


PAGE	TITLE	Rev.
A00	Cover Sheet	B
A01	Perspectives	B
A02	Subdivision Plan	B
A03	BASIX Commitments	B
A04	Site Plan	B
A05	Demolition Plan	B
A06	Site Analysis Plan	B
A07	Ground Floor Plan	B
A08	Pools Plans & Section and Finishes Schedule	B
A09	First Floor Plan	B
A10	North & East Elevations	B
A11	South & West Elevations	B
A12	Sections	B
A13	Street Scape Elevation & Fence Details	B
A14	Area Analysis	B
A15	Notification Plan 1	B
A16	Notification Plan 2	B
A17	Shadow Diagrams in 21 March and 21 September @ 8 AM	B
A18	Shadow Diagrams in 21 March and 21 September @ 12 Noon	B
A19	Shadow Diagrams in 21 March and 21 September @ 4 PM	B
A20	Shadow Diagram in 21 June @ 8 AM	B
A21	Shadow Diagram in 21 June @ 12 Noon	B
A22	Shadow Diagram in 21 June @ 4 PM	B
A23	Erosion and Sediment Control Plan	B

SITE AREA			557.30 m <sup>2</sup>	
			ALLOWED	PROPOSED
FLOOR SPACE AREA			278.65 m <sup>2</sup>	277.25 m <sup>2</sup>
SECONDARY DWELLING FLOOR AREA			N/A	N/A
GARAGE FLOOR AREA			20 m <sup>2</sup>	18 m <sup>2</sup>
				18 m <sup>2</sup>
FRONT SETBACK	UNIT 21	GF	5.5 m	5.5 m
		FF	6.5 m	7.0 m
	UNIT 21A	GF	5.5 m	5.5 m
		FF	6.5 m	7.0 m
REAR SETBACK	UNIT 21	GF	3.0 m	22.635 m
		FF	8.0 m	22.635 m
	UNIT 21A	GF	3.0 m	26.09 m
		FF	8.0 m	26.09 m
SIDE SETBACK	UNIT 21	GF	0.9 m	0.9 m
		FF	0.9 m	0.9 m
	UNIT 21A	GF	0.9 m	0.9 m
		FF	0.9 m	0.9 m
TOTAL LANDSCAPED AREA			N/A	151.30 m <sup>2</sup>
FRONT LANDSCAPED AREA		UNIT 21	20.83 m <sup>2</sup>	25.43 m <sup>2</sup>
		UNIT 21A	16.42 m <sup>2</sup>	18.49 m <sup>2</sup>
PRIVATE OPEN SPACE		UNIT 21	80.0 m <sup>2</sup>	124.48 m <sup>2</sup>
		UNIT 21A	80.0 m <sup>2</sup>	82.93 m <sup>2</sup>
CARPARKING SPACE		UNIT 21	2	2
		UNIT 21A	2	2
STOREYS		UNIT 21	2	2
		UNIT 21A	2	2






0008794780    06 Nov 2023

Assessor    Noura Al Hazzouri

Accreditation No.    DMN/18/1891

Address  
21 21 Narelle Crescent,  
Greenacre , NSW,  
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21 Narelle Crescent, GREENACRE, NSW 2190

PROPOSED ATTACHED DUAL OCCUPANCY



40 Johnston Road,  
Bass Hill 2197  
M: +61 404420876  
E:info@bellevuearchitects.com.au  
ARCHITECT: Mike Darwich  
NSWARB #: 9980  
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TASARB #: 1061

The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in ( mms). These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project. These drawings are copyright and must not be retained, copied, developed or amended without a written consent from BELLEVUE ARCHITECTS PTY LTD. All works resulting of these drawings are to be in accordance with 1- The Building Code of Australia. 2- All codes and regulations of LOCAL AUTHORITY REQUIREMENTS. 3- All related Trades Australian Standards. These drawings are site specific and can only be used for the address as listed in these drawings. These drawings are site specific and can only be used for the address listed in these drawings. 1. All works to be in accordance with the Building Code of Australia, Australian Standards, statutory regulations and local authority requirements. 2. Consistency between similar materials to be maintained. BELLEVUE ARCHITECTS PTY LTD to be notified of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture. 3. BELLEVUE ARCHITECTS PTY LTD to approve all detailed drawings/setting out prior to construction. 5. Contractors to confirm stability and feasibility of all components / units manufacture. 6. All drawing measurements to be verified on site - do not scale from documents. 7. Refer to this document in conjunction with Specification or any other plans such as structural, hydraulic and electrical (if applicable) for further information.

SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/ 11/ 2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

TITLE: Cover Sheet

PROJECT :PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA

Scale: Project No:  
As indicated H2B

Dwg NO: Revision:  
A00 B



ISSUED FOR DA




1 PERSPECTIVE 1  
1:1



2 PERSPECTIVE 2  
1:1



3 PERSPECTIVE 3  
1:1




0008794780 06 Nov 2023

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

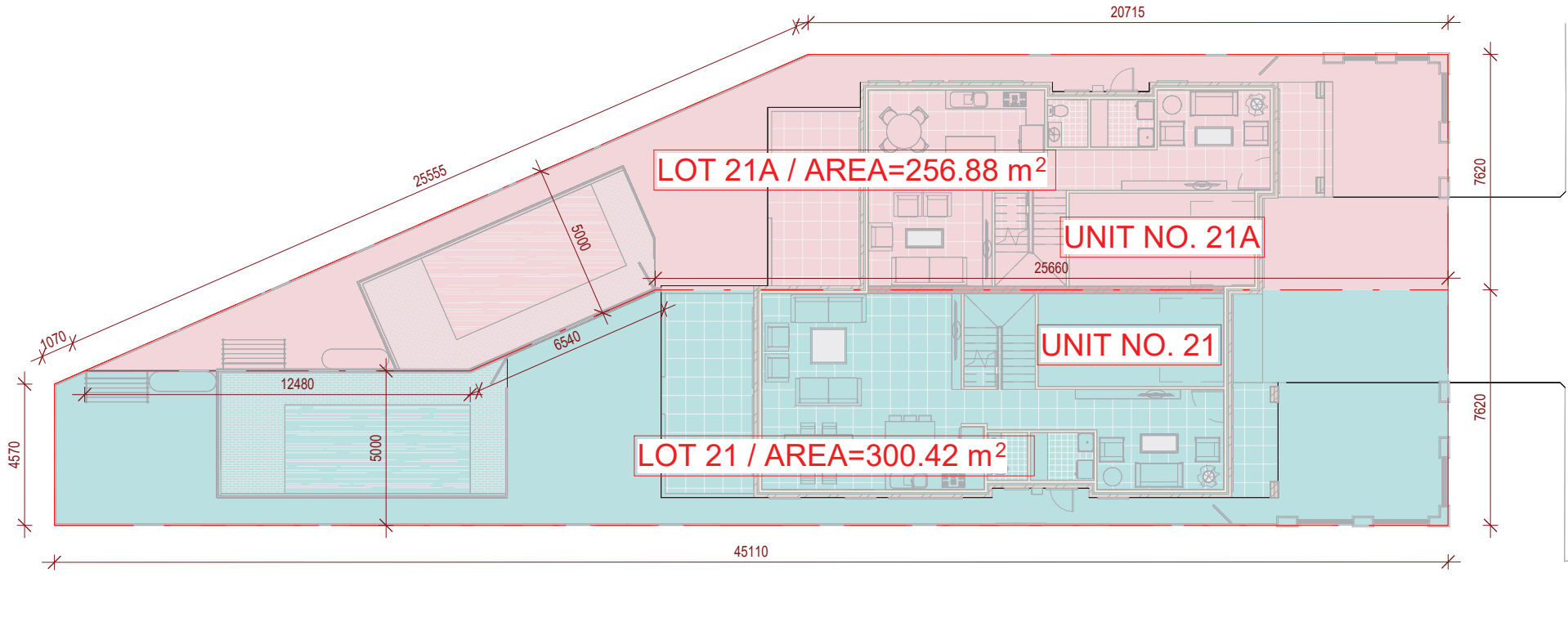
CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD  
Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

TITLE: Perspectives

PROJECT : PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA	
Scale: 1:1	Project No: H2B
Dwg NO: A01	Revision: B





1 SUBDIVISION PLAN  
1 : 200


SUBDIVISION DATA

CURRENT LOT DECSRIPTION:  
- STREET ADDRESS: 21 NARELLE CRESCENT, GREENACRE, NSW 2190  
- LOT: 21  
- SEC: N/A  
- DP: 222501  
- AREA: **557.30 m²**  
- TITLE: TORRENS


NOTE:  
ALL DIMENSIONS & LAND AREAS DEPICTED IN THIS SUBDIVISION PLAN TO BE CHECKED & VARIFIED BY REGISTERED SURVEYOR WITH LODGEMENT OF LINEN PLAN TO LAND TITLES OFFICE.

PROPOSED LOT DESCRIPTION:

LOT : 21A  
DP : AVAILABLE UPON REGISTRATION  
AREA : **256.88 m²**  
TITLE: TORRENS  
&  
LOT : 21  
DP : AVAILABLE UPON REGISTRATION  
AREA : **300.42 m²**  
TITLE: TORRENS



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CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD  
Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council



TITLE: Subdivision Plan

PROJECT :PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA  
Scale: As indicated  
Project No: H2B  
Dwg NO: A02  
Revision: B



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

2. Commitments for multi-dwelling houses

(i) Dwellings		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water				
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.				
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓		
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.			✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.			✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below, and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.			✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓		✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).			✓	
(g) The pool or spa must be located as specified in the table.	✓		✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓		✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	3 star	3 star	3 star	no	-	-	26.00	yes	outdoors	no	-	-	-

	Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
All dwellings	Individual water tank (No. 1)	Tank size (min) 1500.00 litres	To collect run-off from at least 45.00 square metres of roof area;	yes	no	yes	no	no	
All dwellings	No alternative water supply	-	-	-	-	-	-	-	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water
Dwelling no.	Hot water system
All dwellings	gas instantaneous - 3 star

	Cooling		Heating			Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning / 3 star	1-phase airconditioning / 3 star	1-phase airconditioning / 3 star	1-phase airconditioning / 3 star	4(dedicated)	2(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	3	yes



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CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/ 11/ 2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

TITLE: BASIX Commitments

PROJECT :PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

Scale: Project No: H2B

Dwg NO: Revision: A03 B

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
	(average zone)(zoned)	(average zone)(zoned)	(average zone)(zoned)	(average zone)(zoned)								

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	no heating	yes	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
21	34.7	20.5
All other dwellings	25.7	15.5

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	-	-	85	-	no

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓


Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 0.00 peak kW
Other	-	-

Notes

- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

- 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/CDC 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. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).




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Address 21 21 Narelle Crescent, Greenacre , NSW, 2190

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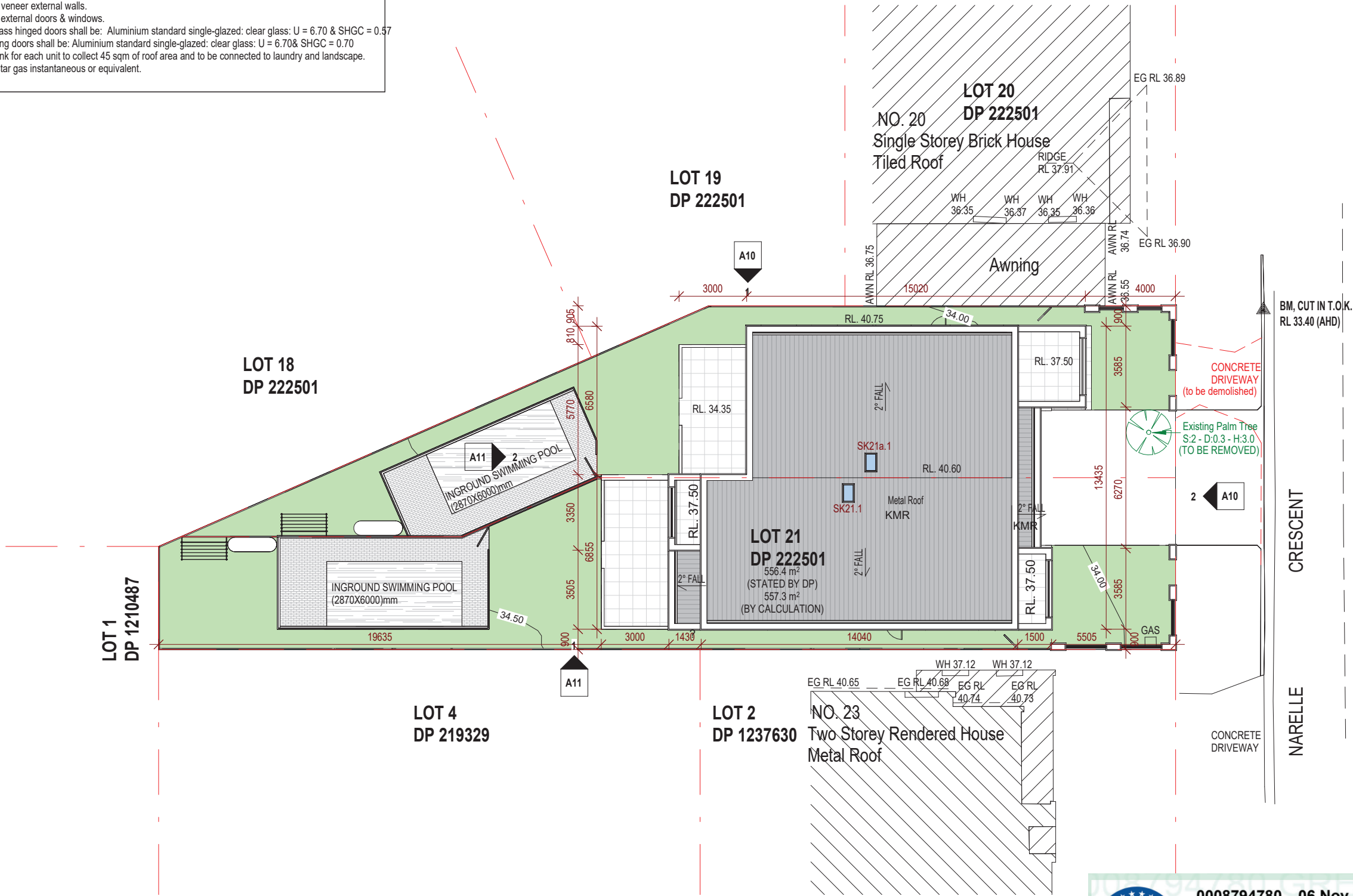




