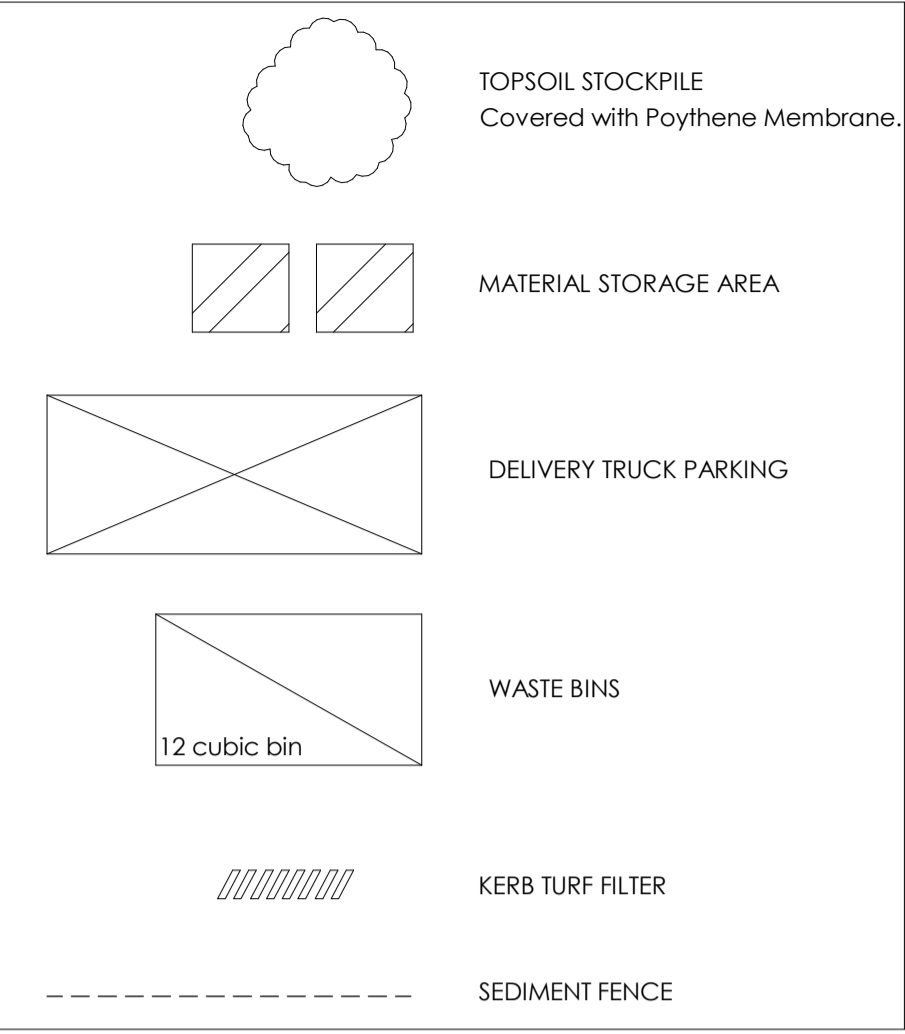
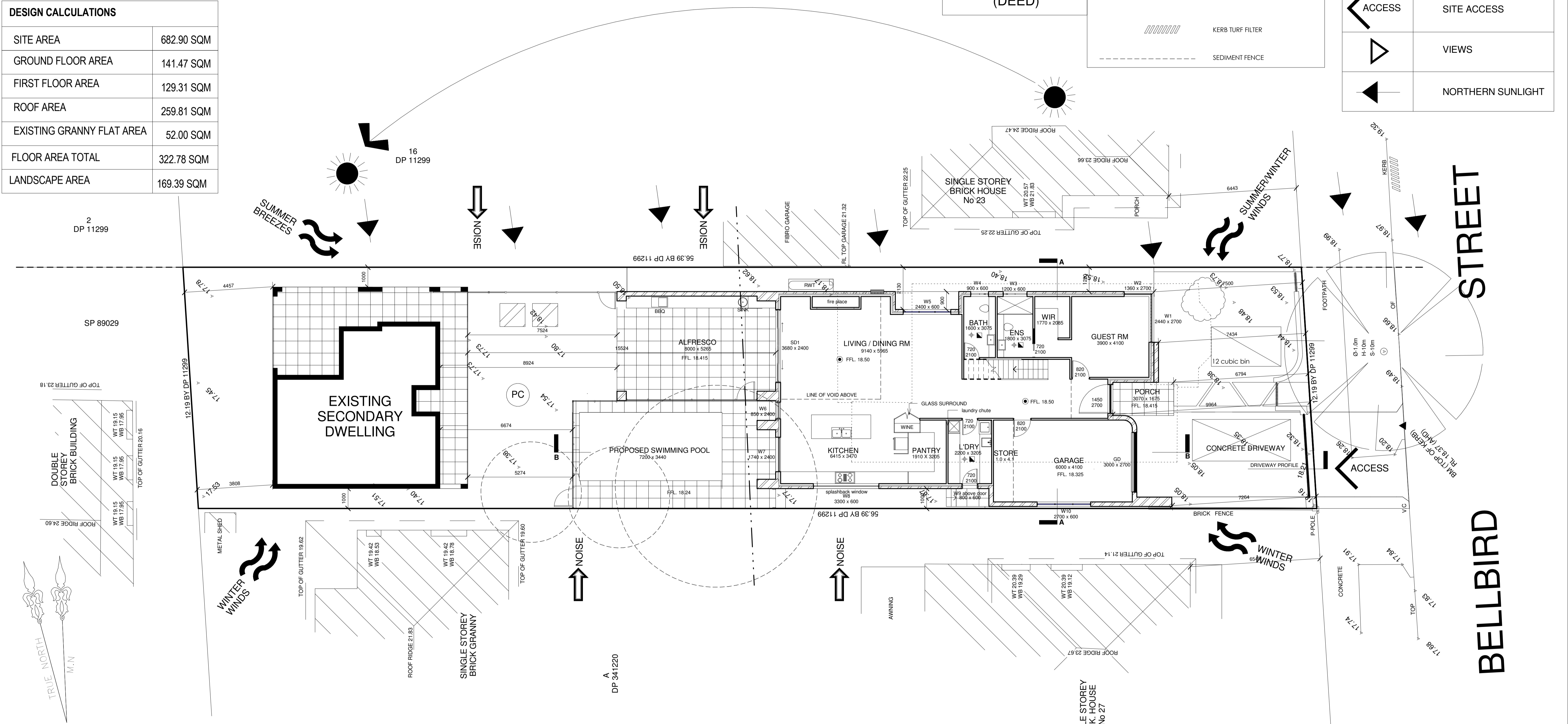


