

PROPOSED DUAL OCCUPANCY

11 LUCERNE STREET STREET BELMORE



Arch: **AMER HAZIM**

- 9a PROSPER STREET CONDELL PARK
- MOB: 0451659099
- Email: amer.hazim@gmail.com

PROJECT
PROPOSED DUAL OCCUPANCY
No.11 LUCERNE STREET BELMORE
LOT 7 IN DP 5200

CLIENT
MR JEAN HANI



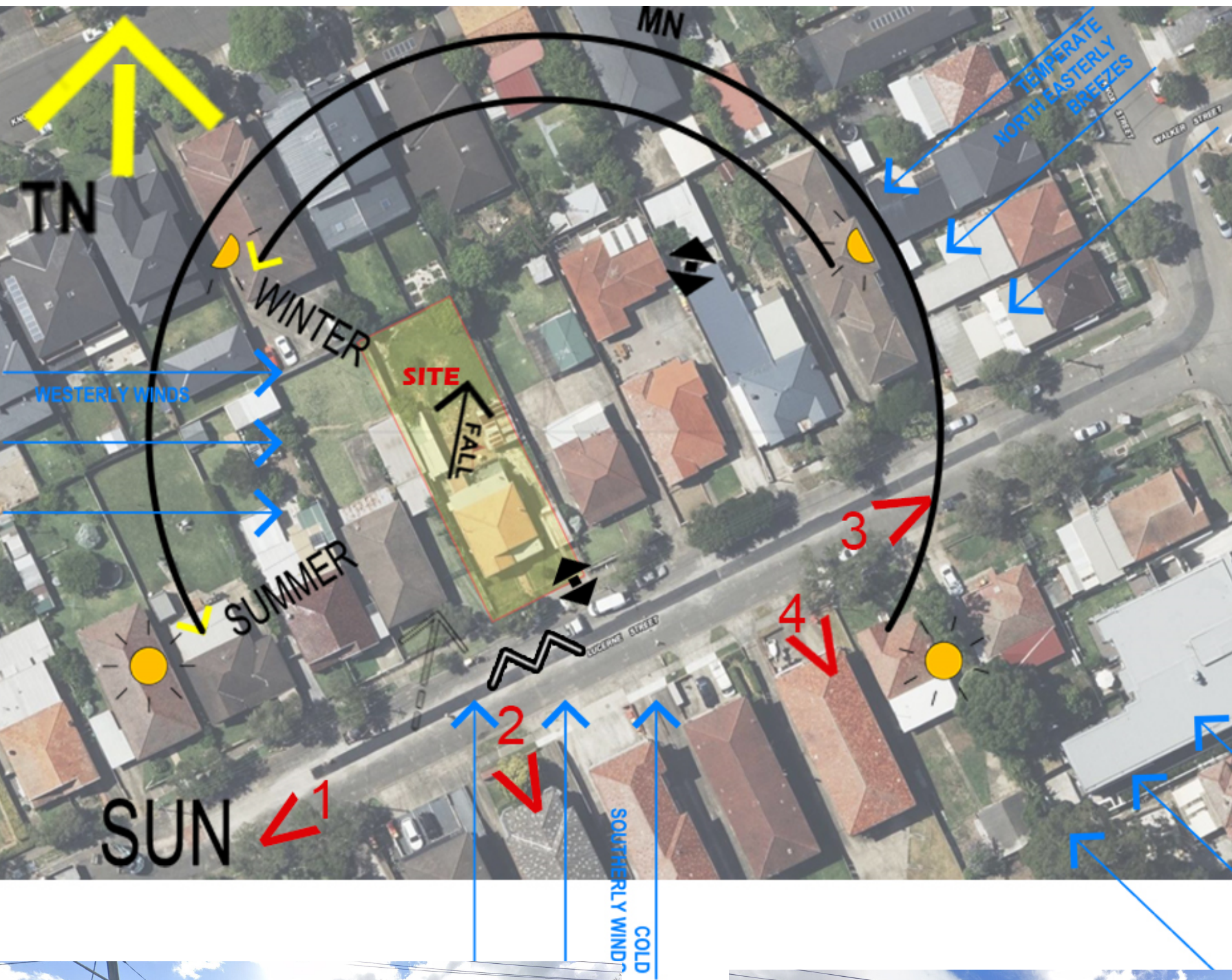
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COVER PAGE

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- LEGEND
- SITE BOUNDARIES (EAST + WEST STAGES)
 - LINE OF EXISTING BUILDINGS DEMOLISHED
 - HERITAGE ITEM (LEP 1994)
 - TRAFFIC NOISE
 - TRAIN NOISE
 - DIRECTION
 - OVERLAND FLOW
 - PEDESTRIAN ACCESS / ENTRY
 - VEHICLE ACCESS
 - VEHICLE ACCESS (EXISTING)
 - VEHICLE MOVEMENT
 - BICYCLE ROUTE
 - PEDESTRIAN TRAFFIC LIGHT CROSSING
 - EXISTING TREES



VIEW 1



VIEW 4



VIEW 3



VIEW 2

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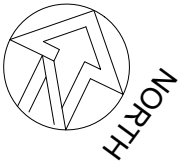
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SITE ANALYSIS

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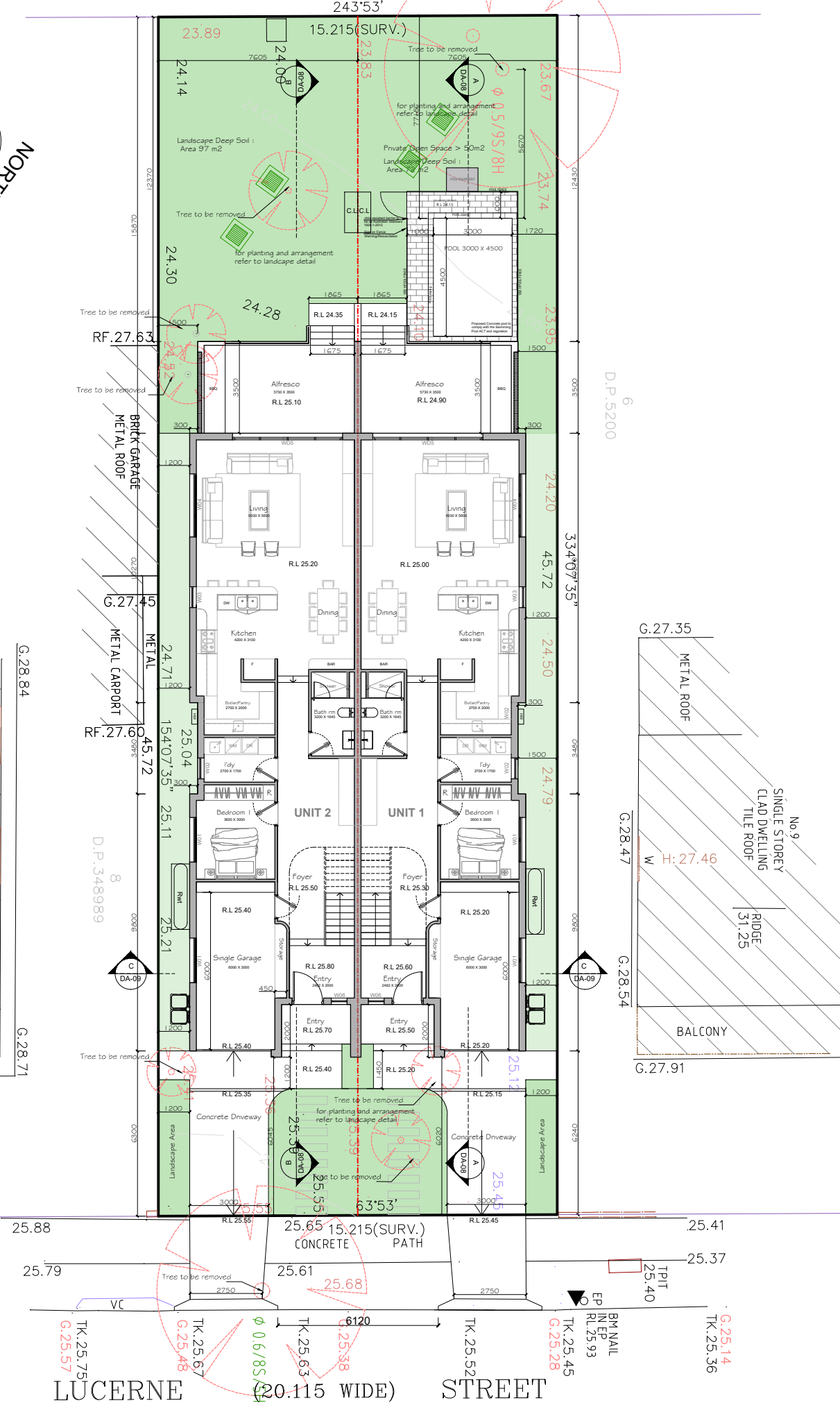
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SITE PLAN

