDOW SCHEDULE
13	AREA CALCULATIONS
14	SEDIMENT CONTROL, CONSTRUCTION & WASTE MANAGEMENT PLAN
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B	DEVELOPMENT APPLICATION	17/06/2025	DP	EJS, RO
A	CONCEPT DESIGN - SIGN-OFF	21/05/2025	DP	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

CLIENT
Mr. & Mrs. KAROZIS

ADDRESS
61 TURTON AVE, CLEMTON PARK

PROJECT
ALTERATIONS AND ADDITIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
COVER SHEET

SHEET NO: 00
SCALE: @A3
DESIGN: DP

ISSUE: B
JOB NO: 888-1815
DRAWN: DP
CHECKED BY: EJS, RO

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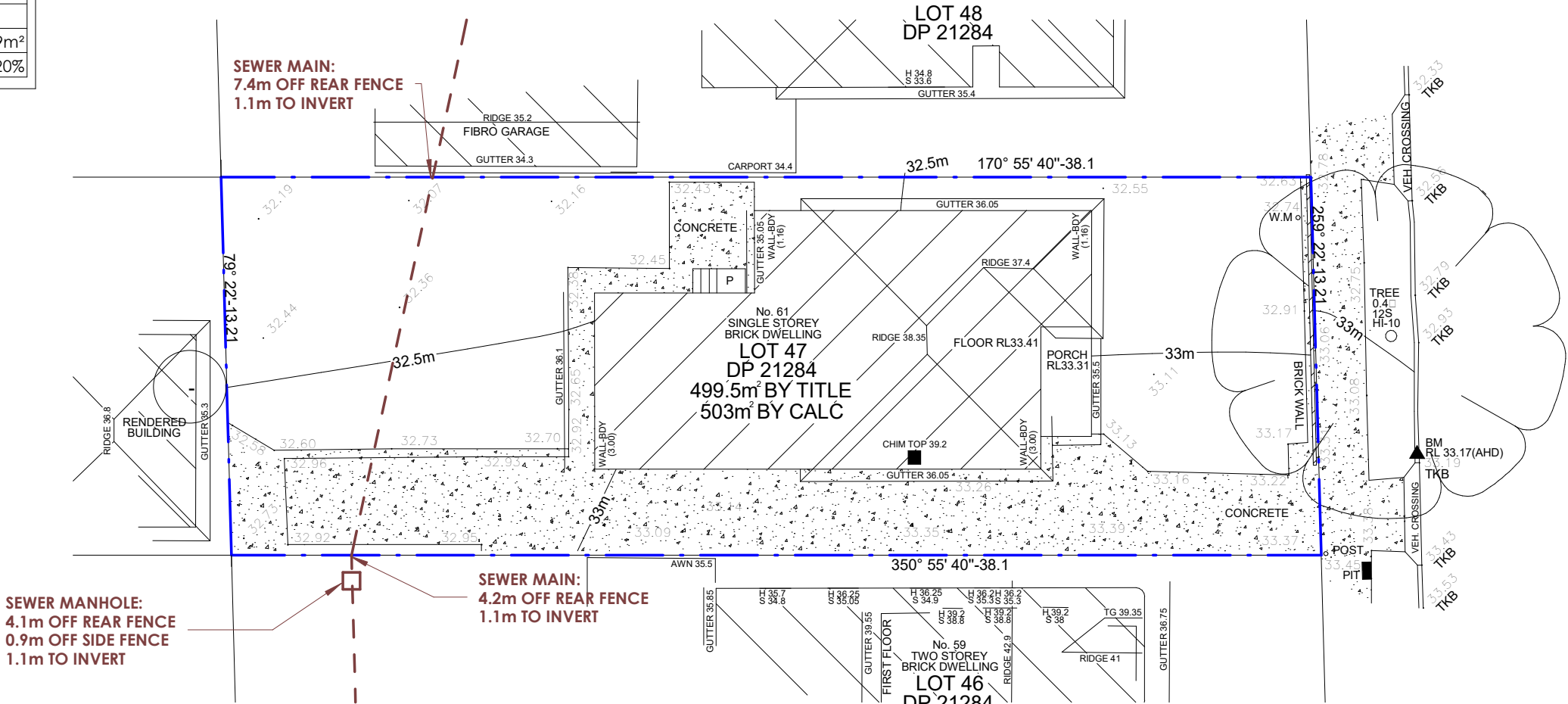
Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.
Principal Design Practitioner: PDP0000407

EXISTING - SITE CALCULATIONS

ZONE	R2
SITE AREA	499.5m²
FLOOR AREA	
EXISTING DWELLING	118.29m²
OUTBUILDINGS/GARAGE	20.79m²
EXISTING FSR	0.24:1
MAX PERMISSIBLE	0.5:1
SITE COVERAGE	
HARD STAND AREA	137.97m²
SOFT LANDSCAPE AREA	13.58m²
DEEP SOIL AREA	199.24m²
DEEP SOIL %	39%
MIN. DEEP SOIL AREA	99.9m²
MIN. DEEP SOIL % REQUIRED	20%

NOTE:
SURVEY INFORMATION AND LEVELS ARE EXTRACTED FROM
SURVEY PLAN PREPARED BY REGISTERED SURVEYOR "TJ
SURVEYORS PTY LTD"
FILE No. 15563

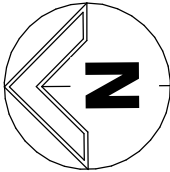
REFER TO PEG-OUT PREPARED BY ALL SYDNEY SIDE LINES
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SUPPLIER No: 1165



EXISTING SITE PLAN

1

1 : 200



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EXISTING SITE PLAN

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SCALE: 1 : 200@A3 JOB NO: 888-1815
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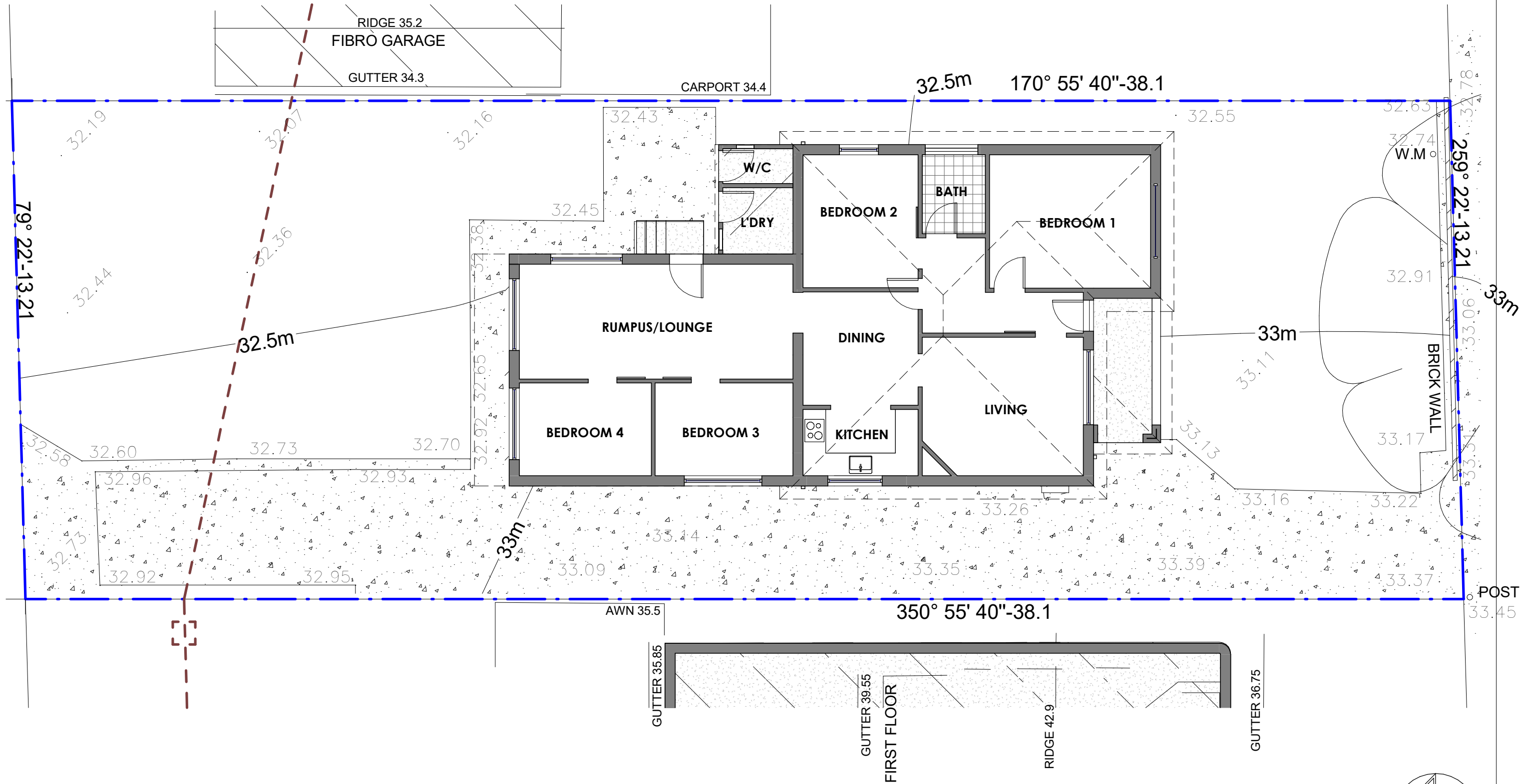
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1 EXISTING GROUND FLOOR PLAN
1 : 100

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DRAWING TITLE
EXISTING FLOOR PLANS