Basix and Naters commitments are:

- All plasterboard ceiling insulation to be R3.5.
- All foil blanket and sisalation underneath metal roof to be R1.3.
- All insulation to family and living ceilings with balcony above to be R2.0.
- Install foil+R1.5 to all brick veneer external walls.
- Install weather stripping to external doors & windows.
- All awning windows and glass hinged doors shall be: Aluminium standard single-glazed; clear glass: U = 6.70 & SHGC = 0.57
- All other windows and sliding doors shall be: Aluminium standard single-glazed; clear glass: U = 6.70& SHGC = 0.70
- Install 1,500L rain water tank for each unit to collect 45 sqm of roof area and to be connected to laundry and landscape.
- Hot water system to be: 3star gas instantaneous or equivalent.
- pool capacity: 26 Kl max

ISSUED FOR DA



1 SITE PLAN  
1 : 200

SITE PLAN NOTES

- Party wall to be FRL 120/60/60.
- All external walls to be 250mm Brick Veneer with 10mm Plasterboard lining.
- Mechanical ventilation to be installed to NCC VOL 2 2019 Clause 3.8.5.2(c).
- Mechanical ventilation to have a 25L/s flow rate in bathrooms & powder rooms.
- Mechanical ventilation to have a 40L/s flow rate in kitchens.
- Smoke Alarms to be installed to NCC VOL 2 2022 Clause 3.7.7.5.

**0008794780 06 Nov 2023**  
**Assessor** Noura Al Hazzouri  
**Accreditation No.** DMN/18/1891  
**Address**  
21 21 Narelle Crescent,  
Greenacre , NSW,  
2190  
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40 Johnston Road,  
Bass Hill 2197  
M: +61 404420876  
E: info@bellevuearchitects.com.au  
**ARCHITECT:** Mike Darwich  
**NSWARB #:** 9980  
**VICARB #:** 19548  
**TASARB #:** 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

**CLIENT:** MR. RABIH EL HAWZ  
**Issue Date:** 01/11/2023  
**Drawn by:** MKD

**Lot/DP:** 21 - DP 222501  
**Zoning:** R2 - Low Density Residential  
**Council:** Canterbury Bankstown City Council



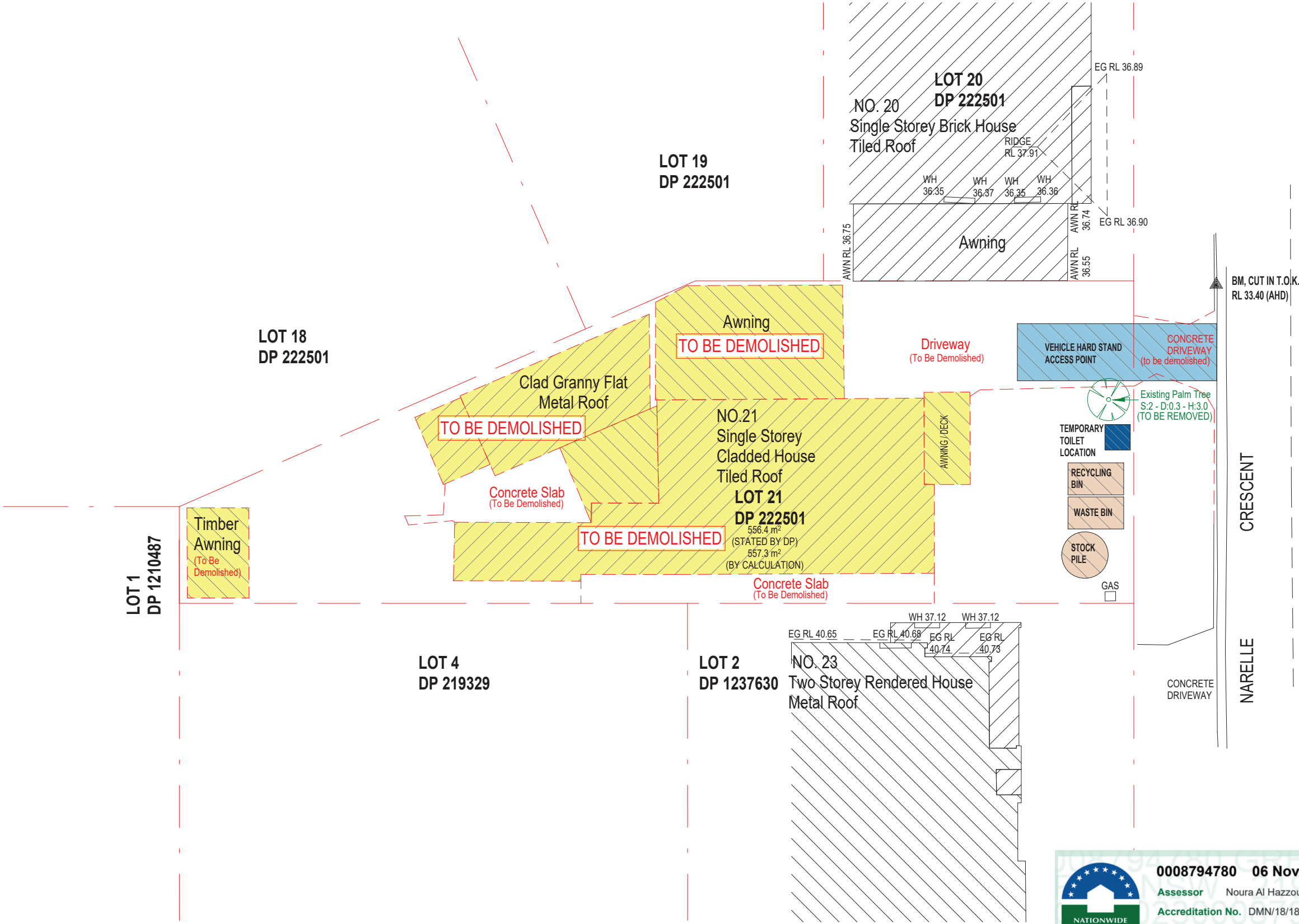
**TITLE:** Site Plan

**PROJECT:** PROPOSED ATTACHED DUAL OCCUPANCY


**ISSUED FOR DA**


**Scale:** As indicated  
**Project No:** H2B  
**Dwg NO:** A04  
**Revision:** B










1 DEMOLITION PLAN  
1 : 200



**0008794780 06 Nov 2023**  
**Assessor** Noura Al Hazzouri  
**Accreditation No.** DMN/18/1891  
**Address**  
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Greenacre, NSW,  
2190  
  
**hstar.com.au**

DEMOLITION PLAN LEGEND	
	Structures To Be Demolished
	Vehicular Hardstand Access
	Waste Areas
	Temporary Toilet Location
NOTE: STRUCTURES TO BE DEMOLISHED AS PER AS 2601-2001 DEMOLITION CODE.	



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**NSWARB #: 9980**  
**VICARB #: 19548**  
**TASARB #: 1061**

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**SITE:** 21 Narelle Crescent, GREENACRE, NSW 2190  
**CLIENT:** MR. RABIH EL HAWZ  
**Issue Date:** 01/ 11/ 2023  
**Drawn by:** MKD

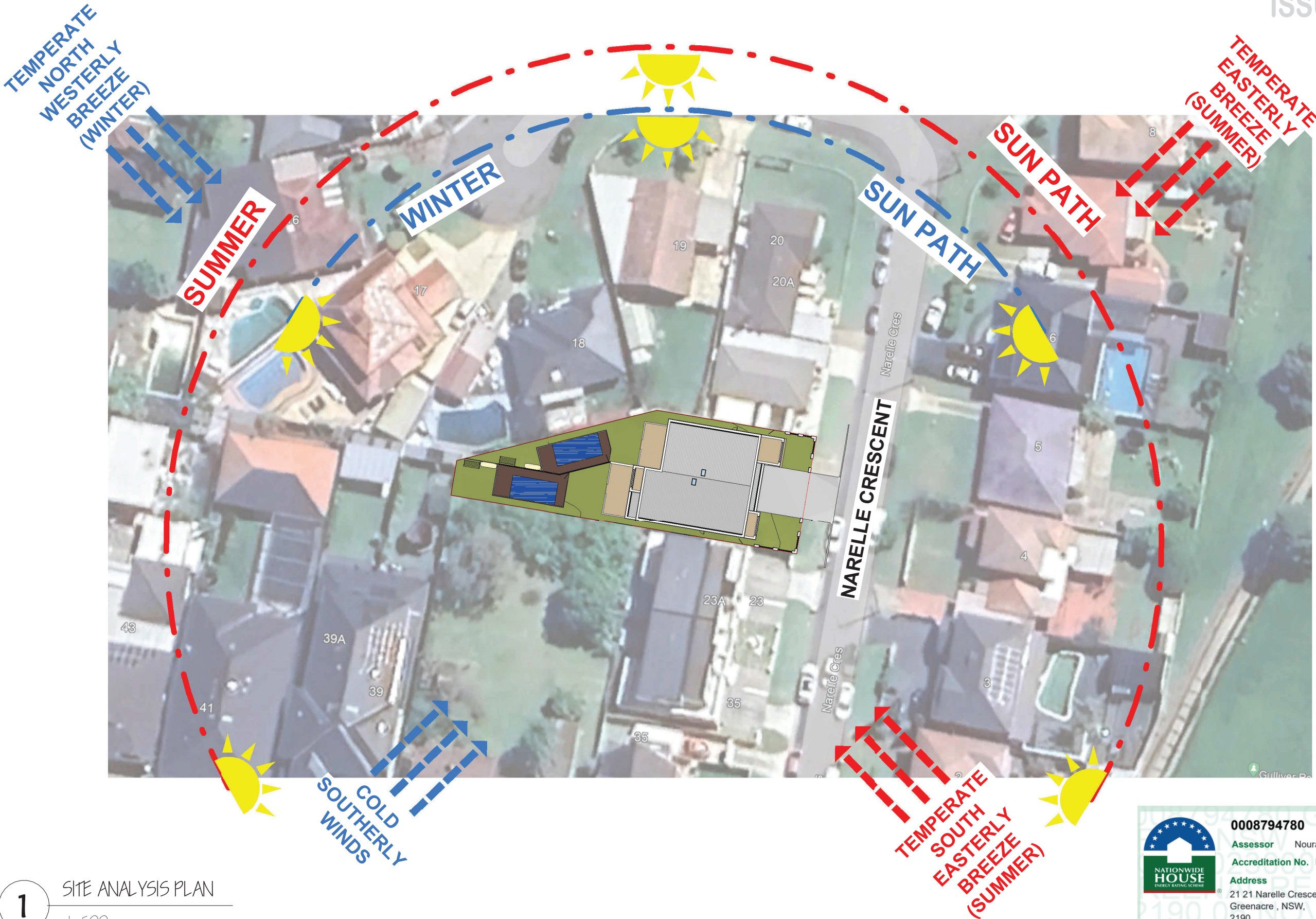
**Lot/DP:** 21 - DP 222501  
**Zoning:** R2 - Low Density Residential  
**Council:** Canterbury-Bankstown Council




