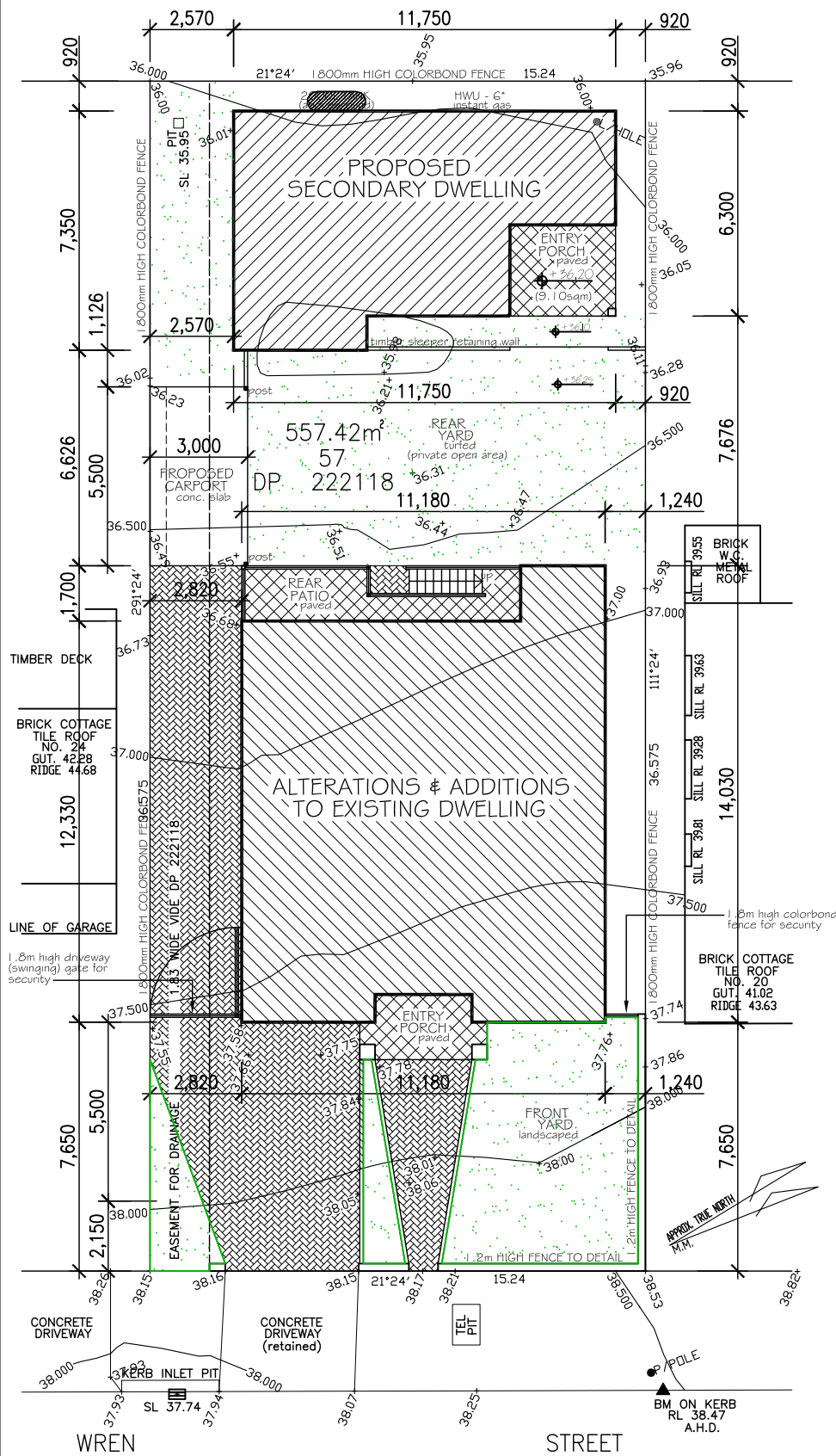




SITE / GROUND FLOOR PLAN
SCALE 1: 200

IMPORTANT NOTES:

internal staircase to be provided with continuous handrail
minimum P3 slip resistant classification is required for internal treads

provide window restrictors to all first floor bedroom windows limiting their openings to no greater than 125mm

Roof ventilation to comply with Part H4D9 of NCC 2022 & Part 10.8 of the housing provisions to prevent condensation

Roof ventilation (ie. whirly birds) shall be provided in conjunction with eave vents in accordance with Part H4D9 of NCC 2022 & Part 10.8 of the housing provisions

kitchen rangehood shall comply with Part H4D9 of NCC 2022 and Part 10.8 of the housing provisions (ie. ducted to outside air)

clothes dryers are required to be discharged to outside air via a shaft or ducting in accordance with Part H4D9 of NCC 2022 & Part 10.8 of the housing provisions

wet area waterproofing shall comply with Part H4D2 of the NCC 2022 (volume 2) and Part 10.2 of the housing provisions

All wet areas shall be fitted with mechanical ventilation and shall be ducted to outside air in accordance with Part H4D9 of NCC 2022 and Part 10.8 of the housing provisions

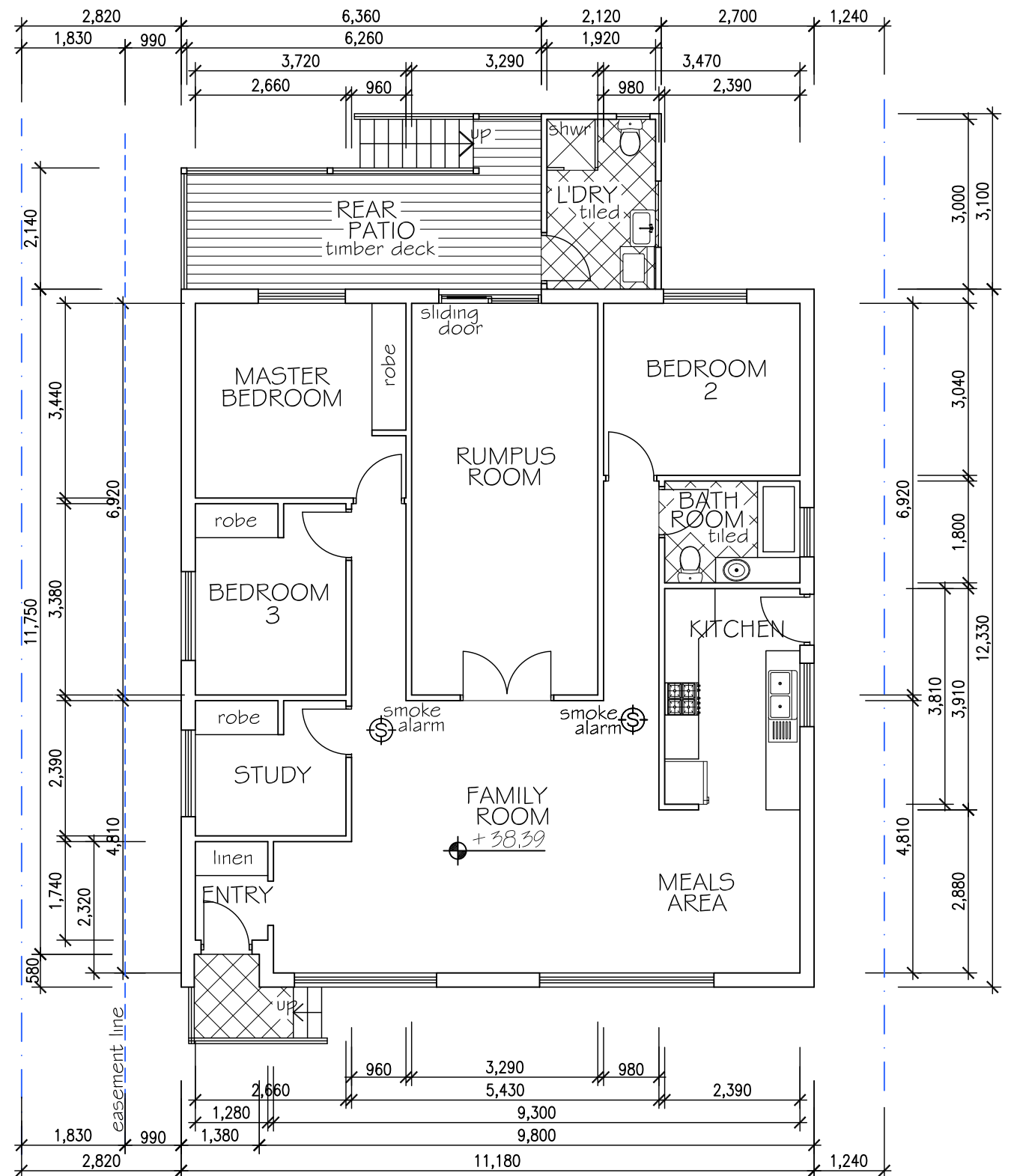
Fans situated within the family room areas shall not achieve a distance of less than 2.4m from FFL to any portion of the fan