SHEET NO: 02 ISSUE: B

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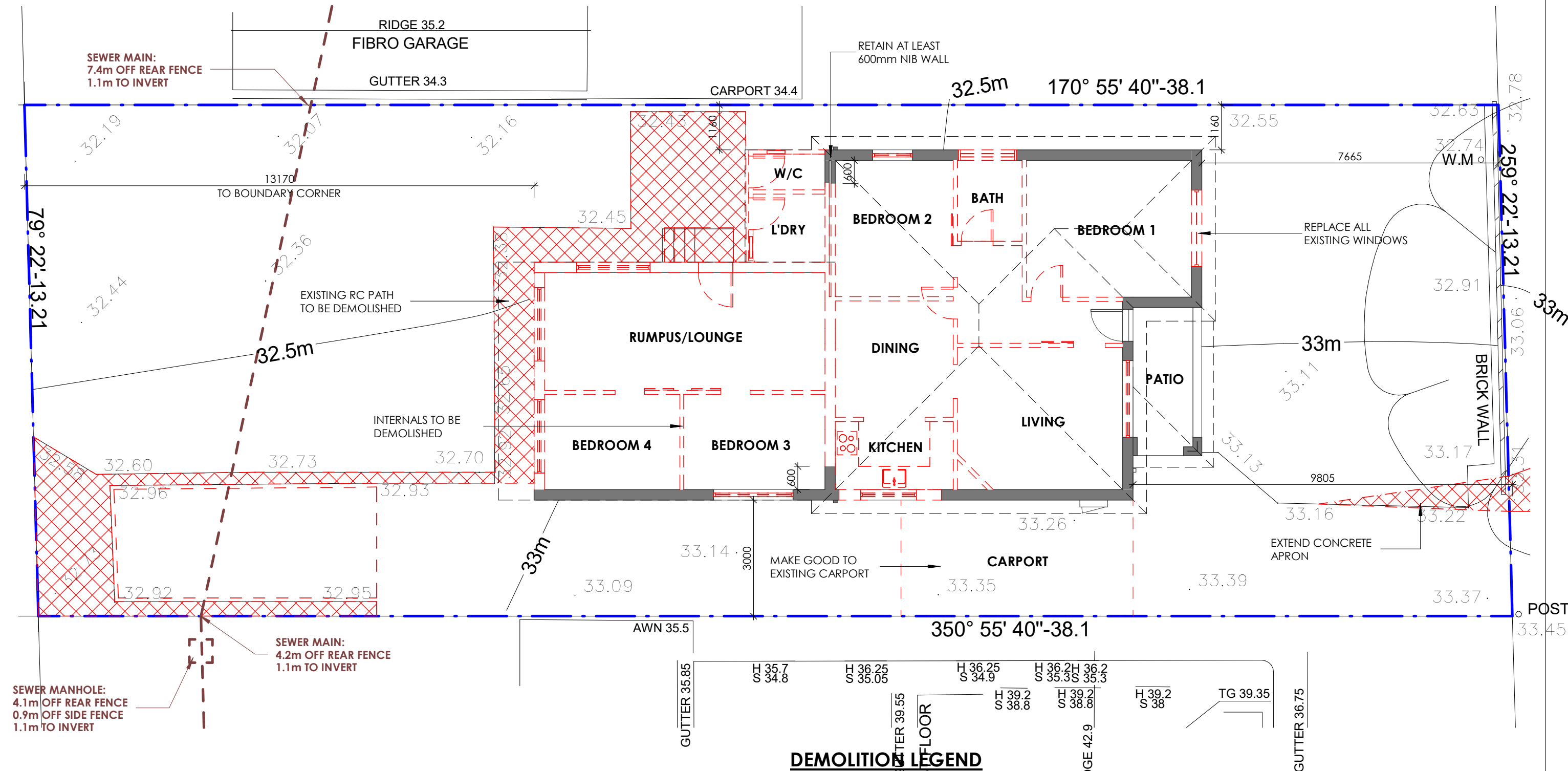
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1

PROPOSED DEMOLITION PLAN

1 : 100

REMOVE EXISTING TREE

REMOVE EXISTING BUILDING STRUCTURE

REMOVE EXISTING CONCRETE DRIVEWAY, PATHS AND RETAINING WALLS

REMOVE EXISTING GARDEN SHRUBS AND PLANTING

BULK EXCAVATION

EXISTING STRUCTURE

DEMOLITION LEGEND

N

<div><div><div>B</div><div>DEVELOPMENT APPLICATION</div><div>17/06/2025</div><div>DP</div><div>EJS, RO</div></div><div><div>A</div><div>CONCEPT DESIGN - SIGN-OFF</div><div>21/05/2025</div><div>DP</div><div>EJS, RO</div></div><div><div>ISSUE</div><div>AMENDMENTS</div><div></div><div>DATE</div><div>DRN</div><div>CHK</div></div></div>					<div>CLIENT</div> <div>Mr. & Mrs. KAROZIS</div> <div>ADDRESS</div> <div>61 TURTON AVE, CLEMTON PARK</div>	<div>PROJECT</div> <div>ALTERATIONS AND ADDITIONS</div> <div>PROJECT STATUS</div> <div>DEVELOPMENT APPLICATION</div>	<div>DRAWING TITLE</div> <div>PROPOSED DEMOLITION PLAN</div> <div>SHEET NO: 03</div> <div>ISSUE: B</div> <div>SCALE: 1 : 100@A3</div> <div>JOB NO: 888-1815</div> <div>DESIGN: DP</div> <div>DRAWN: DP</div> <div>CHECKED BY: EJS, RO</div>	<div><div>DS407</div><div>DESIGN STUDIO</div></div> <div><div>P</div><div>PO Box 141 Earlwood NSW 2206.</div><div>E</div><div>admin@designstudio407.com.au</div><div>W</div><div>www.designstudio407.com.au</div></div> <div><div>T</div><div>(02) 9558 8944</div><div>F</div><div>(02) 9558 9765</div></div> <div><div><div>Master Builders Association</div><div>Australian Institute of Architects</div></div><div><div>Member</div><div>Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.</div><div>Principal Design Practitioner: PDP0000407</div></div></div> <div><div>COPYRIGHT of designs shown hereon is retained by DESIGN STUDIO 407. Authority is required for any reproduction.</div><div>Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.</div></div>
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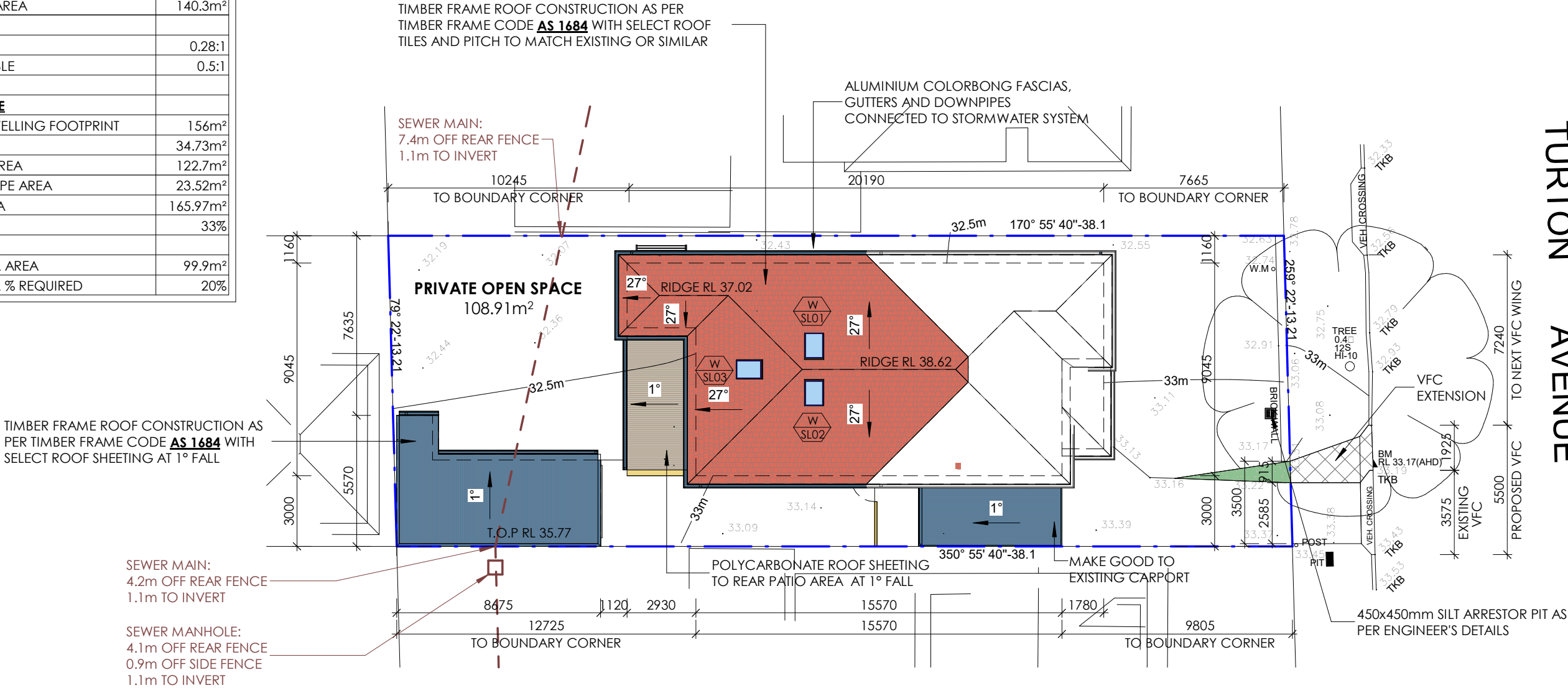
SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE	R2
SITE AREA	499.5m²
FLOOR AREA	
EXISTING DWELLING	118.29m²
PROPOSED ADDITIONS	
PROPOSED GROUND FLOOR	22.01m²
TOTAL FLOOR AREA	140.3m²
TOTAL FSR	0.28:1
MAX PERMISSIBLE	0.5:1
SITE COVERAGE	
PROPOSED DWELLING FOOTPRINT	156m²
OUTBUILDINGS	34.73m²
HARD STAND AREA	122.7m²
SOFT LANDSCAPE AREA	23.52m²
DEEP SOIL AREA	165.97m²
DEEP SOIL %	33%
MIN. DEEP SOIL AREA	99.9m²
MIN. DEEP SOIL % REQUIRED	20%

GENERAL NOTES:

- BRICK VENEER WALL CONSTRUCTION TO REAR EXTENSION & OUTBUILDING
- TIMBER FLOOR CONSTRUCTION TO REAR EXTENSIONS AS PER **AS 1684**
- RC SLAB & FOOTINGS TO OUTBUILDING EXTENSION AS PER ENGINEER'S DETAILS
- PROVIDE ADEQUATE FALL TO FLOOR WASTE IN ALL WET AREAS
- PROVIDE ADEQUATE WATER PROOFING TO ALL WET AREAS
- TIMBER FRAME ROOF CONSTRUCTION AS PER **AS 1684**
- ALUMINIUM COLORBOND FASCIAS, GUTTERS & DOWNPIPES CONNECTED TO STORMWATER SYSTEM AS PER ENGINEER'S DETAILS
- ALUMINIUM POWDER COATED WINDOWS & DOOR ASSEMBLIES
- REFER TO BASIX FOR GLAZING SPECIFICATIONS
- REFER TO BASIX FOR THERMAL & WATER SPECIFICATIONS



