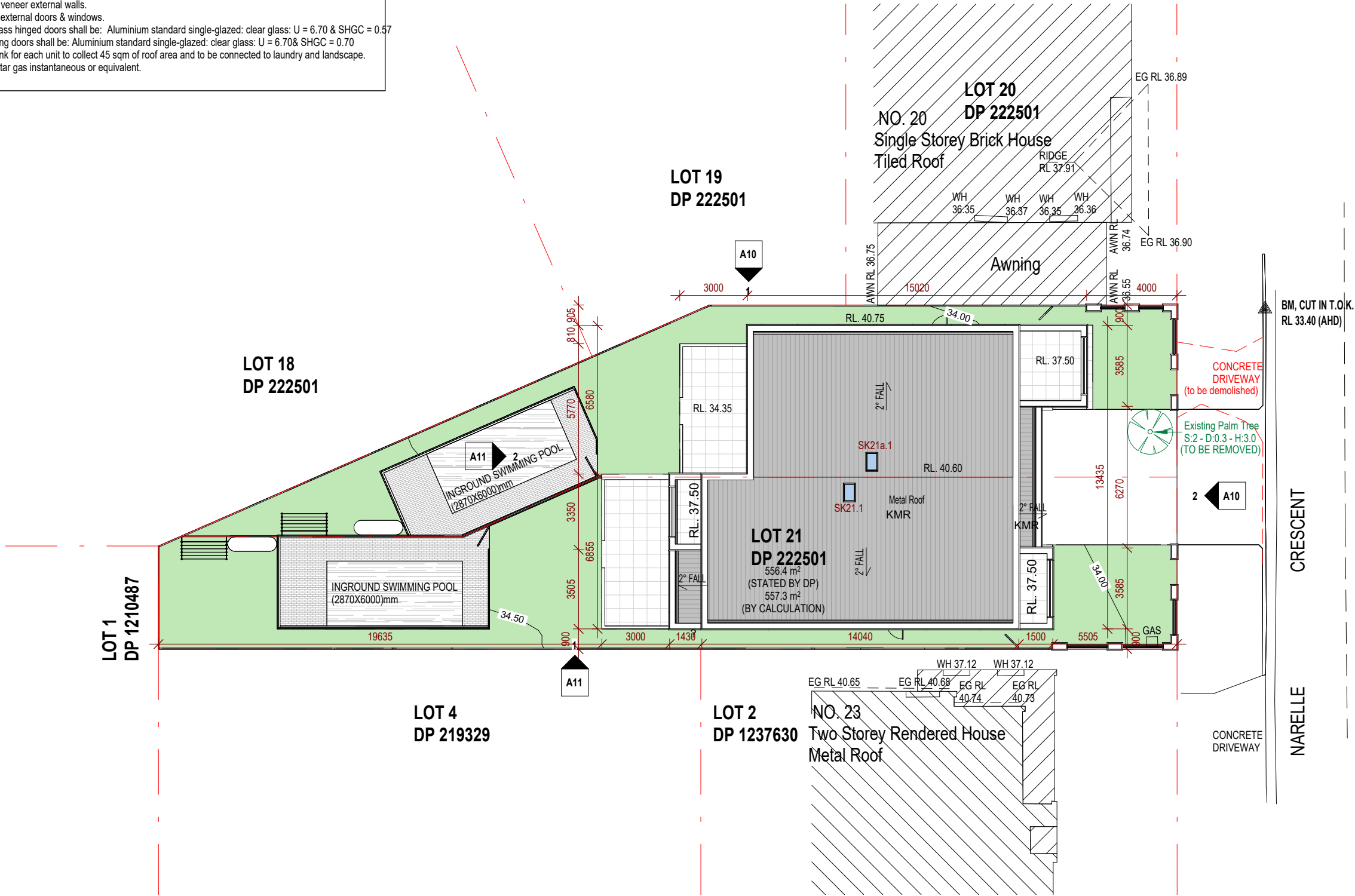


Basix and Naters commitments are:

- 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

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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.	