Internal doors shall achieve a minimum clear opening of 820mm

CALCULATIONS

SITE AREA	= 557.42m ²
GROUND FLOOR AREA (proposed)	= 126.96m ²
FIRST FLOOR AREA (proposed)	= 91.64m ²
SECONDARY DWELLING AREA (proposed)	= 59.93m ²
PROPOSED TOTAL FLOOR AREA	= 278.53m ²
PROPOSED F.S.R	= 0.4997:1
GROUND FLOOR AREA (existing)	= 131.78m ²
PRIVATE OPEN AREA	= 81.10m ²

Proposed carport to be light-weight and free-standing with a maximum height of 3m when measured from NGL



EXISTING GROUND FLOOR PLAN
SCALE 1: 100

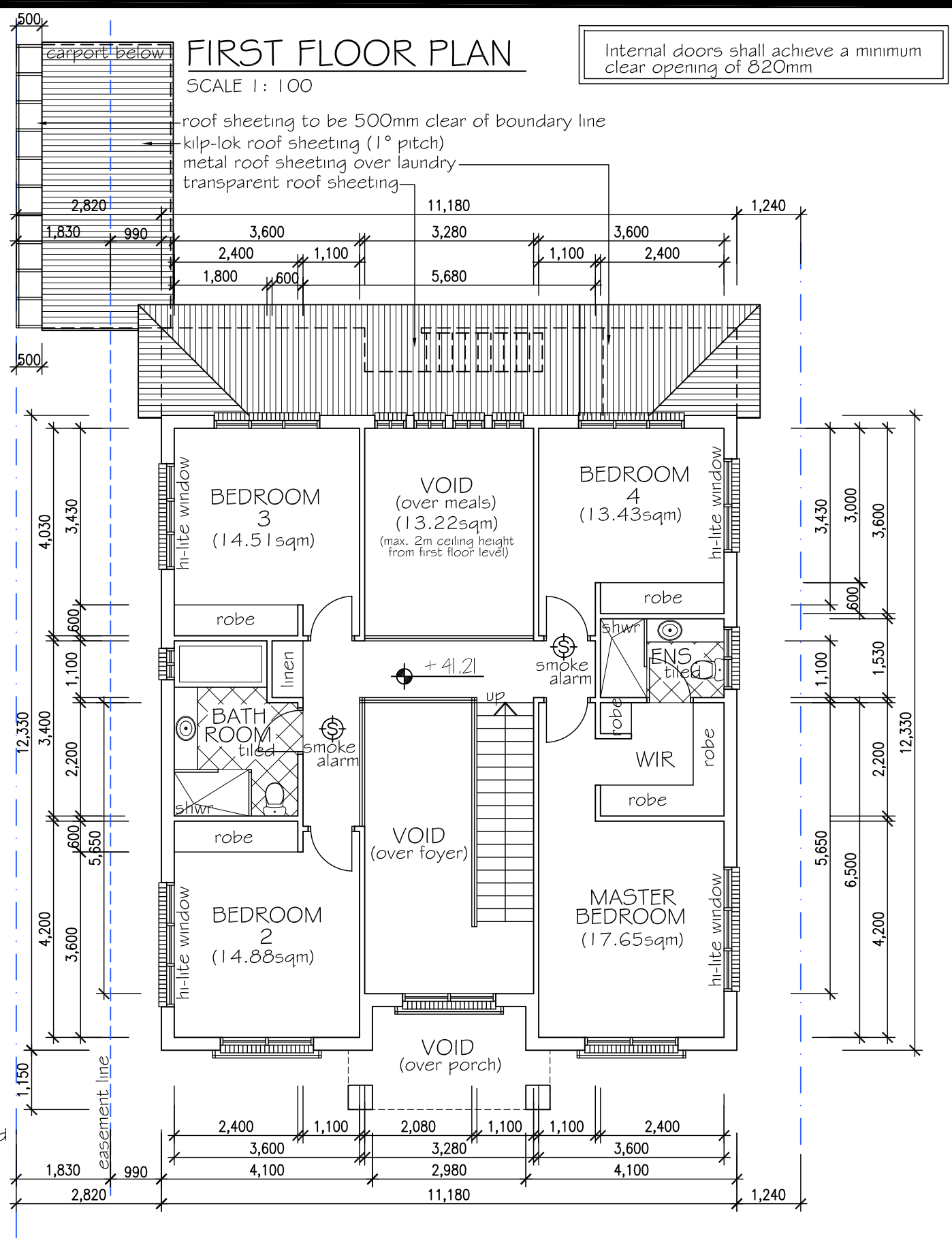
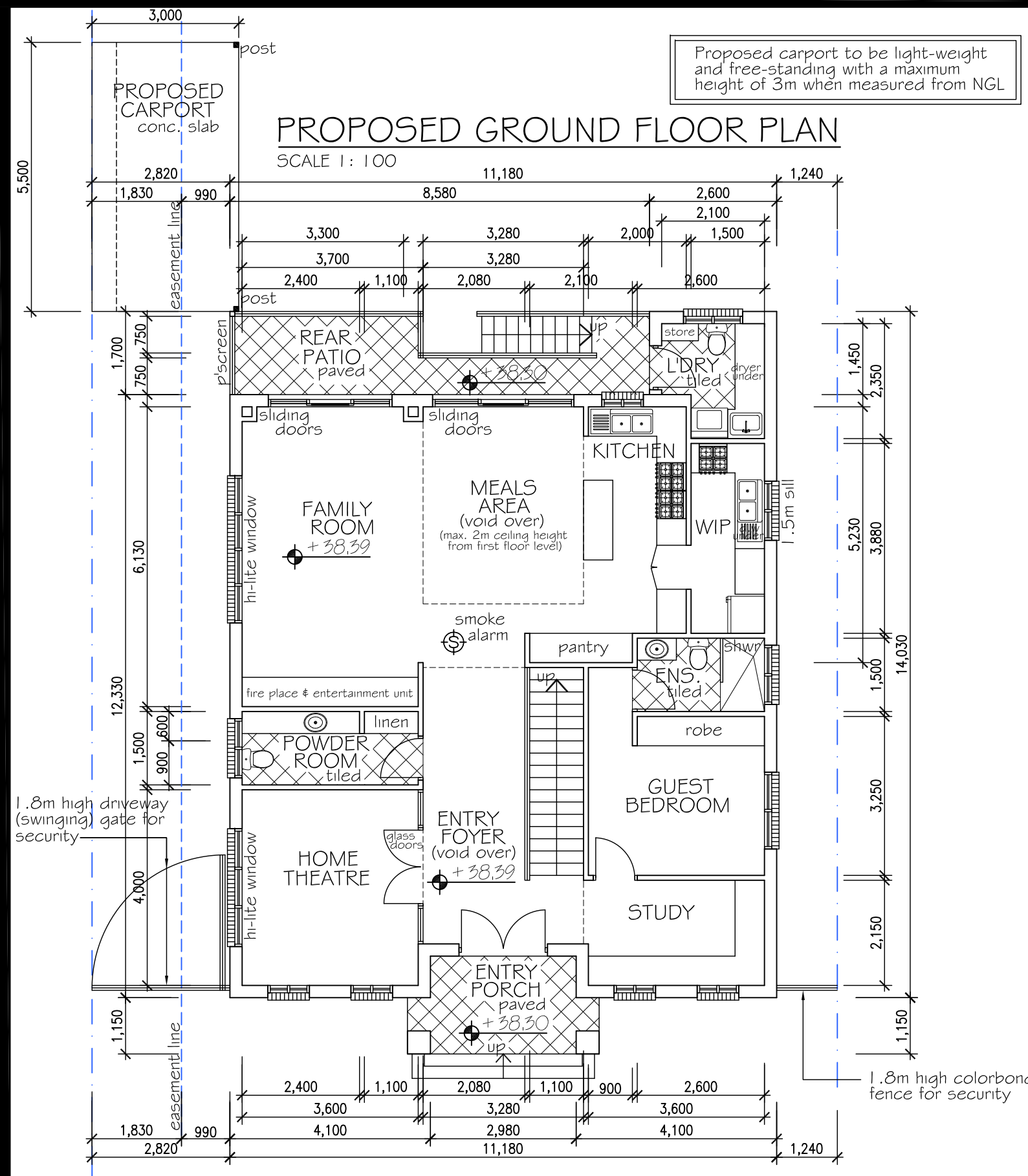
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E.	March, 2025	amended as per council email (dated 03.03.2025)



Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	SITE PLAN, CALCULATIONS, and EXISTING GROUND FLOOR PLAN
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-01E
Job No.:	2303/24



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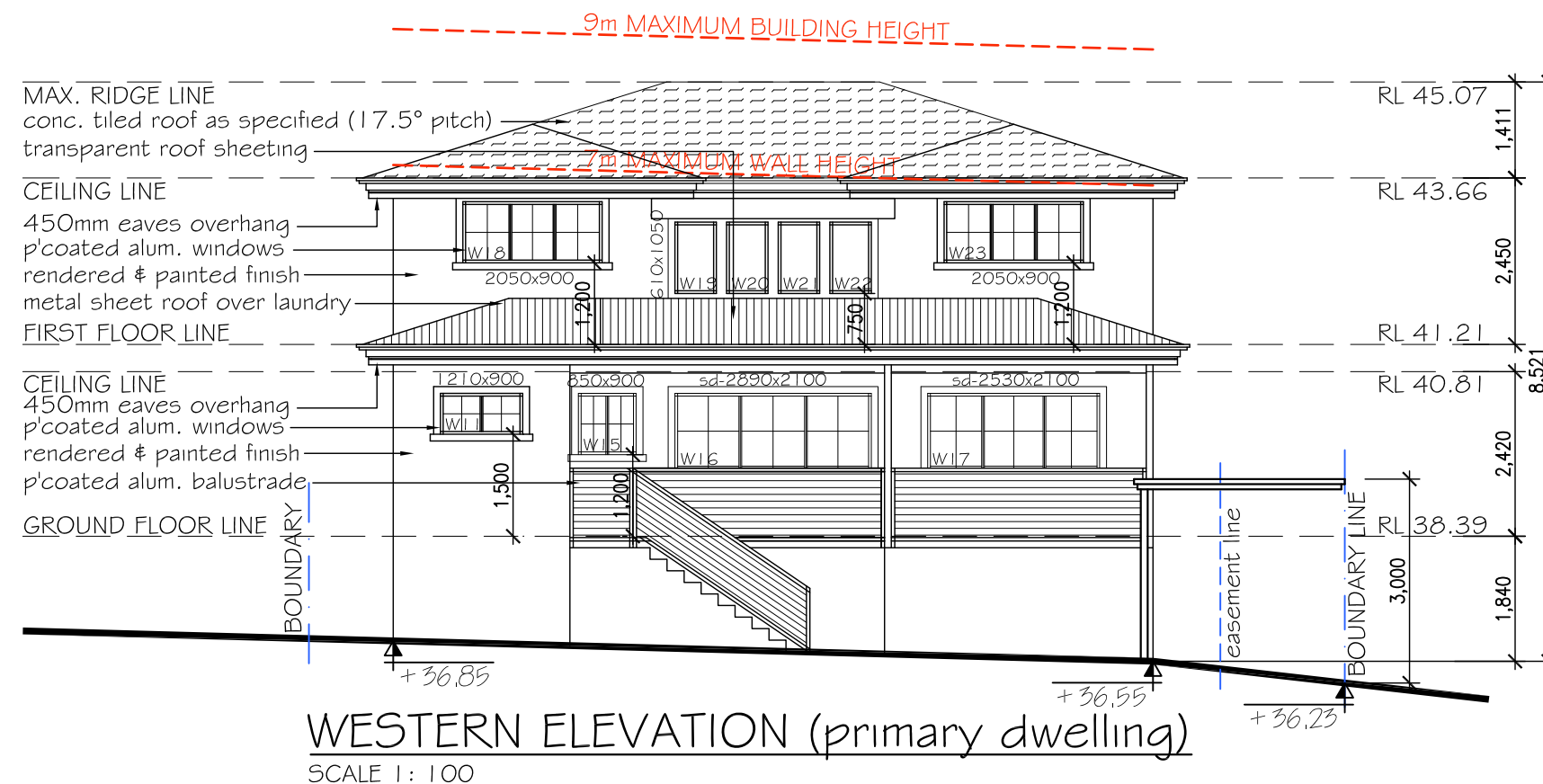
DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43 Email: deb.designz@gmail.com ABN: 20 494 842 377
Registration #: B-P-B - 1937 PD Box A177, Enfield NSW 2133 (S.S. 230944G)

Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	GROUND & FIRST FLOOR PLANS (primary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-02E
Job No.:	2303/24



Proposed carport to be light-weight and free-standing with a maximum height of 3m when measured from NGL