1 : 200



UNIT 2 CALCULATIONS

SITE AREA	=	347.80
GROUND FLOOR AREA	=	113.97 m2
FIRST FLOOR AREA	=	116.00 m2
TOTAL FLOOR AREA	=	229.97 m2

GARAGE AND STAIR VOID IS NOT INCLUDED

F.S.R	=	229.97 m2
	=	0.66 < 0.75

LANDSCAPE AREA (SOFT SOIL) = 151.04 m2 44 % > 30 %

LANDSCAPE AREA AT FRONT 24 m2 > 50 % OF FRONT SETBACK

MAXIMUM BUILDING HEIGHT = 7.8 m < 8.5 m

UNIT 1 CALCULATIONS

SITE AREA	=	347.80
GROUND FLOOR AREA	=	113.97 m2
FIRST FLOOR AREA	=	116.00 m2
TOTAL FLOOR AREA	=	229.97 m2

GARAGE AND STAIR VOID IS NOT INCLUDED

F.S.R	=	229.97 m2
	=	347.80 m2
	=	0.66 < 0.75

LANDSCAPE AREA (SOFT SOIL) = 126.91 m2 37 % > 30 %

LANDSCAPE AREA AT FRONT 24 m2 > 50 % OF FRONT SETBACK

MAXIMUM BUILDING HEIGHT = 7.8 m < 8.5 m

TOTAL CALCULATIONS

SITE AREA	=	695.6 m2
GROUND FLOOR AREA	=	227.94 m2
FIRST FLOOR AREA	=	232 m2
TOTAL FLOOR AREA	=	459.94 m2

F.S.R	=	459.94 m2
	=	695.6 m2
	=	0.66 < 0.75

LANDSCAPE AREA (SOFT SOIL) = 277.95 m2 40 % > 30 %

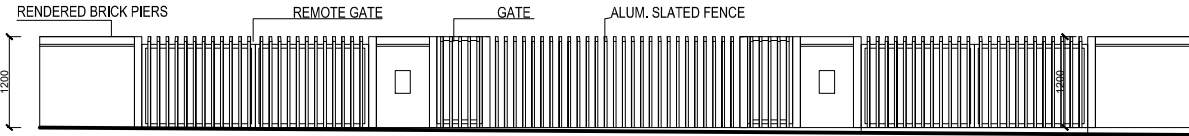
LANDSCAPE AREA AT FRONT 7.5m SETBACK 48 m2 > 50 %

BASIX COMMITMENTS

BASIX/NATHERS Project Commitments			
Proposed:		Proposed Double Storey Dual Occupancy with Outdoor Pool	
Address:		11 Lucerne Street, Belmore NSW	
Lot No. / DP:		7/DP5200	
Note: Refer to certifications for full details and confirmation of all items			
Water			
Fixtures (Both Dwellings)		Specification	
Shower Head Rating		4 star (> 4.5 but <= 6 L/min)	
Toilet Rating		3 star	
Kitchen Taps Rating		3 star	
Bathroom Taps Rating		3 star	
Alternative Water Details (Both Units)			
Individual Rainwater Tank(s)		Minimum 1,200L to collect runoff of at least 70sqm of roof area	
Pool Details (Unit 1)			
Outdoor Pool		Maximum 20,25kL volume	
Thermal Comfort			
External Walls		Requirements	
Hebel Veneer, Plasterboard		Unit 1	Glass fibre batt: R1.5 (excluding Garage)
Hebel Veneer, Plasterboard		Unit 2	Glass fibre batt: R2.0 (excluding Garage)
Internal Walls			
Cavity Stud Walls, Direct Fix Plasterboard		Unit 1	Glass fibre batt: R1.5 to Garage internal walls
Cavity Stud Walls, Direct Fix Plasterboard		Unit 2	Glass fibre batt: R2.0 to Garage internal walls
Ceiling			
Plasterboard (First Floor)		Unit 1	Glass fibre batt: R2.0
Plasterboard (First Floor)		Unit 2	Glass fibre batt: R4.0
Roof			
Sheet Metal Roof		Both Units	55mm foil backed blanket under sheet metal roof
Floors			
Concrete Slab On Ground		Both Units	Waffle Pod Slab
Suspended Concrete Slab		Both Units	NIL
Downlights			
Sealed Downlight Covers		Both Dwellings	Sealed downlight covers to be used to all downlights where insulation is installed.
Energy			
Hot Water (Both Units)		Specification	Rating
Individual System		Gas instantaneous	5 stars
Ventilation (Both Units)			
Bathroom Ventilation System		Individual fan, ducted to façade or roof (interlocked to light with timer off)	
Kitchen Ventilation System		Individual fan, ducted to façade or roof (manual switch on/off)	
Laundry Ventilation System		Individual fan, ducted to façade or roof (manual switch on/off)	
Cooling (Zoned) (Both Units)			
Individual Systems - Living Areas		1 phase airconditioning	4 star
Individual Systems - Bedroom Areas		1 phase airconditioning	4 star
Heating (Zoned) (Both Units)			
Individual Systems - Living Areas		1 phase airconditioning	3.5 star
Individual Systems - Bedroom Areas		1 phase airconditioning	3.5 star
Appliances (Both Units)			
Cooktop/Oven		Gas cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line		Yes	
Indoor/Sheltered Clothes Drying Line		No	
Alternative Energy			
Photovoltaic System		Unit 1	Minimum capacity of producing 1kW of electricity
Pool Details			
Heating System		No heating system	
Pump controlled by timer		Yes	
Note: Builder to confirm all products installed, comply with relevant Australian Standards and Codes			

WINDOW TAG	WINDOW SIZE	WINDOW TYPE	WINDOW SPECS	
W1	1700 W X 1300 H	SLIDING WINDOW	ALUM POWDERCOATED	
W2	800 W X 1300 H	AWNING WINDOW	ALUM POWDERCOATED	
W3	1450 W X 1400 H	SLIDING WINDOW	ALUM POWDERCOATED	
W4	2400 W X 1400 H	SLIDING WINDOW	ALUM POWDERCOATED	
WD5	4200 W X 2800 H	SLIDING DOOR	ALUM POWDERCOATED	
W6	3200 W X 1500 H	AWNING & FIXED WINDOW	ALUM POWDERCOATED	
W7	3300 W X 2600 H	SLIDING WINDOW	ALUM POWDERCOATED	
WD8	2000 W X 2300 H	SLIDING DOOR	ALUM POWDERCOATED	
W9	1200 W X 1800 H	FIXED WINDOW	ALUM POWDERCOATED	
W10	600 W X 1800 H	FIXED WINDOW	ALUM POWDERCOATED	
W11	800 W X 1500 H	AWNING & FIXED WINDOW	ALUM POWDERCOATED	
W12	800 W X 1200 H	AWNING WINDOW	ALUM POWDERCOATED	
W13	1700 W X 1200 H	SLIDING WINDOW	ALUM POWDERCOATED	
FOR GLAZING TYPE AND SPECS REFER TO BASIX REQUIREMENT				

WINDOW SCHEDULE



FENCE DETAIL

1 : 100

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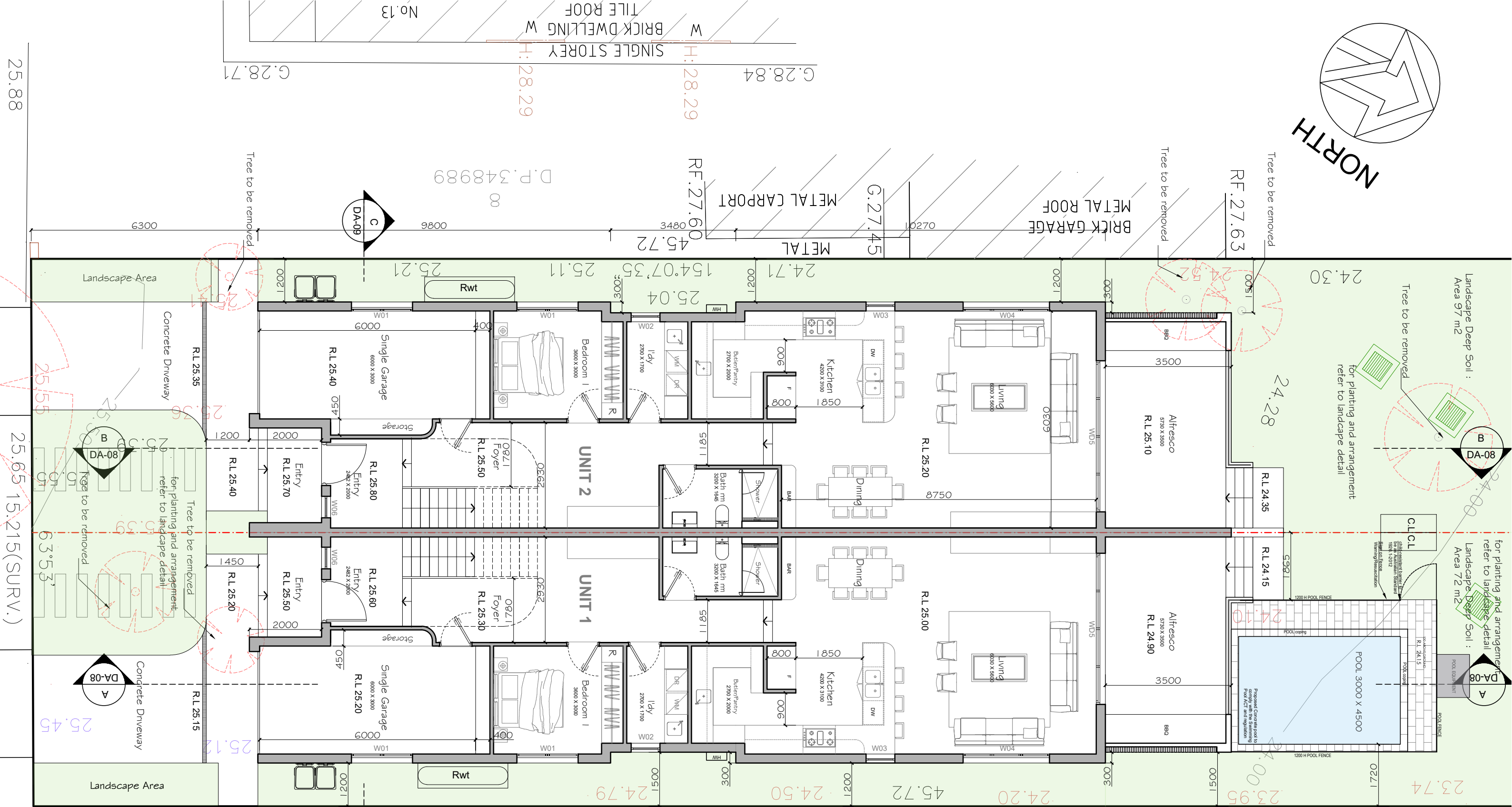
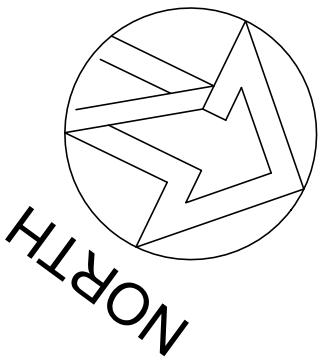