1 PROPOSED SITE PLAN
1 : 200

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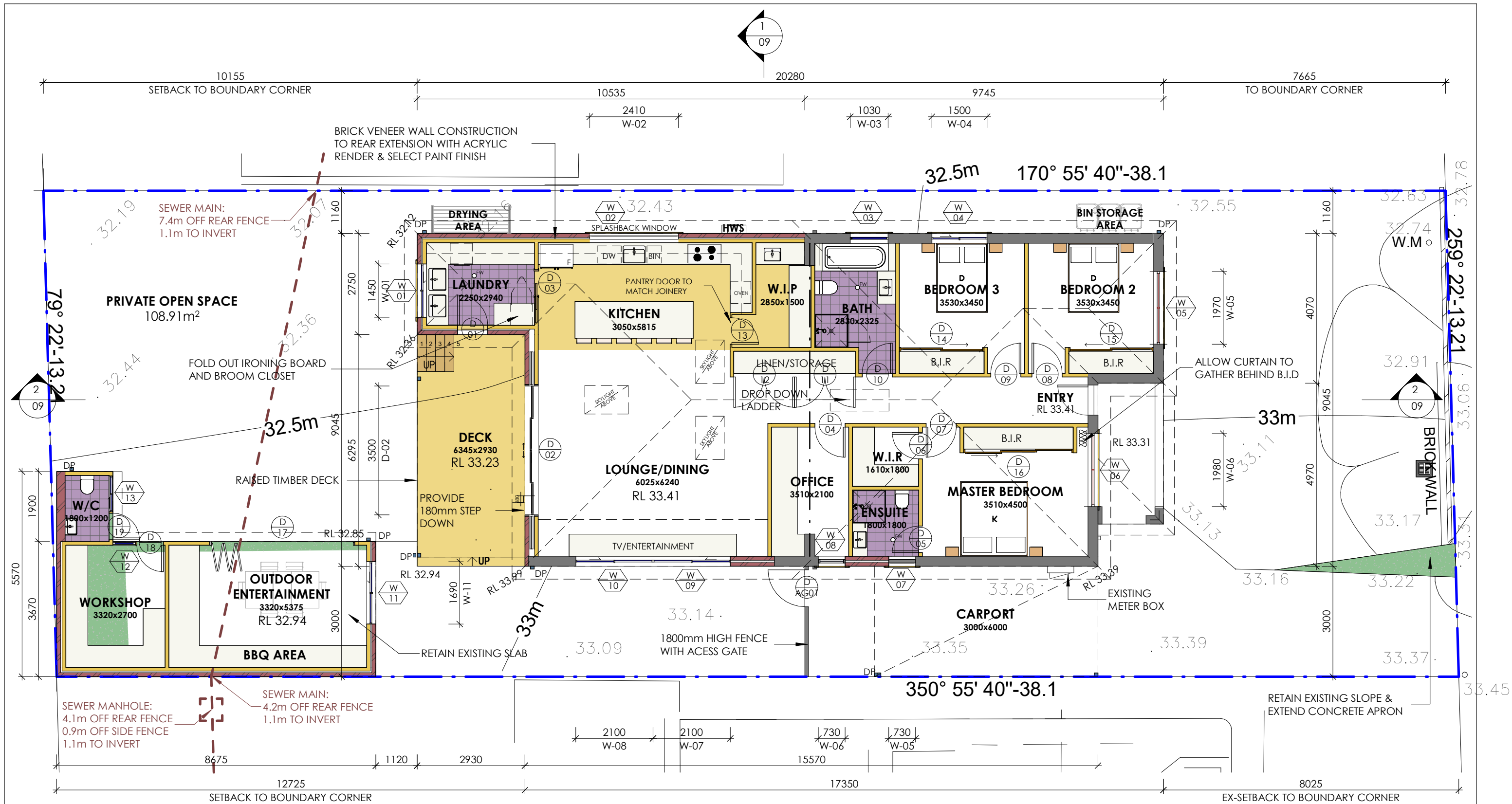
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PROPOSED GROUND FLOOR PLAN

1 : 100

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PROPOSED GROUND FLOOR PLAN

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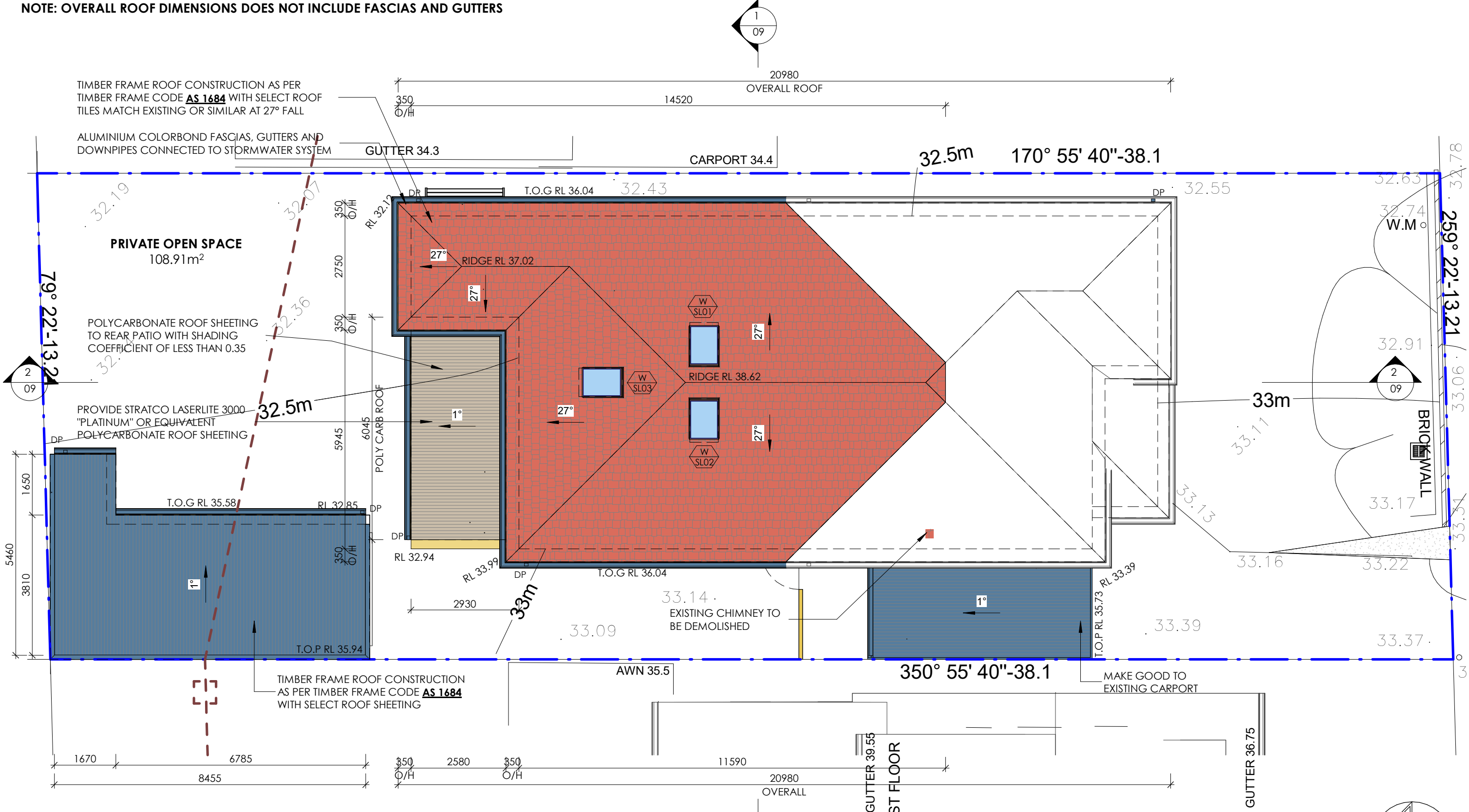
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NOTE: OVERALL ROOF DIMENSIONS DOES NOT INCLUDE FASCIAS AND GUTTERS