- NOTES**
- ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
  - REVEGETATION WORKS - MUY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
  - AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
  - REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION



**DESIGN CALCULATIONS**

|                           |            |
|---------------------------|------------|
| SITE AREA                 | 682.90 SQM |
| GROUND FLOOR AREA         | 141.47 SQM |
| FIRST FLOOR AREA          | 129.31 SQM |
| ROOF AREA                 | 259.81 SQM |
| EXISTING GRANNY FLAT AREA | 52.00 SQM  |
| FLOOR AREA TOTAL          | 322.78 SQM |
| LANDSCAPE AREA            | 169.39 SQM |



**1 SITE / ANALYSIS / SEDIMENT CONTROL PLAN**  
 SCALE 1:100

**d**  
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 jack@dvyne.com.au  
 www.dvyne.com.au  
 DESIGN | CONSTRUCT | CONSULT

|                        |  |
|------------------------|--|
| <b>JOB DESCRIPTION</b> | Prop. 2 storey and pool<br>AT<br>No. 25 Bellbird street Canterbury |
| <b>DRAWING TITLE</b>   | SITE / ANALYSIS / SEDIMENT<br>CLIENT DETAILS<br>Mr. & Mrs Azzam    |

|                      |          |
|----------------------|----------|
| <b>DRAWN</b>         | JT       |
| <b>DATE</b>          | FEB 2022 |
| <b>CHECKED</b>       | JACK     |
| <b>SCALE</b>         | 1:100    |
| <b>JOB NUMBER</b>    | 21115-00 |
| <b>NUMBER IN SET</b> | A01      |
| <b>ISSUE</b>         | B        |

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|              |   |                  |               |
|--------------|---|------------------|---------------|
| <b>ISSUE</b> | A | <b>AMENDMENT</b> | CONCEPT PLAN  |
| <b>ISSUE</b> | B | <b>AMENDMENT</b> | DA SUBMISSION |

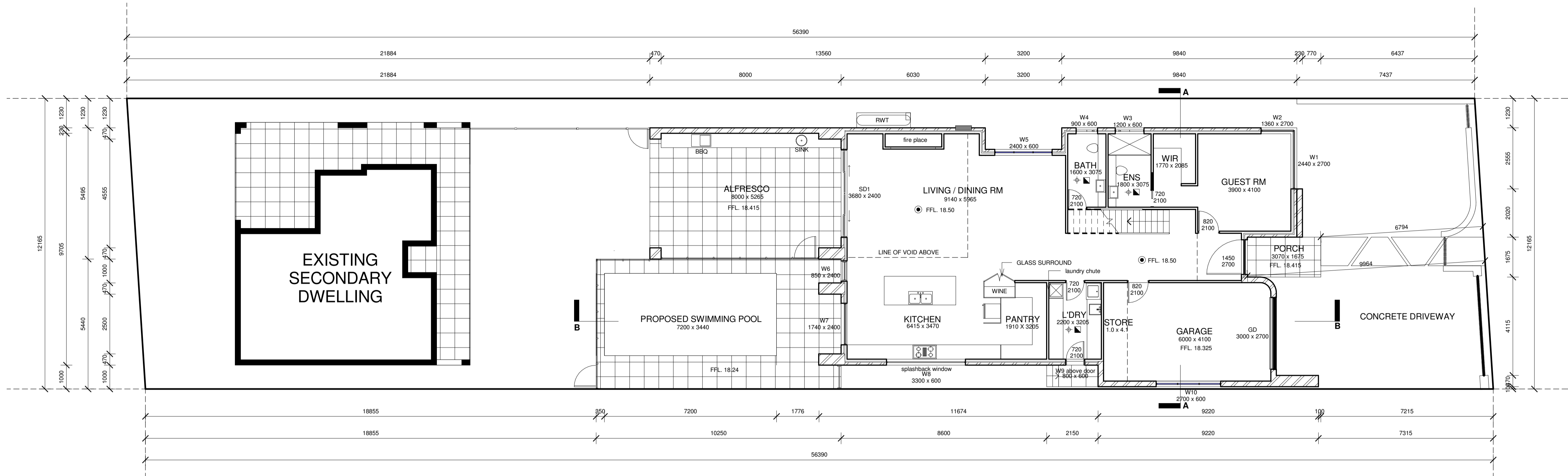
|           |    |             |        |
|-----------|----|-------------|--------|
| <b>BY</b> | JK | <b>DATE</b> | JAN 22 |
| <b>BY</b> | JN | <b>DATE</b> | FEB 22 |

