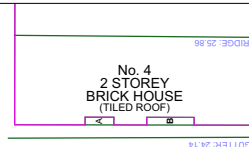


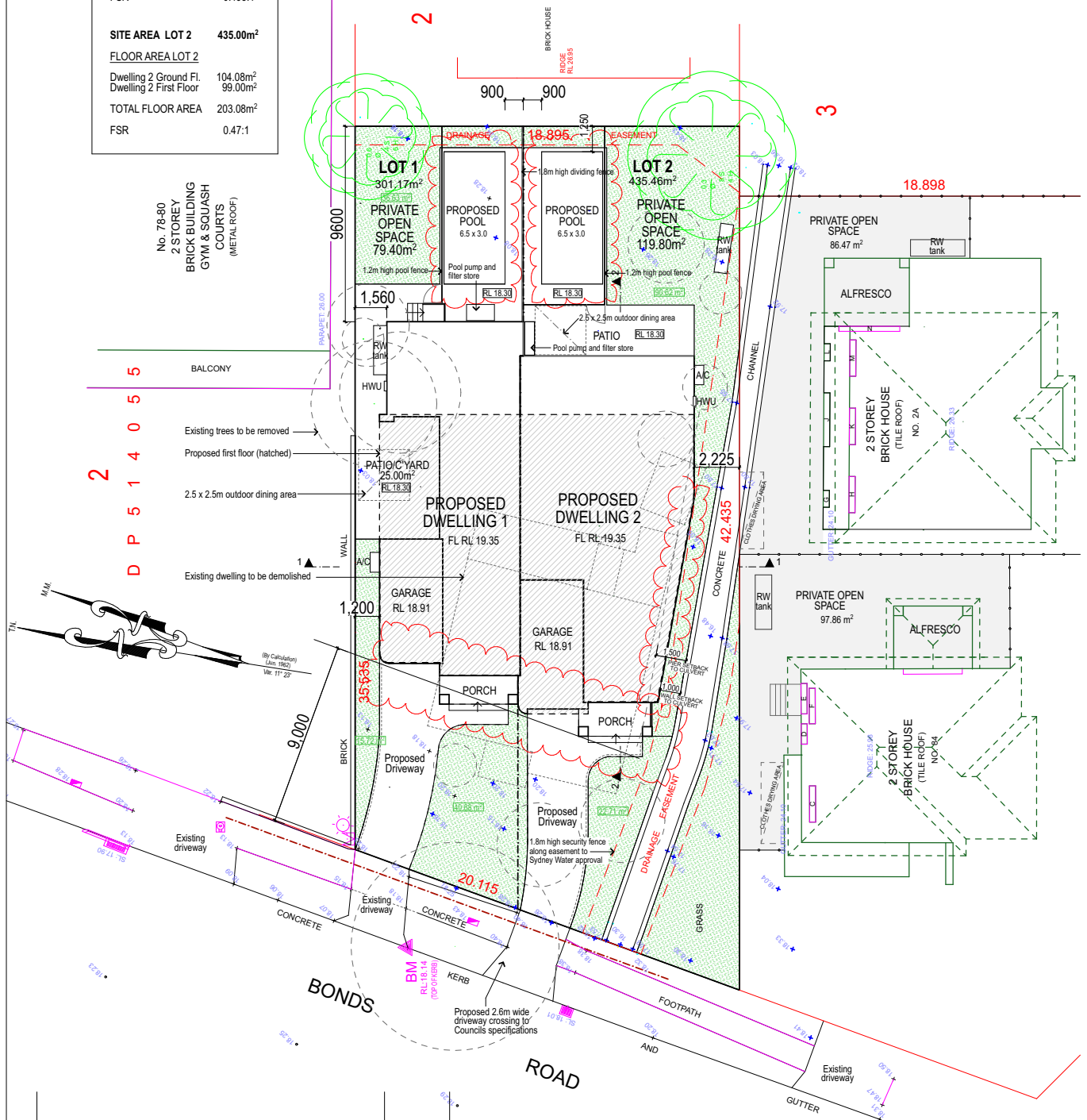
TOTAL SITE AREA	736.00m ²
SITE AREA LOT 1	301.00m²
<u>FLOOR AREA LOT 1</u>	
Dwelling 1 Ground Fl.	72.16m ²
Dwelling 1 First Floor	76.72m ²
TOTAL FLOOR AREA	148.88m ²
FSR	0.495:1

