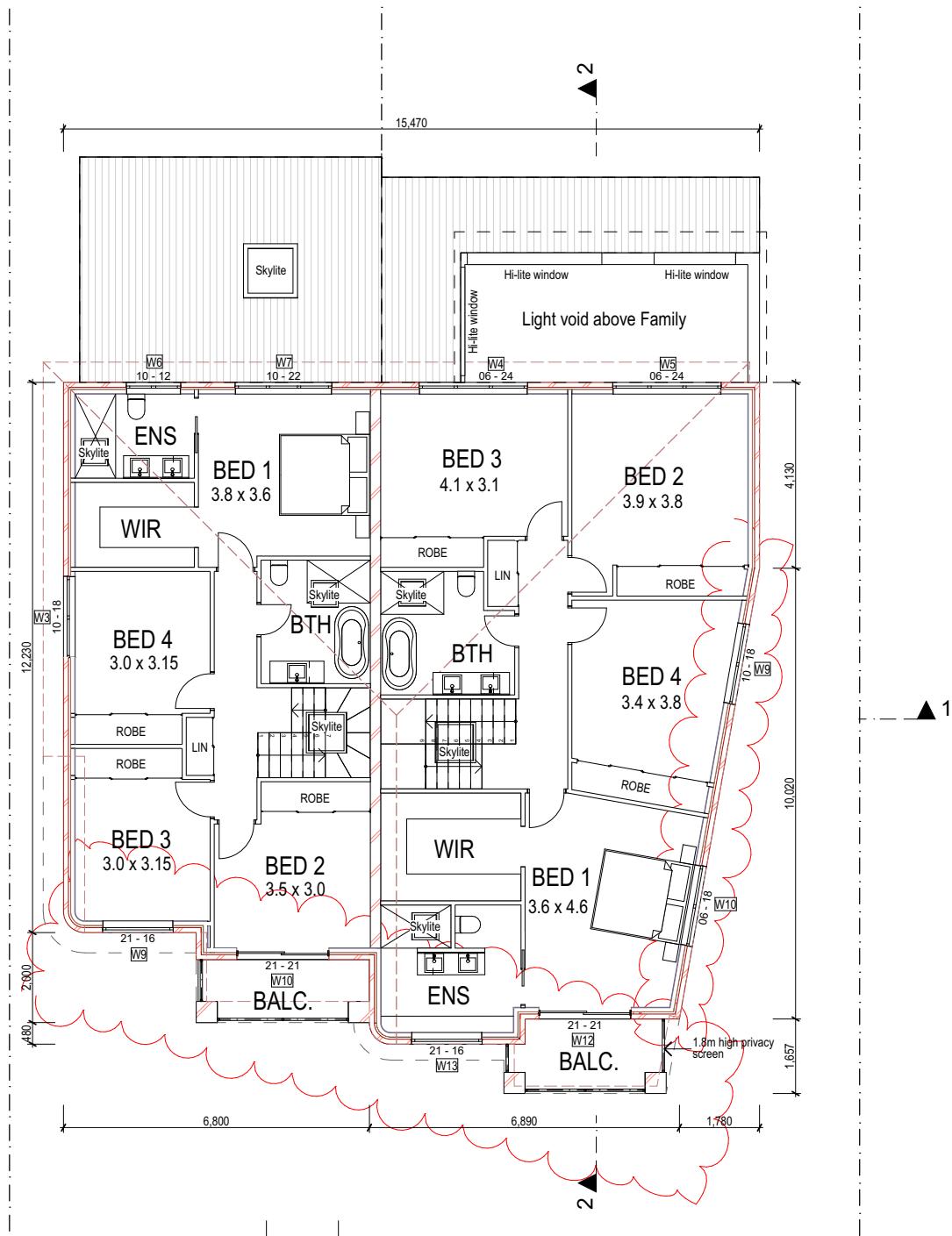


2	Issued for Council submission	28-1-2026		
1	Issued for review	17-12-2025		
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<b>BORIS GRGUREVIC &amp; ASSOCIATES P/L</b> ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E <a href="mailto:boris@buildingdesignsydney.com">boris@buildingdesignsydney.com</a>		project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT	
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.	2 of 9



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**BORIS GRGUREVIC & ASSOCIATES P/L**  
ACCREDITED BUILDING DESIGNER (Reg. No. 6213)  
REGISTERED DESIGN PRACTITIONER (DEP0002934)  
M 0418 863 975 E boris@buildingdesignsydney.com

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client DAHER PROJECT MANAGEMENT

project PROPOSED MODIFICATIONS TO  
APPROVED DUAL OCCUPANCY  
DEVELOPMENT

address 82 BONDS ROAD, ROSELANDS

title FIRST FLOOR PLAN

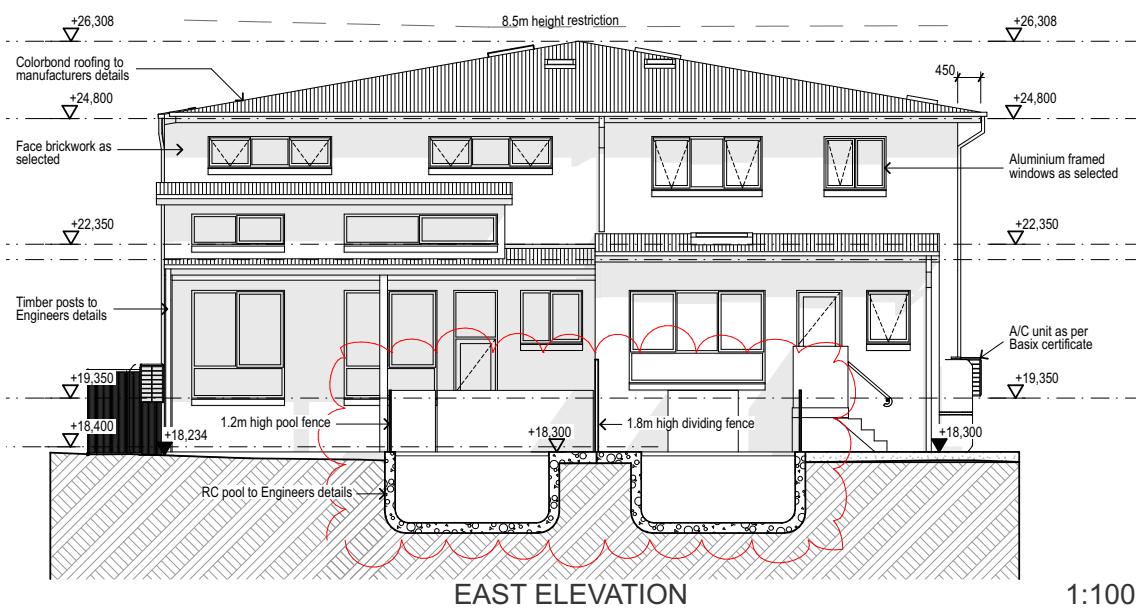
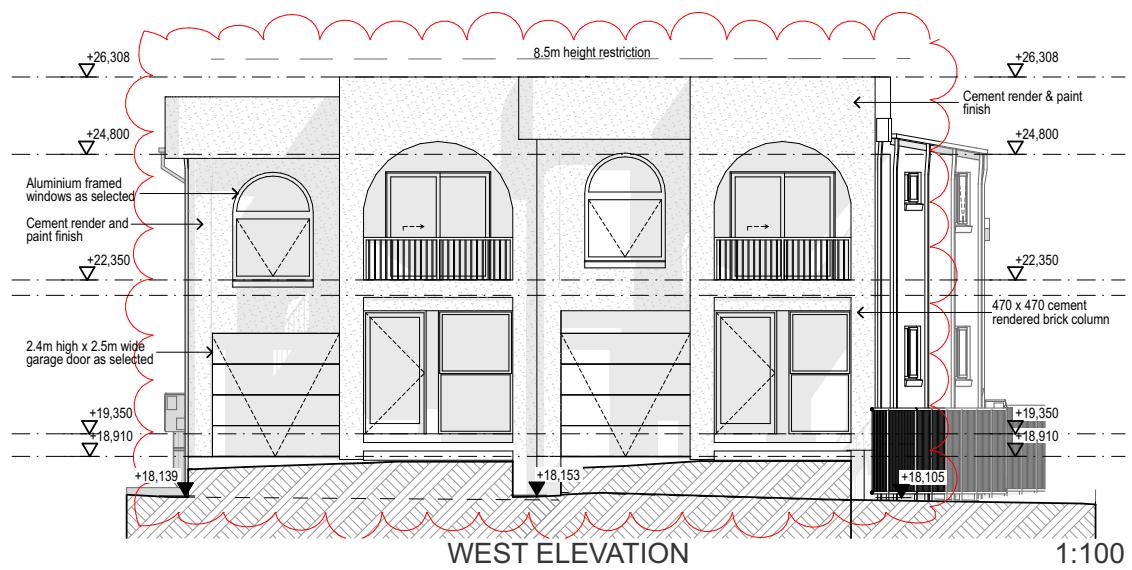
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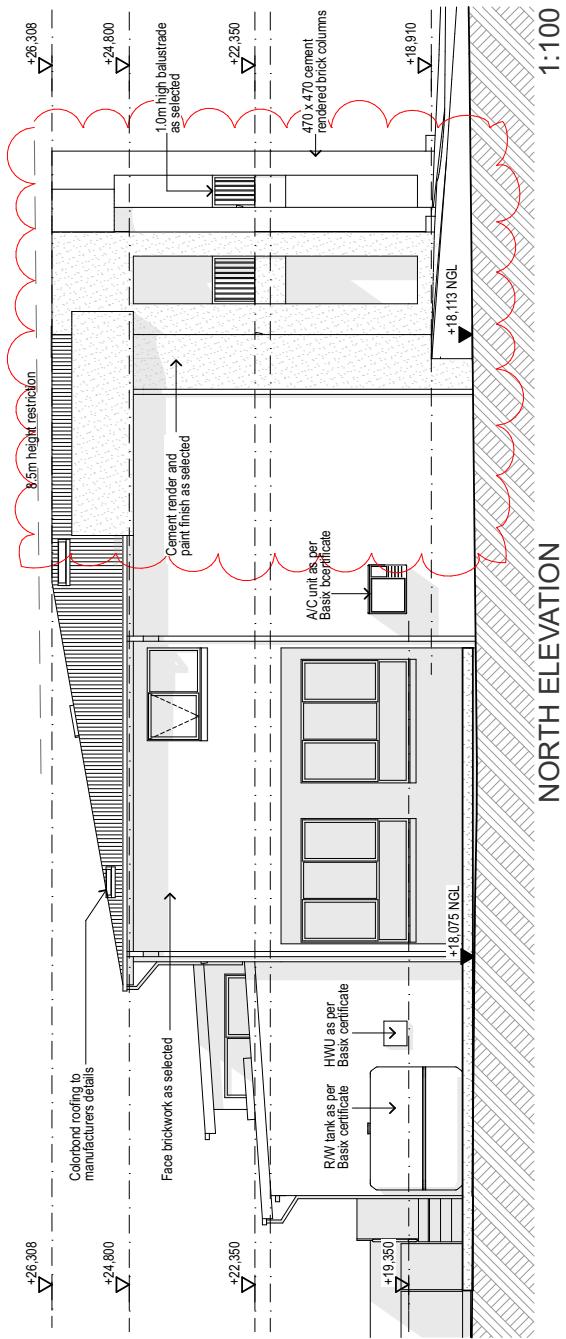
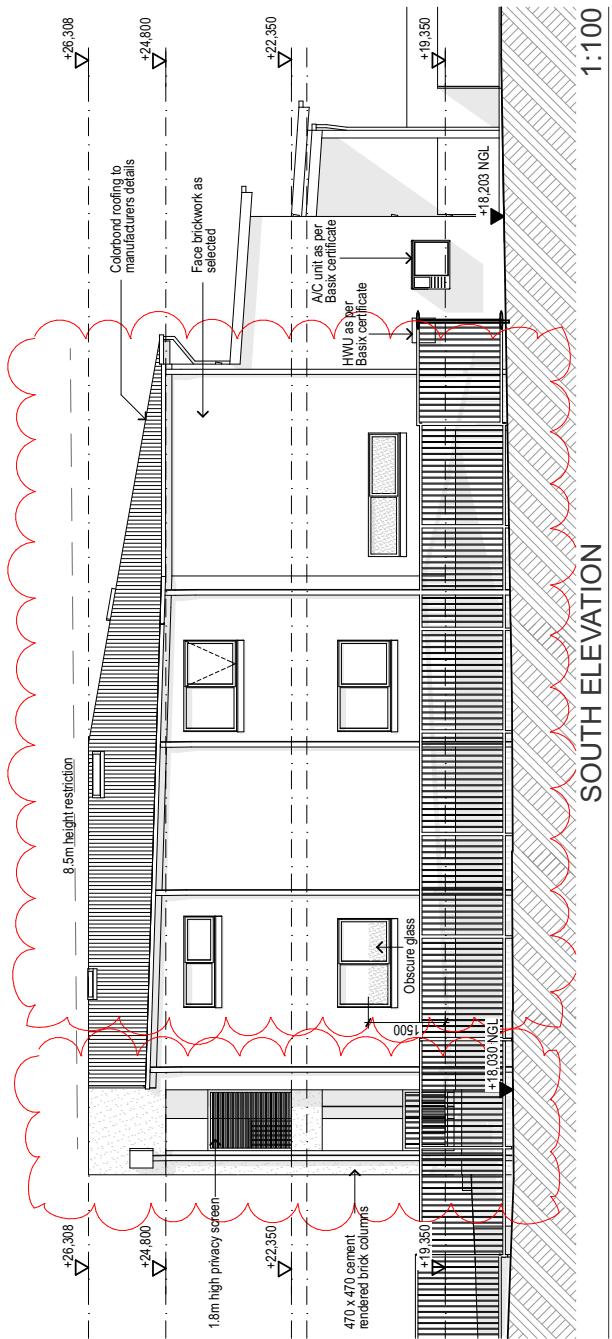
dwg by BG sheet no. 3 of 9



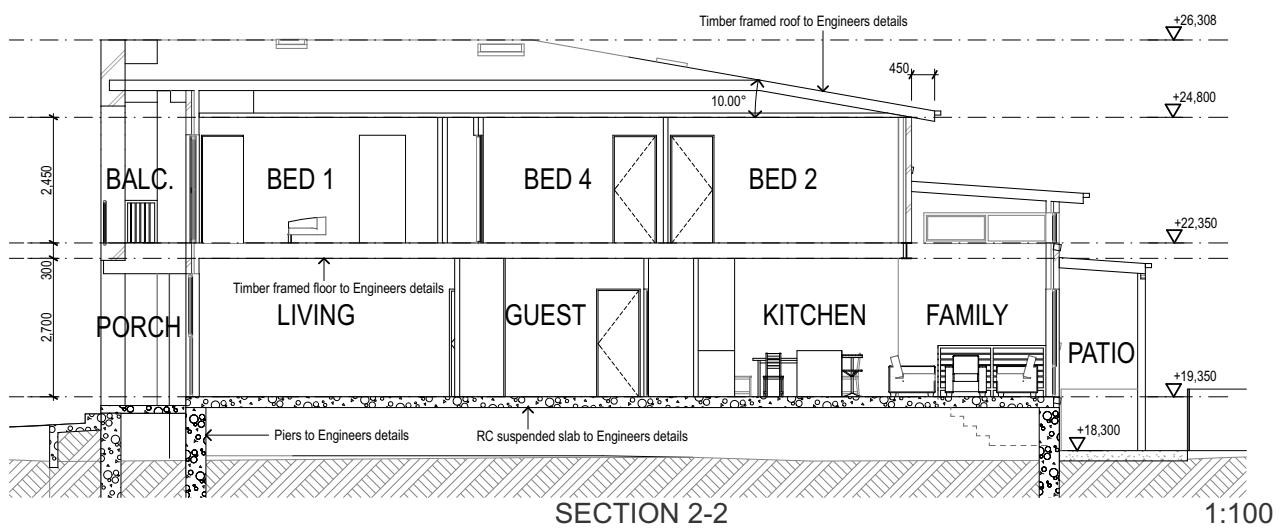
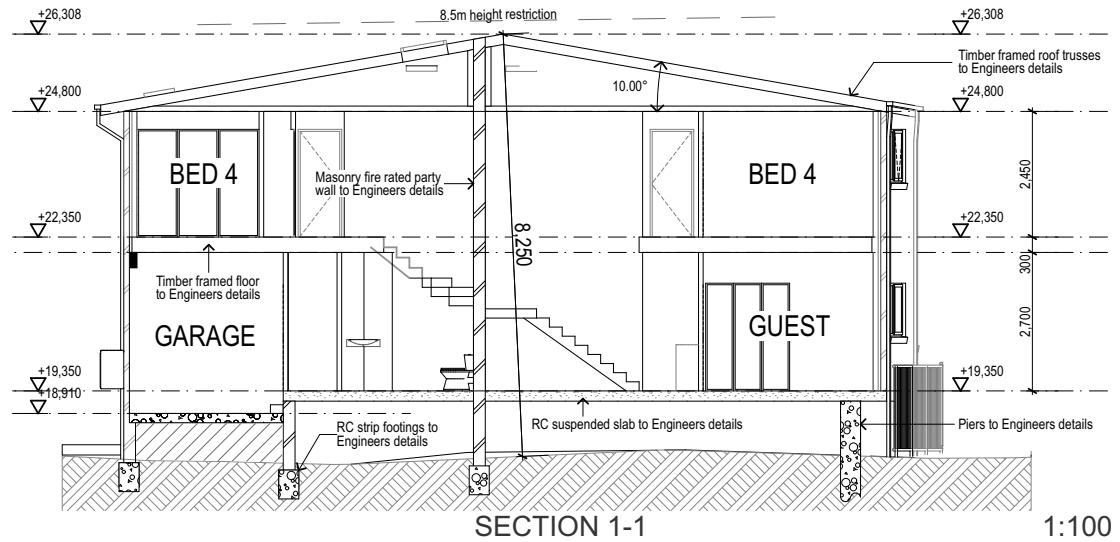
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notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.		address 82 BONDS ROAD, ROSELANDS	job number
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notes: 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 dwg by BG scale 1:100 @ A3 sheet no. 5 of 9