1 PROPOSED ROOF PLAN

1 : 100

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PROPOSED ROOF PLAN

SHEET NO: **06** ISSUE: **B**

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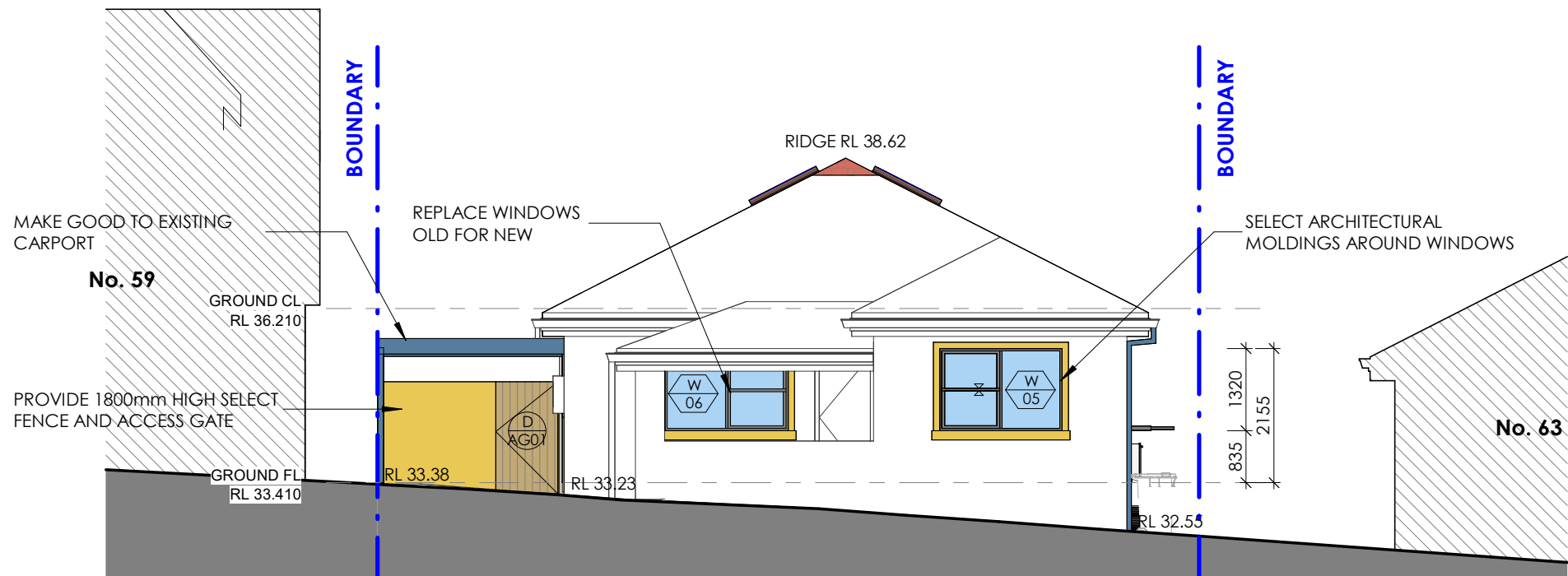
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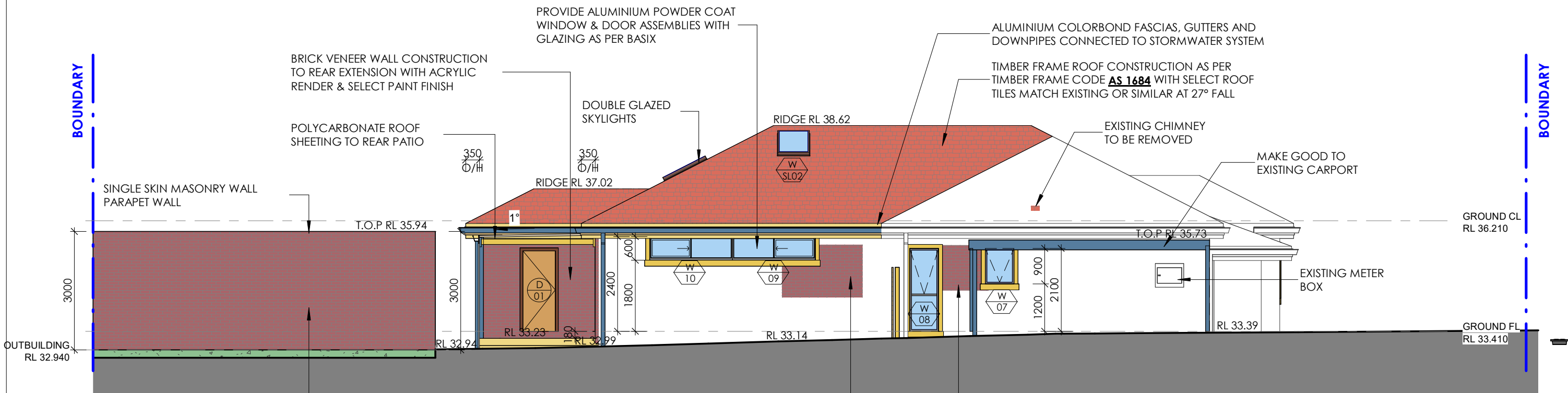
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- BRICK VENEER WALL CONSTRUCTION TO REAR EXTENSION & OUTBUILDING
 - TIMBER FLOOR CONSTRUCTION TO REAR EXTENSIONS AS PER **AS 1684**
 - RC SLAB & FOOTINGS TO OUTBUILDING EXTENSION AS PER ENGINEER'S DETAILS
 - PROVIDE ADEQUATE FALL TO FLOOR WASTE IN ALL WET AREAS
 - PROVIDE ADEQUATE WATER PROOFING TO ALL WET AREAS
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 - ALUMINIUM COLORBOND FASCIAS, GUTTERS & DOWNPIPES CONNECTED TO STORMWATER SYSTEM AS PER ENGINEER'S DETAILS
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1
1 : 100
PROPOSED SOUTH ELEVATION



2
1 : 100
PROPOSED WEST ELEVATION

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PROPOSED SOUTH & WEST ELEVATIONS

SHEET NO: **07** ISSUE: **B**

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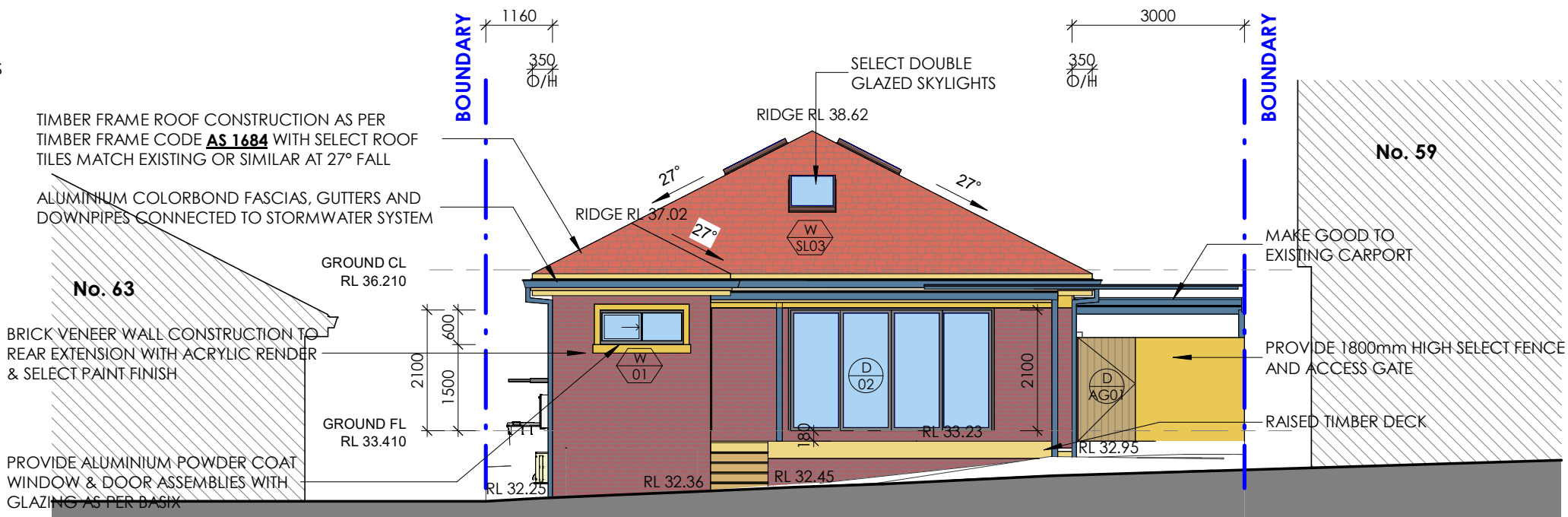
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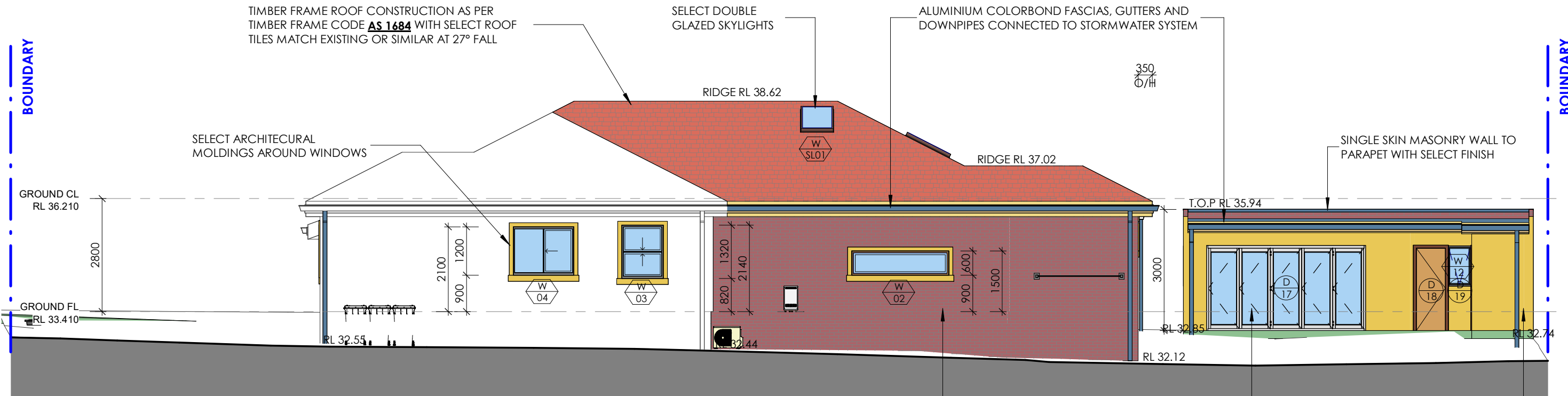
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1 PROPOSED NORTH ELEVATION
1 : 100



2 PROPOSED EAST ELEVATION
1 : 100

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PROPOSED NORTH & EAST ELEVATIONS