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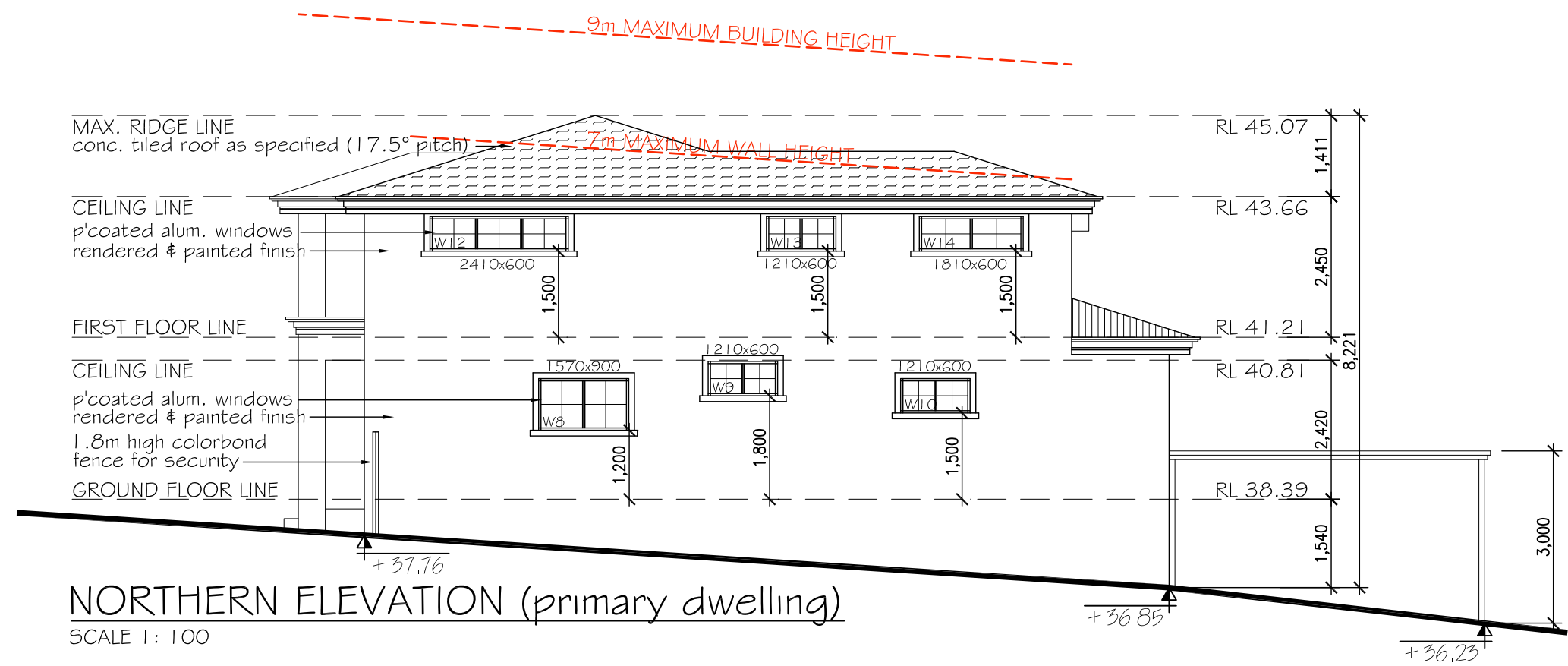
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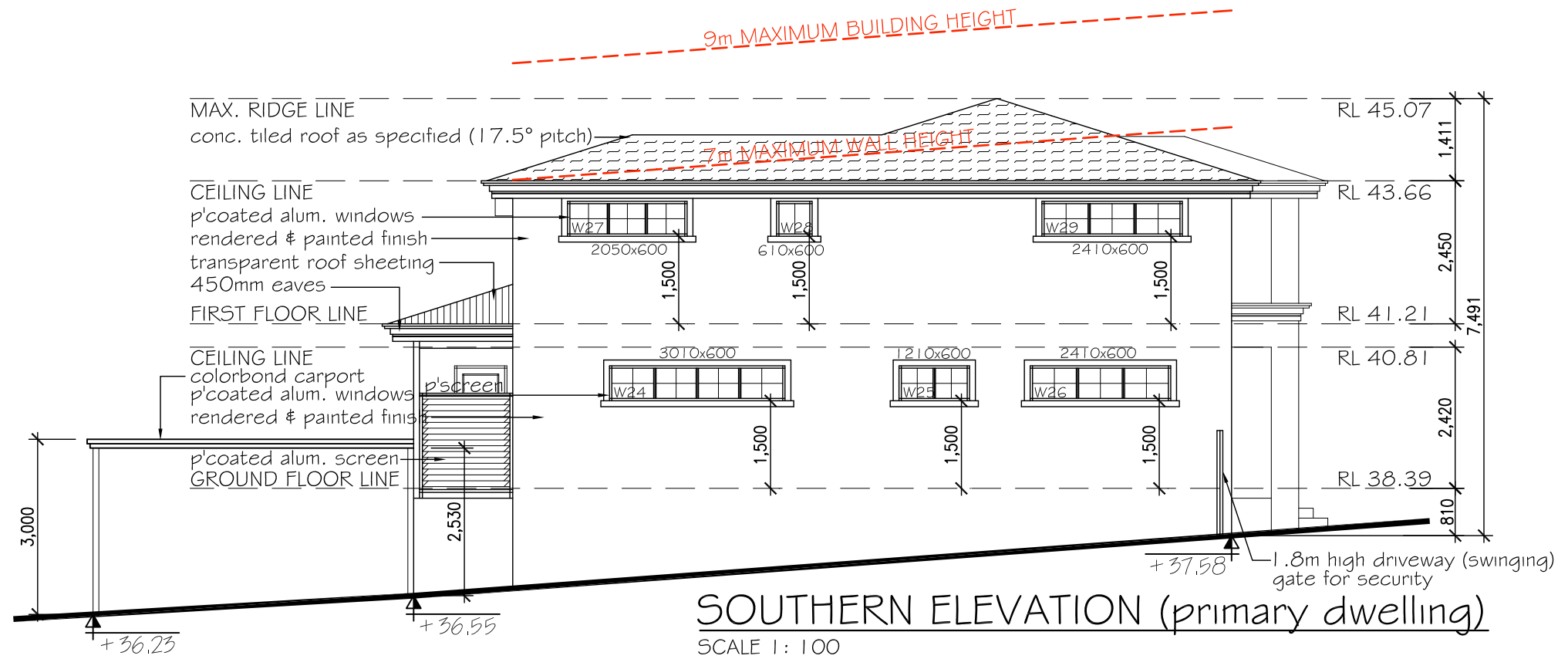
Ph: 0425 28 43 43
Email: deb.designz@gmail.com
PO Box A177, Enfield South 2113
ABN: 20 494 842 377
Lic No: 23309446

Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	EAST & WEST ELEVATIONS (primary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-03E
Job No.:	2303/24

Proposed carport to be light-weight and free-standing with a maximum height of 3m when measured from NGL