NOTE

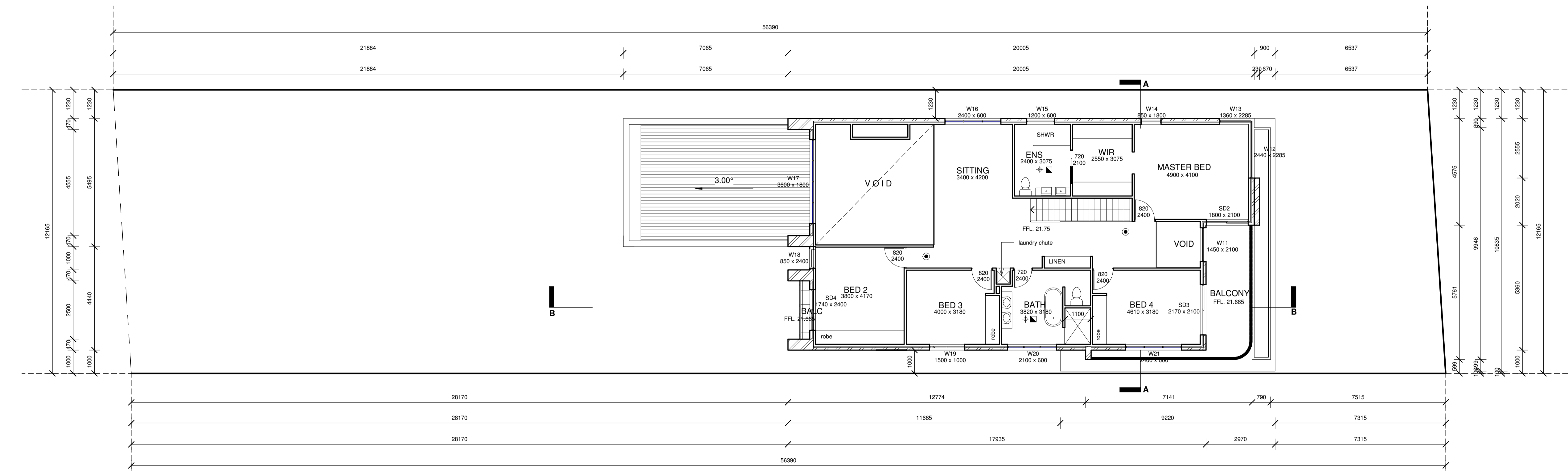
1. all dimensions and notes on all drawings must be checked and verified by client/owner/builder prior to commencement of any building works on site, to clarify any discrepancies between all plans relevant to the proposal/site works.
2. bathrooms and ensuite doors are to be provided with removable hinges.
3. floor waste to all wet floor areas

LEGEND

- Smoke Alarm locations and to comply with 3.7.5.5 of the NCC volume two 2019
- Floor Waste
- Mechanical ventilation to comply with Clause 3.8.5.2 (c) of the NCC volume 2019
- location of hot water system as per BASIX requirements
- location of air conditioning unit as per BASIX requirements
- location of rainwater tank as per BASIX requirements



**1 GROUND FLOOR PLAN**  
SCALE 1:100



**2 FIRST FLOOR PLAN**  
SCALE 1:100

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www.dvyne.com.au  
DESIGN | CONSTRUCT | CONSULT

**JOB DESCRIPTION**  
Prop. 2 storey and pool  
AT  
No. 25 Bellbird street Canterbury

**DRAWING TITLE**  
FLOOR PLANS  
CLIENT DETAILS  
Mr. & Mrs Azzam

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**DRAWN** JT  
**DATE** FEB 2022  
**CHECKED** JACK  
**SCALE** 1:100  
**JOB NUMBER** 21115-00  
**NUMBER IN SET** A02  
**ISSUE** B