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GROUND FLOOR PLAN

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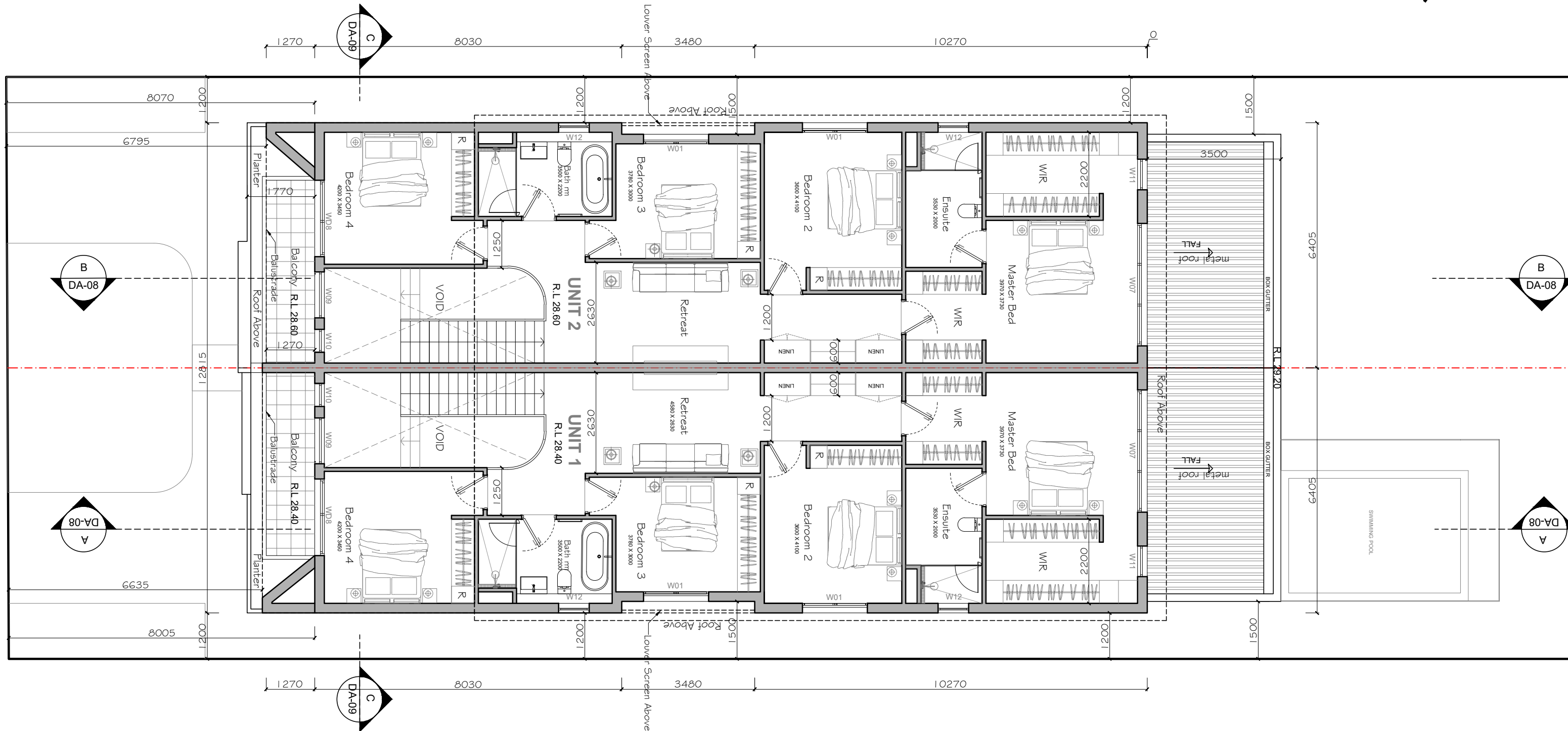
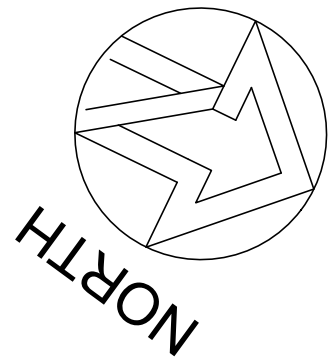
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FIRST FLOOR PLAN

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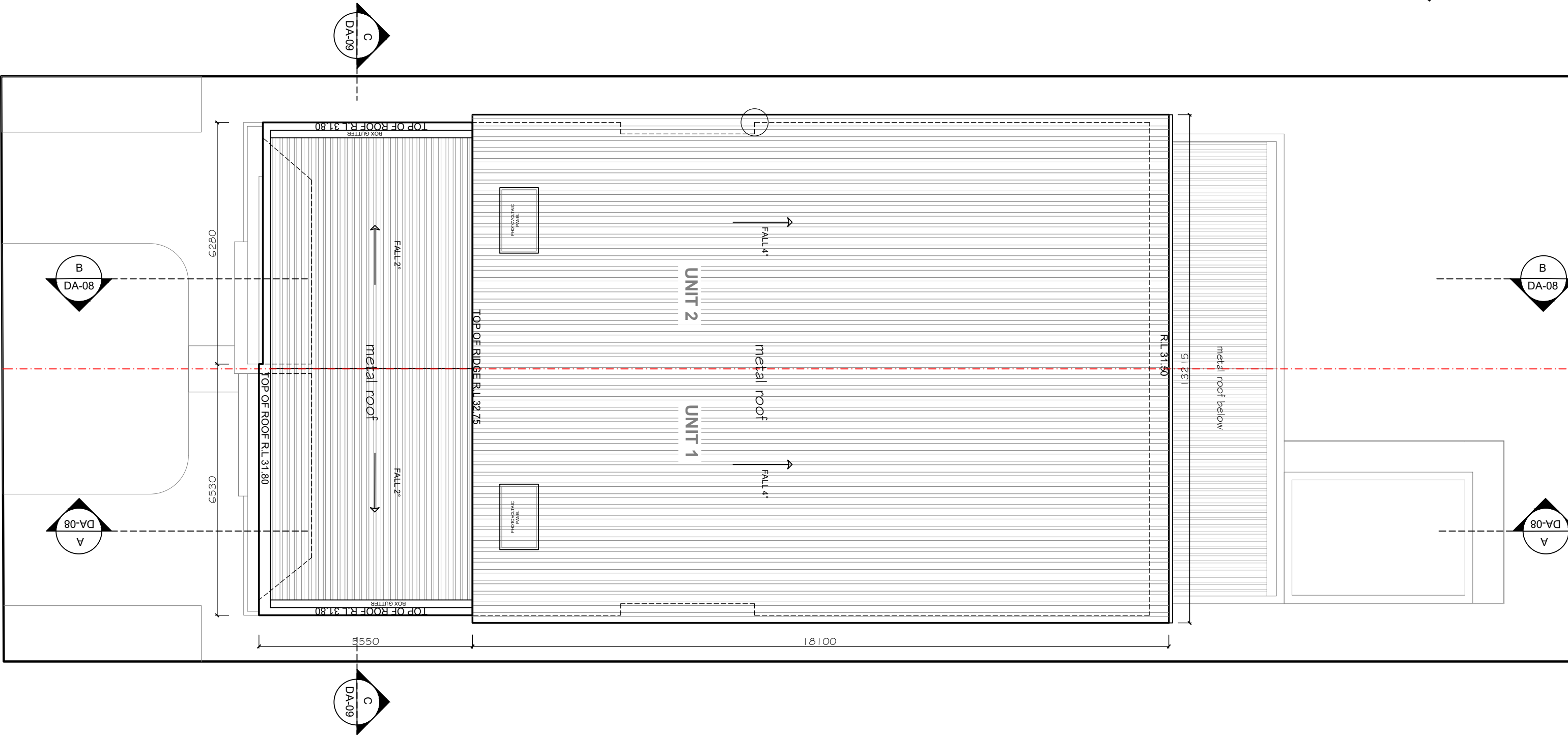
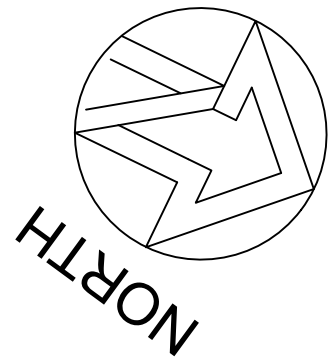
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FIRST FLOOR PLAN