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<p><b>Water Commitments</b></p> <p><b>Fixtures</b></p> <p>The applicant must install showerheads with a minimum rating of 3 star (&gt; 7.5 but &lt;= 9 L/min) in all showers in the development.</p> <p>The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.</p> <p>The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.</p> <p>The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.</p> <p><b>Alternative water</b></p> <p>Rainwater tank</p> <p>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.</p> <p>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).</p> <p>The applicant must connect the rainwater tank to:</p> <ul style="list-style-type: none"> <li>all toilets in the development</li> <li>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.)</li> </ul> <p><b>Swimming Pool</b></p> <p>The swimming pool must not have a volume greater than 21 kilolitres.</p>			<p><b>Energy Commitments</b></p> <p><b>Hot water</b></p> <p>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.</p> <p><b>Cooling system</b></p> <p>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</p> <p>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</p> <p><b>Heating system</b></p> <p>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</p> <p>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</p> <p><b>Ventilation</b></p> <p>The applicant must install the following exhaust systems in the development:</p> <ul style="list-style-type: none"> <li>at least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off</li> <li>Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off</li> <li>Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off</li> </ul> <p><b>Artificial lighting</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>at least 4 of the bedrooms / study: dedicated</li> <li>at least 3 of the living / dining rooms: dedicated</li> <li>the kitchen: dedicated</li> <li>all bathrooms/toilets: dedicated</li> <li>the laundry: dedicated</li> <li>all hallways: dedicated</li> </ul> <p><b>Natural lighting</b></p> <p>The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.