**TITLE:** Demolition Plan  
**PROJECT :** PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA	
Scale: As indicated	Project No: H2B
Dwg NO: A05	Revision: B






1 SITE ANALYSIS PLAN  
1 : 500



**0008794780 06 Nov 2023**  
Assessor Noura Al Hazzouri  
Accreditation No. DMN/18/1891  
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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council




TITLE: Site Analysis Plan

PROJECT : PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

Scale:	Project No:
1 : 500	H2B
Dwg NO:	Revision:
A06	B





**0008794780**    **06 Nov 2023**


**Assessor**    Noura Al Hazzouri

**Accreditation No.**    DMN/18/1891

**Address**

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Greenacre , NSW,  
2190

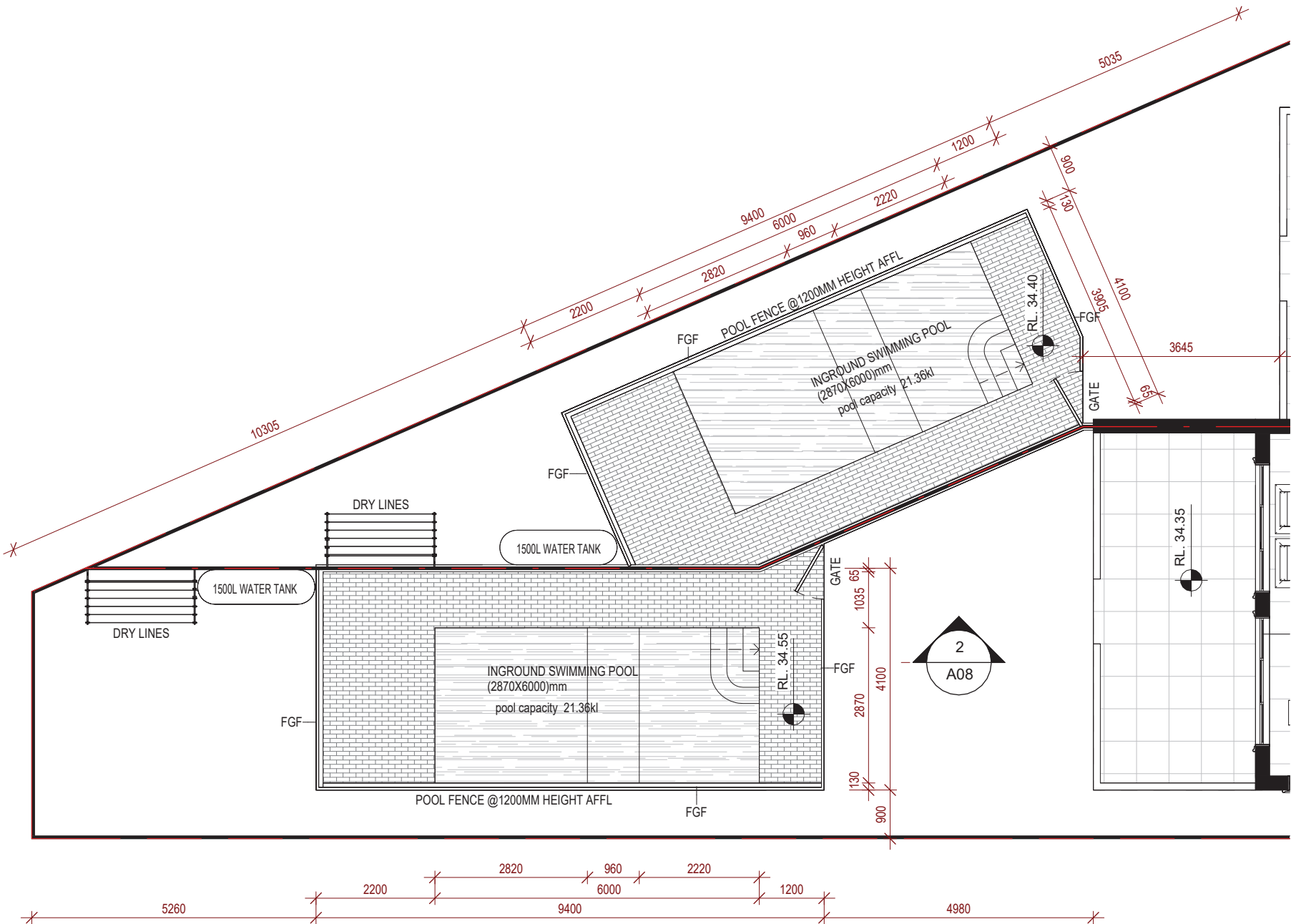
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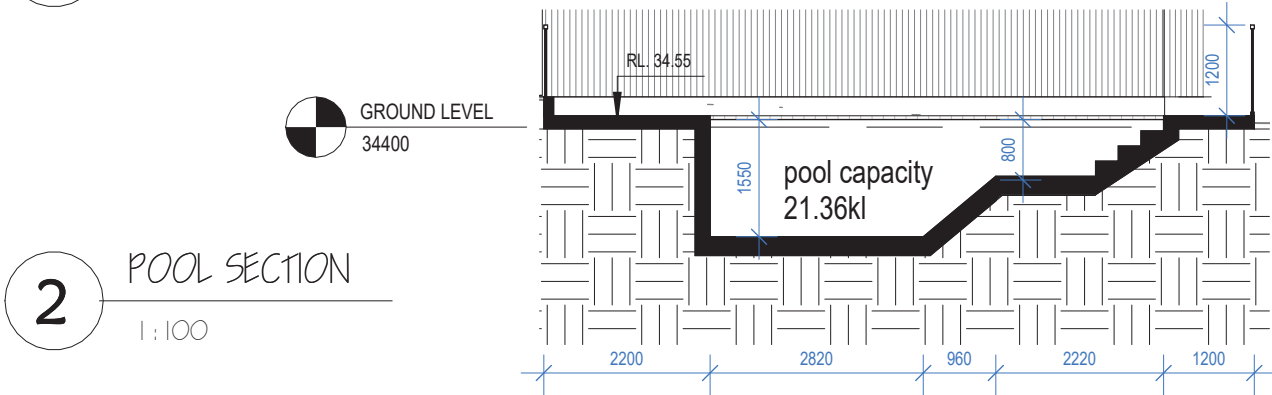


Scale: 1:100	Project No: H28
Dwg NO: A07	Revision: B





1 POOLS FLOOR PLAN  
1 : 100



2 POOL SECTION  
1 : 100

FINISHES LEGEND		
ROOF FINISH		
IMAGE	CODE	SPACIFICATIONS
	KMR	LYSAGHT KLIP LOK 406 COLOUR: DUNE
WALLS FINISH		
IMAGE	CODE	SPACIFICATIONS
	PRB	DULUX ACRYLIC RENDER FINISH COLOUR: DIESKAU
FENCE FINISH		
IMAGE	CODE	SPACIFICATIONS
	CBF	"COLOR BOND" METAL FENCE COLOUR: SURFMIST
BALUSTRADE FINISH		
IMAGE	CODE	SPACIFICATIONS
	PMB	CAST IRON METAL BALUSTRADE FINISH: POWDER COATED COLOUR: BLACK
	FGF	FRAMELESS GLASS POOL FENCE FINISH: TOUGHENED GLASS  NOTE: TO COMPLY WITH AS1926.1
DOOR & WINDOW FINISH		
IMAGE	CODE	SPACIFICATIONS
	GL	ALUMINIUM FRAMED GLASS WINDOWS & DOORS FINISH: POWDER COATED COLOUR: BLACK GARAGE GLAZING: FROSTED
DRIVEWAY FINISH		
IMAGE	CODE	SPACIFICATIONS
		CONCRETE PAINTED COLOUR: DARK GREY

Basix and Naters commitments are:	
-All plasterboard ceiling insulation to be R3.5.	
-All foil blanket and sisalation underneath metal roof to be R1.3.	
-All insulation to family and living ceilings with balcony above to be R2.0.	
-Install foil+R1.5 to all brick veneer external walls.	
-Install weather stripping to external doors & windows.	
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-All other windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70 & SHGC = 0.70	
-Install 1,500L rain water tank for each unit to collect 45 sqm of roof area and to be connected to laundry and landscape.	
-Hot water system to be: 3star gas instantaneous or equivalent.	
-pool capacity: 26 Kl max	

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ARCHITECT: Mike Darwich  
NSWARB #: 9980  
VICARB #: 19548  
TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01 / 11 / 2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

TITLE: Pools Plans & Section and Finishes Schedule

PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

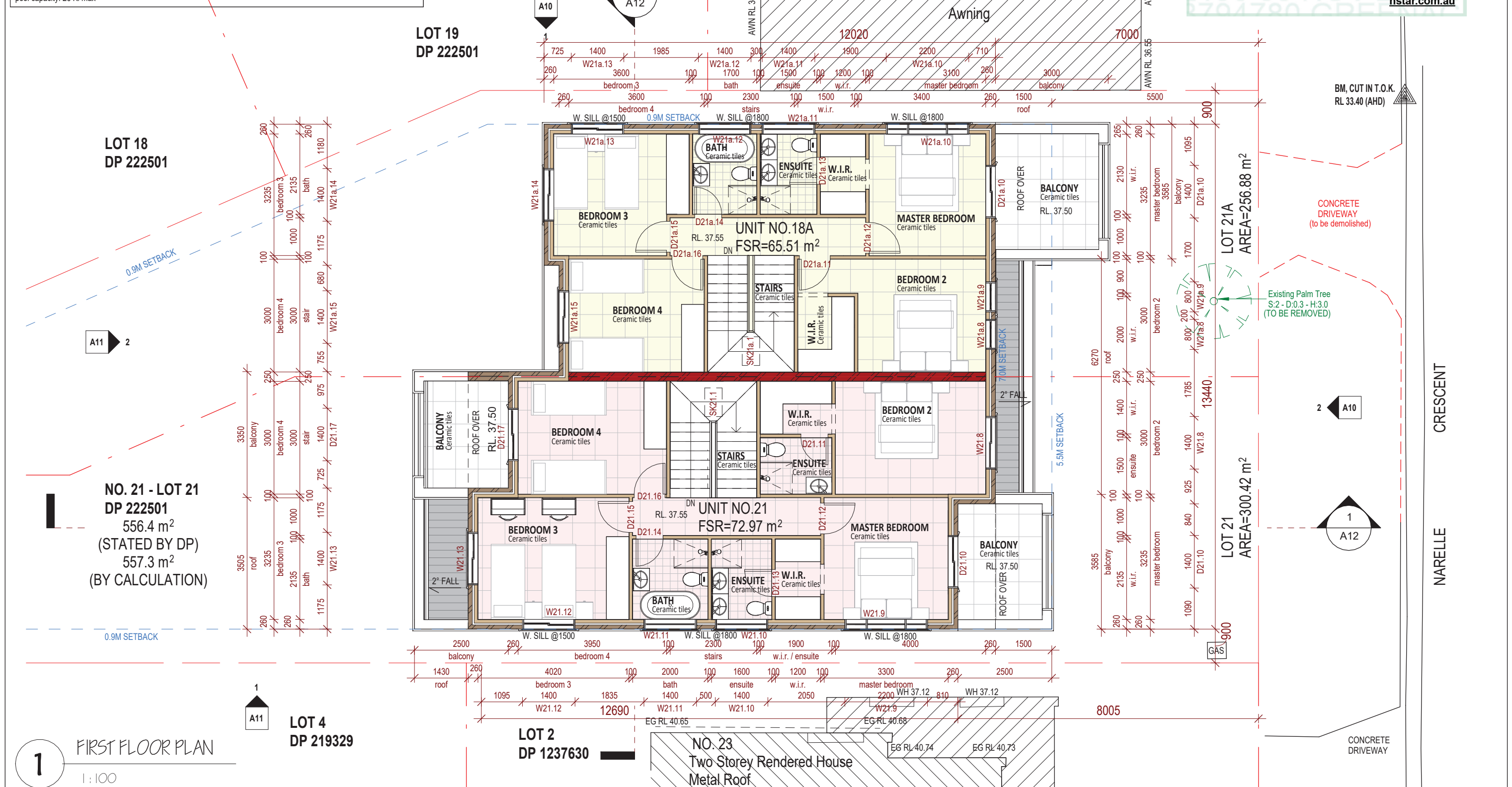
ISSUED FOR DA

Scale: 1 : 100	Project No: H2B
Dwg NO: A08	Revision: B



**Basix and Nathers commitments are:**

- All plasterboard ceiling insulation to be R3.5.
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- pool capacity: 26 Kl max