**ISSUE**  
A  
B

**AMENDMENT**  
CONCEPT PLAN  
DA SUBMISSION

**BY** JK  
**DATE** JAN 22

**BY** JN  
**DATE** FEB 22

# BASIX COMMITMENTS

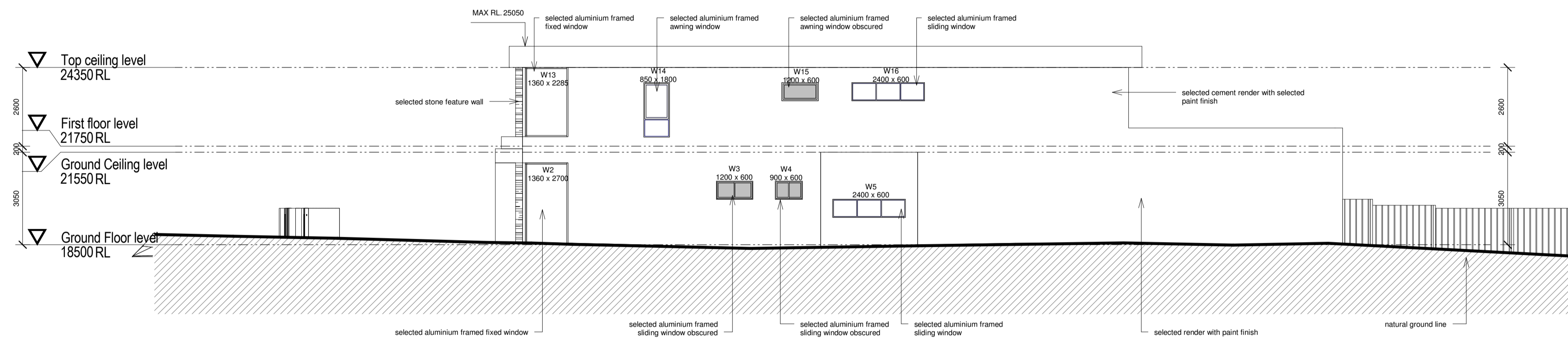
| Water Commitments  | Show on DA plans | Show on CC/DCD plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| <b>Fixtures</b>  |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 6 star in each toilet in the development.   |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.   |                  | ✓                            | ✓               |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.   |                  | ✓                            | ✓               |
| <b>Alternative water</b>   |                  |                              |                 |
| <b>Rainwater tank</b>  |                  |                              |                 |
| The applicant must install a rainwater tank of at least 1500 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 240 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   |                  | ✓                            | ✓               |
| <b>Swimming pool</b>   |                  |                              |                 |
| The swimming pool must not have a volume greater than 30.72 kilolitres.  | ✓                | ✓                            |                 |
| The swimming pool must have a pool cover.  | ✓                | ✓                            |                 |
| The swimming pool must be outdoors.  | ✓                | ✓                            |                 |
| <b>Thermal Comfort Commitments</b>   |                  |                              |                 |
| <b>General features</b>  |                  |                              |                 |
| 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.  | ✓                | ✓                            | ✓               |
| <b>Floor, walls and ceiling/roof</b>   |                  |                              |                 |
| The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.  | ✓                | ✓                            | ✓               |
| <b>Thermal Comfort Commitments</b>   |                  |                              |                 |
| <b>Windows, glazed doors and skylights</b>   |                  |                              |                 |
| 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/fibreglass single clear   |                  | ✓                            | ✓               |
| - Timber/PVC/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 value 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. |                  |                              | ✓               |
| • 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.  | ✓                | ✓                            | ✓               |
| <b>Energy Commitments</b>  |                  |                              |                 |
| <b>Hot water</b>   |                  |                              |                 |
| 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.  | ✓                | ✓                            | ✓               |
| <b>Cooling system</b>  |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning: Energy rating: 5 Star (old label).  | ✓                | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: Energy rating: 5 Star (old label).  | ✓                | ✓                            | ✓               |
| The cooling system must provide for daylight zoning between living areas and bedrooms.   | ✓                | ✓                            | ✓               |
| <b>Heating system</b>  |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning: Energy rating: 5 Star (old label).  | ✓                | ✓                            | ✓               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: Energy rating: 5 Star (old label).  | ✓                | ✓                            | ✓               |
| The heating system must provide for daylight zoning between living areas and bedrooms.   | ✓                | ✓                            | ✓               |
| <b>Ventilation</b>   |                  |                              |                 |
| 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   |                  | ✓                            | ✓               |
| <b>Artificial lighting</b>   |                  |                              |                 |
| 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 5 of the bedrooms / study; dedicated  |                  | ✓                            | ✓               |
| <b>Energy Commitments</b>  |                  |                              |                 |
| • at least 3 of the living / dining rooms; dedicated   |                  | ✓                            | ✓               |
| • the kitchen; dedicated   |                  | ✓                            | ✓               |
| • all bathrooms/toilets;   |                  | ✓                            | ✓               |
| • the laundry;   |                  | ✓                            | ✓               |
| • all hallways; dedicated  |                  | ✓                            | ✓               |
| <b>Natural lighting</b>  |                  |                              |                 |
| 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 4 bathroom(s)/toilet(s) in the development for natural lighting.  | ✓                | ✓                            | ✓               |
| The development must not incorporate any heating system for the swimming pool.   |                  | ✓                            |                 |
| The applicant must install a timer for the swimming pool pump in the development.  |                  | ✓                            |                 |
| <b>Other</b>   |                  |                              |                 |
| 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.   |                  | ✓                            |                 |
| <b>Legend</b>  |                  |                              |                 |
| In these commitments, 'applicant' means the person carrying out the development.   |                  |                              |                 |
| Commitments identified with a ✓ in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).   |                  |                              |                 |
| Commitments identified with a ✓ in the 'Show on CC/DCD plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.   |                  |                              |                 |
| Commitments identified with a ✓ in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.   |                  |                              |                 |