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ROOF PLAN

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LOT 5 IN DP5200

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MR JEAN HANI



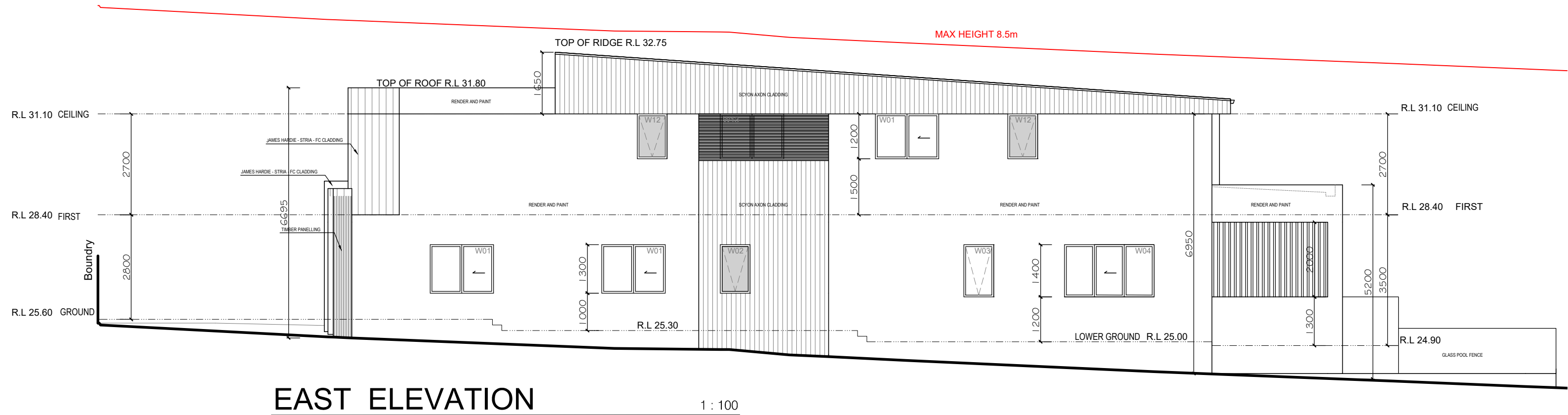
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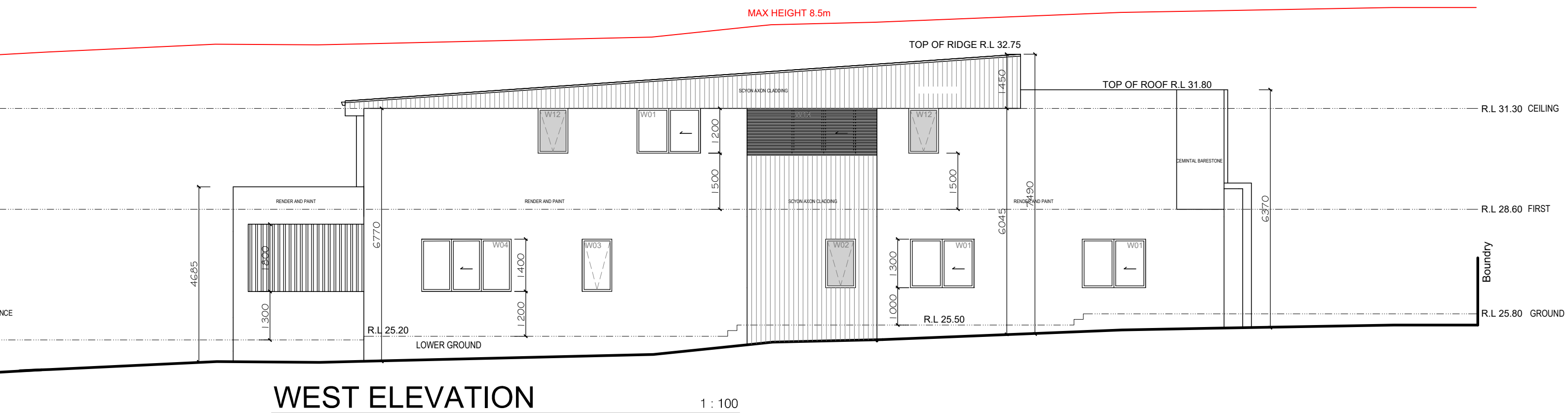
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EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

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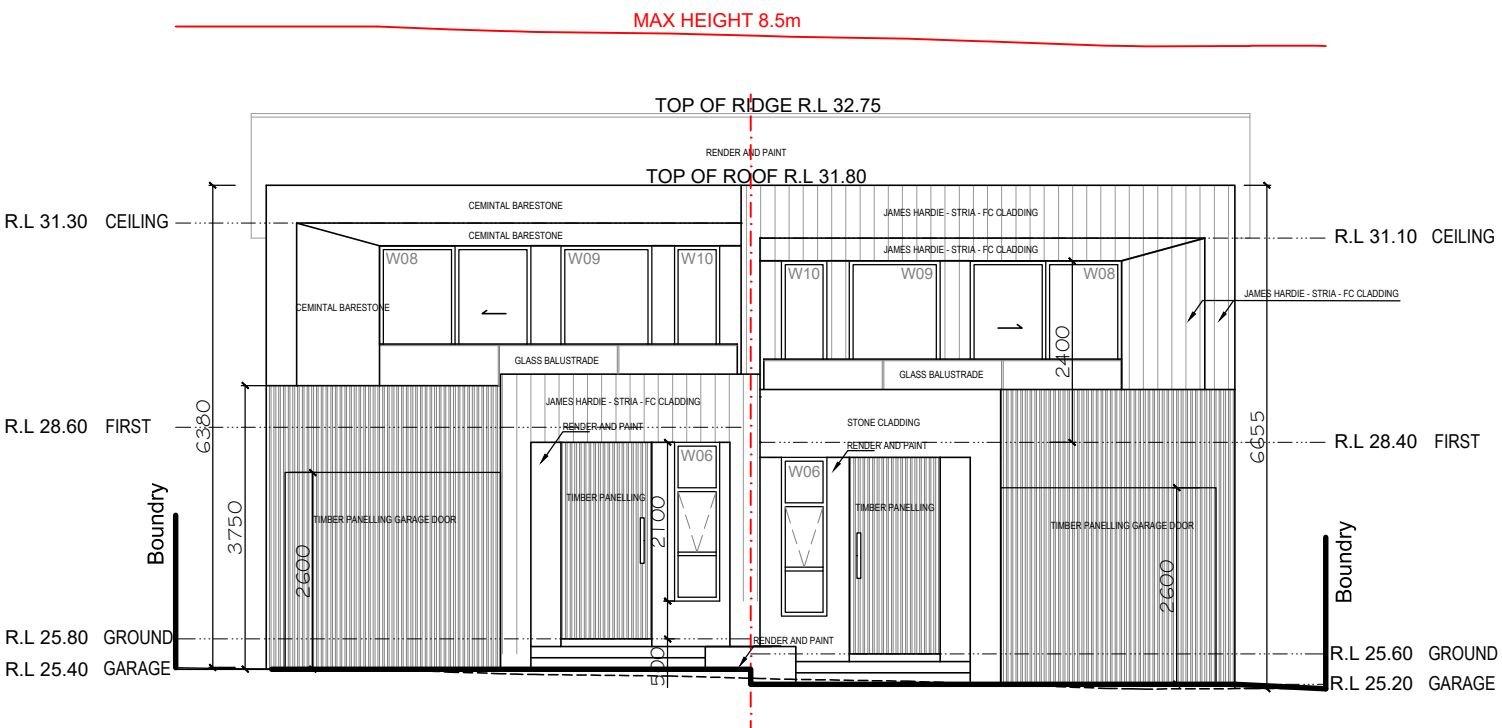
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EAST AND WEST
ELEVATION