</p> <p>The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.</p> <p><b>Swimming pool</b></p> <p>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</p> <p>The applicant must install a timer for the swimming pool pump in the development.</p> <p><b>Other</b></p> <p>The applicant must install a gas cooktop &amp; electric oven in the kitchen of the dwelling.</p> <p>The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.</p> <p>The applicant must install a fixed outdoor clothes drying line as part of the development.</p> <p>The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.</p>																																																																																																																			
<p><b>Construction</b></p> <table border="1"> <tr> <th>Construction</th> <th>Additional insulation required (R-Value)</th> <th>Other specifications</th> </tr> <tr> <td>floor - suspended floor above open subfloor, 71.65 square metres, concrete</td> <td>1.4 (or 2 including construction) (down)</td> <td></td> </tr> <tr> <td>floor - above habitable rooms or mezzanine, 76.97 square metres, framed</td> <td>nil</td> <td></td> </tr> <tr> <td>floor - suspended floor above garage, framed</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall - brick veneer</td> <td>2.86 (or 3.40 including construction)</td> <td></td> </tr> <tr> <td>internal wall shared with garage - plasterboard</td> <td>nil</td> <td></td> </tr> <tr> <td>ceiling and roof - flat ceiling / pitched roof</td> <td>ceiling: 4.25 (up), roof: foil/sarking</td> <td>2 wind-driven ventilator(s) + eave vents; light (solar absorptance &lt; 0.475)</td> </tr> </table>			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 absorptance < 0.475)	<p><b>Skylight no.