## 1 EAST ELEVATION

SCALE 1:100

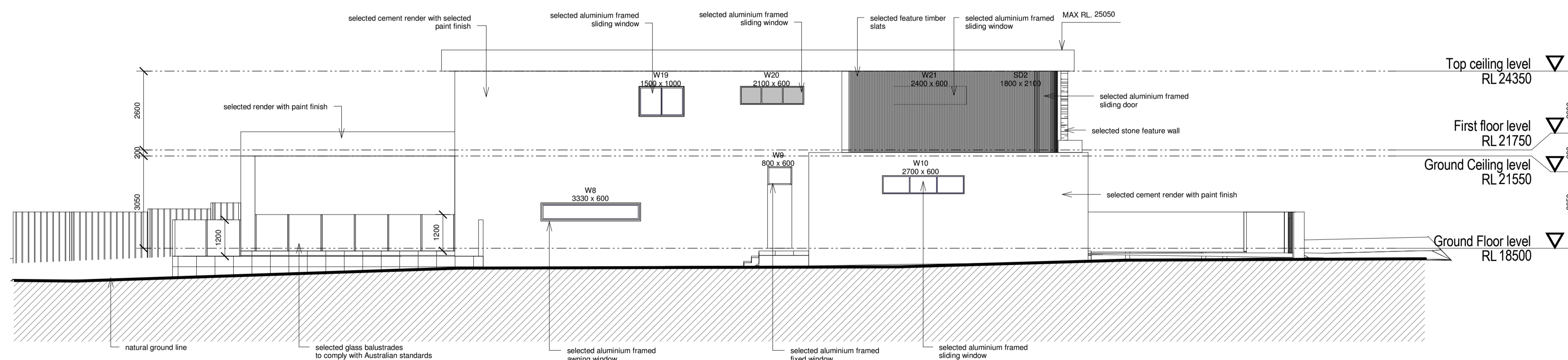
## 3 WEST ELEVATION

SCALE 1:100



## 2 NORTH ELEVATION

SCALE 1:100



## 4 SOUTH ELEVATION

SCALE 1:100



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### JOB DESCRIPTION

Prop. 2 storey and pool  
AT  
No. 25 Bellbird street Canterbury

### DRAWING TITLE

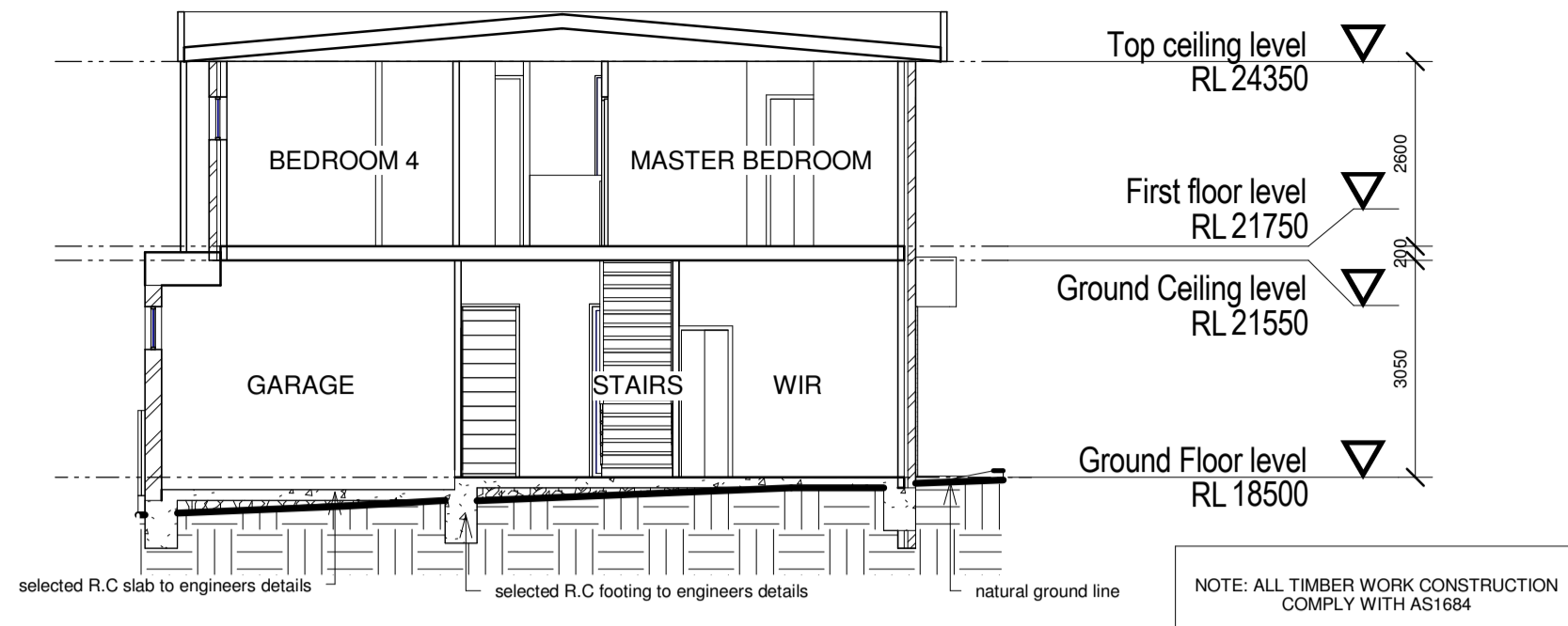
ELEVATIONS / BASIX  
CLIENT DETAILS  
Mr. & Mrs Azzam