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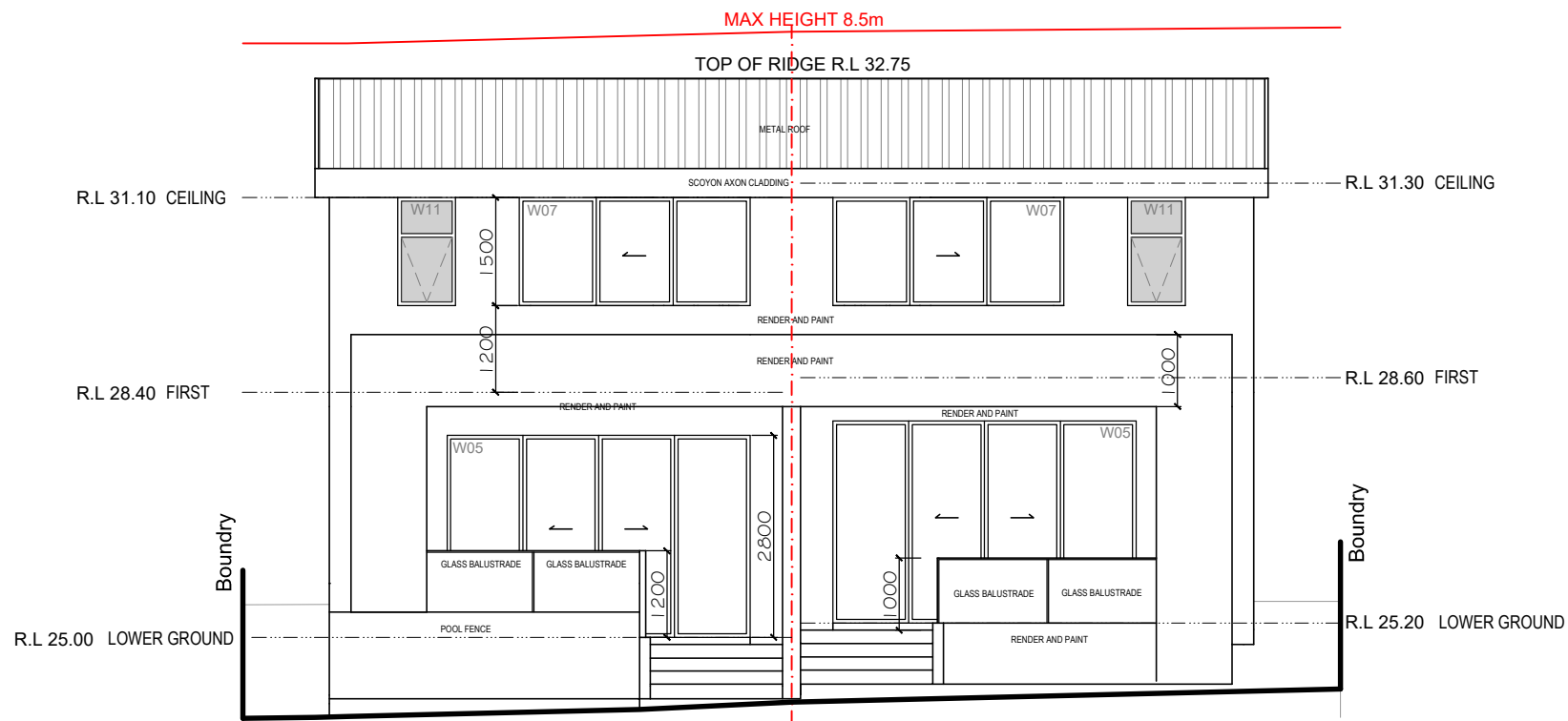
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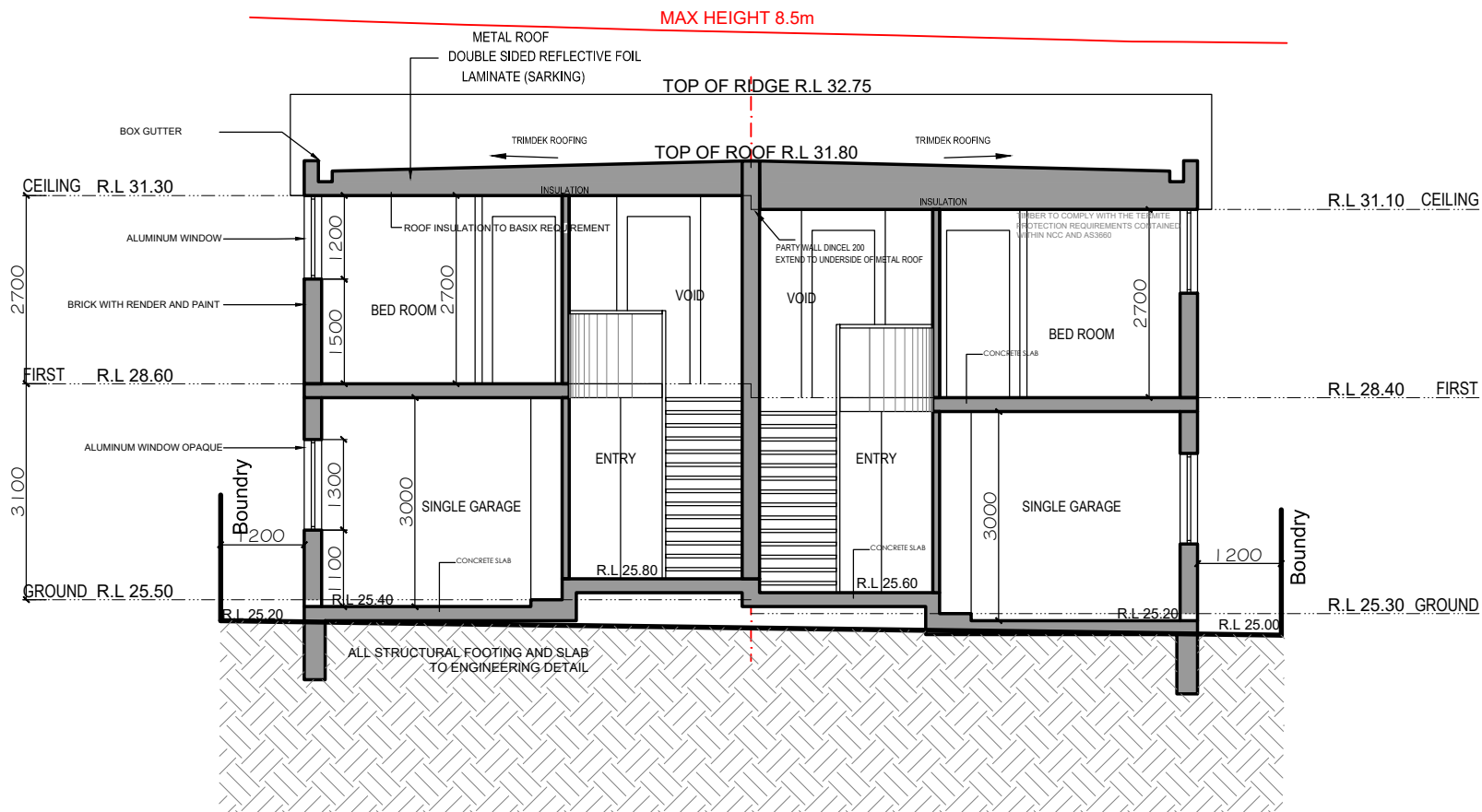
SOUTH ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



SECTION CC

1 : 100

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DRAWING TITLE
NORTH AND SOUTH
ELEVATION

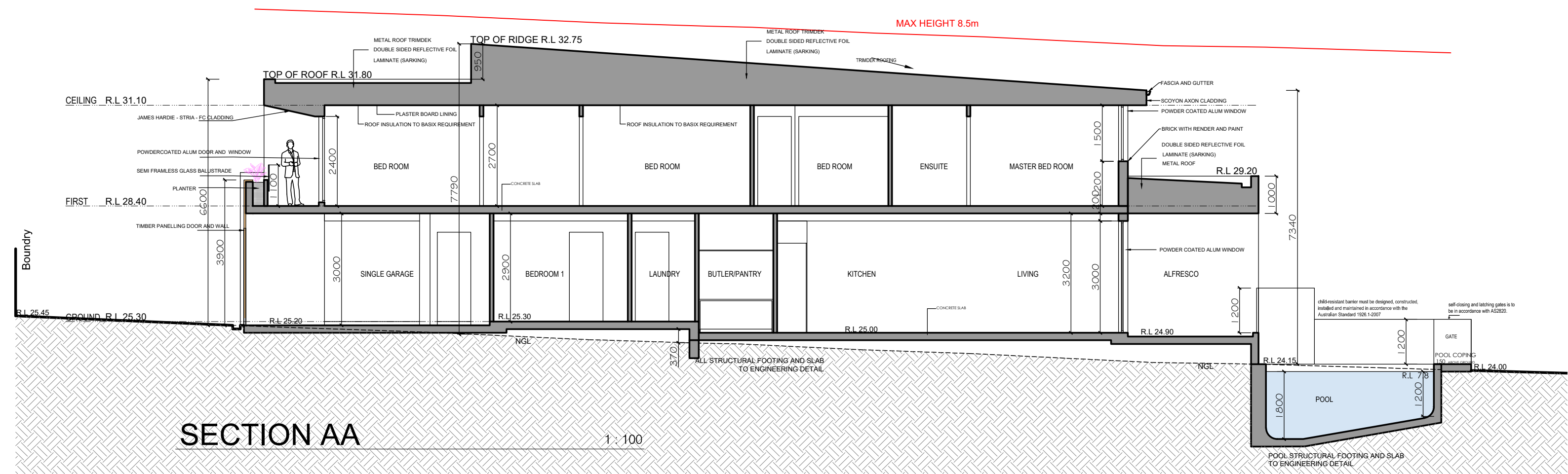
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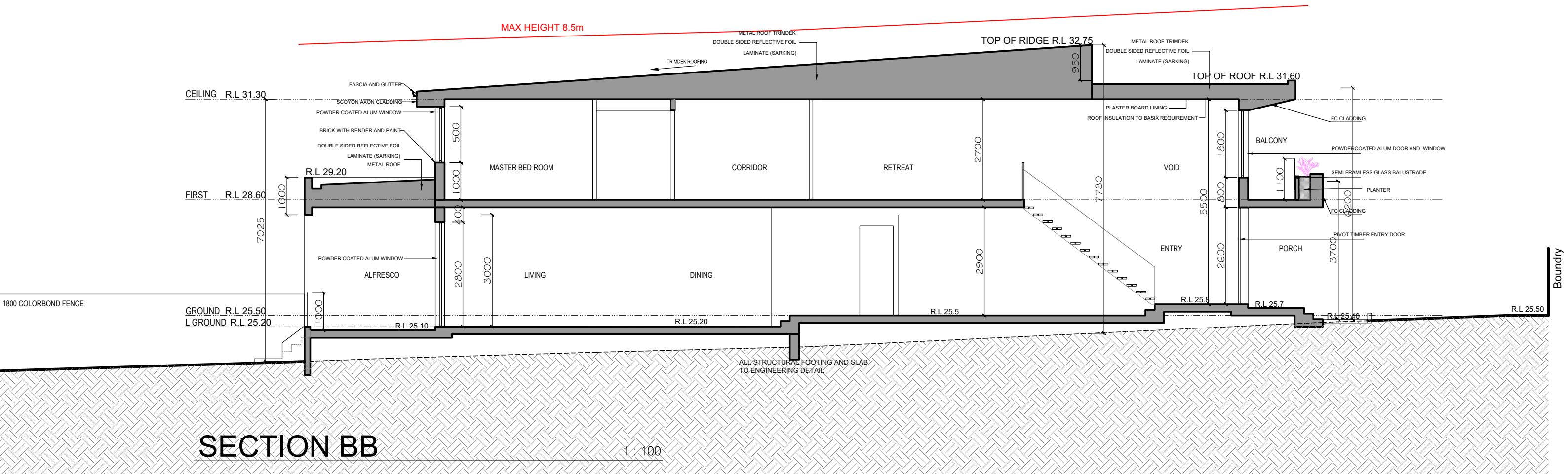
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SECTION AA