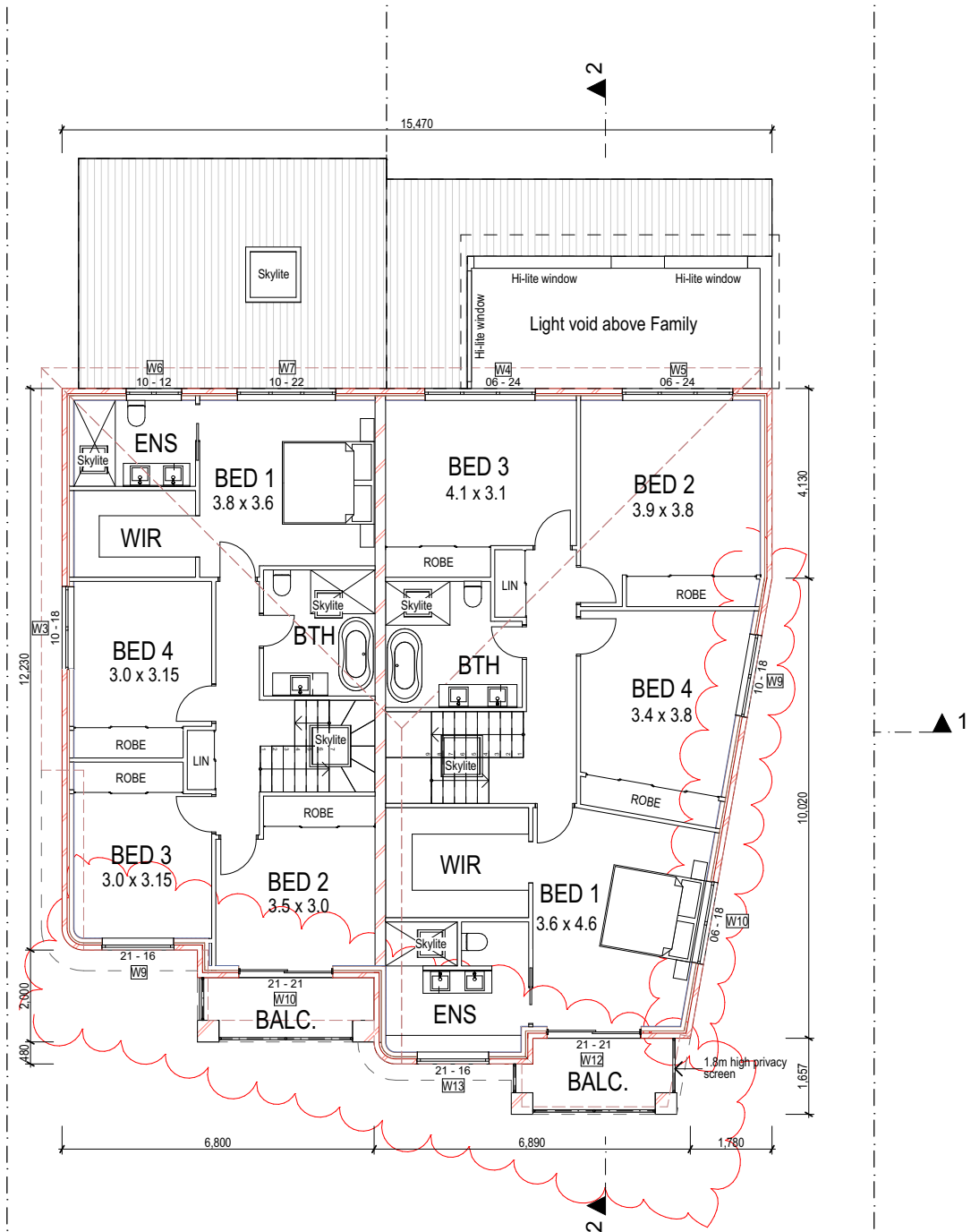
SITE AREA LOT 2	435.00m ²
<u>FLOOR AREA LOT 2</u>	
Dwelling 2 Ground Fl.	104.08m ²
Dwelling 2 First Floor	99.00m ²
TOTAL FLOOR AREA	203.08m ²
FSR	0.47:1