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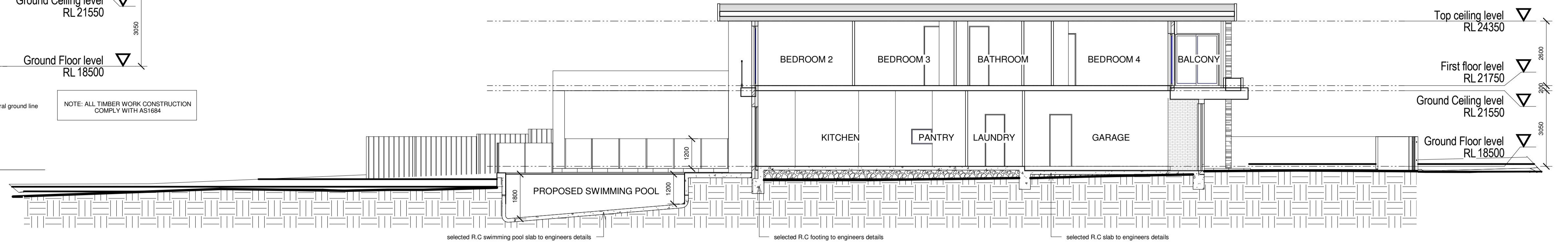
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| DRAWN         | JT       |
| DATE          | FEB 2022 |
| CHECKED       | JACK     |
| SCALE         | 1:100    |
| JOB NUMBER    | 21115-00 |
| NUMBER IN SET | A03      |
| ISSUE         | B        |

|       |               |
|-------|---------------|
| ISSUE | AMENDMENT     |
| A     | CONCEPT PLAN  |
| B     | DA SUBMISSION |

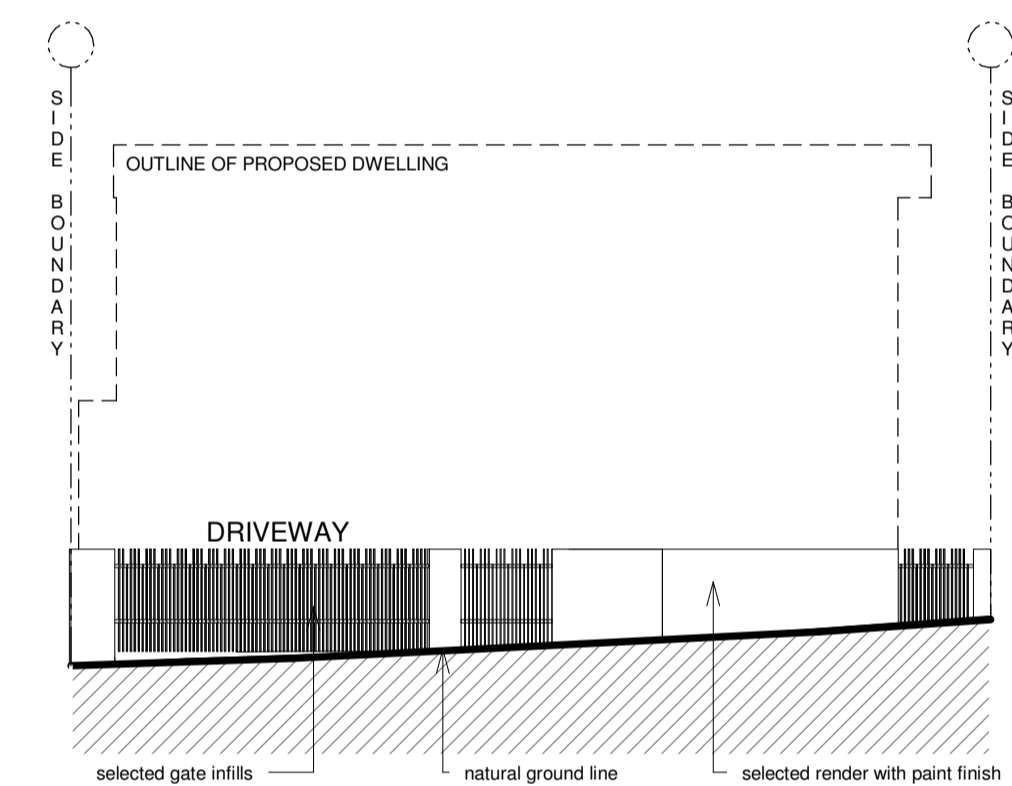
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| BY | DATE   |
| JK | JAN 22 |
| JN | FEB 22 |