1:100



SECTION BB

1:100

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SECTIONS

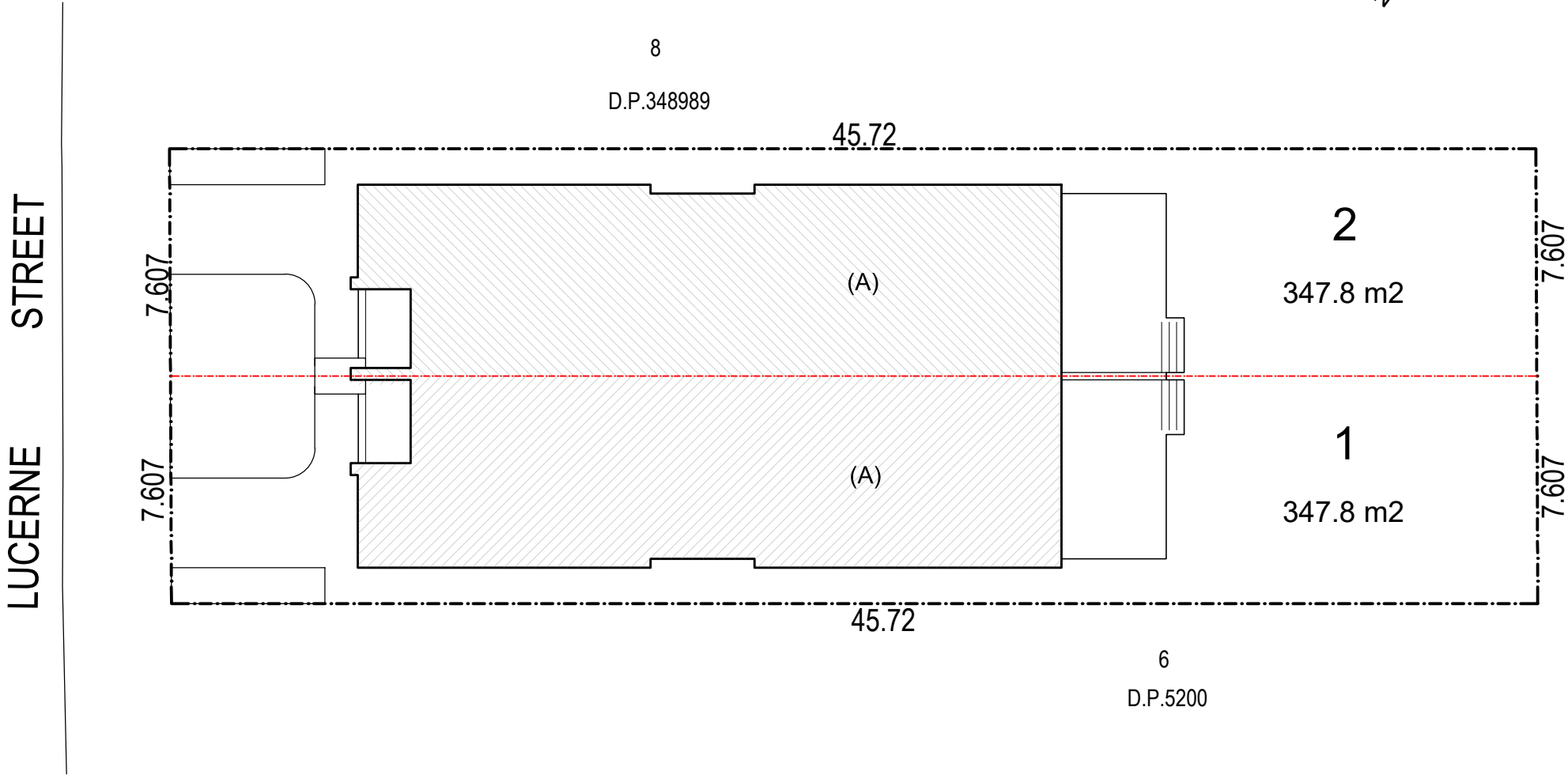
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PLAN OF PROPOSED SUBDIVISION OF
PART OF LOT 7 IN DP 5200

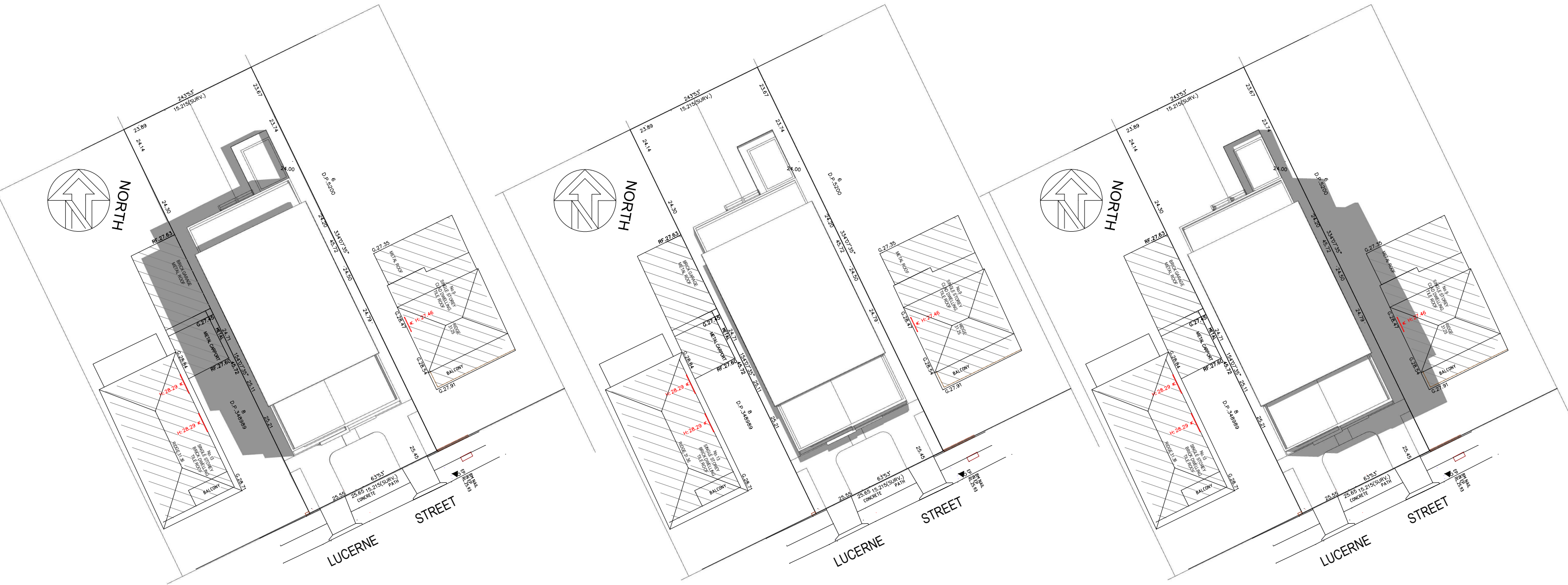
LOC: BELMORE
LGA: CANTERBURY



SUBDIVISION PLAN

(A) PROPOSED TWO STOREY DUAL OCCUPANCY

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	PROPOSED DUAL OCCUPANCY	MR JEAN HANI	ARCA Certificate No. 4 CDLSCHSN Super QR code or Clicker website link for online checks Assessor Name: Michael Potts Assessment No: 10123 Property Address: 11 Lucerne Street Belmore, NSW 2192 <td>10.03.25</td> <td>DA SUBMISSION</td> <td>SUBDIVISION PLAN</td> <td>PROJECT NUMBER: 25 03</td> <td>DRAWING NUMBER: DA-10</td> <td>REVISION: A</td>	10.03.25	DA SUBMISSION	SUBDIVISION PLAN	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-10	REVISION: A
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DEC 21 9 AM

DEC 21 12 PM

DEC 21 3 PM

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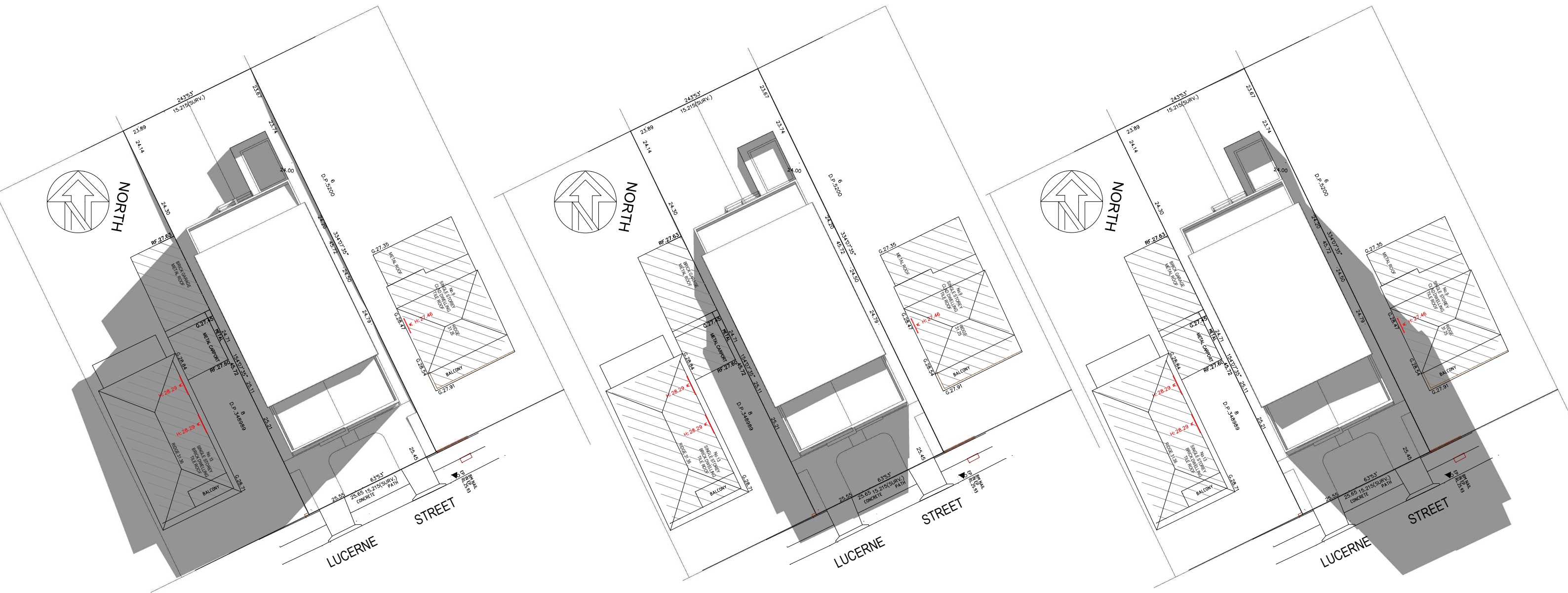
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SHADOW DIAGRAM
DECEMBER 21ST