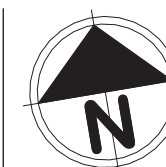


TASARR #: 106

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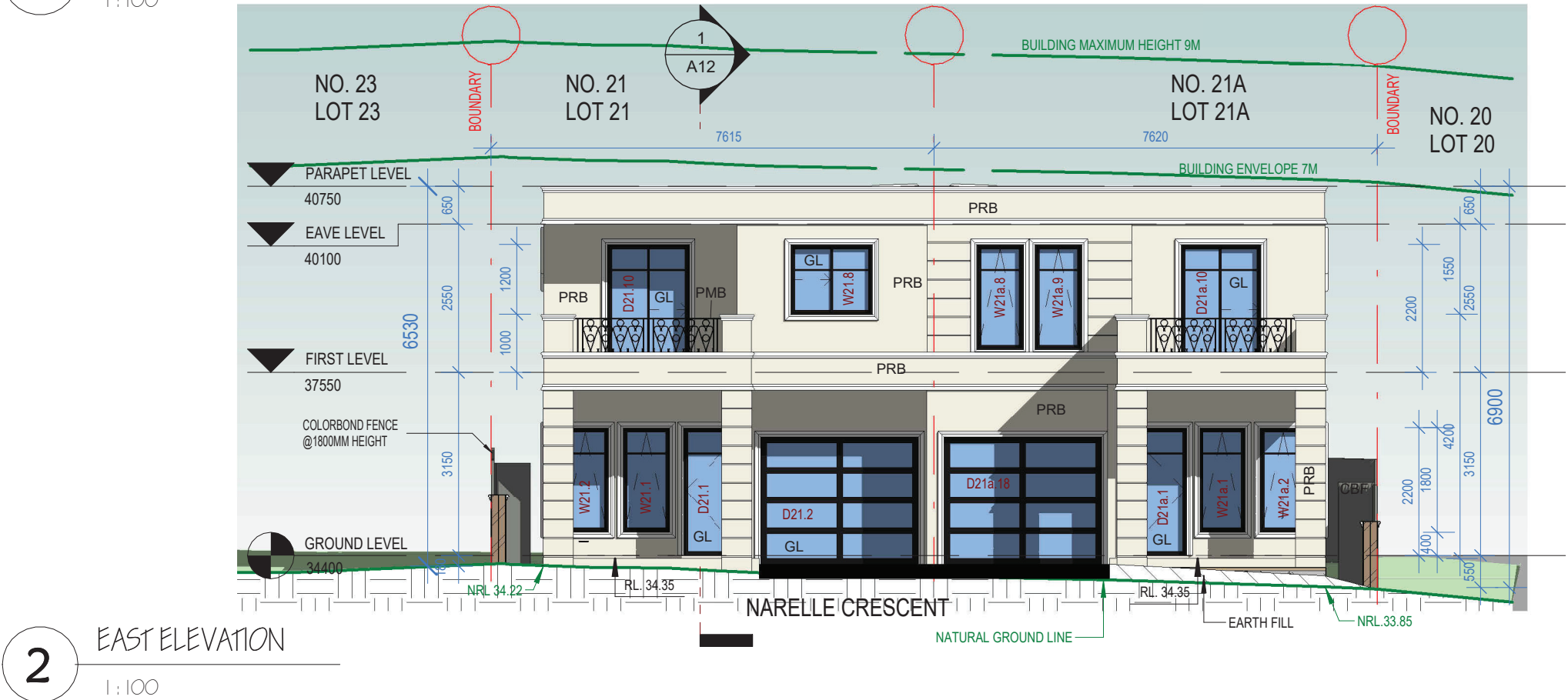
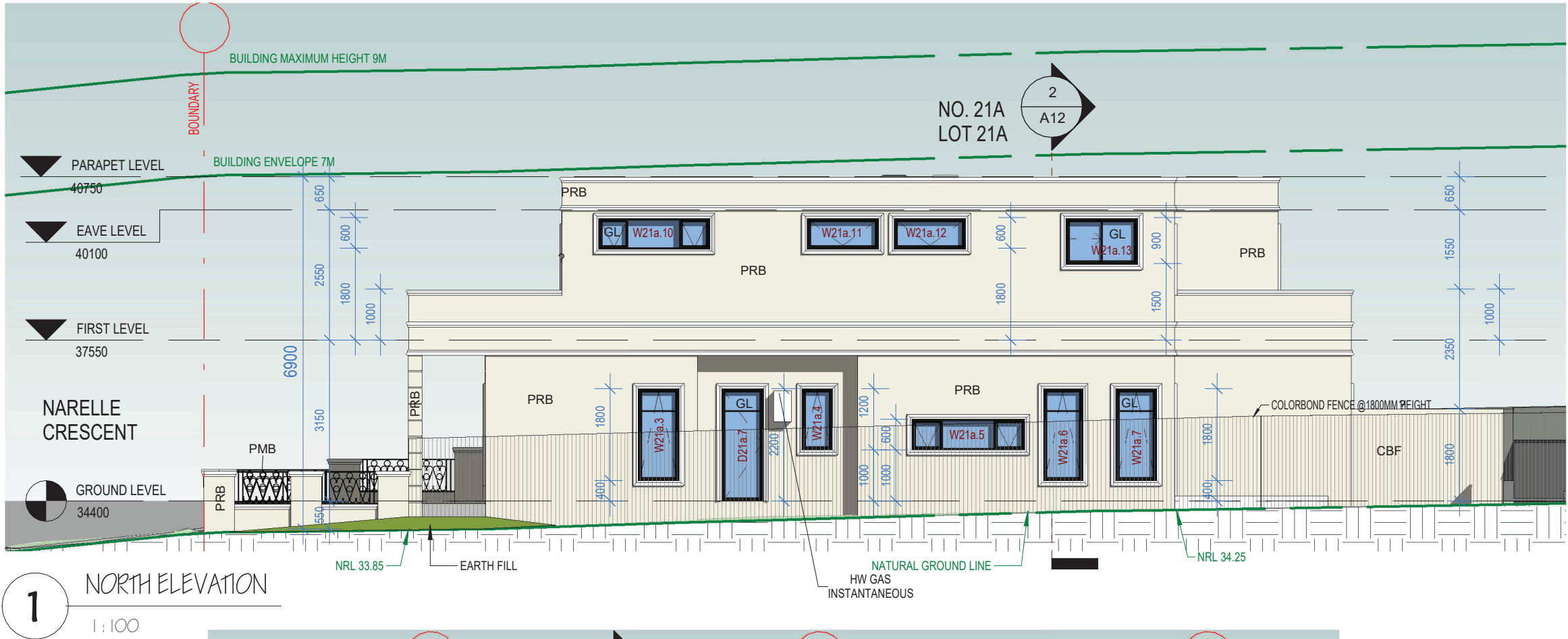
**Council:** Canterbury Bankstown City Council



PROJECT : PROPOSED ATTACHED DUAL  
OCCUPANCY

Dwg NO:	Revision:
A09	B





0008794780 06 Nov 2023

Assessor Noura Al Hazzouri

Accreditation No. DMN/18/1891

Address  
21 21 Narelle Crescent,  
Greenacre, NSW,  
2190

hstar.com.au

FINISHES LEGEND	
	PMB BLACK PAINTED METAL BALUSTRADE
	PRB WHITE PAINTED ACRYLIC RENDERED BRICK WORK
	CBF "COLOR BOND" METAL FENCE
	KMR "KLIPLOK 406-DUNE" METAL ROOF
	GL BLACK ALUMINUM FRAMED GLASS DOORS & WINDOWS OR BLACK ALUMINUM FRAMED TOUGHENED GLASS BALUSTRADE



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ARCHITECT: Mike Darwich  
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VICARB #: 19548  
TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01 / 11 / 2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

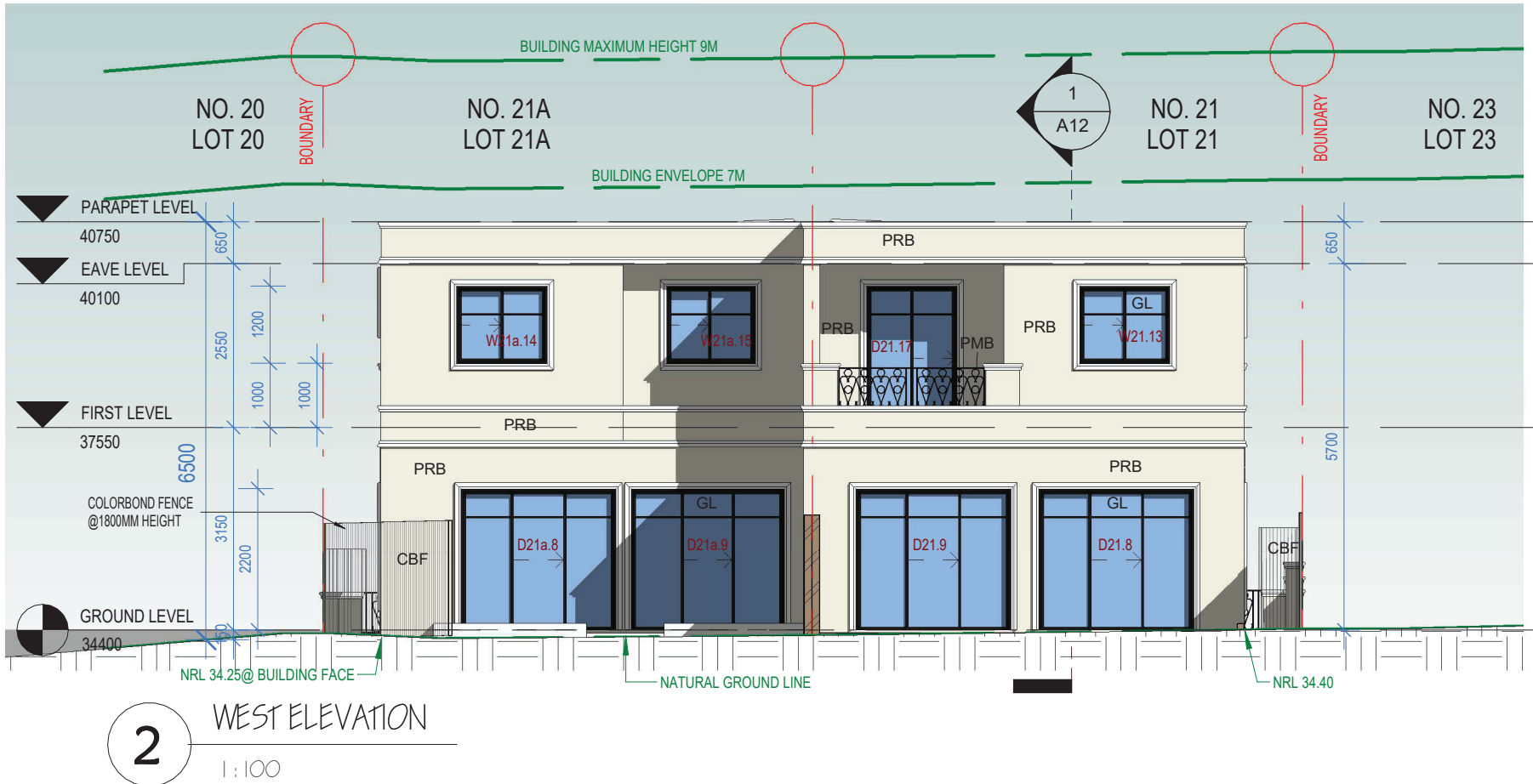
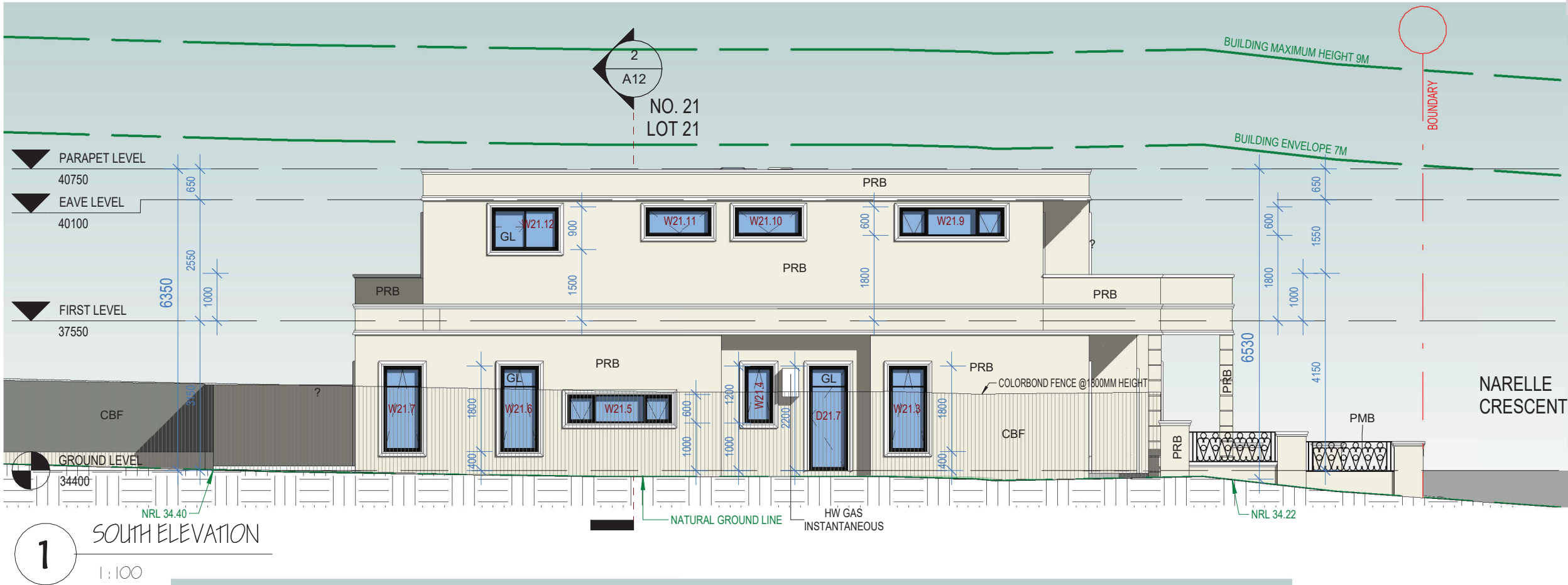
TITLE: North & East Elevations