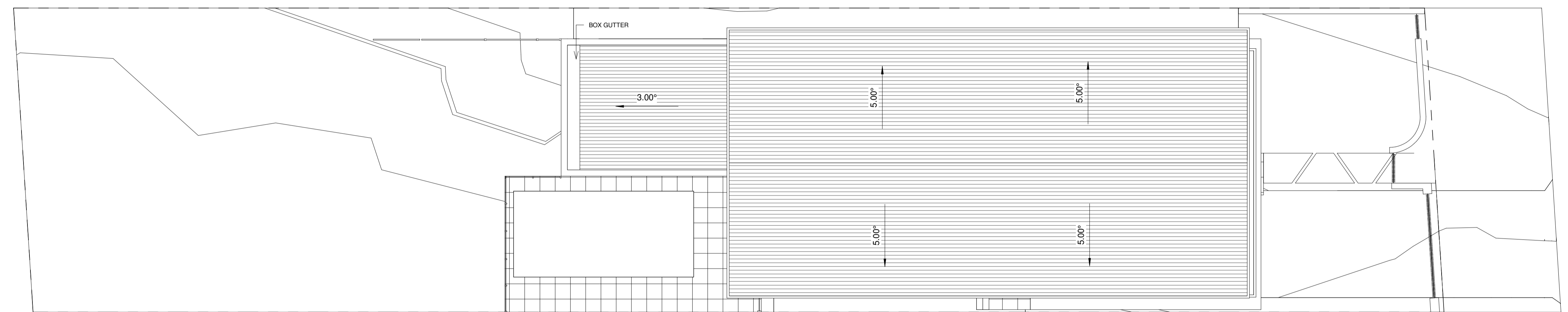
**1 SECTION A-A**  
SCALE 1:100



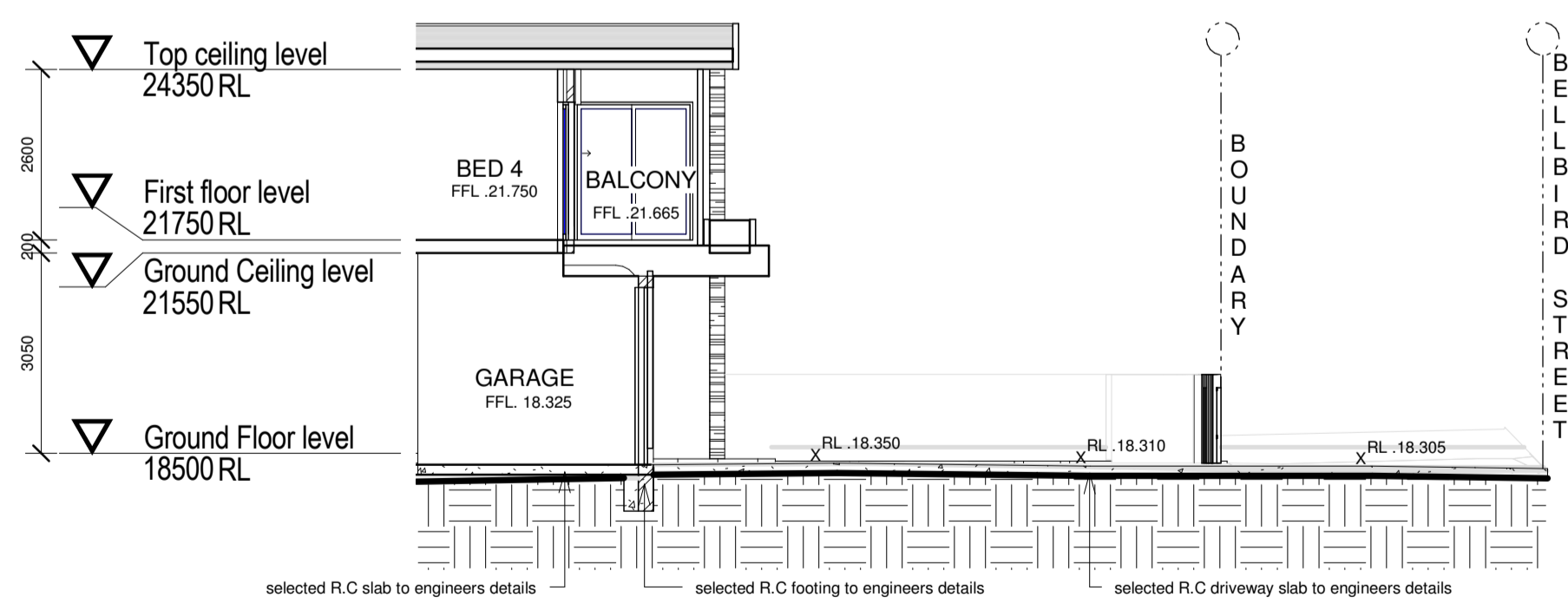
**2 SECTION B-B**  
SCALE 1:100



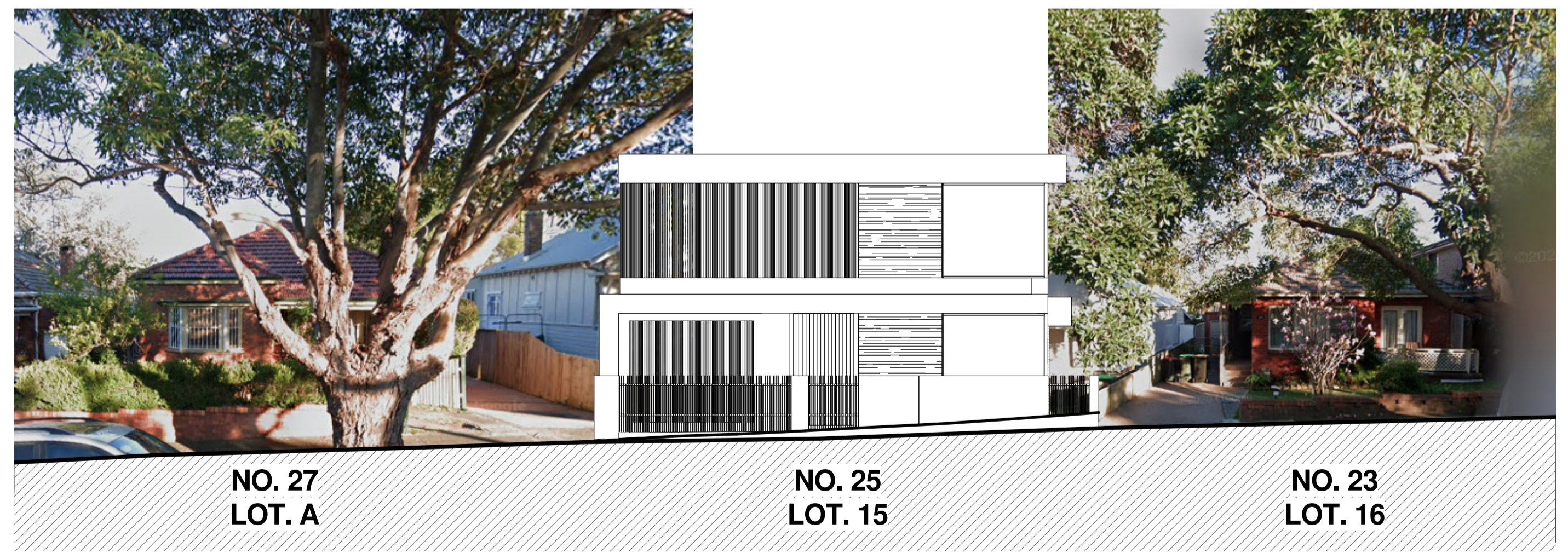
**4 FENCE DETAIL**  
SCALE 1:100



**3 ROOF PLAN**  
SCALE 1:100



**5 DRIVEWAY PROFILE**  
SCALE 1:100



**6 STREETSCAPE**  
SCALE 1:100

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| JOB DESCRIPTION  |
|--|
| Prop. 2 storey and pool<br>AT<br>No. 25 Bellbird street Canterbury |

| DRAWING TITLE                |
|------------------------------|
| SECTIONS / ROOF /STREETSCAPE |
| CLIENT DETAILS               |
| Mr. & Mrs Azzam              |

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| DATE          | FEB 2022 |
| CHECKED       | JACK     |
| SCALE         | 1:100    |
| JOB NUMBER    | 21115-00 |
| NUMBER IN SET | A04      |
| ISSUE         | B        |

| ISSUE | AMENDMENT     |
|-------|---------------|
| A     | CONCEPT PLAN  |
| B     | DA SUBMISSION |

| BY | DATE   |
|----|--------|
| JK | JAN 22 |
| JN | FEB 22 |