</b></p> <table border="1"> <tr> <th>Skylight no.</th> <th>Maximum area (square metres)</th> <th>Type</th> <th>Shading device</th> </tr> <tr> <td>S01</td> <td>1.40</td> <td>aluminium, moulded plastic single clear</td> <td>no shading</td> </tr> </table> <p><b>Window/glazed door no.</b></p> <table border="1"> <thead> <tr> <th>Window/glazed door no.</th> <th>Maximum height (mm)</th> <th>Maximum width (mm)</th> <th>Type</th> <th>Shading Device (Dimension within 10%)</th> <th>Overshadowing</th> </tr> </thead> <tbody> <tr> <td><b>North facing</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>W01</td> <td>1800.00</td> <td>2400.00</td> <td>U-value: 5.4, SHGC: 0.441 - 0.459 (aluminium, single, Hi-Tao Low-e)</td> <td>verandah 2950 mm, 2150 mm above base of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W02</td> <td>1800.00</td> <td>2400.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>verandah 2950 mm, 2100 mm above base of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W03</td> <td>1000.00</td> <td>1800.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>eave 600 mm, 270 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td><b>East facing</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>W04</td> <td>1000.00</td> <td>900.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>eave 600 mm, 540 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W05</td> <td>1800.00</td> <td>2700.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>eave 600 mm, 540 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W06</td> <td>1000.00</td> <td>1200.