NORTHERN ELEVATION (primary dwelling)
SCALE 1: 100



SOUTHERN ELEVATION (primary dwelling)
SCALE 1: 100

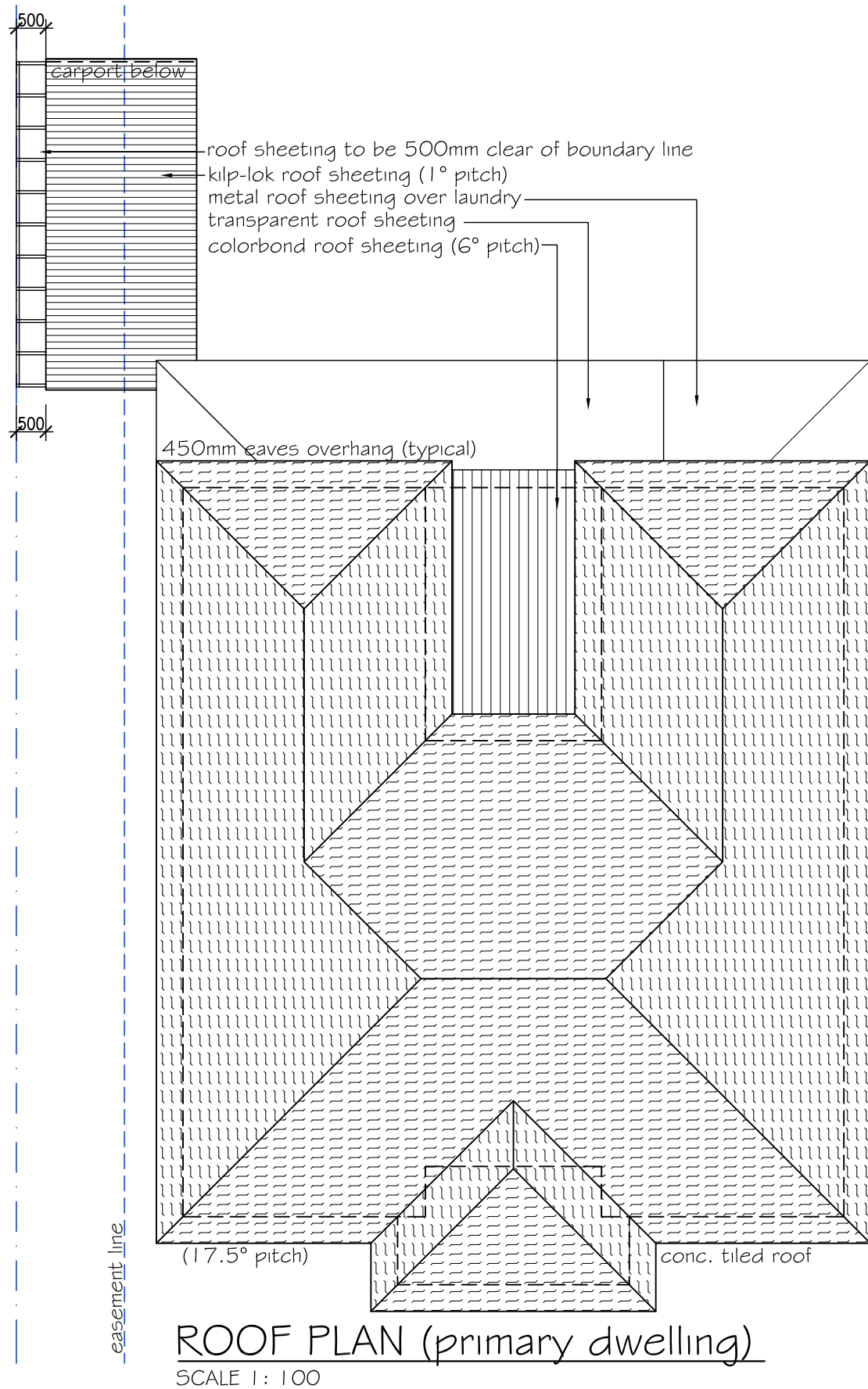
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DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS
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Registration #: B-P-B-1937 PD Box A177, Enfield, South 2133 LB #: 2309446

Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	NORTH & SOUTH ELEVATIONS (primary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-04E
Job No.:	2303/24



BASIX COMMITMENTS (primary dwelling)

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other Specifications
floor above existing dwelling:	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

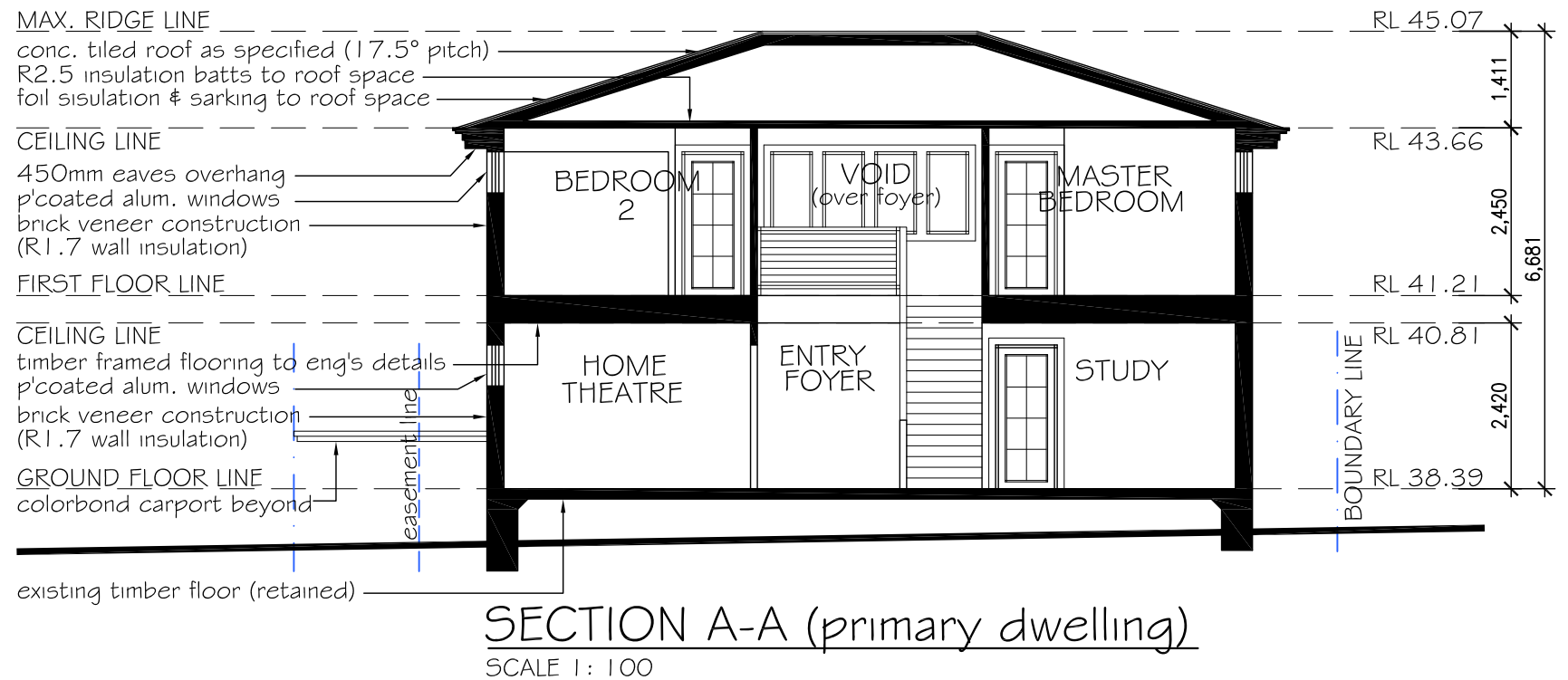
The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.



Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.

This drawing shall be read in conjunction with the specifications and engineers' consultants drawings. Check all dimensions and levels on site before commencement of work or ordering materials.

All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.