PROJECT : PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA


Scale: 1 : 100  
Project No: H2B  
Dwg NO: A10  
Revision: B





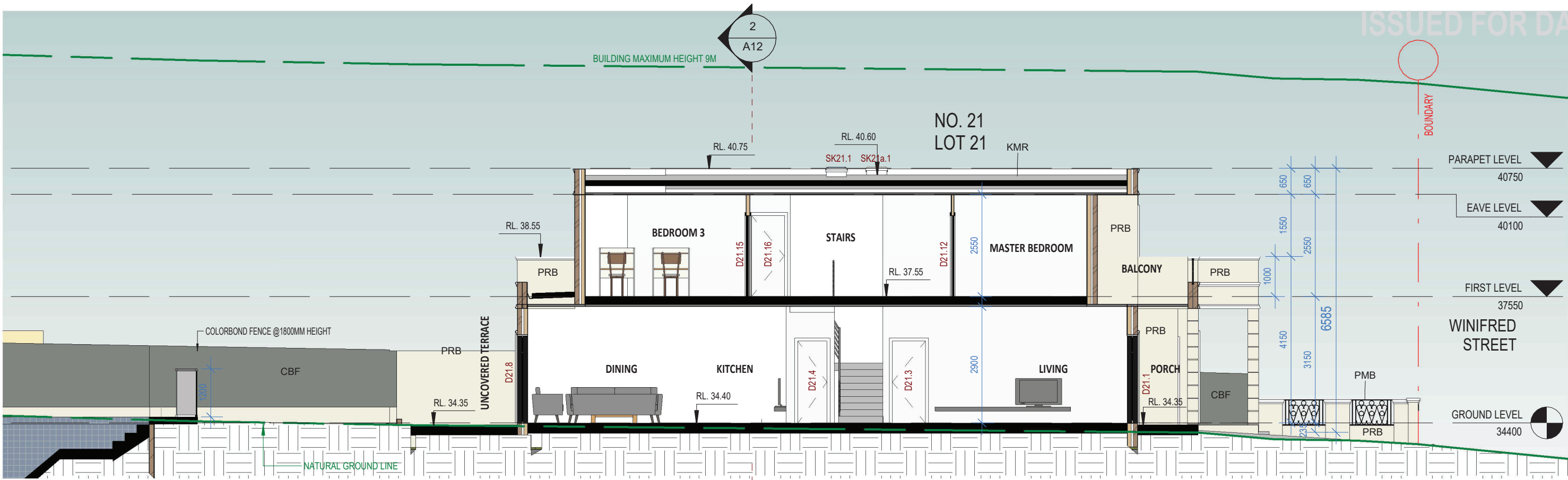


**0008794780 06 Nov 2023**  
**Assessor** Noura Al Hazzouri  
**Accreditation No.** DMN/18/1891  
**Address**  
21 21 Narelle Crescent,  
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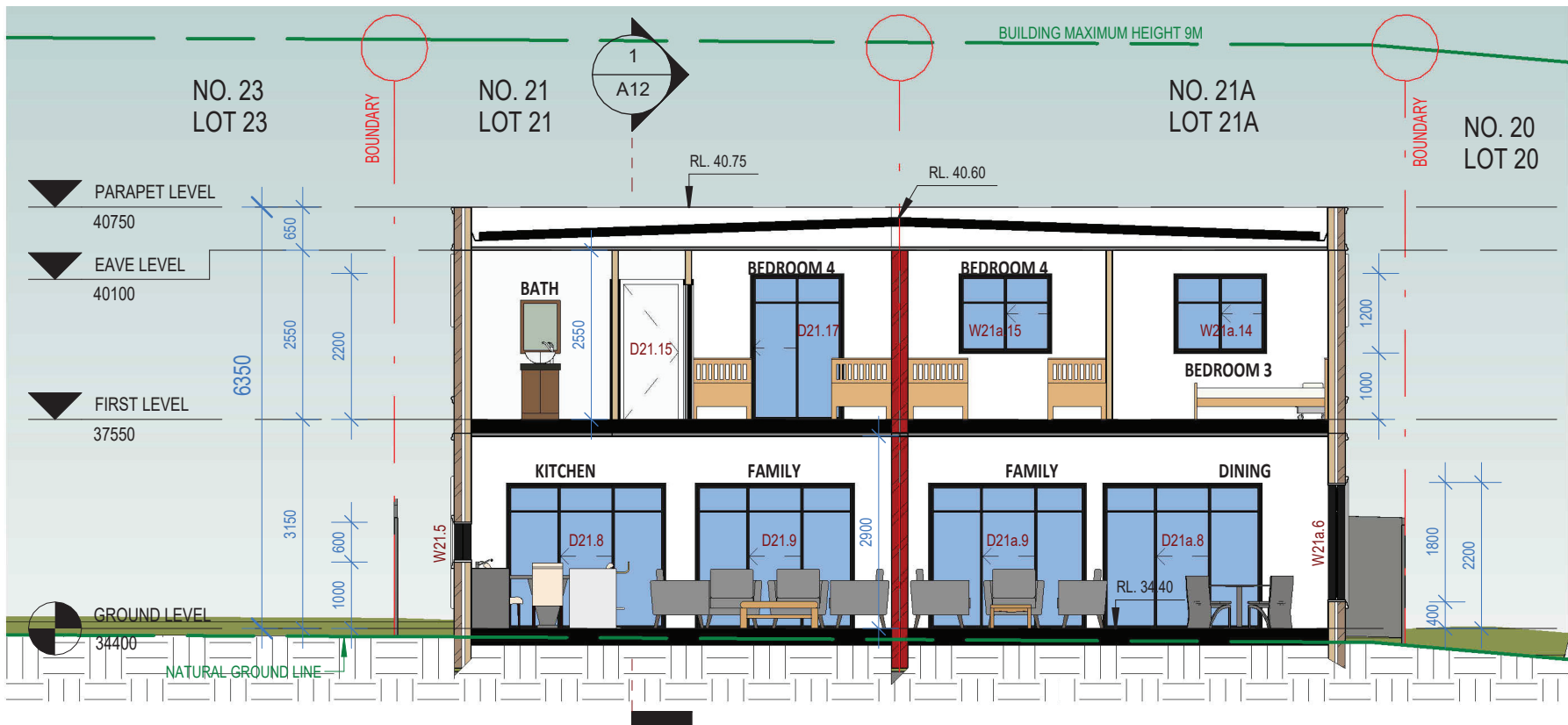


FINISHES LEGEND		
	PMB	BLACK PAINTED METAL BALUSTRADE
	PRB	WHITE PAINTED ACRYLIC RENDERED BRICK WORK
	CBF	"COLOR BOND" METAL FENCE
	KMR	"KLIPLOK 406-DUNE" METAL ROOF
	GL	BLACK ALUMINUM FRAMED GLASS DOORS & WINDOWS OR BLACK ALUMINUM FRAMED TOUGHENED GLASS BALUSTRADE





1 PROPOSED SECTION A - A  
1:100



2 PROPOSED SECTION B - B  
1:100

**0008794780 06 Nov 2023**  
Assessor Noura Al Hazzouri  
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Address 21 21 Narelle Crescent, Greenacre, NSW, 2190  
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FINISHES LEGEND		
	PMB	BLACK PAINTED METAL BALUSTRADE
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	CBF	"COLOR BOND" METAL FENCE
	KMR	"KLIPLOK 406-DUNE" METAL ROOF
	GL	BLACK ALUMINUM FRAMED GLASS DOORS & WINDOWS OR BLACK ALUMINUM FRAMED TOUGHENED GLASS BALUSTRADE



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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