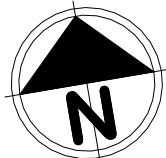
40 Johnston Road,  
Bass Hill 2197  
M: +61 404420876  
E: info@bellevuearchitects.com.au  
ARCHITECT: Mike Darwich  
NSWARB #: 9980  
VICARB #: 19548  
TASARB #: 1061

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 ( mm ). 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. 4. All works to be in accordance with the Building Code of Australia, Australian Standards, statutory regulations and local authority requirements. 5. 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. 6. BELLEVUE ARCHITECTS PTY LTD to approve all detailed drawings/setting out prior to construction. 7. Contractors to confirm stability and feasibility of all components / units manufacture. 8. All drawing measurements to be verified on site - do not scale from documents. 9. 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

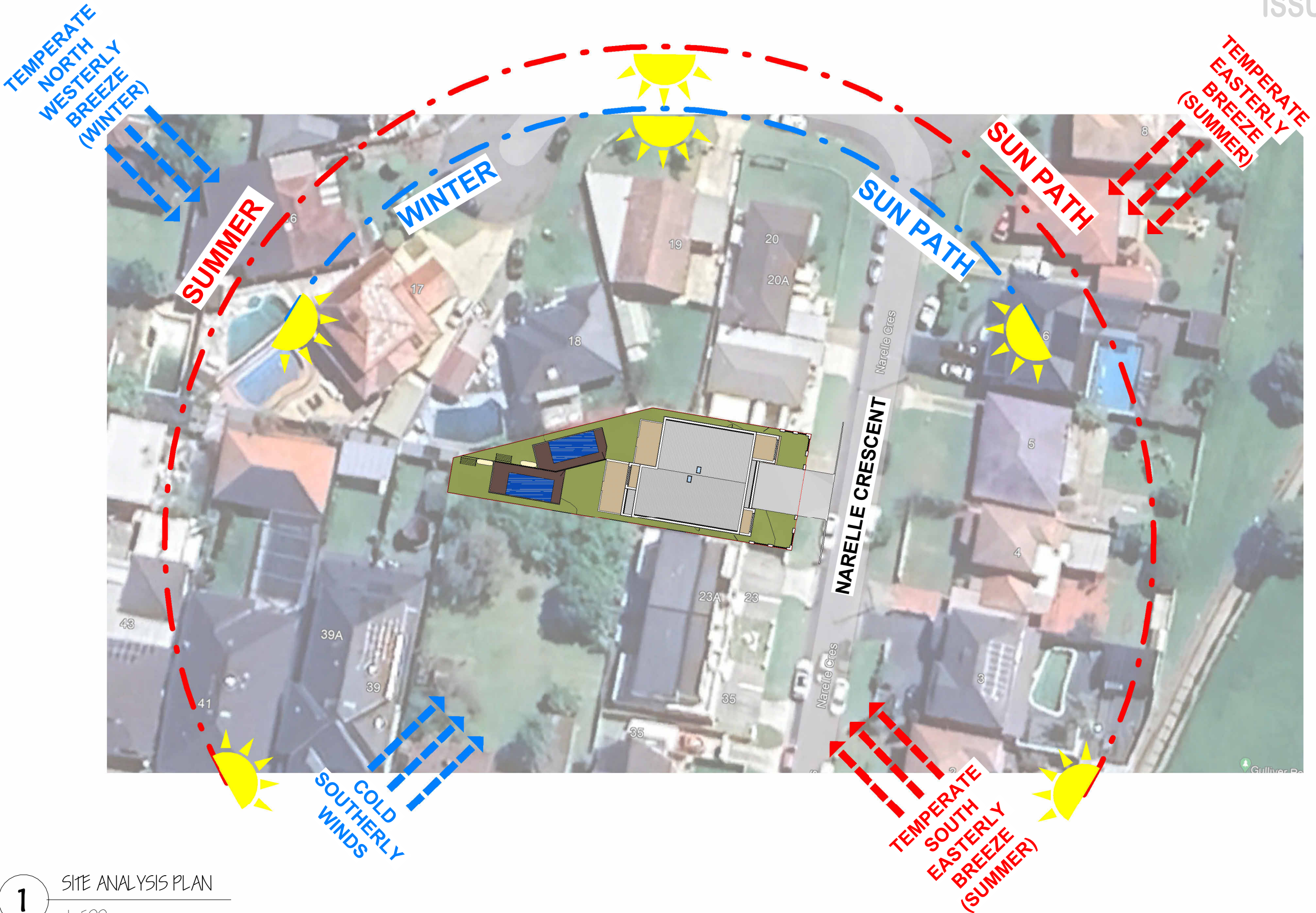



TITLE: Site Plan

PROJECT : PROPOSED ATTACHED DUAL  
OCCUPANCY

ISSUED FOR DA

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





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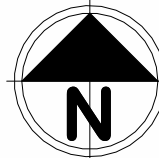
ARCHITECT: Mike Darwich  
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SITE: 21 Narelle Crescent, GREENACRE, NSW 2190

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: Site Analysis Plan

PROJECT : PROPOSED ATTACHED DUAL OCCUPANCY

ISSUED FOR DA

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