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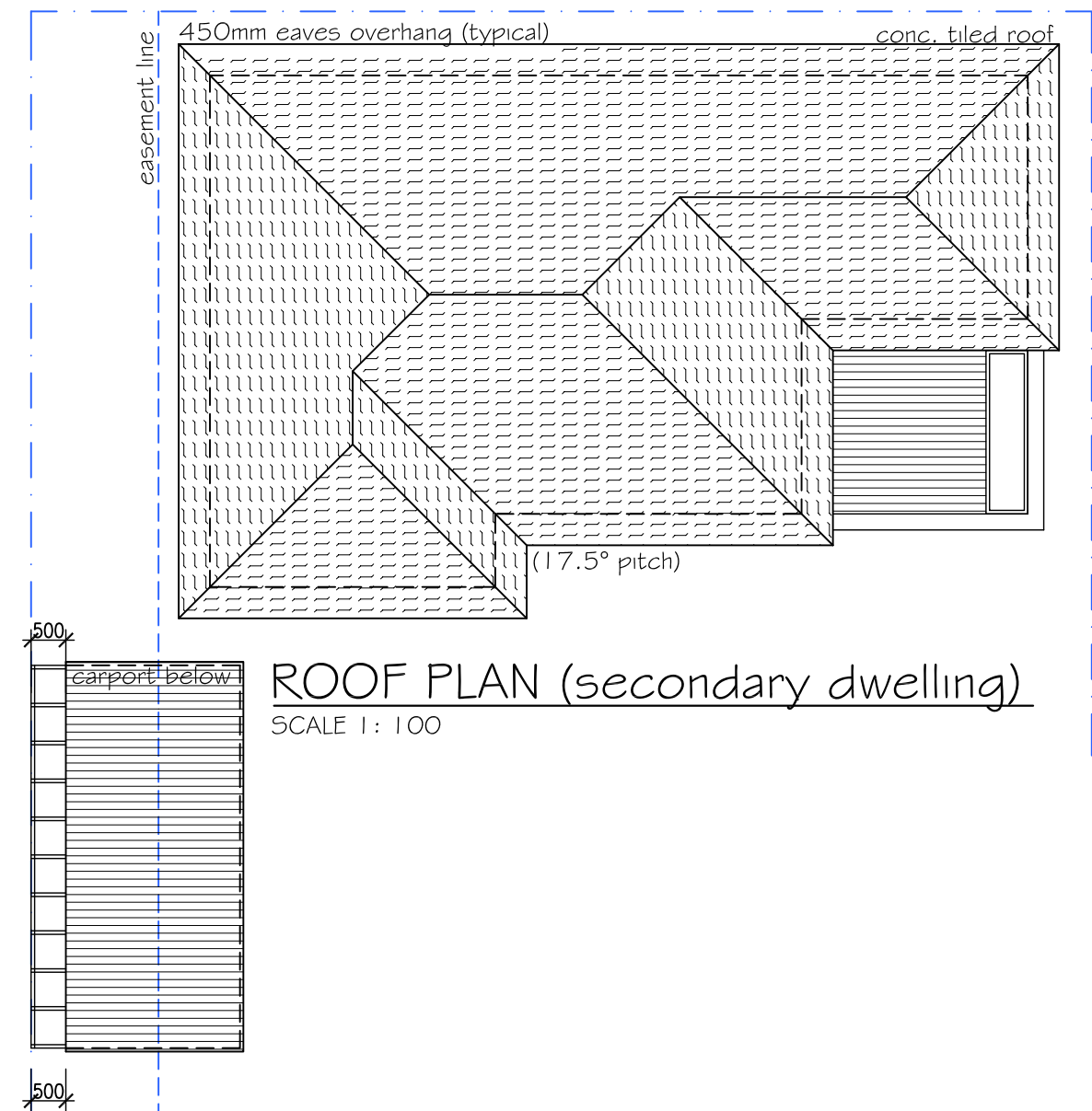
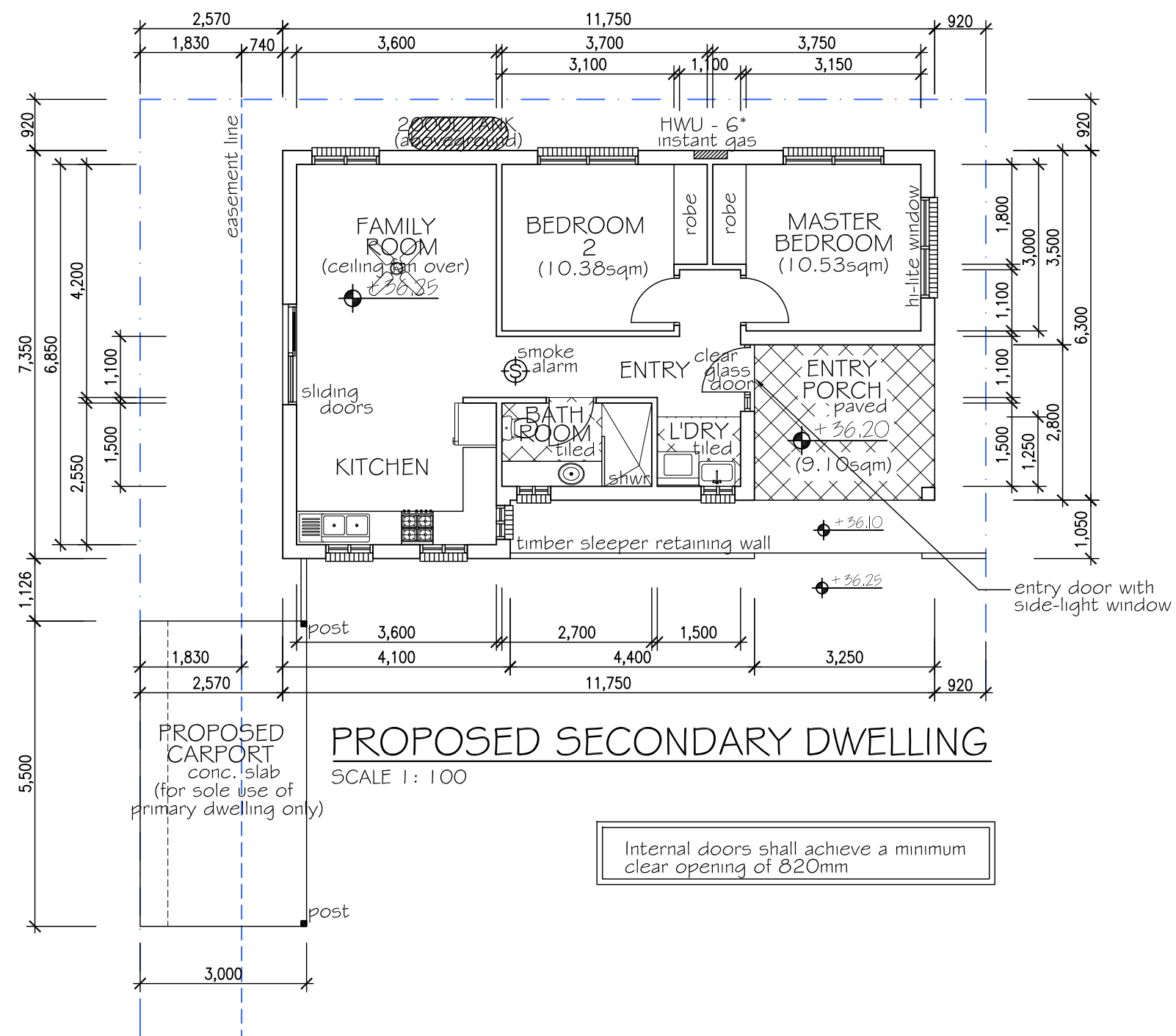
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Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	SECTION A-A, ROOF PLAN and BASIX COMMITMENTS (primary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-05E
Job No.:	2303/24

Proposed carport to be light-weight and free-standing with a maximum height of 3m when measured from NGL