- LEGEND**
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS TAP/VALVE
 - WATER METER
 - GULLY PIT & LINTEL
 - DRAINAGE PIT
 - LIGHT POLE

WINDOW/DOOR TABLE				
No.	Sil RL:	Width	Height	Type
A	22.62	1.04	1.12	WIN
B	22.62	1.84	1.12	WIN
C	23.31	1.78	0.57	WIN
D	22.89	0.81	1.04	WIN
E	18.88	1.50	2.08	DOOR
F	22.85	1.74	1.04	WIN
G	19.13	0.83	1.85	WIN
H	22.87	1.78	1.01	WIN
J	19.13	2.64	1.85	WIN
K	23.30	1.78	0.58	WIN
L	19.13	0.83	1.85	WIN
M	22.87	1.78	1.01	WIN
N	20.81	3.00	2.08	WINDOW

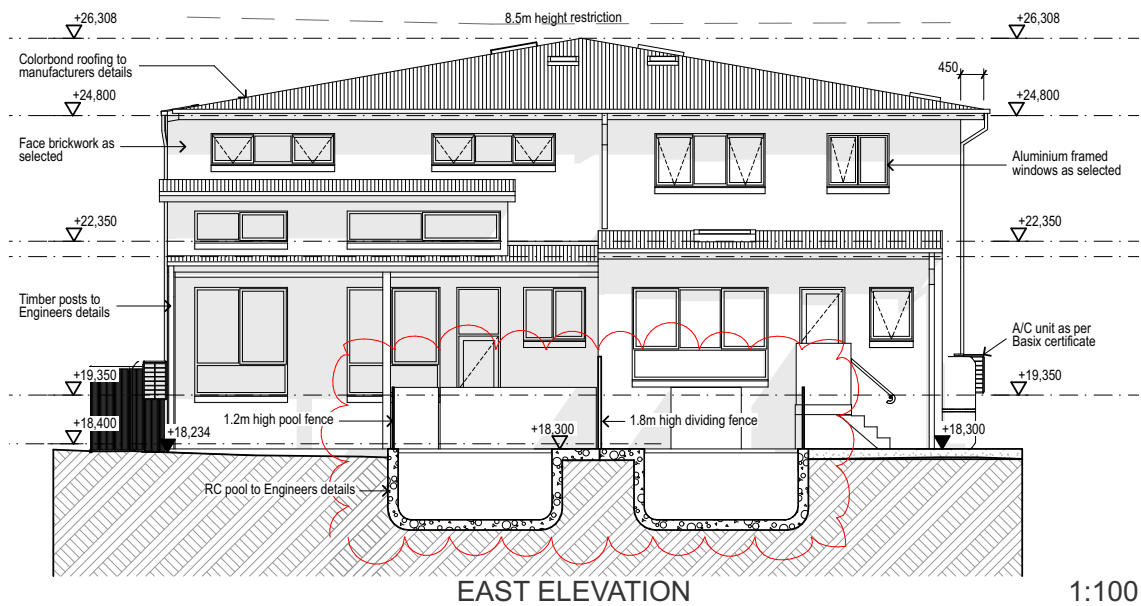
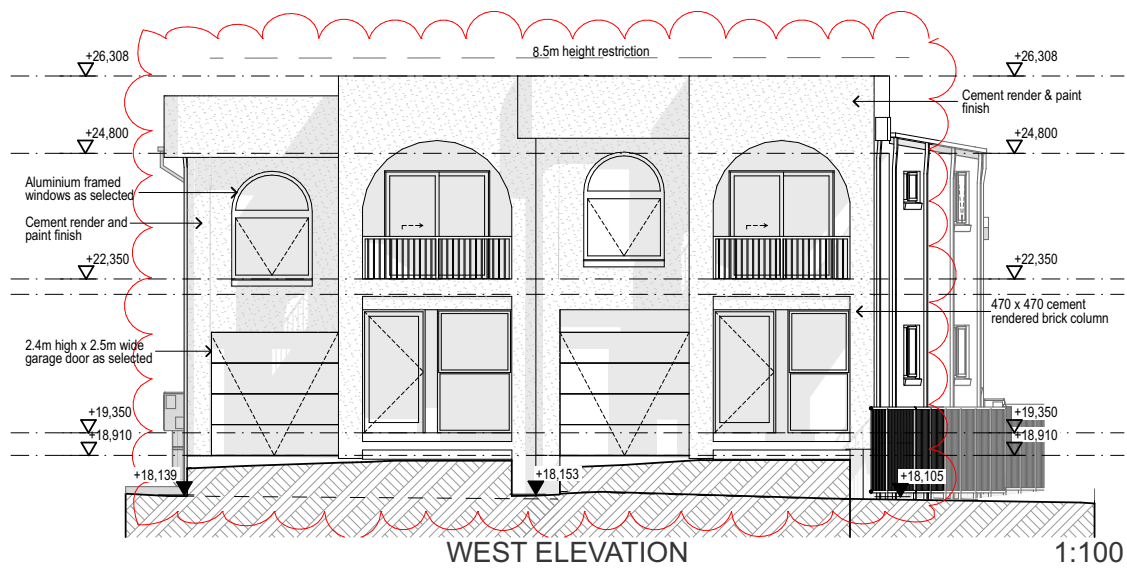
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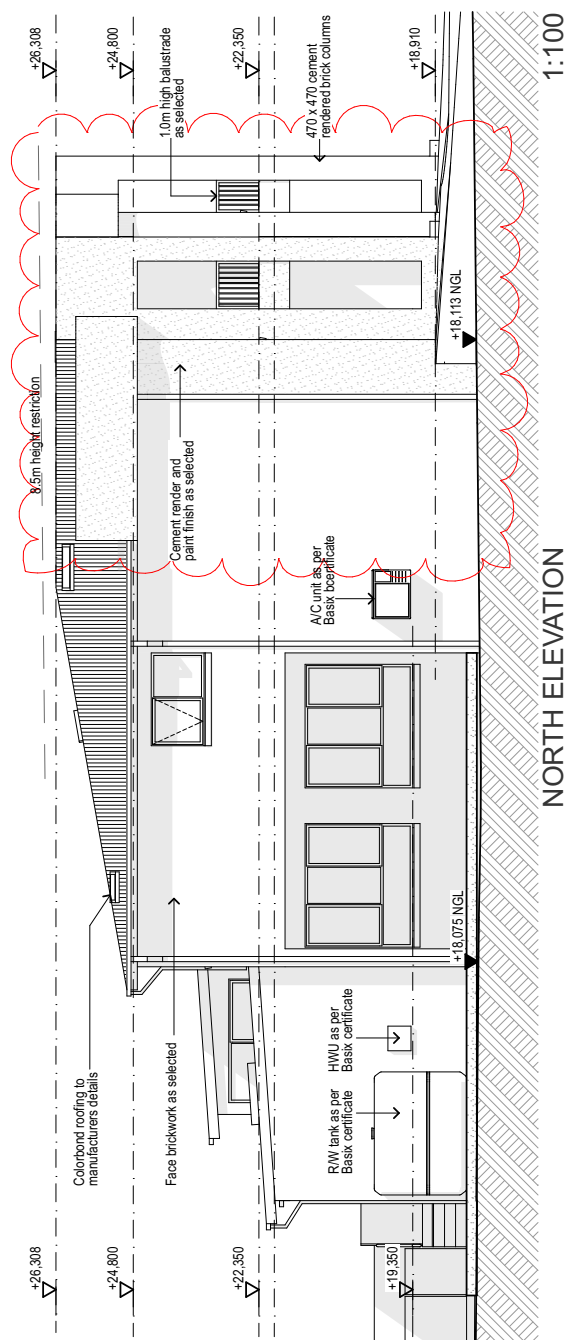
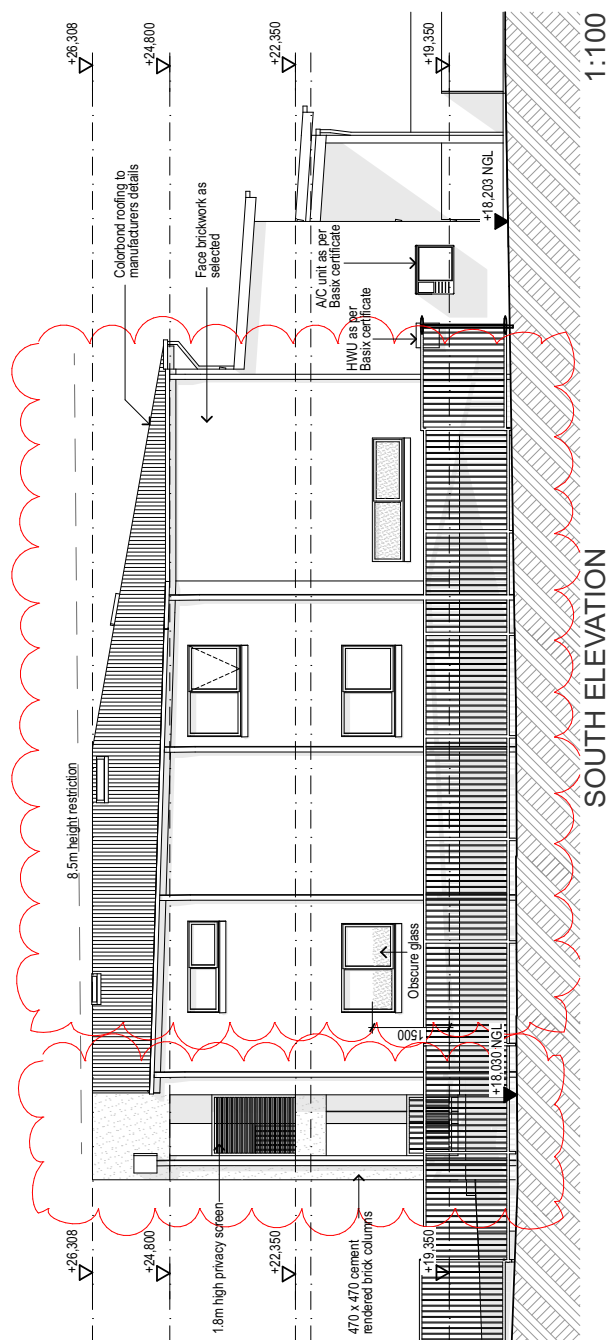
2	Issued for Council submission	28-1-2026	client	DAHER PROJECT MANAGEMENT		
1	Issued for review	17-12-2025				
no.	amendment	date				
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	title FIRST FLOOR PLAN	
					job number	
			notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address
				date	Nov. 2025	scale 1:100 @ A3
				dwg by	BG	sheet no. 3 of 9