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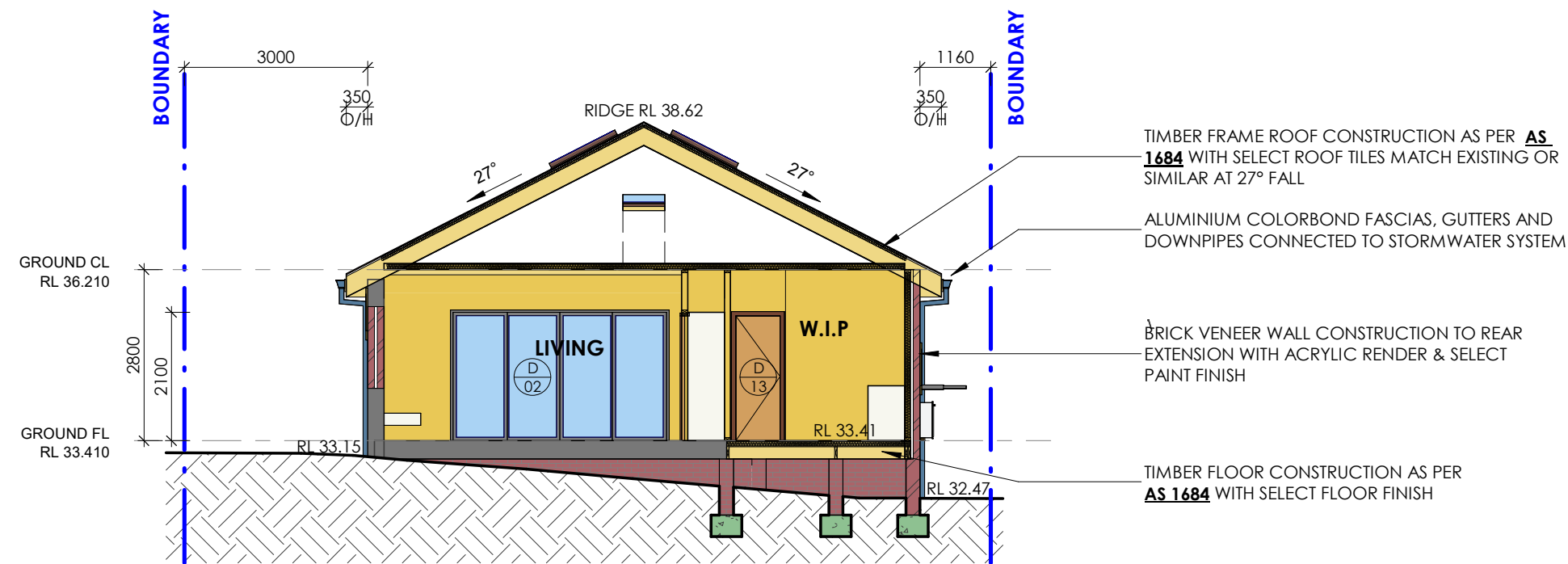
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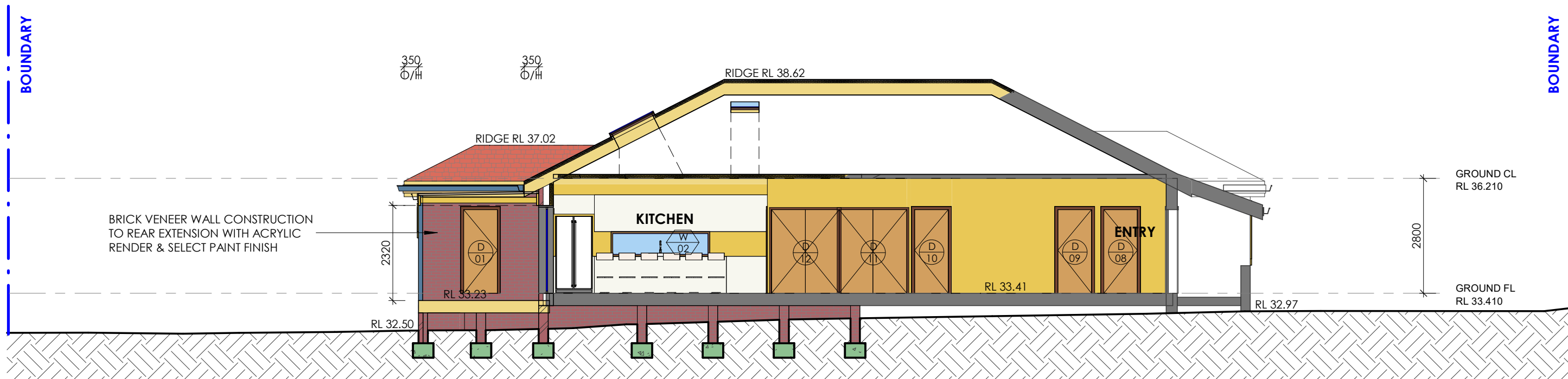
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PROPOSED SECTION A

1 : 100



PROPOSED SECTION B

1 : 100

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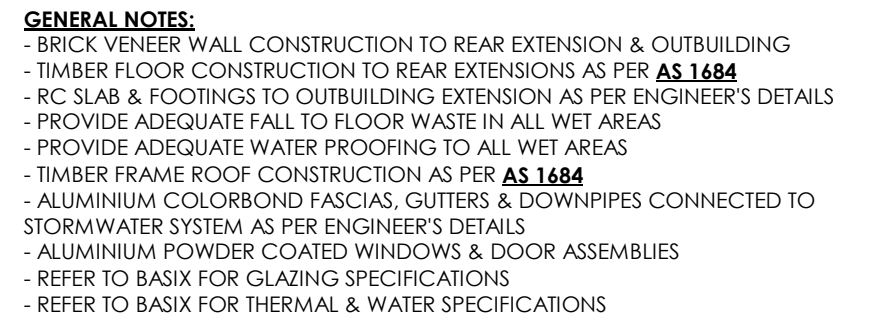
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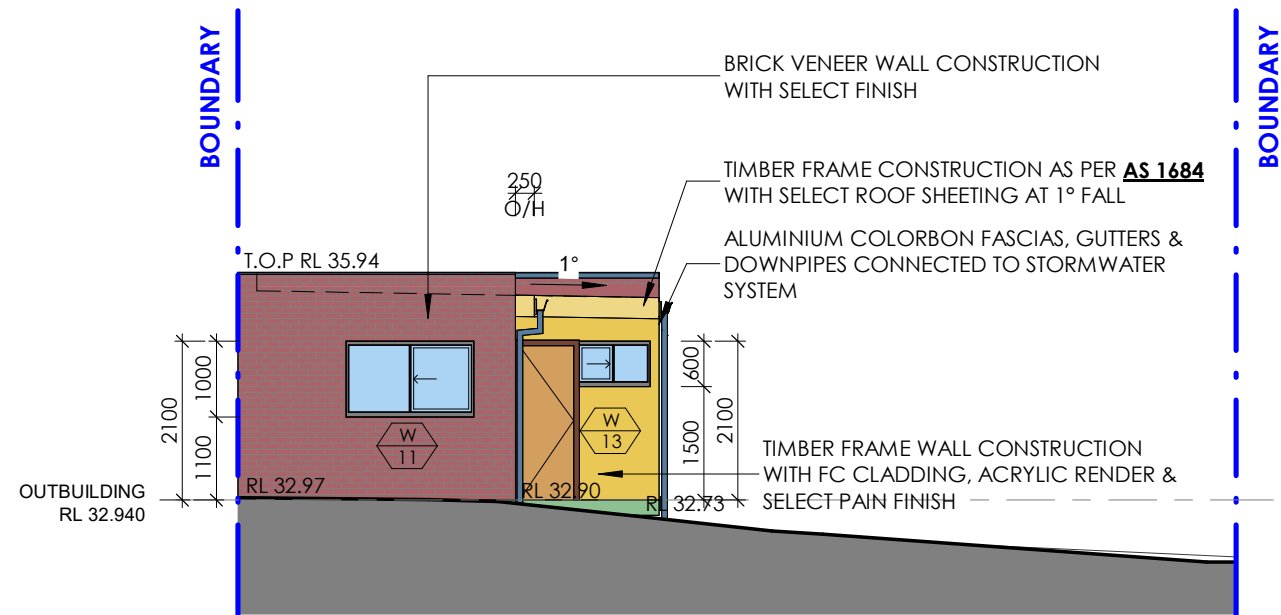
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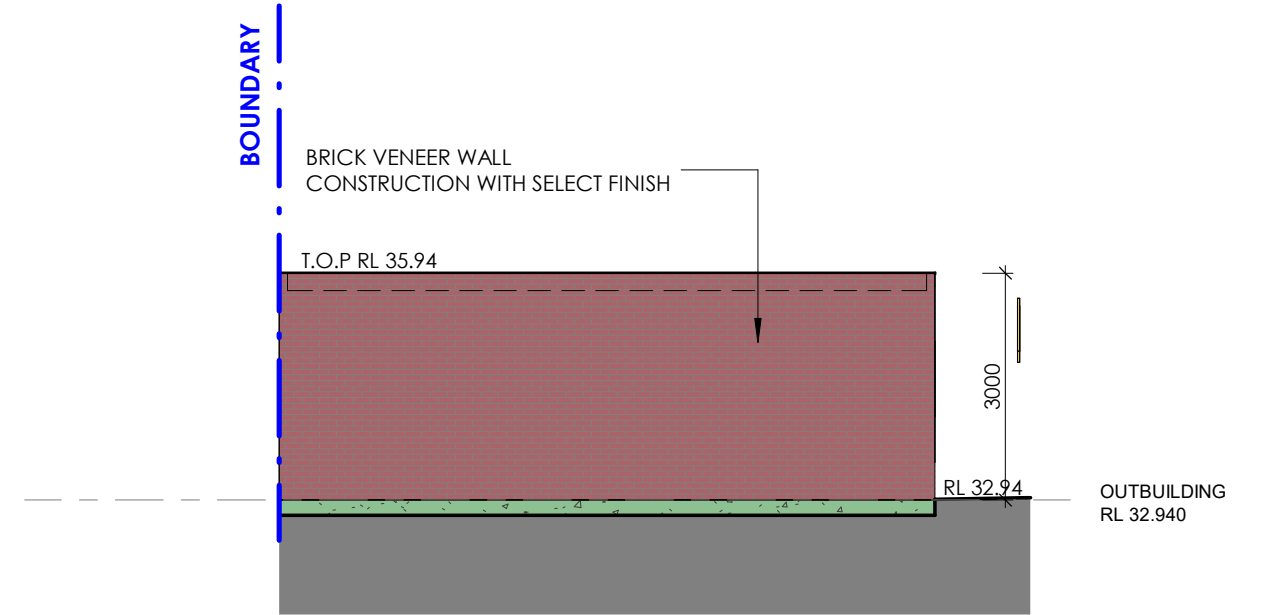
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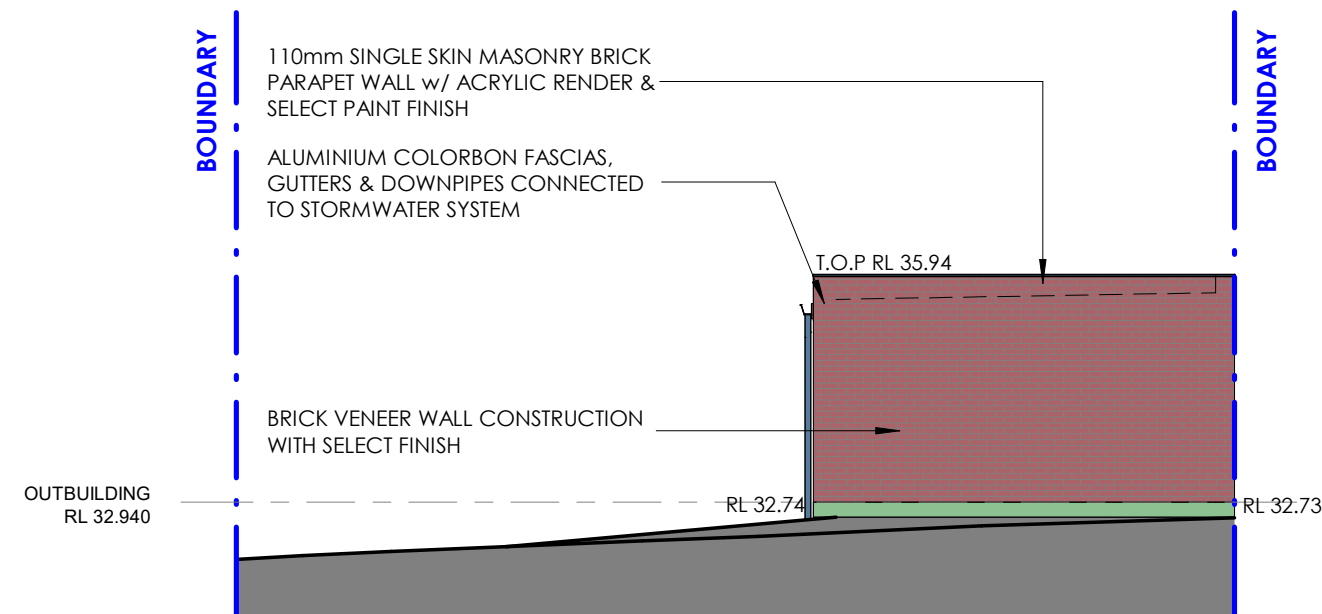
PROPOSED OUTBUILDING ELEVATION 1