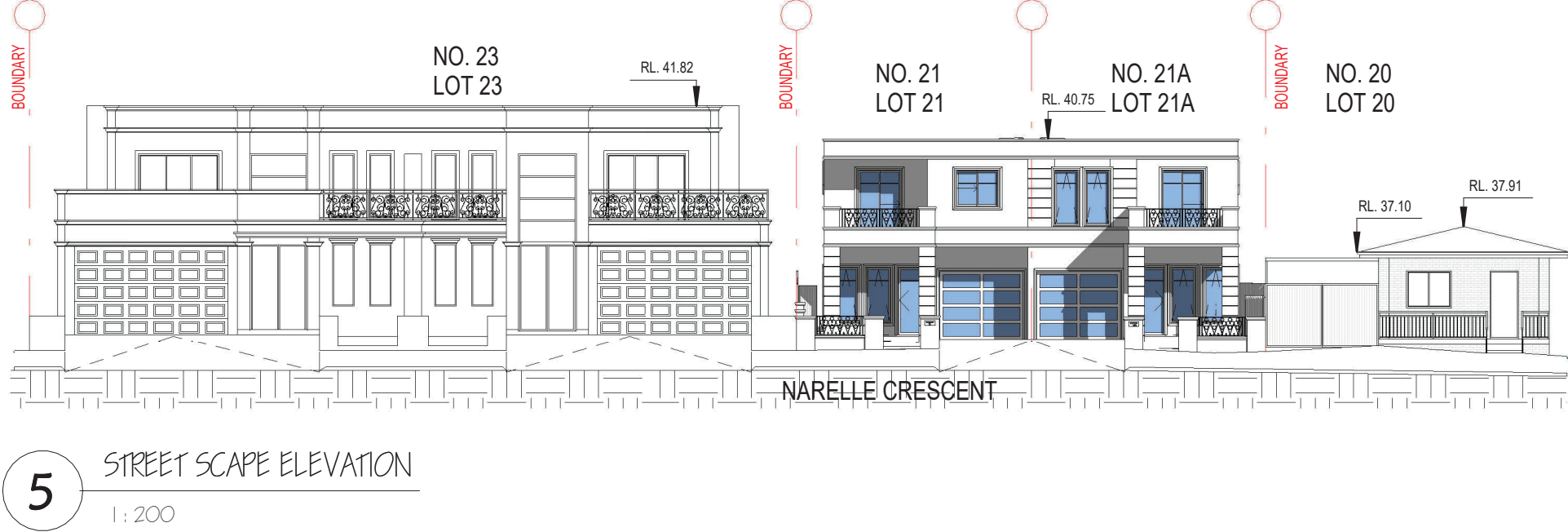
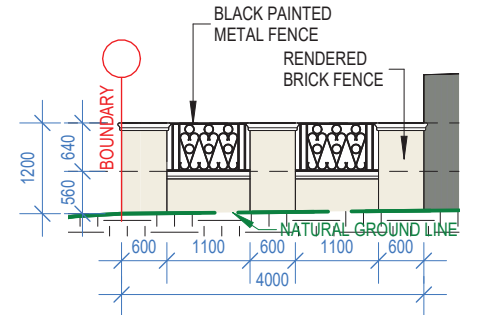
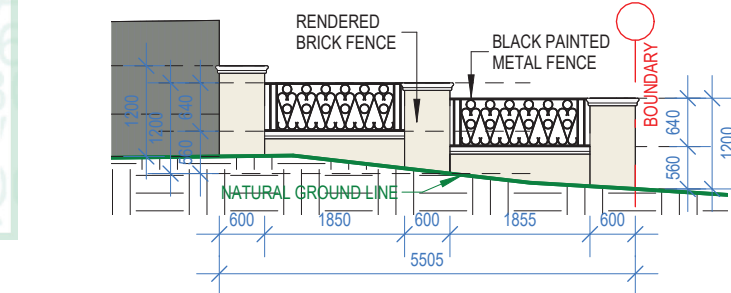
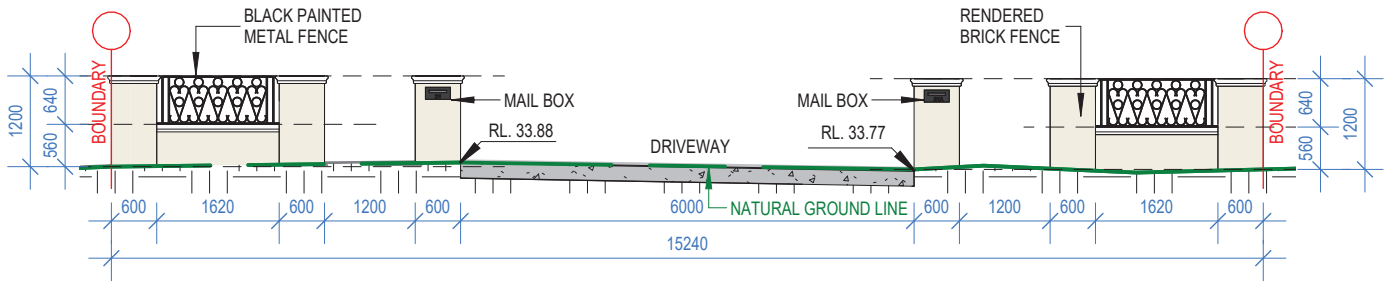
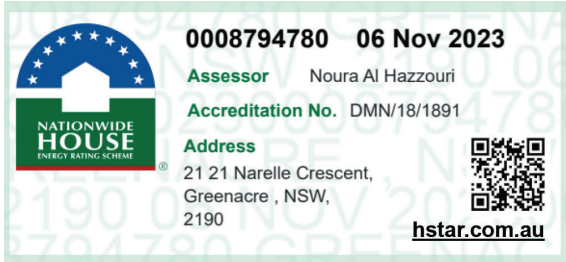
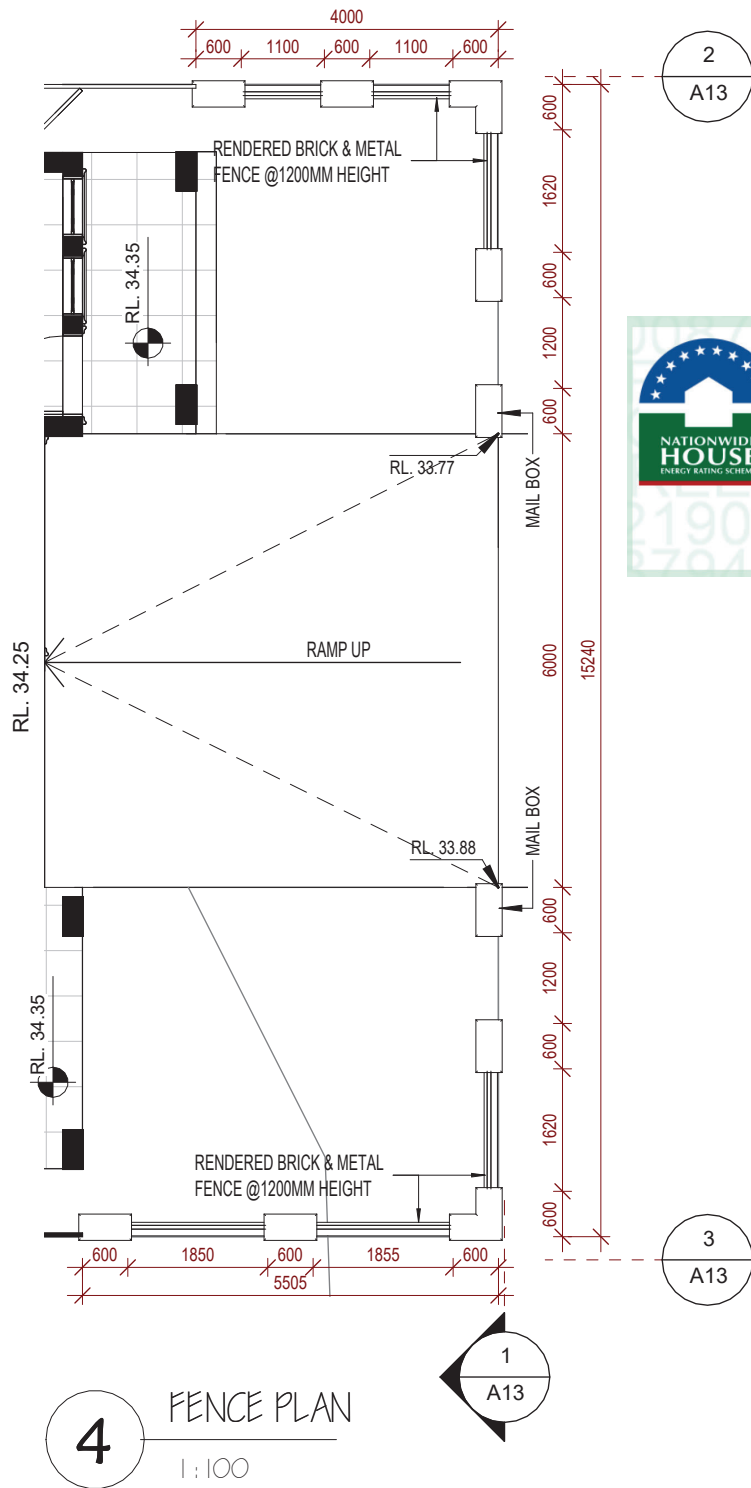
TITLE: Sections

PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

Scale: 1:100  
Project No: H2B  
Dwg NO: A12  
Revision: B





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VICARB #: 19548  
TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council



TITLE: Street Scape Elevation & Fence Details

PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

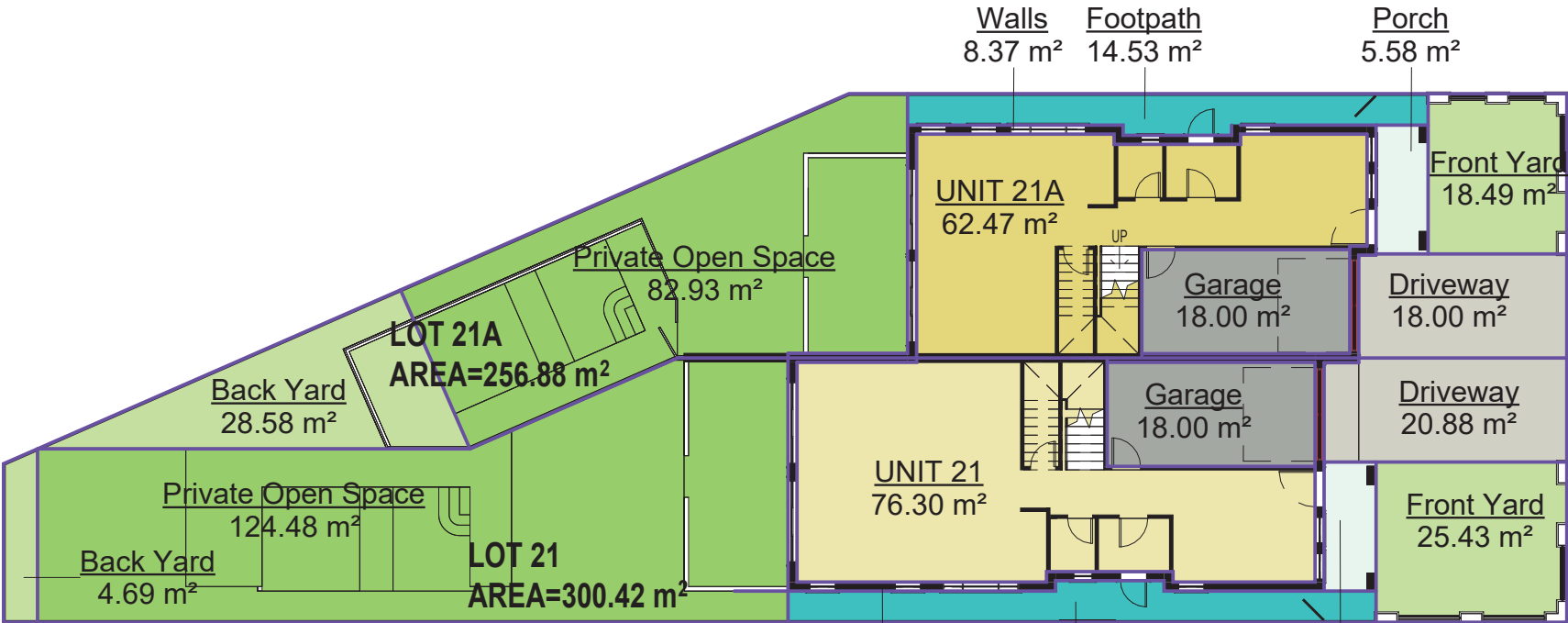
ISSUED FOR DA

Scale: As indicated  
Project No: H2B  
Dwg NO: A13  
Revision: B

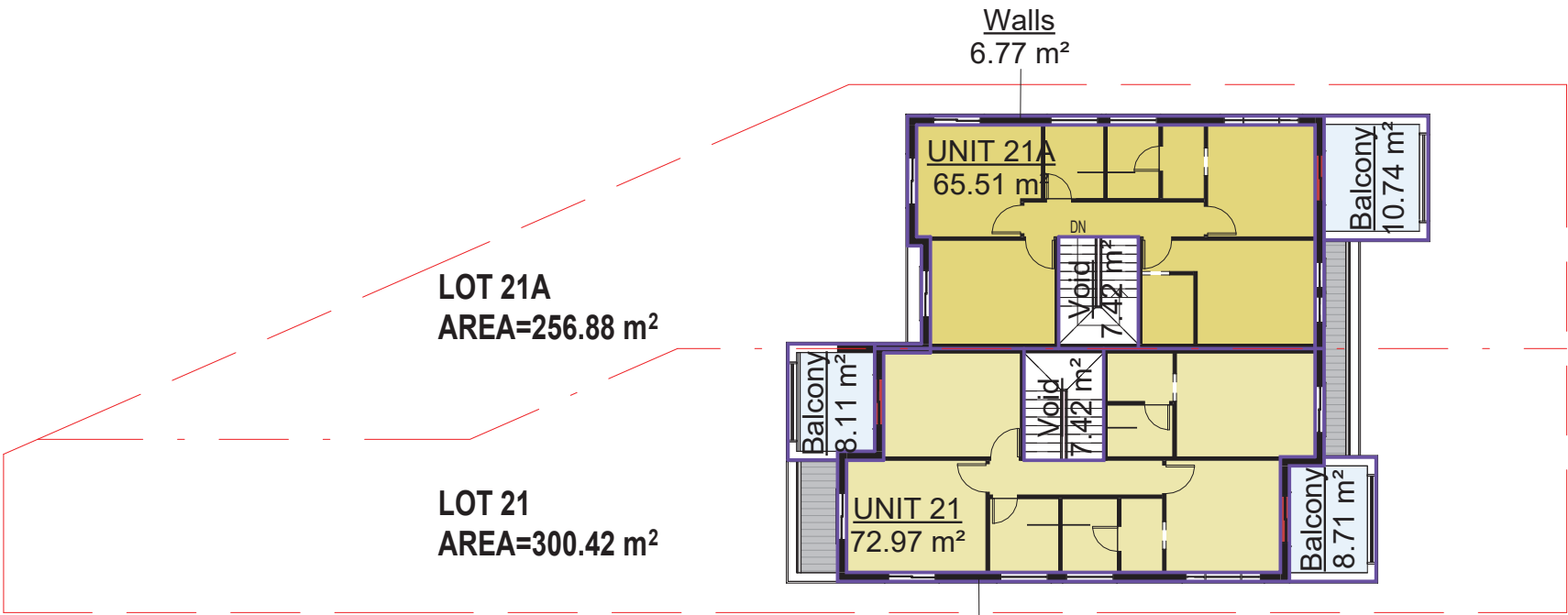


ISSUED FOR DA  
AREA LEGEND

- Back Yard
- Balcony
- Covered Terrace
- Driveway
- Footpath
- Front Yard
- Garage
- Porch
- Private Open Space
- UNIT 21
- UNIT 21A
- Void
- Walls