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JUNE 21 9 AM

JUNE 21 12 PM

JUNE 21 3 PM

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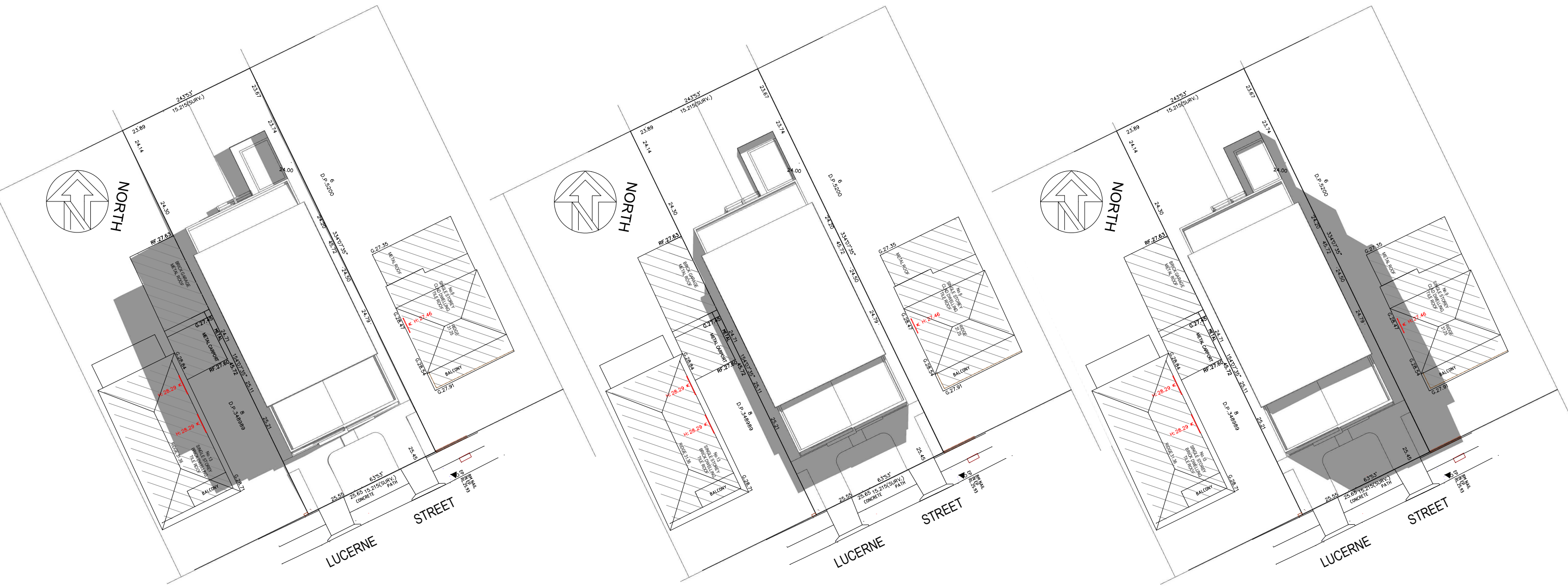
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SHADOW DIAGRAM
JUNE 21ST

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MARCH/SEP 21 9 AM

MARCH/SEP 21 12 PM

MARCH/SEP 21 3 PM

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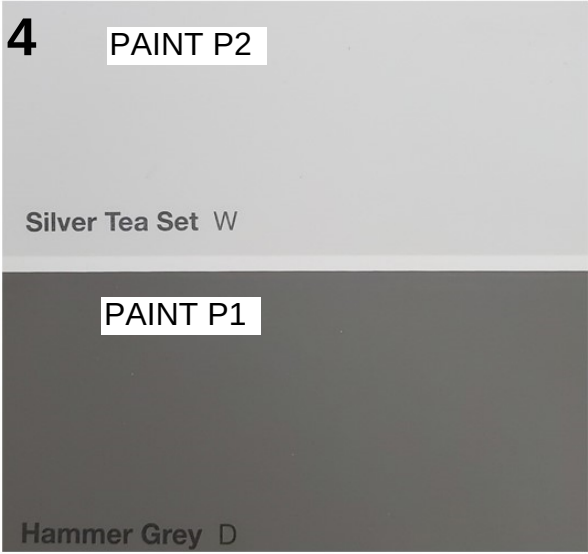
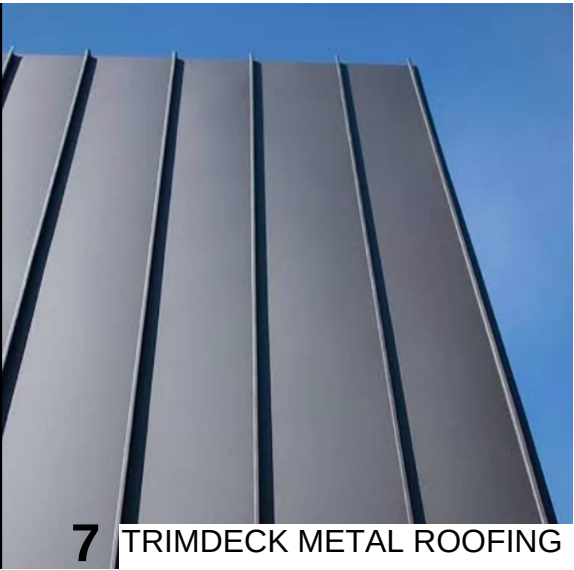
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SHADOW DIAGRAM
MARCH 21ST