1
1 : 100



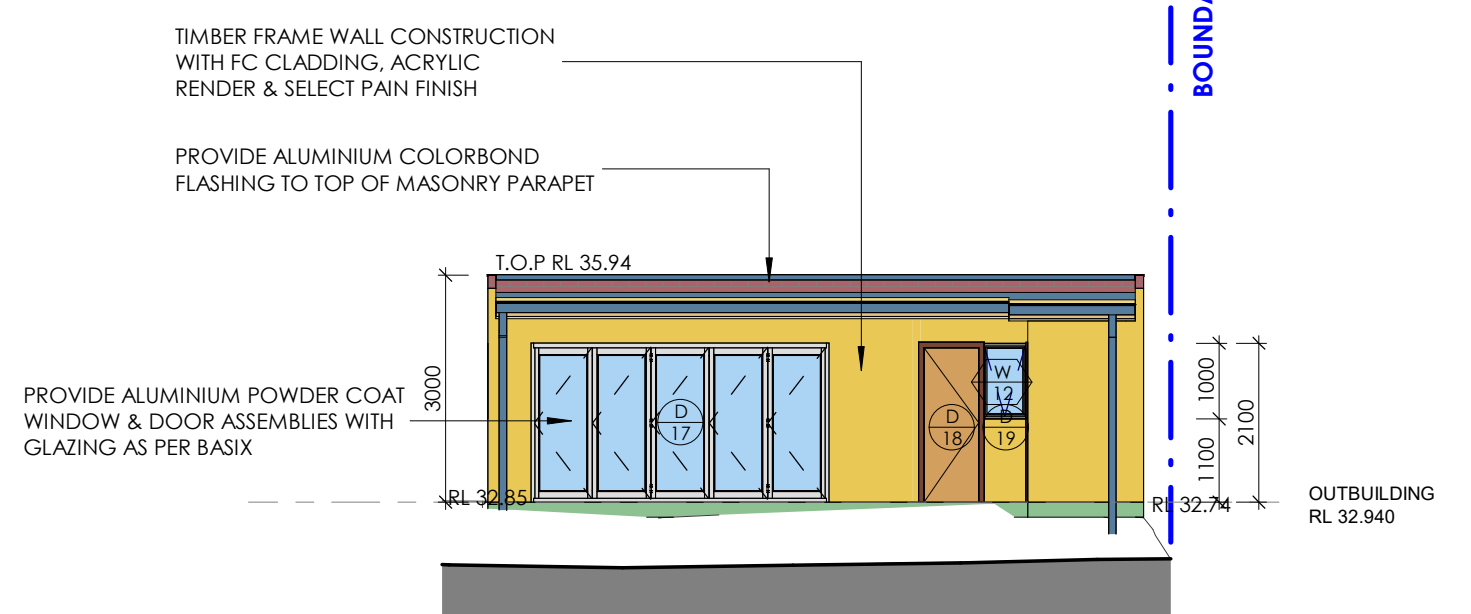
PROPOSED OUTBUILDING ELEVATION 2

2
1 : 100



PROPOSED OUTBUILDING ELEVATION 3

3
1 : 100



PROPOSED OUTBUILDING ELEVATION 4

4
1 : 100

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61 TURTON AVE, CLEMTON PARK

PROJECT
ALTERATIONS AND ADDITIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED OUTBUILDING ELEVATIONS

SHEET NO: **11** ISSUE: **B**
SCALE: **1 : 100@A3** JOB NO: **888-1815**
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

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Rodolfo O'Loac: Nominated Architect NSW A.R.B. 6520.
Principal Design Practitioner: PDP0000407

DOOR SCHEDULE					
Mark	Height	Width	Door Area	Description	Basix Requirements
01	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
02	2100	3500	7.35	Alum. Frame Sliding Door w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
03	2040	720	1.47	Timber Hollow Core Cavity Sliding Door	N/A
04	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
05	2040	720	1.47	Timber Solid Core Internal Single Swing Door	N/A
06	2040	720	1.47	Timber Solid Core Internal Single Swing Door	N/A
07	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
08	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
09	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
10	2040	820	1.67	Timber Solid Core Internal Single Swing Door	N/A
11	2040	1650	3.37	Timber Solid Core Internal Double Door	N/A
12	2040	1650	3.37	Timber Solid Core Internal Double Door	N/A
13	2040	720	1.47	Timber Solid Core Internal Single Swing Door	N/A
14	2100	2220	4.66	2 Panel Sliding Wardrobe Doors w/ Select Finish	N/A
15	2100	2220	4.66	2 Panel Sliding Wardrobe Doors w/ Select Finish	N/A
16	2100	2900	6.09	3 Panel Sliding Wardrobe Doors w/ Select Finish	N/A
17	2105	3940	8.29	Alum. Frame Bi-Fold Door w/ 6.38mm Lam. Clear Glazing	N/A
18	2040	720	1.47	Timber Solid Core Internal Single Swing Door	N/A
19	2040	720	1.47	Timber Solid Core Internal Single Swing Door	N/A
AG01	1800	1000	1.80	Select Access Gate	N/A

WINDOW SCHEDULE						
Mark	Height	Width	Window Area	Head Height	Description	Basix Requirments
01	600	1450	0.87	2100	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
02	600	2410	1.45	1500	Alum. Frame Fixed Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Pyrolytic Low-E, (U-Value: 5.7, SHGC: 0.47)
03	1320	1030	1.36	2140	Alum. Frame Double Hung Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Pyrolytic Low-E, (U-Value: 5.7, SHGC: 0.47)
04	1200	1500	1.80	2100	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Pyrolytic Low-E, (U-Value: 5.7, SHGC: 0.47)
05	1320	1970	2.60	2155	Alum. Frame Double Hung Window & Fixed Side Light w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
06	1300	1980	2.57	2135	Alum. Frame Double Hung Window & Fixed Side Light w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
07	900	730	0.66	2100	Alum. Frame Awning Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
08	2100	730	1.53	2100	Alum. Frame Awning Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Pyrolytic Low-E, (U-Value: 5.7, SHGC: 0.47)
09	600	2100	1.26	2400	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
10	600	2100	1.26	2400	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear, (or U-Value: 7.63, SHGC: 0.75)
11	1000	1690	1.69	2100	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	N/A
12	1000	610	0.61	2100	Alum. Frame Awning Window w/ 6.38mm Lam. Clear Glazing	N/A
13	600	970	0.58	2100	Alum. Frame Sliding Window w/ 6.38mm Lam. Clear Glazing	N/A

SKYLIGHT SCHEDULE					
Mark	Height	Width	Window Area	Description	Basix Requirments
SL01	1181	775	0.92	Powdercoated Alum. Frame Skylight	Alum. Frame, Low-E Internal/Argon Fill/Clear External, (or U-Value: 2.9, SHGC: 0.456)
SL02	1181	775	0.92	Powdercoated Alum. Frame Skylight	Alum. Frame, Low-E Internal/Argon Fill/Clear External, (or U-Value: 2.9, SHGC: 0.456)
SL03	1181	775	0.92	Powdercoated Alum. Frame Skylight	Alum. Frame, Low-E Internal/Argon Fill/Clear External, (or U-Value: 2.9, SHGC: 0.456)

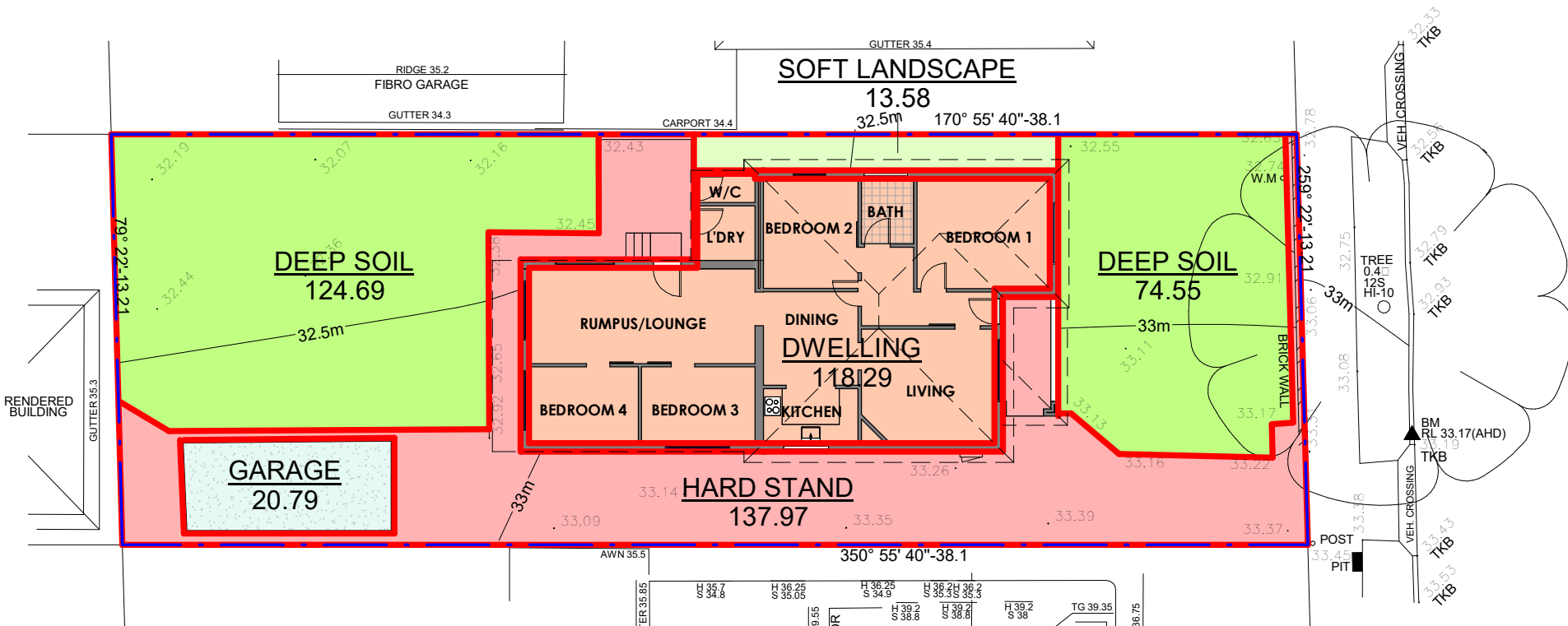
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EXISTING - SITE CALCULATIONS

