

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF
THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

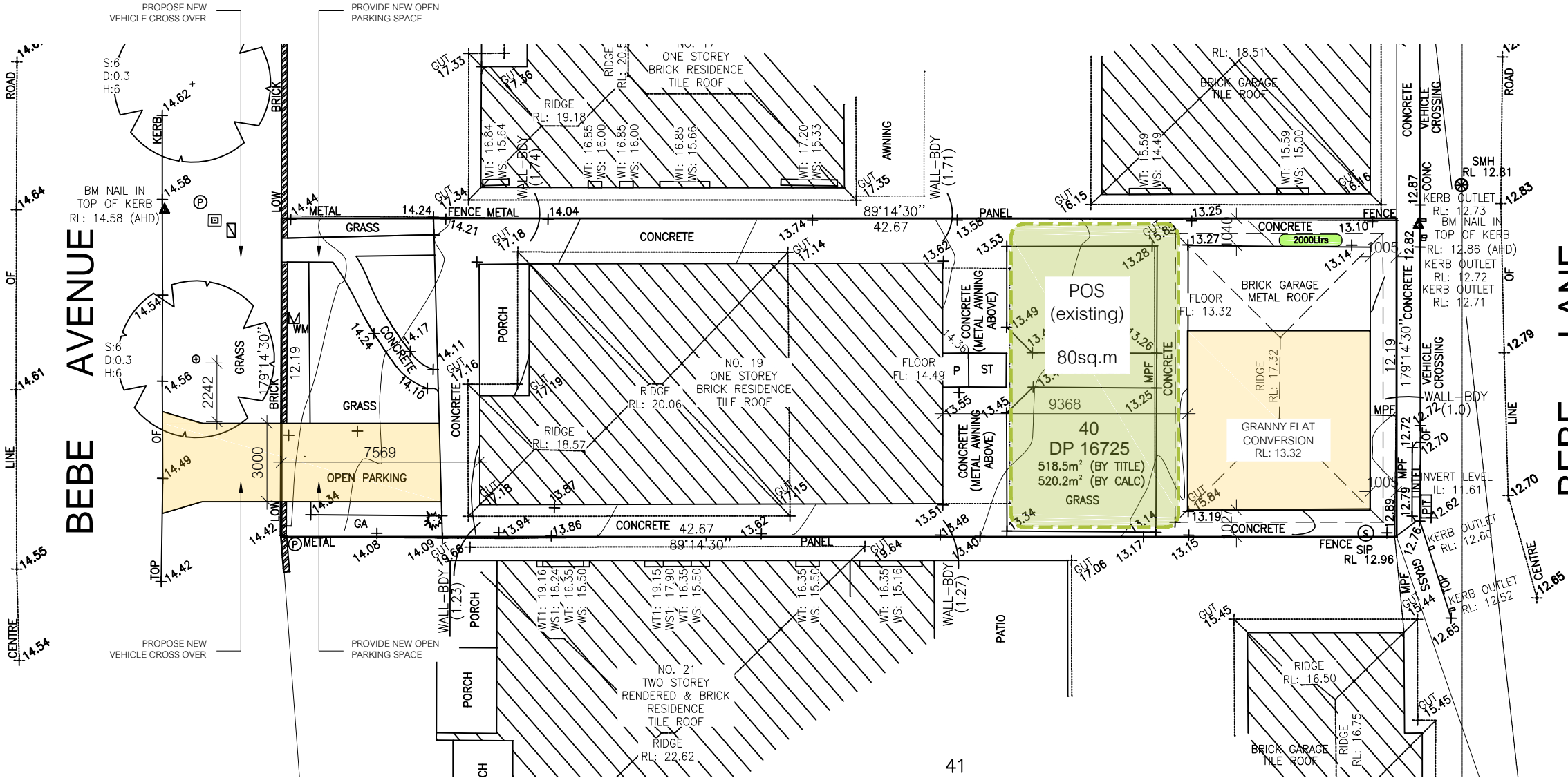
NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level
PGL Proposed Ground Level



TREES TO BE REMOVED



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Concetto Design + Associates

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DO NOT SCALE OFF PLANS : If there are any discrepancies, contact the job supervisor or building designer



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date:	issue:	comments:	drawn:	checked:
04.07.23	A	Issued to LGA for development application assessment	JZ	
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project details

DEVELOPMENT APPLICATION

SECONDARY DWELLING
& ATTACHED GARAGE

project address

19 BEBE AVENUE
REVESBY

client

drawing

SITE PLAN

project no. scale A3 drawing no. issue

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BUILD AWAY FROM SEWER

AREA CALCULATIONS

Gross Floor Area		
Existing dwelling:		153.00m²
Existing outbuildings:		n/a
Converted granny flat:		41.00m²
Converted garage:		21.00m²

Total GFA: 215.00m²

Maximum gross floor area of all buildings (calculated by gross floor area as per BLEPP)	PERMITTED	PROPOSED
Site Area:		520.20m²
Maximum FSR: 50%	260.10m²	215.00m²
Site Coverage (calculated by as per BLEPP Schedule 1)		
Pervious:		116.00m²
Impervious:		404.20m²

BASIX Certificate Notes

Water Commitments

Landscape

NOT APPLICABLE

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 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

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 100 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
• the cold water tap that supplies each clothes washer 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.)

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCs.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 10 star (average zone)
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 10 star (average zone)
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

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

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

Natural lighting

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 1 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.