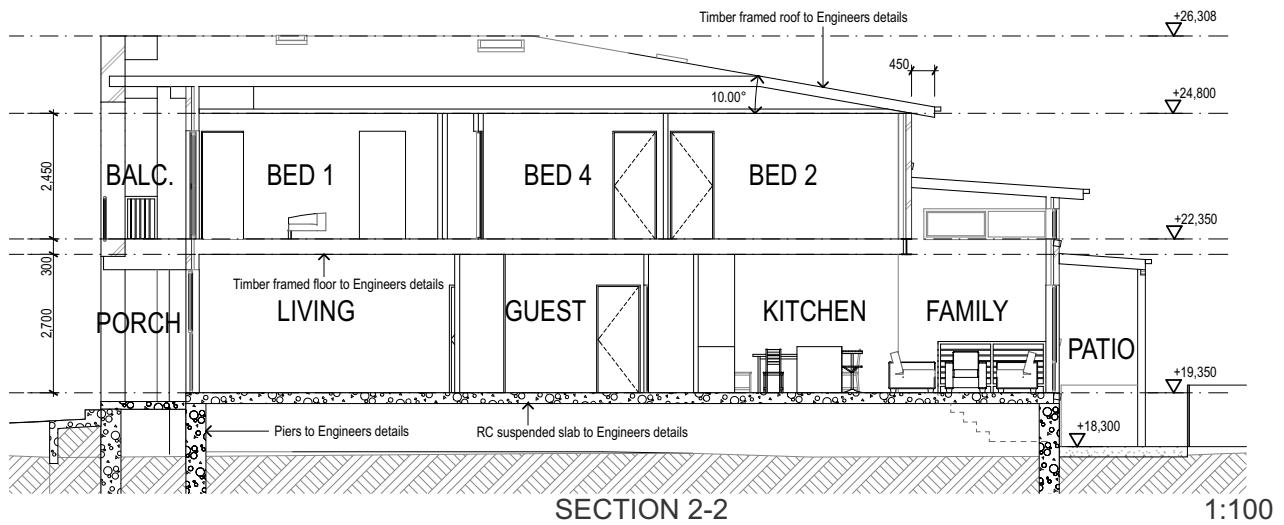
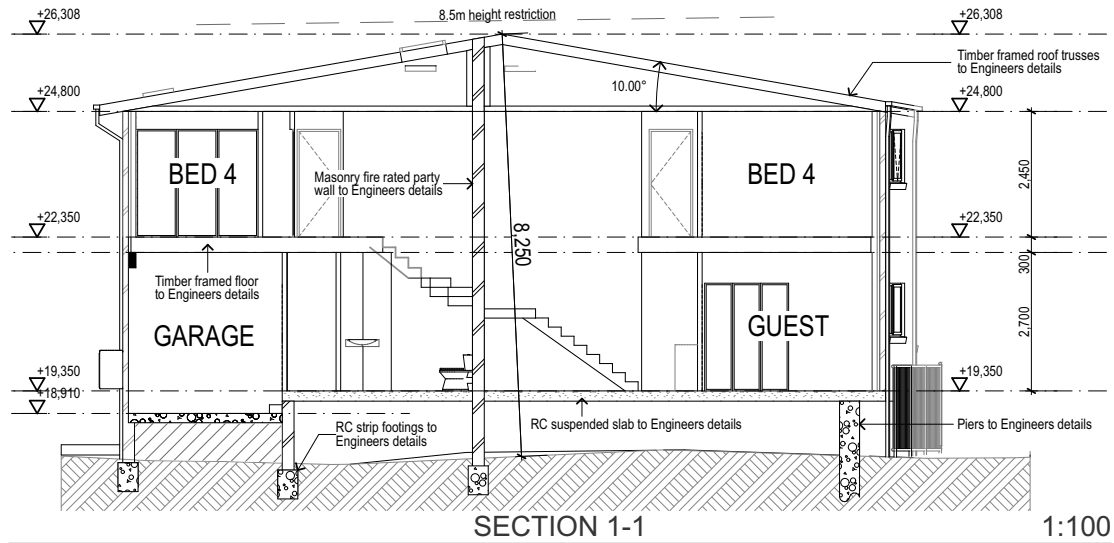
2	Issued for Council submission	28-1-2026	client	DAHER PROJECT MANAGEMENT			
1	Issued for review	17-12-2025					
no.	amendment	date					
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	title	ROOF PLAN	
					job number		
			notes:	All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.	address	82 BONDS ROAD, ROSELANDS	date
				dwg by	BG	sheet no.	4 of 9