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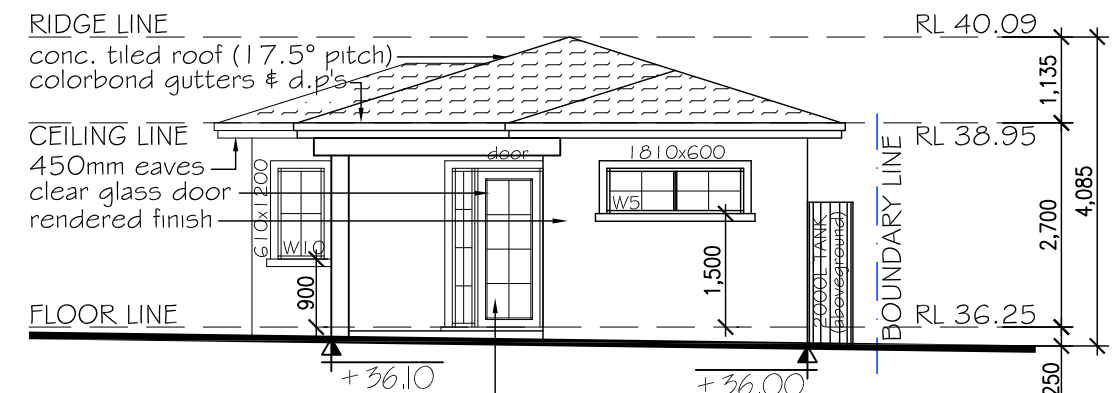
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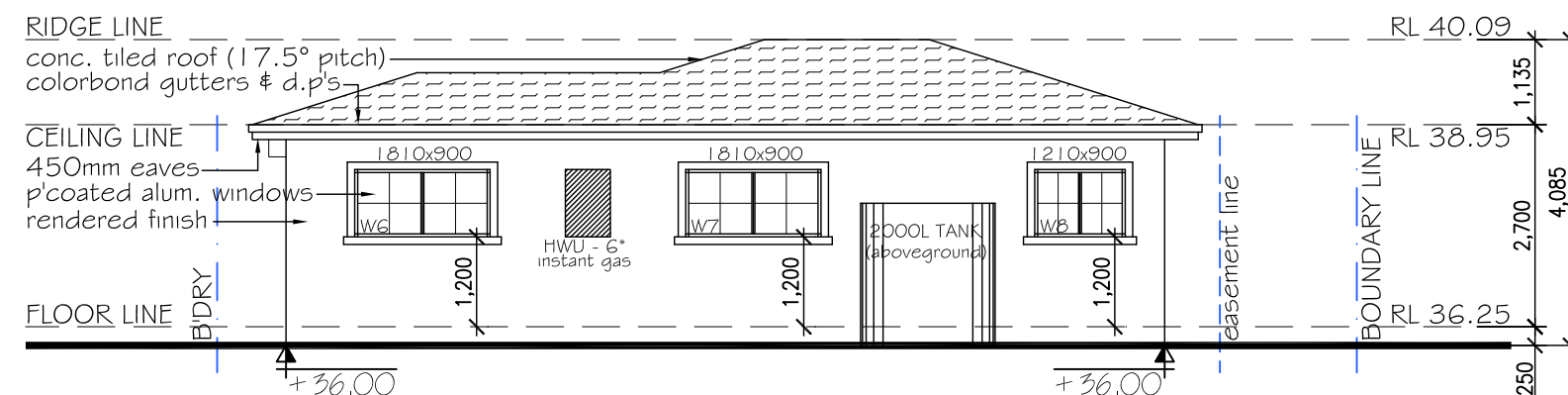
Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	FLOOR and ROOF PLANS (secondary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-06E
Job No.:	2303/24



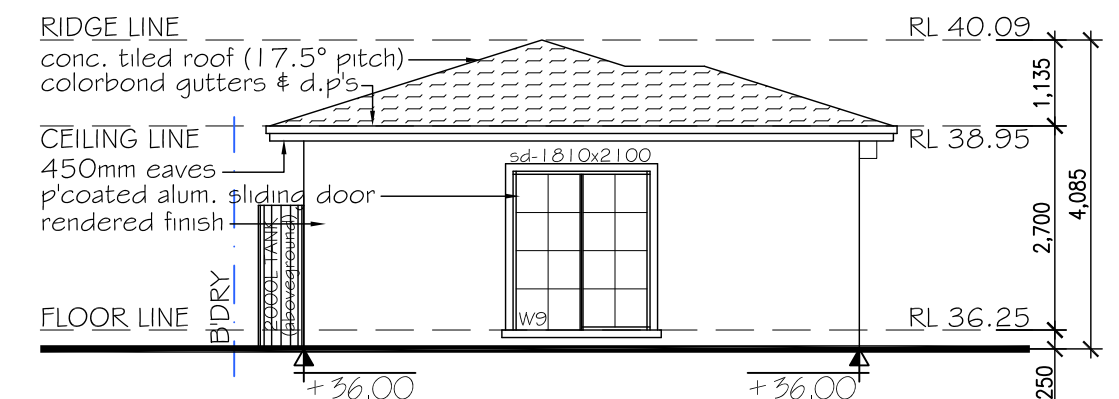
EAST ELEVATION (secondary dwelling)
SCALE 1: 100



entry door with side-light window
NORTH ELEVATION (secondary dwelling)
SCALE 1: 100



WEST ELEVATION (secondary dwelling)
SCALE 1: 100



SOUTH ELEVATION (secondary dwelling)
SCALE 1: 100

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Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	ELEVATIONS (secondary dwelling)
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-07E
Job No.:	2303/24

Schedule of BASIX commitments (secondary dwelling)

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

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

Alternative water

Rainwater tank
The applicant must install a rainwater tank of at least 2000 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 110.00 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.)

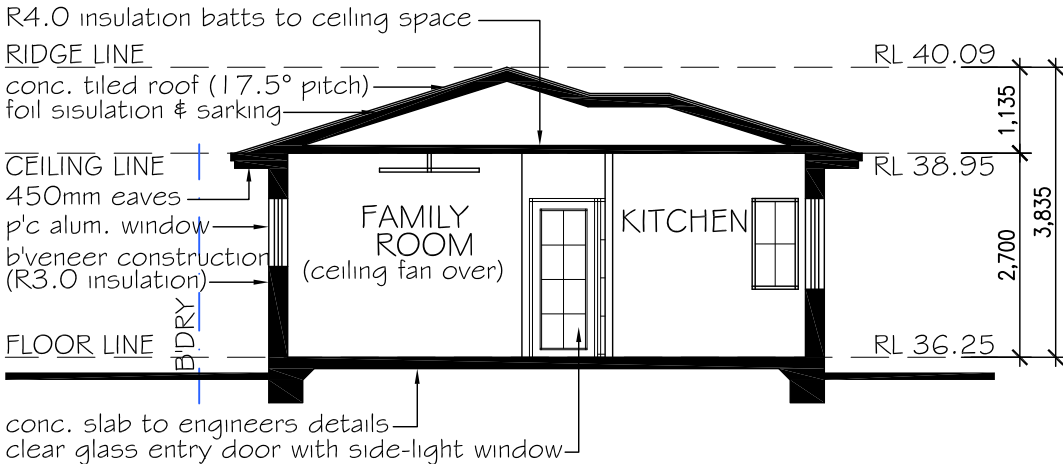
Thermal Comfort Commitments

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)
floor (59.50sqm) -	concrete slab on ground	nil
external wall -	brick veneer	2.44 (or 3.00 including construction)
internal wall (plasterboard) -	nil	nil
ceiling and roof -	flat ceiling / pitched roof:	4 (up), foil/sarking unventilated; medium (solar absorptance 0.48-0.59)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.



SECTION B-B (secondary dwelling)

SCALE 1 : 100

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) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:
Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Energy Commitments

Hot water

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 6 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: 3 stars

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: 3 stars

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: 3 stars

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: 3 stars

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to facade; Operation control: manual switch on / off

Kitchen: individual fan, ducted to facade; Operation control: manual switch on / off

Laundry: individual fan, ducted to facade; Operation control: manual switch on / off

Natural lighting

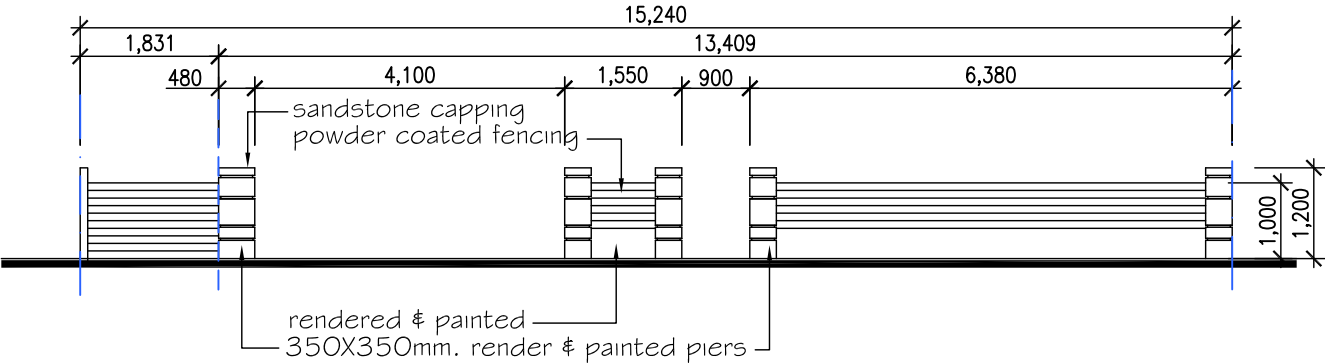
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

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.