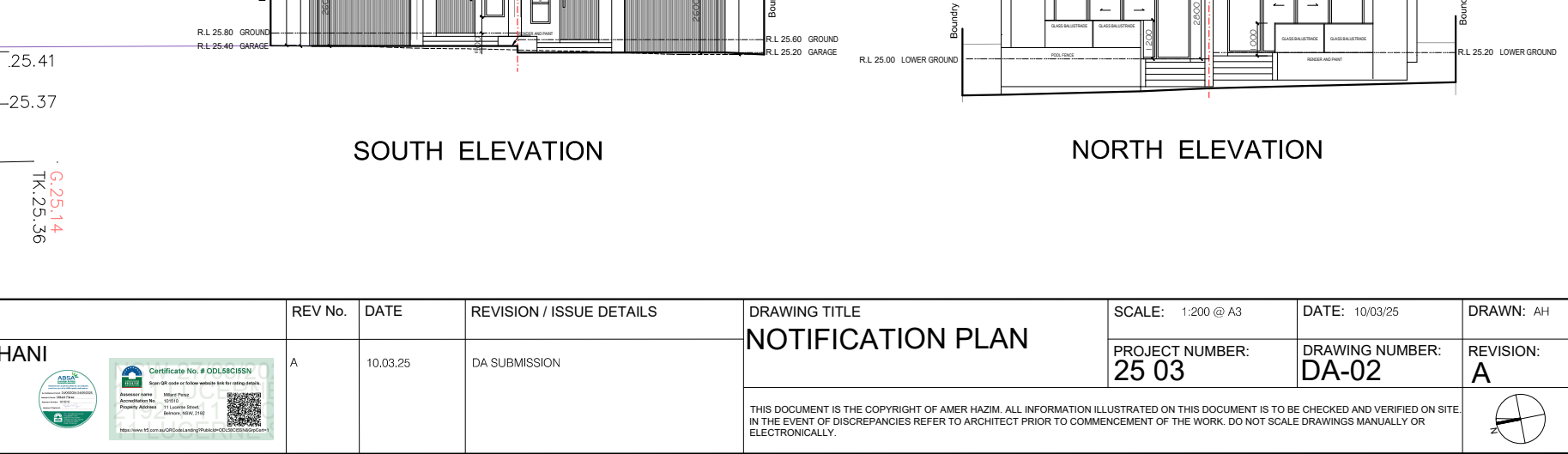
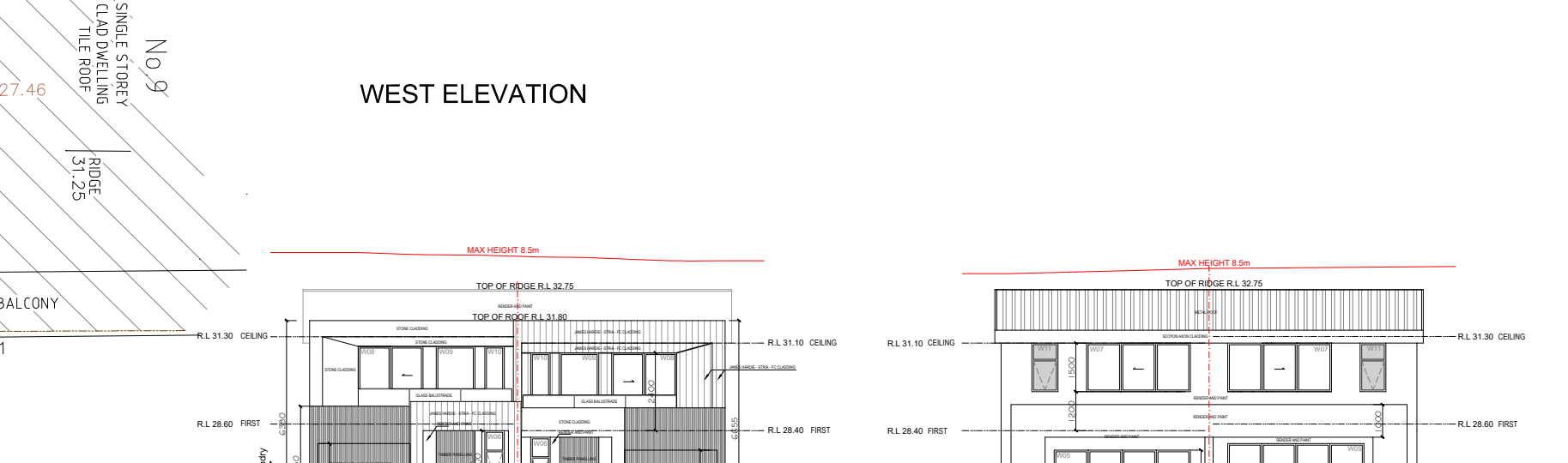
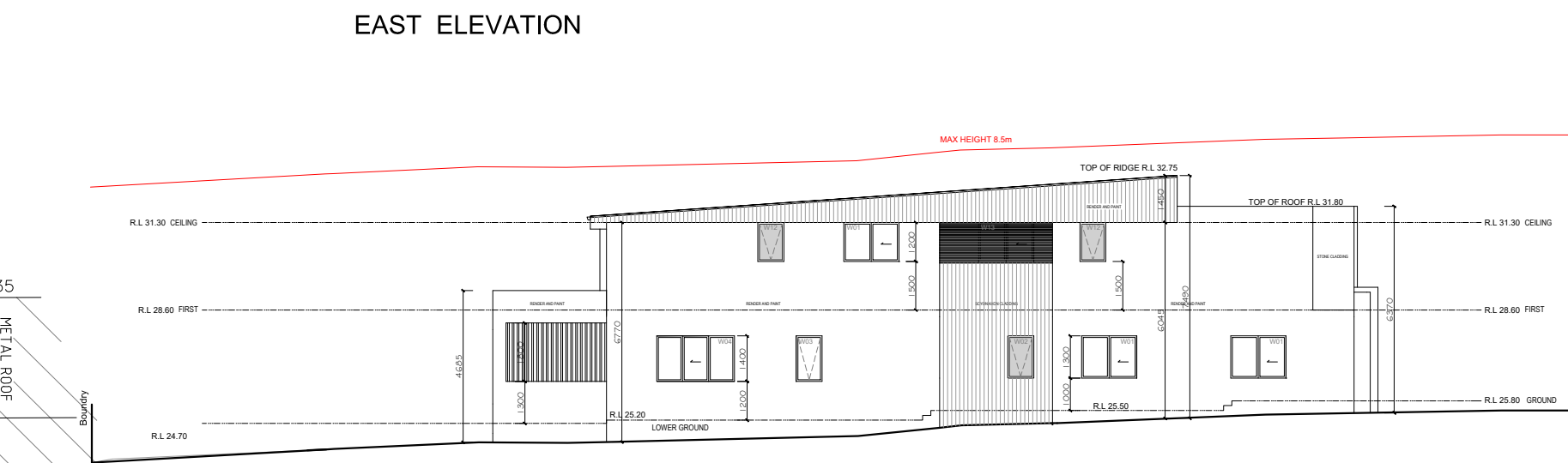
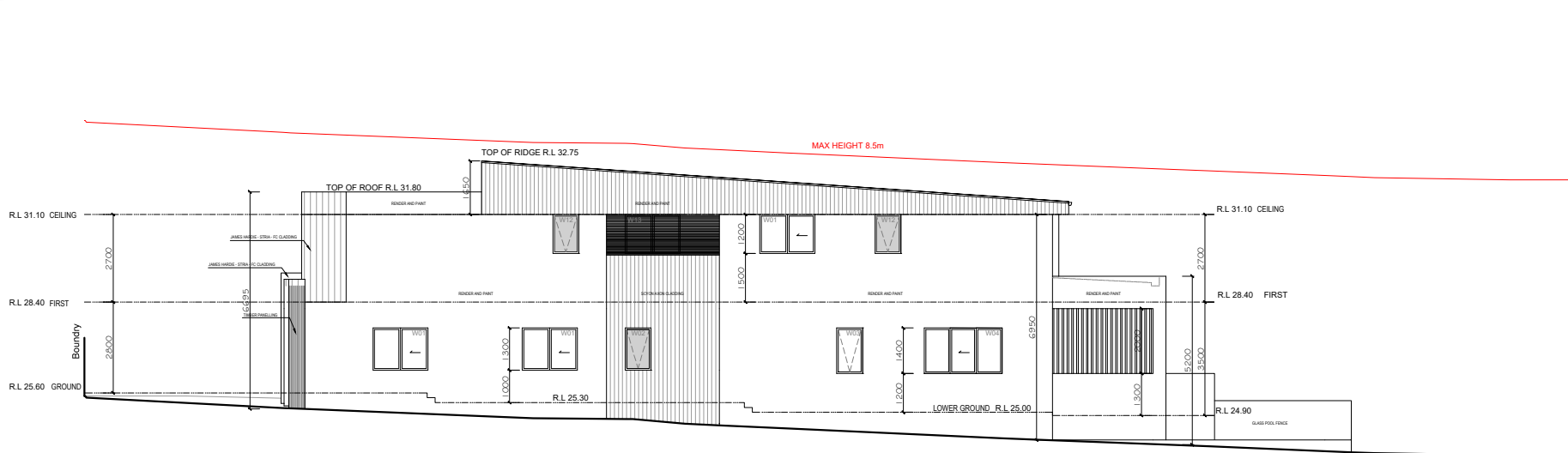
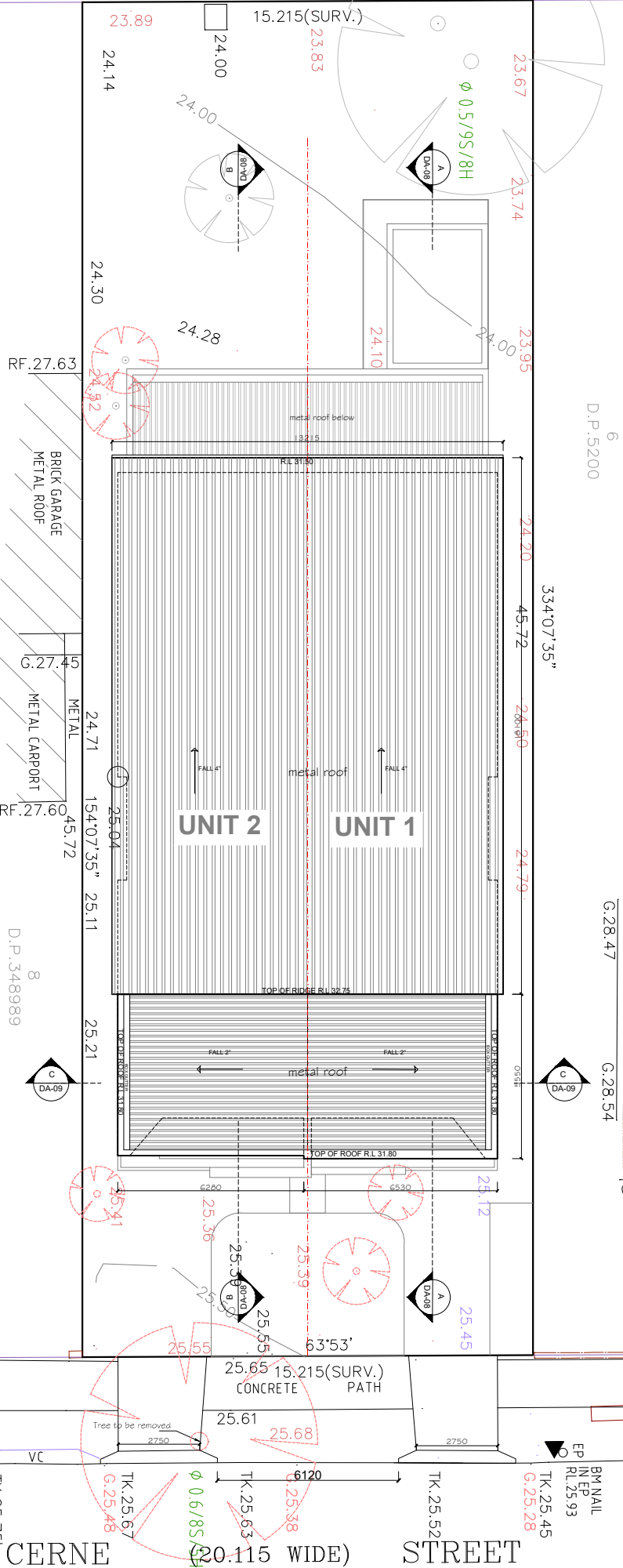
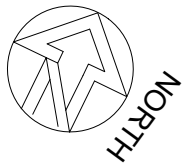
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DRAWING NUMBER: DA-13
DRAWN: AH
REVISION: A





Arch: AMER HAZIM 9a PROSPER STREET CONDELL PARK - MOB: 0451659099 - Email: amer.hazim@gmail.com	PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS	DRAWING TITLE	SCALE: 1:100 ● A3	DATE: 10/03/25	DRAWN: AH
	PROPOSED DUAL OCCUPANCY	MR JEAN HANI	A	10.03.25	DA SUBMISSION	MATERIAL AND FINISHES	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-14	REVISION: A
	No.11 LUCERNE STREET BELMORE					THIS DOCUMENT IS THE COPYRIGHT OF AMER HAZIM. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.			
	LOT 7 IN DP 5200								A3



SITE PLAN

LUCERNE STREET (20.115 WIDE)

Arch: AMER HAZIM

- 9a PROSPER STREET CONDELL PARK
- MOB: 0451659099
- Email: amer.hazim@gmail.com

PROJECT
PROPOSED DUAL OCCUPANCY
No.11 LUCERNE STREET BELMORE
LOT 7 IN DP 5200

CLIENT
MR JEAN HANI



REV No. A
DATE 10.03.25
REVISION / ISSUE DETAILS DA SUBMISSION

DRAWING TITLE
NOTIFICATION PLAN

SCALE: 1:200 @ A3
PROJECT NUMBER: 25 03
DATE: 10/03/25
DRAWING NUMBER: DA-02
DRAWN: AH
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