2	Issued for Council submission	28-1-2026								
1	Issued for review	17-12-2025	client	DAHER PROJECT MANAGEMENT						
no.	amendment	date								
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT			title ELEVATIONS 1			
							job number			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	82 BONDS ROAD, ROSELANDS			date	Nov. 2025	scale	1:100 @ A3
							dwg by	BG	sheet no.	5 of 9



2	Issued for Council submission	28-1-2026	client	DAHER PROJECT MANAGEMENT	
1	Issued for review	17-12-2025			
no.	amendment	date			
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	title ELEVATIONS 2
					job number
notes:	All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.		address	82 BONDS ROAD, ROSELANDS	date Nov. 2025
					scale 1:100 @ A3
					dwg by BG
					sheet no. 6 of 9



2	Issued for Council submission	28-1-2026	client	DAHAR PROJECT MANAGEMENT	
1	Issued for review	17-12-2025	project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	title SECTIONS
no.	amendment	date			job number
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			address	82 BONDS ROAD, ROSELANDS	date Nov. 2025 scale 1:100 @ A3 dwg by BG sheet no. 7 of 9
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.					

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) 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 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 2500 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 50 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

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.)

Swimming Pool

The swimming pool must not have a volume greater than 21 kilolitres.

Water Commitments

The swimming pool must be outdoors.

Thermal Comfort Commitments

Do-it-yourself Method

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.

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, 71.65 square metres, concrete	1.4 (or 2 including construction) (down)	
floor - above habitable rooms or mezzanine, 76.97 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.25 (up), roof: foil/sarking	2 wind-driven ventilator(s) + eave vents; light (solar absorbance < 0.475)

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.

Thermal Comfort Commitments

Windows, glazed 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 window and glazed 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:

For the following glass and frame types, the certifier check can be performed by visual inspection.

Aluminium single clear

Aluminium double (air) clear

Timber/UPVC/fibreglass single clear

Timber/UPVC/fibreglass double (air) clear

For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

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: solar (gas boosted, flat plate) with a performance of 21 to 25 STCs or better.

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; Energy rating: EER 3.5 - 4.0

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: EER 3.5 - 4.0

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; Energy rating: EER 3.5 - 4.0

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: EER 3.5 - 4.0

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

Artificial lighting

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:

at least 4 of the bedrooms / study; dedicated

at least 3 of the living / dining rooms; dedicated

the kitchen; dedicated

all bathrooms/toilets; dedicated

the laundry; dedicated

all hallways; dedicated

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 2 bathroom(s)/toilet(s) in the development for natural lighting.

Swimming pool

The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating

The applicant must install a timer for the swimming pool pump in the development.

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.

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.40	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	1800.00	2400.00	U-value: 5.4, SHGC: 0.441 - 0.539 (aluminium, single, Hi-Tsol Low-e)	verandah 2950 mm, 2150 mm above head of window or glazed door	not overshadowed
W02	1800.00	2400.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	verandah 2950 mm, 2190 mm above base of window or glazed door	not overshadowed
W03	1000.00	1800.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
East facing					
W04	1000.00	900.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 540 mm above head of window or glazed door	not overshadowed
W05	1800.00	2700.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 540 mm above head of window or glazed door	not overshadowed
W06	1000.00	1200.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W07	1000.00	2200.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
West facing					
W08	2100.00	1800.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	verandah 1320 mm, 2400 mm above base of window or glazed door	not overshadowed
W09	2100.00	1600.00	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	none	not overshadowed
W10	2100.00	2100.00	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	solid overhang 450 mm, 100 mm above head of window or glazed door	not overshadowed

2

Issued for Council submission

28-1-2026

1

Issued for review

9-12-2025

no.

amendment

date

client

DAHER PROJECT MANAGEMENT

project

PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT

title

BASIX COMMITMENTS DWELLING 1

job number

notes:

All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.

address

82 BONDS ROAD, ROSELANDS

date

Nov. 2025

scale

dwg by

BG

sheet no.

8 of 9

Thermal Comfort Commitments

Windows, glazed 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 window and glazed 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:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/PVC/CFB/ireglass single clear
 - Timber/PVC/CFB/ireglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Penetration Rating Council (NPRC) conditions. Frame and glass types shown in the table below are for reference only.

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).

West facing					
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W11	2100.00	1600.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsai Low-e)	verandah 1800 mm, 2400 mm above base of window or glazed door	not overshadowed
W12	2100.00	2100.00	U-value: 4.6, SHGC: 0.414 - 0.506 (composite, single, Lo-Tsai Low-e)	solid overhang 450 mm, 100 mm above head of window or glazed door	not overshadowed
W13	2100.00	1600.00	U-value: 4.6, SHGC: 0.324 - 0.396 (composite, single, Lo-Tsai Low-e)	none	not overshadowed

PROJECT MANAGEMENT			
MODIFICATIONS TO DUAL OCCUPANCY UNIT		title BASIX COMMITMENTS DWELLING 2	
		job number	
ROAD, ROSELANDS		date Nov. 2025	scale
		dwg by BG	sheet no. 9 of 9

client	DAHER PROJECT MANAGEMENT		
project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	title BASIX COMMITMENTS DWELLING 2	
		job number	
address	82 BONDS ROAD, ROSELANDS	date Nov. 2025	scale
		dwg by BG	sheet no. 9 of 9