FRONT FENCE ELEVATION (typical.)

SCALE 1 : 100

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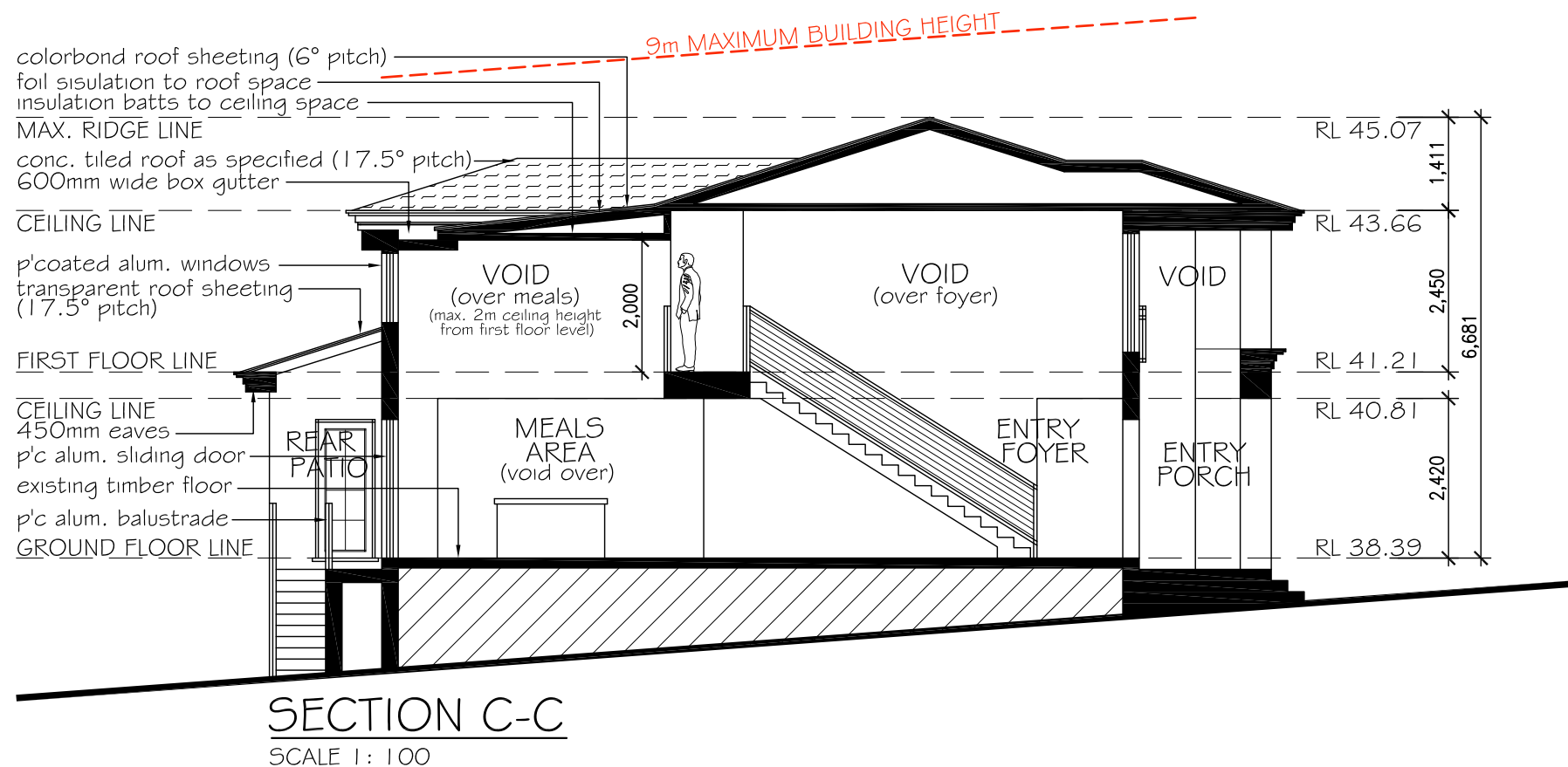
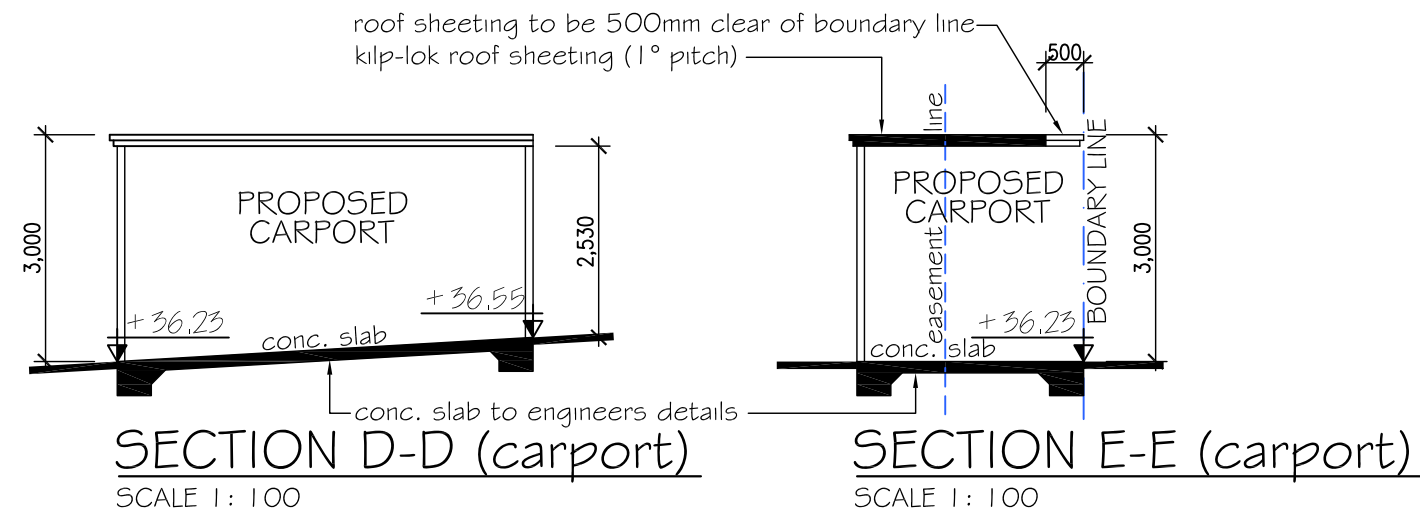
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ABN: 20 494 842 377
Lic No: 2339446 G

Client:	Mr. K. El Hassan & Mrs. D. El Zahab
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200
Drawing:	SECTION (secondary dwelling) and BASIX COMMITMENTS
Drawn:	S.M.
Date:	20.10.2024
Sheet No.:	DA-08E
Job No.:	2303/24

Proposed carport to be light-weight
and free-standing with a maximum
height of 3m when measured from NGL



Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	October, 2024	for development application submission
B.	December, 2024	amended as per council letter (dated 27.11.2024)
C.	December, 2024	amended as per council email (dated 03.12.2024)
D.	February, 2025	amended as per council email (dated 25.02.2025)
E.	March, 2025	amended as per council email (dated 03.03.2025)



Client:	Mr. K. El Hassan & Mrs. D. El Zahab		
Project:	Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL AFRK, NSW 2200		
Drawing:	SECTION CC (primary dwelling)		
Drawn:	Date:	Sheet No.:	Job No.:
S.M.	20.10.2024	DA-29E	2303/24