ZONE	R2
SITE AREA	499.5m ²
FLOOR AREA	
EXISTING DWELLING	118.29m ²
OUTBUILDINGS/GARAGE	20.79m ²
EXISTING FSR	0.24:1
MAX PERMISSIBLE	0.5:1
SITE COVERAGE	
HARD STAND AREA	137.97m ²
SOFT LANDSCAPE AREA	13.58m ²
DEEP SOIL AREA	199.24m ²
DEEP SOIL %	39%
MIN. DEEP SOIL AREA	99.9m ²
MIN. DEEP SOIL % REQUIRED	20%

AREA LEGEND

- DEEP SOIL
- DWELLING
- GARAGE
- HARD STAND
- SOFT LANDSCAPE



EXISTING GROUND FLOOR PLAN

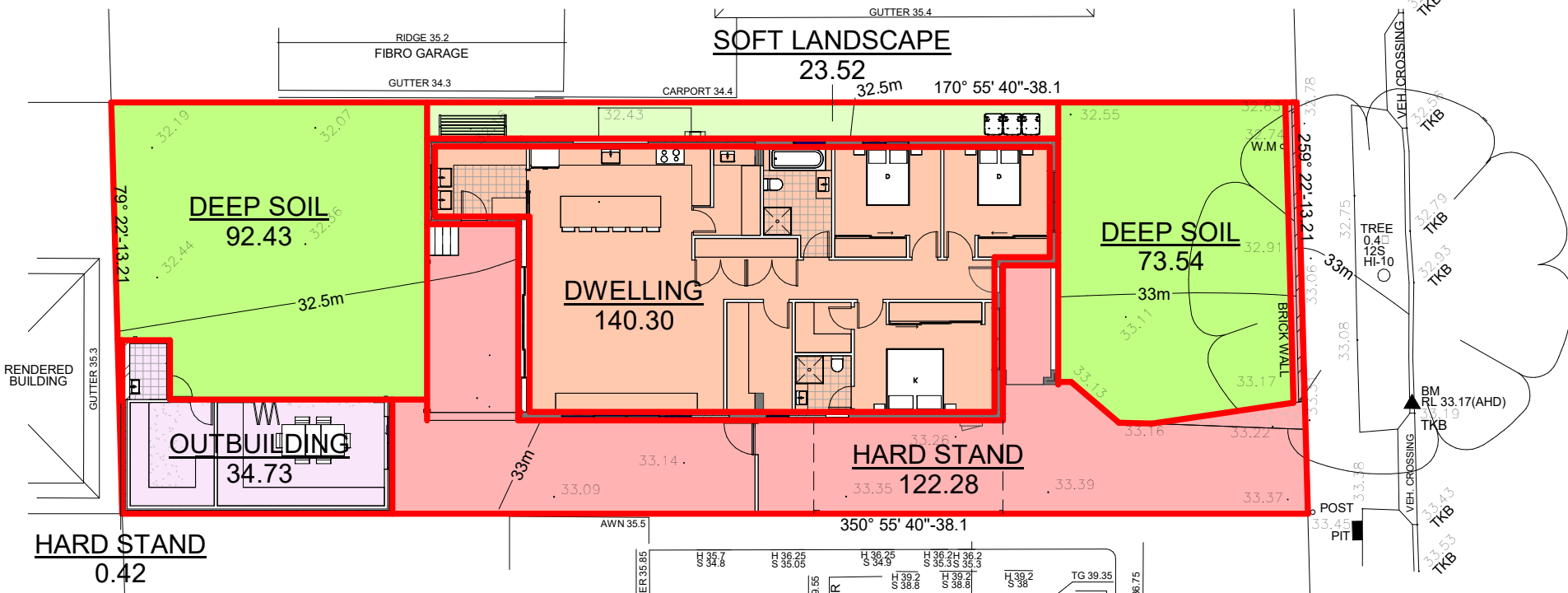
1

1 : 200

SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE	R2
SITE AREA	499.5m ²
FLOOR AREA	
EXISTING DWELLING	118.29m ²
PROPOSED ADDITIONS	
PROPOSED GROUND FLOOR	22.01m ²
TOTAL FLOOR AREA	140.3m ²
TOTAL FSR	0.28:1
MAX PERMISSIBLE	0.5:1
SITE COVERAGE	
PROPOSED DWELLING FOOTPRINT	156m ²
OUTBUILDINGS	34.73m ²
HARD STAND AREA	122.7m ²
SOFT LANDSCAPE AREA	23.52m ²
DEEP SOIL AREA	165.97m ²
DEEP SOIL %	33%
MIN. DEEP SOIL AREA	99.9m ²
MIN. DEEP SOIL % REQUIRED	20%



PROPOSED GROUND FLOOR PLAN

2

1 : 200

B	DEVELOPMENT APPLICATION	17/06/2025	DP	EJS, RO
A	CONCEPT DESIGN - SIGN-OFF	21/05/2025	DP	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

CLIENT	Mr. & Mrs. KAROZIS	PROJECT	ALTERATIONS AND ADDITIONS	DRAWING TITLE	AREA CALCULATIONS
ADDRESS	61 TURTON AVE, CLEMTON PARK	PROJECT STATUS	DEVELOPMENT APPLICATION	SHEET NO:	13

ISSUE:	B
SCALE:	1 : 200@A3
DESIGN:	DP
DRAWN:	DP
CHECKED BY:	EJS, RO



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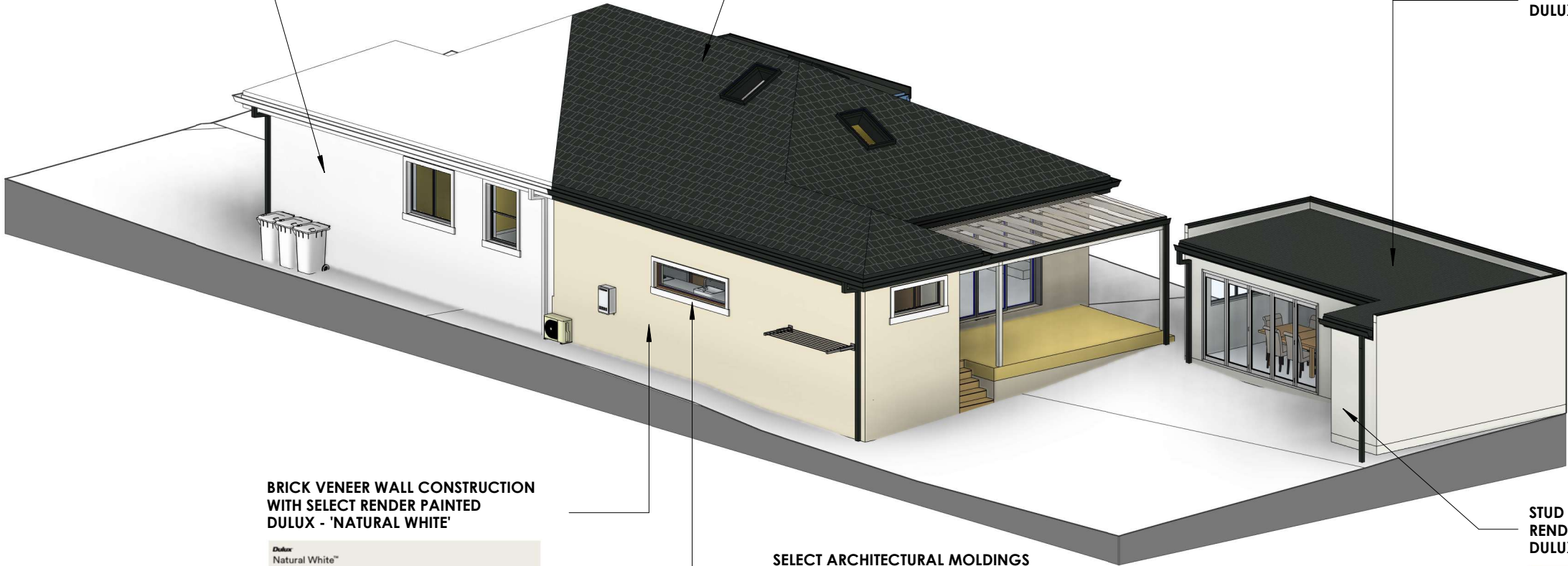
EXISTING BRICKWORK TO FINISHED WITH SELECT RENDER PAINTED DULUX - 'NATURAL WHITE'



SELECT PROFILED ROOF TILES DULUX COLORBOND - 'MONUMENT' OR SIMILAR



ROOF SHEETING DULUX COLORBOND - 'MONUMENT'



BRICK VENEER WALL CONSTRUCTION WITH SELECT RENDER PAINTED DULUX - 'NATURAL WHITE'



SELECT ARCHITECTURAL MOLDINGS AROUND WINDOWS PAINTED WHITE

STUD WALL WITH FC CLADDING WITH SELECT RENDER PAINTED DULUX - 'NATURAL WHITE'



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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
FINISHES SCHEDULE