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>eave 600 mm, 270 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W07</td> <td>1000.00</td> <td>2200.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>eave 600 mm, 270 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td><b>West facing</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>W08</td> <td>2100.00</td> <td>1800.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>verandah 1320 mm, 2400 mm above base of window or glazed door</td> <td>not overshadowed</td> </tr> <tr> <td>W09</td> <td>2100.00</td> <td>1600.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>none</td> <td>not overshadowed</td> </tr> <tr> <td>W10</td> <td>2100.00</td> <td>2100.00</td> <td>U-value: 6.6, SHGC: 0.389 - 0.451 (aluminium, single, tint)</td> <td>solid overhang 450 mm, 100 mm above head of window or glazed door</td> <td>not overshadowed</td> </tr> </tbody> </table>			Skylight no.	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<b>Water Commitments</b>		<p>The swimming pool must not have a volume greater than 21 kilolitres.</p> <p>The swimming pool must have a pool cover.</p> <p>The swimming pool must be outdoors.</p>						
<b>Thermal Comfort Commitments</b>								
<b>Do-it-yourself Method</b>		<p>General features</p> <p>The dwelling must not have more than 2 storeys.</p> <p>The conditioned floor area of the dwelling must not exceed 300 square metres.</p> <p>The dwelling must not contain open mezzanine area exceeding 25 square metres.</p> <p>The dwelling must not contain third level habitable attic room.</p> <p>Floor, walls and ceiling/roof</p> <p>The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below:</p>						