1 GROUND LEVEL  
1 : 200




2 FIRST LEVEL  
1 : 200

TOTAL LAND AREA = 557.30 m²  
ALLOWABLE FSR 50% = 278.65 m²

LOT 21A = 256.88 m²  
UNIT 21A = 127.98 m²

LOT 21 = 300.42 m²  
UNIT 21 = 149.27 m²

PROPOSED FSR 49.75% = 277.25 m²




0008794780 06 Nov 2023

Assessor Noura Al Hazzouri

Accreditation No. DMN/18/1891

Address  
21 21 Narelle Crescent,  
Greenacre, NSW,  
2190



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Area Schedule First

Name	Area
Balcony	27.56 m²
UNIT 21	72.97 m²
UNIT 21A	65.51 m²
Void	14.84 m²
Walls	14.22 m²
	195.10 m²

Area Schedule Ground

Name	Area
Back Yard	33.28 m²
Driveway	38.87 m²
Footpath	30.74 m²
Front Yard	43.92 m²
Garage	36.00 m²
Porch	11.16 m²
Private Open Space	207.41 m²
UNIT 21	76.30 m²
UNIT 21A	62.47 m²
Walls	17.22 m²
	557.37 m²



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ARCHITECT: Mike Darwich  
NSWARB #: 9980  
VICARB #: 19548  
TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD  
Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council



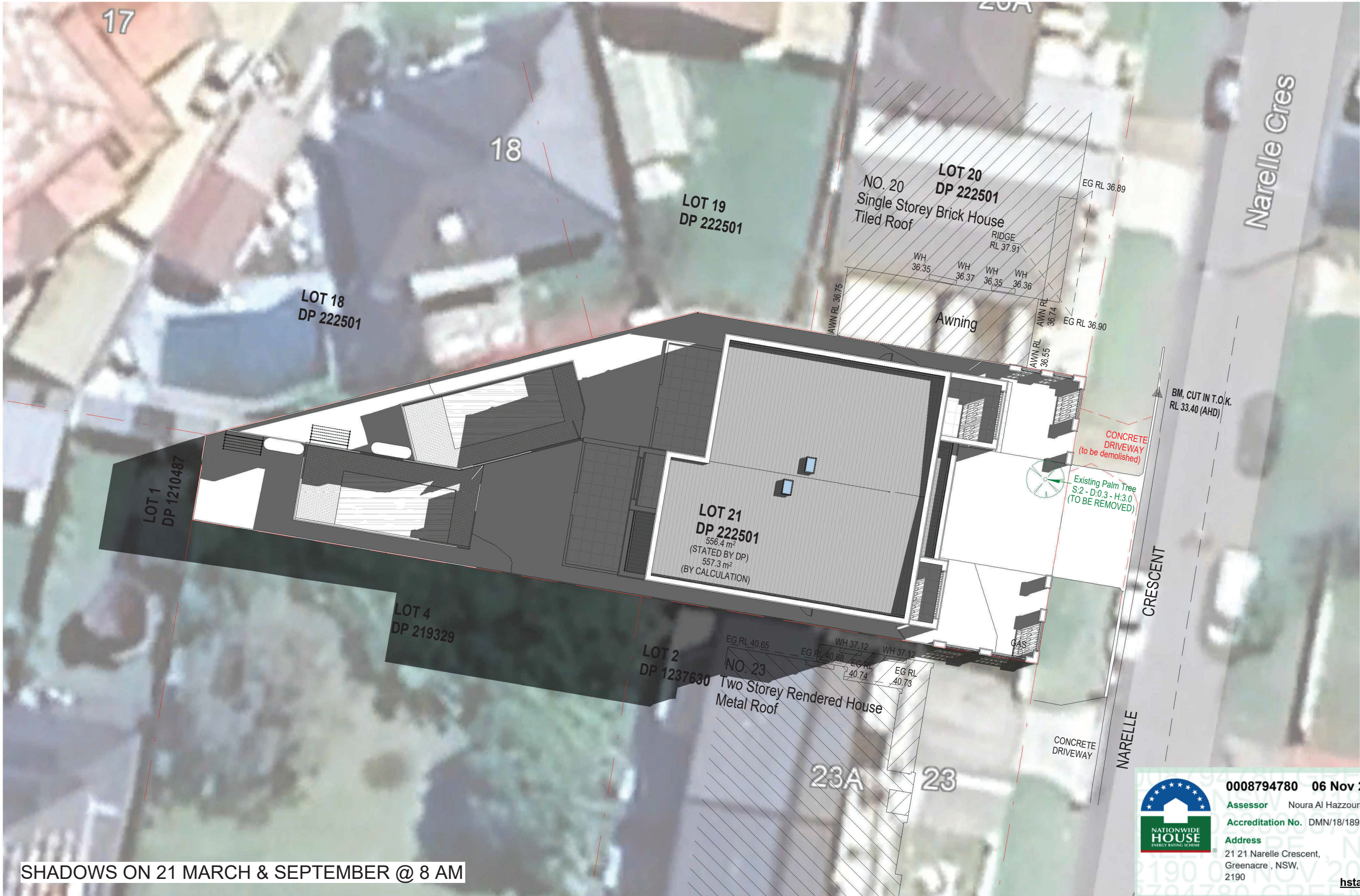
TITLE: Area Analysis

PROJECT: PROPOSED ATTACHED DUAL  
OCCUPANCY


ISSUED FOR DA

Scale: 1 : 200  
Project No: H2B  
Dwg NO: A14  
Revision: B





SHADOWS ON 21 MARCH & SEPTEMBER @ 8 AM




**0008794780 06 Nov 2023**

**Assessor** Noura Al Hazzouri

**Accreditation No.** DMN/18/1891

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NSWARB #: 9980  
VICARB #: 19548  
TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

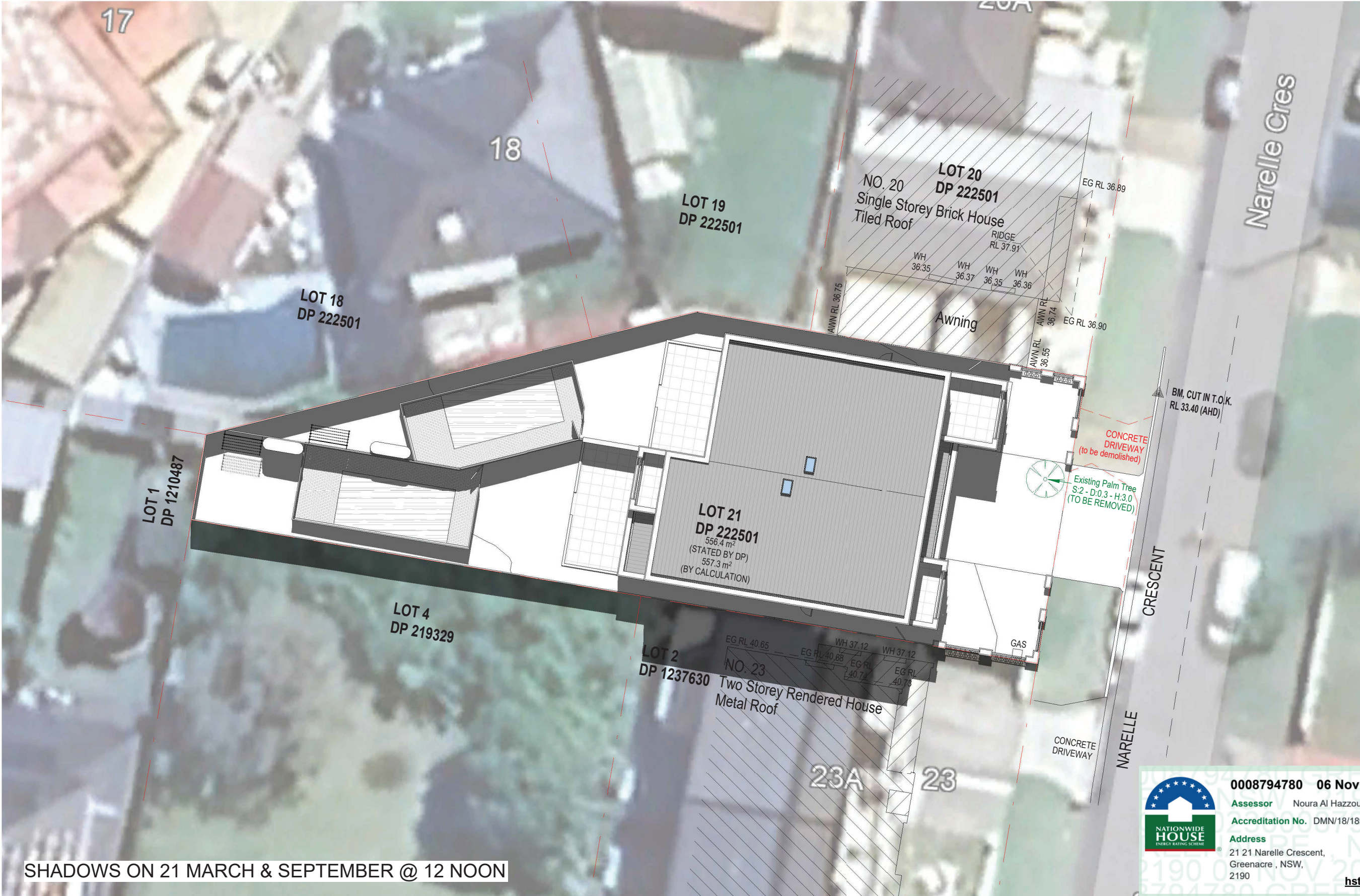
CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD  
Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council




TITLE: Shadow Diagrams in 21 March and 21 September @ 8 AM  
PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA  
Scale: 1:200  
Project No: H2B  
Dwg NO: A17  
Revision: B








**0008794780 06 Nov 2023**


**Assessor** Noura Al Hazzouri

**Accreditation No.** DMN/18/1891

**Address**  
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ARCHITECT: Mike Darwich

NSWARB #: 9980

VICARB #: 19548

TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ

Issue Date: 01/11/2023

Drawn by: MKD

Lot/DP: 21 - DP 222501

Zoning: R2 - Low Density Residential

Council: Canterbury Bankstown City Council



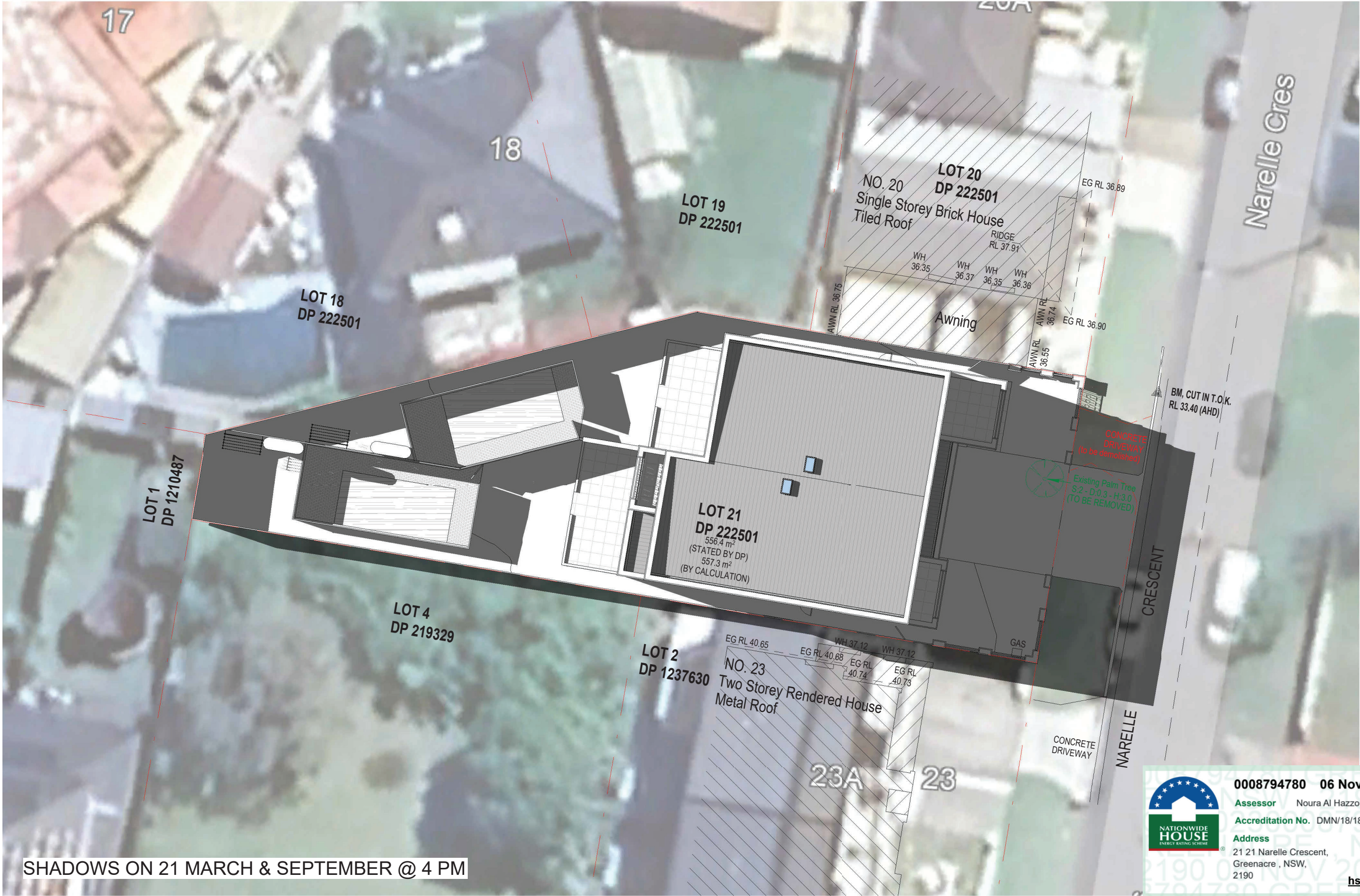
TITLE: Shadow Diagrams in 21 March and 21 September @ 12 Noon


PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

Scale: 1 : 200	Project No: H2B
Dwg NO: A18	Revision: B








**0008794780 06 Nov 2023**

**Assessor** Noura Al Hazzouri

**Accreditation No.** DMN/18/1891

**Address**  
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ARCHITECT: Mike Darwich  
NSWARB #: 9980  
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TASARB #: 1061

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD

Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council

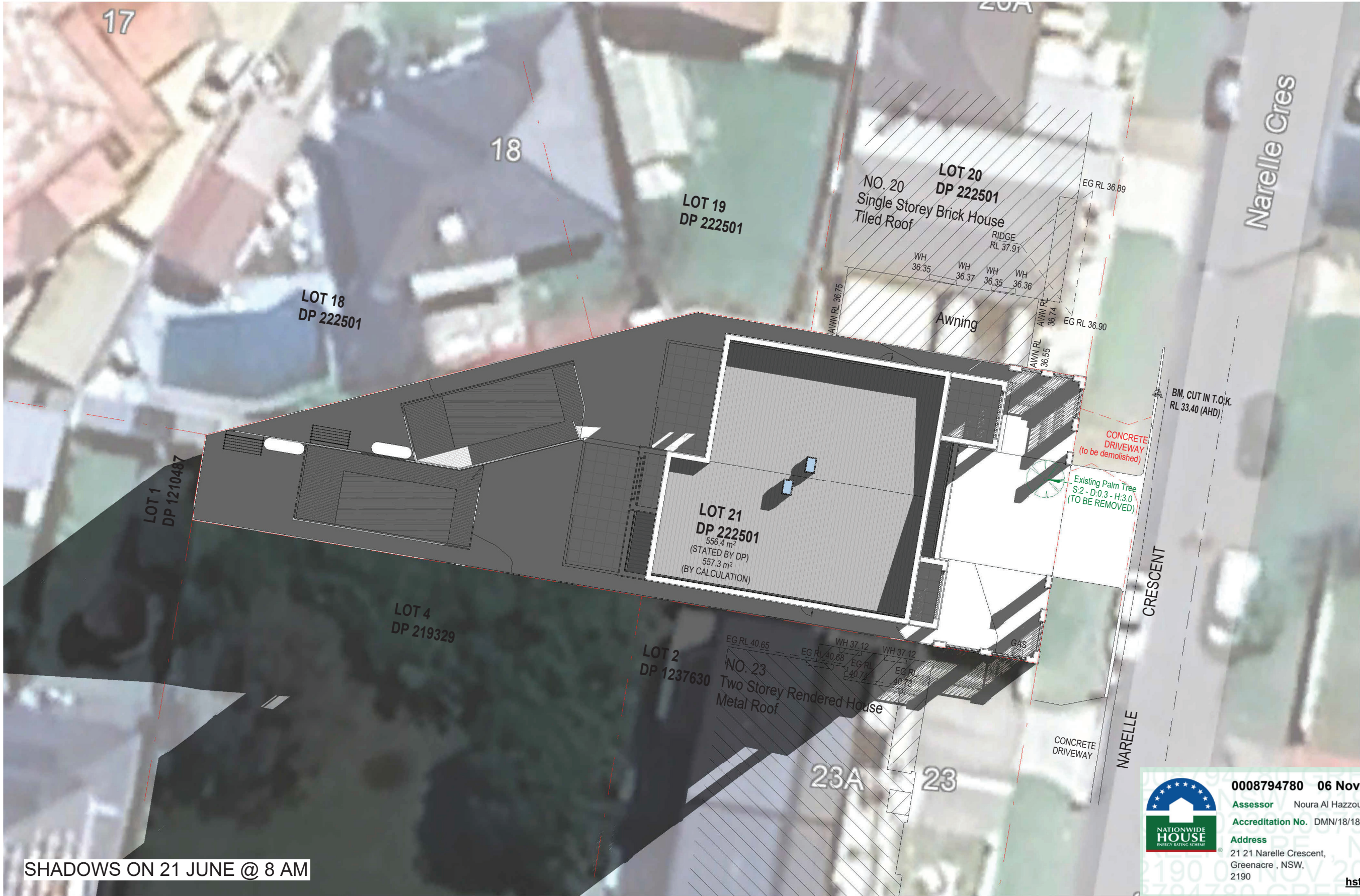



TITLE: Shadow Diagrams in 21 March and 21 September @ 4 PM  
PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

Scale:	Project No:
1 : 200	H2B
Dwg NO:	Revision:
A19	B








**0008794780 06 Nov 2023**


**Assessor** Noura Al Hazzouri

**Accreditation No.** DMN/18/1891

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ARCHITECT: Mike Darwich

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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ

Issue Date: 01/11/2023

Drawn by: MKD

Lot/DP: 21 - DP 222501

Zoning: R2 - Low Density Residential

Council: Canterbury Bankstown City Council



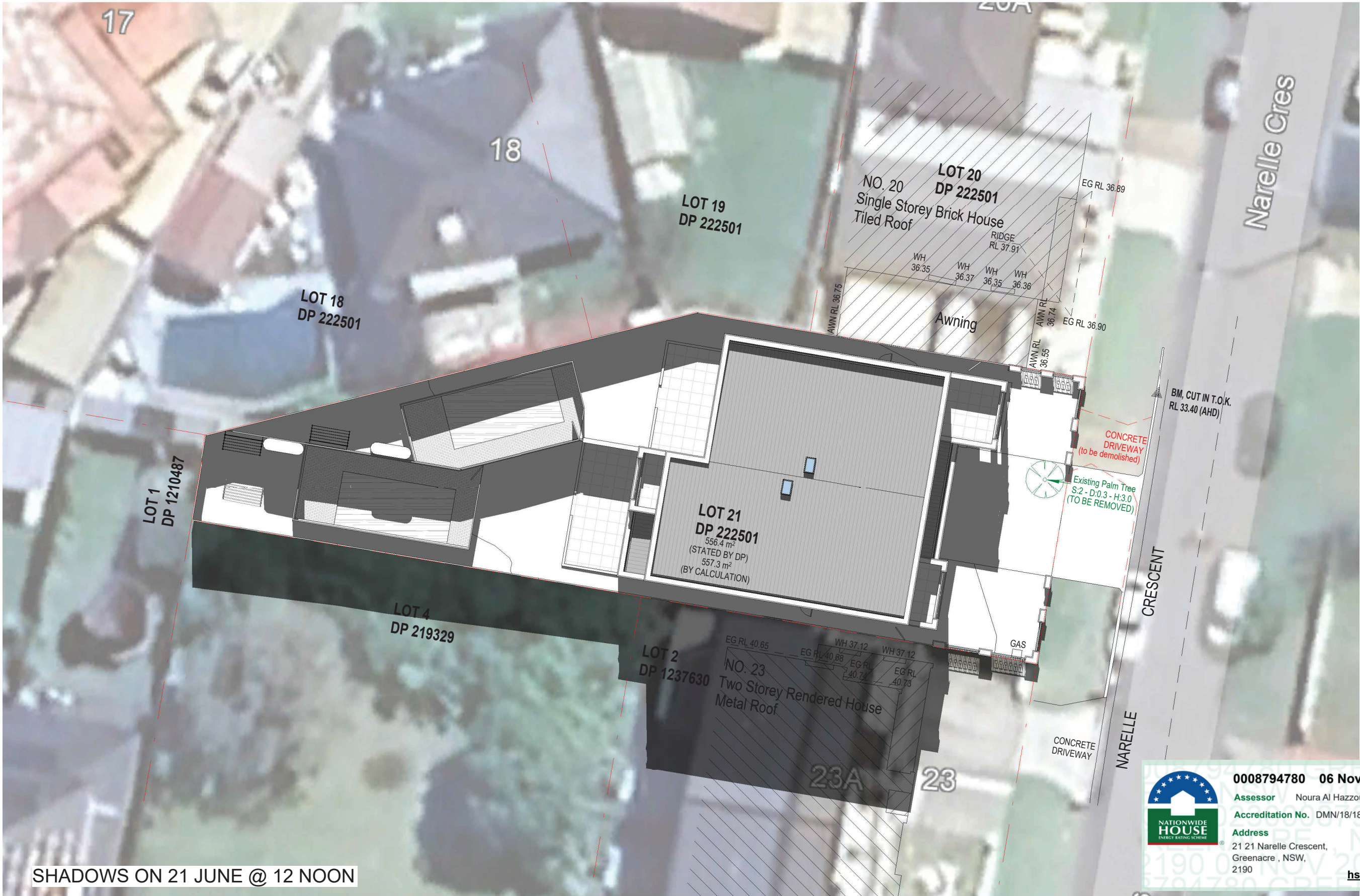
TITLE: Shadow Diagram in 21 June @ 8 AM

PROJECT: PROPOSED ATTACHED DUAL OCCUPANCY


**ISSUED FOR DA**

Scale: 1 : 200	Project No: H2B
Dwg NO: A20	Revision: B





SHADOWS ON 21 JUNE @ 12 NOON




**0008794780 06 Nov 2023**

**Assessor** Noura Al Hazzouri

**Accreditation No.** DMN/18/1891

**Address**  
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**Bellevue**  
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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

CLIENT: MR. RABIH EL HAWZ  
Issue Date: 01/11/2023  
Drawn by: MKD  
Lot/DP: 21 - DP 222501  
Zoning: R2 - Low Density Residential  
Council: Canterbury Bankstown City Council



TITLE: Shadow Diagram in 21 June @ 12 Noon

PROJECT: PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA

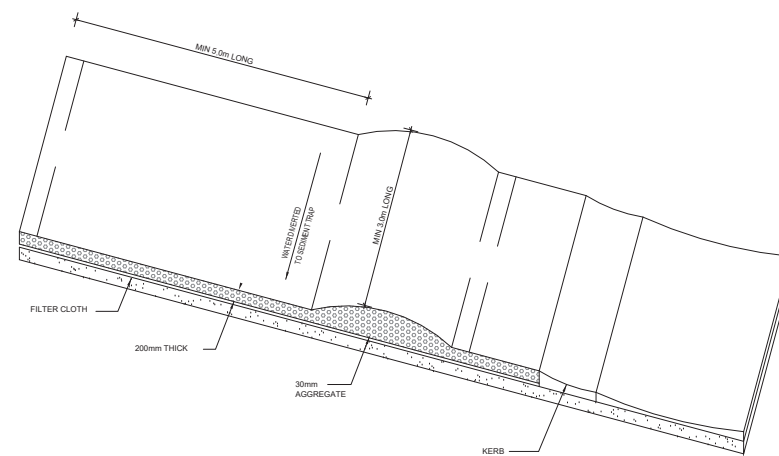
Scale:	Project No:
1 : 200	H2B
Dwg NO:	Revision:
A21	B





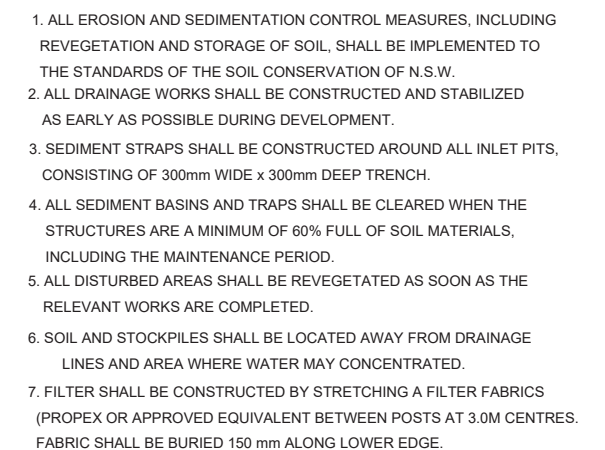
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Dwg NO: A22	Revision: B





1 : 250

1:150



1 : 200

Dwg NO:	Revision:
A23	B