SHEET NO: **16** ISSUE: **B**

SCALE: **@A3** JOB NO: **888-1815**

DESIGN: DP DRAWN: DP CHECKED BY: **EJS, RO**

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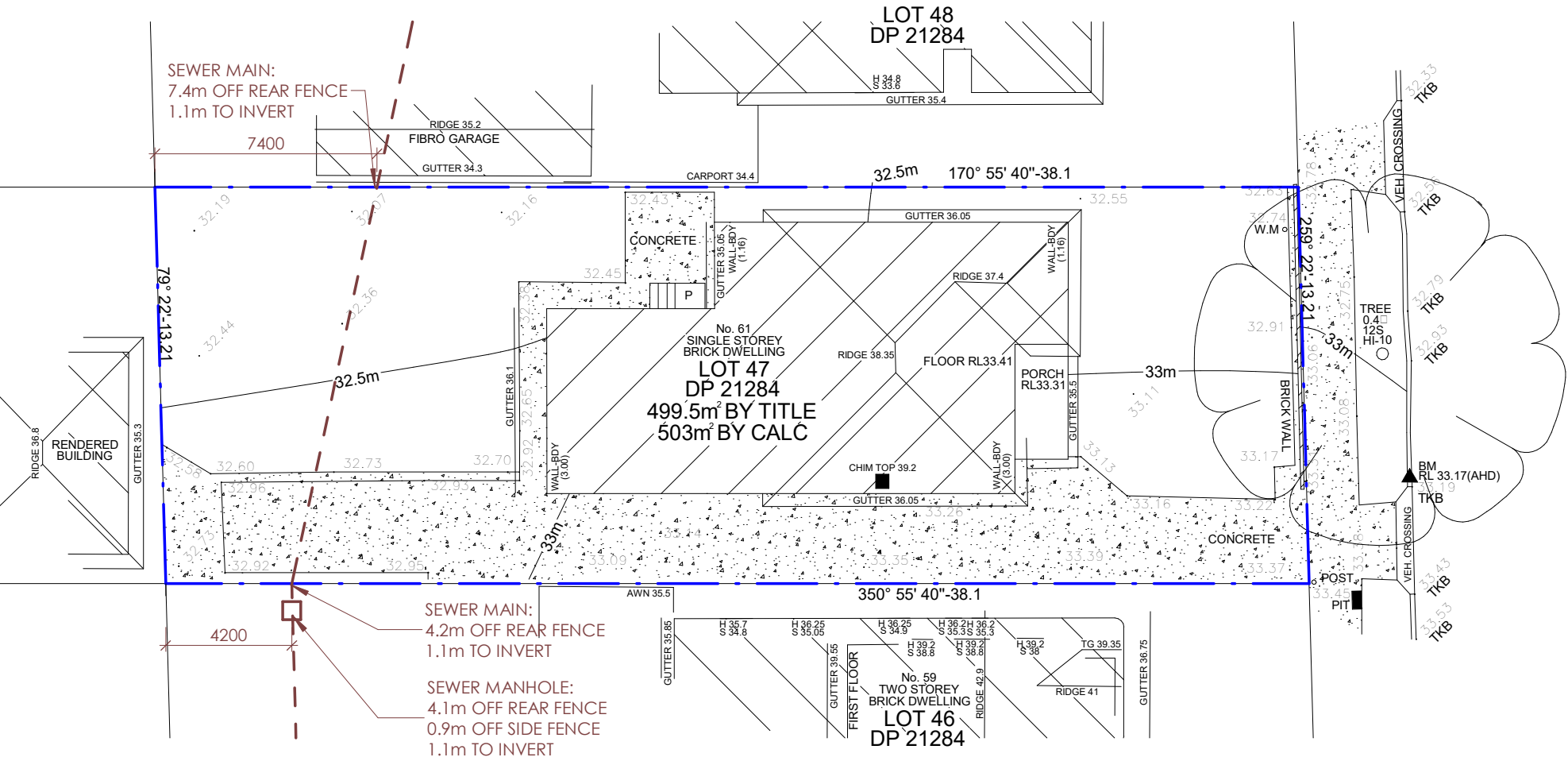
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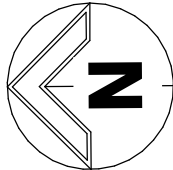
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TURTON AVENUE

1 PEG-OUT
1 : 200



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PROJECT STATUS
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PEG-OUT

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BASIX™ Certificate

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

Alterations and Additions

Certificate number: A1798872

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: Friday, 06 June 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	61 TURTON AVE
Street address	61 TURTON Avenue CLEMTON PARK 2206
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP21284
Lot number	47
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: Building & Energy Consultants Australia	
ABN (if applicable): 92122407783	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	N/A	
external wall: cavity brick	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or 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 in the table below.	✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	N	0.87	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	E	1.45	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	E	1.36	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W4	E	1.8	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W5	S	2.6	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	S	2.57	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	W	0.66	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	W	1.53	2.44	4.1	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	W	1.26	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	1.26	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D02	N	7.35	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.92	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S2	0.92	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S3	0.92	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

CLIENT
Mr. & Mrs. KAROZIS

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BASIX

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SHEET NO: 18 ISSUE: B
SCALE: @A3 JOB NO: 888-1815
DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

B	DEVELOPMENT APPLICATION	17/06/2025	DP	EJS, RO
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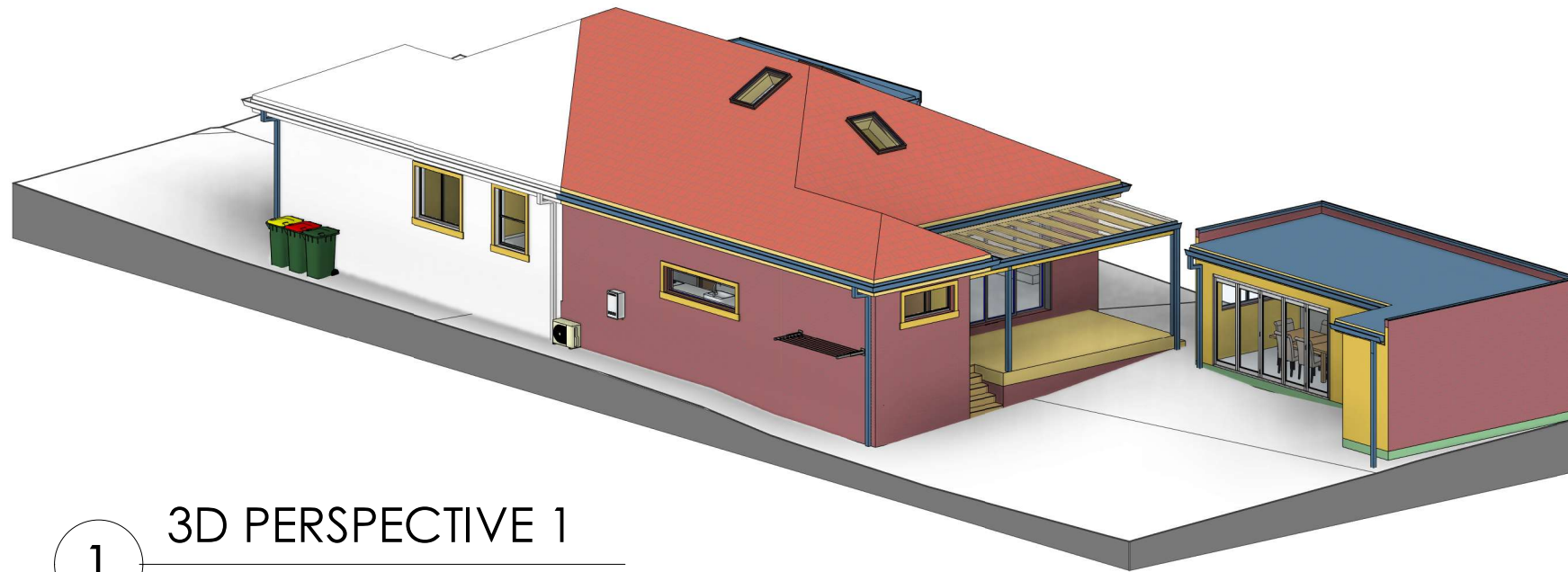


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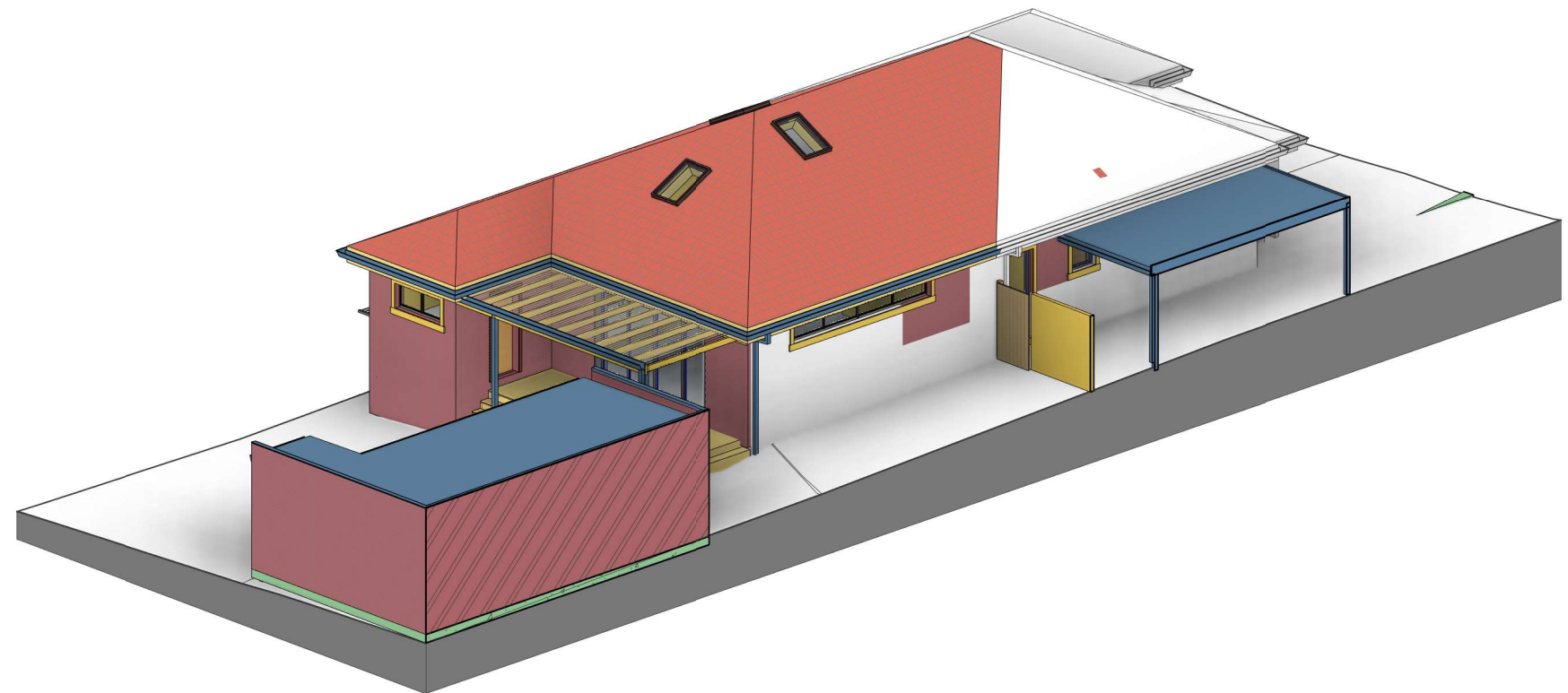


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1 3D PERSPECTIVE 1



2 3D PERSPECTIVE 2

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PERSPECTIVES

SHEET NO: 19 ISSUE: B
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