<b>Construction</b>		<b>Additional insulation required (R-Value)</b>	<b>Other specifications</b>					
floor - suspended floor above enclosed subfloor, 109.07 square metres, concrete		1.20 (or 1.8 including construction) (down)						
floor - above habitable rooms or mezzanine, 99.12 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: 5 (up), roof: foil/sarking	2 wind-driven ventilator(s) + eave vents; dark (solar absorptance > 0.70)					
<b>Note</b>		<p>* Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</p> <p>* In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</p>						
<b>Thermal Comfort Commitments</b>								
<b>Windows, glazed doors and skylights</b>								
<p>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.</p> <p>The dwelling may have 1 skylight (&lt;0.7 square metres) which is not listed in the table.</p>								
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection.</li> </ul> <ul style="list-style-type: none"> <li>Aluminium single clear</li> <li>Aluminium double (air) clear</li> <li>Timber/uPVC/fibreglass single clear</li> <li>Timber/uPVC/fibreglass double (air) clear</li> </ul> <p>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 (NFCR) conditions. Frame and glass types shown in the table below are for reference only.</p>								
<p>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).</p>								
2	Issued for Council submission	28-1-2026						
1	Issued for review	9-12-2025	client	DAHER PROJECT MANAGEMENT				
no.	amendment	date	project	PROPOSED MODIFICATIONS TO APPROVED DUAL OCCUPANCY DEVELOPMENT			title <b>BASIX COMMITMENTS DWELLING 2</b>	
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			job number	
							date Nov. 2025 scale	
							dwg by BG sheet no. 9 of 9	