



Shop 3, 134-136 Woodville Road, Merrylands 2160
P. 8677 9837
e. admin@idizin.com.au
PO BOX 604 MERRYLANDS NSW 2160
www.idizin.com.au

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED ALL SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY idizin sydney.

© COPYRIGHT 2025
idizin sydney



LEGENDS:

● SMOKE DETECTORS to AS3786

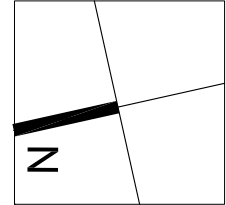
Issue	Amendment	Initials	Cde
A	Issued for S4.55 modification application	B.E	24.03.25

Address:

Lot: 2

DP: 802052

84 Vega Street
Revesby, NSW



Project:

Demolition of Existing Structures, Tree Removal,
Proposed Construction of 2 Storey Detached
Dual Occupancy and Swimming Pools, Torrens
Title Subdivision and Front Fence

Title:
Site Plan, Roof Plan, BASIX Notes and Cdc's

Council:

Canterbury Bankstown Council

S4.55 modification DRAWINGS

Drawn: Date: Project No.

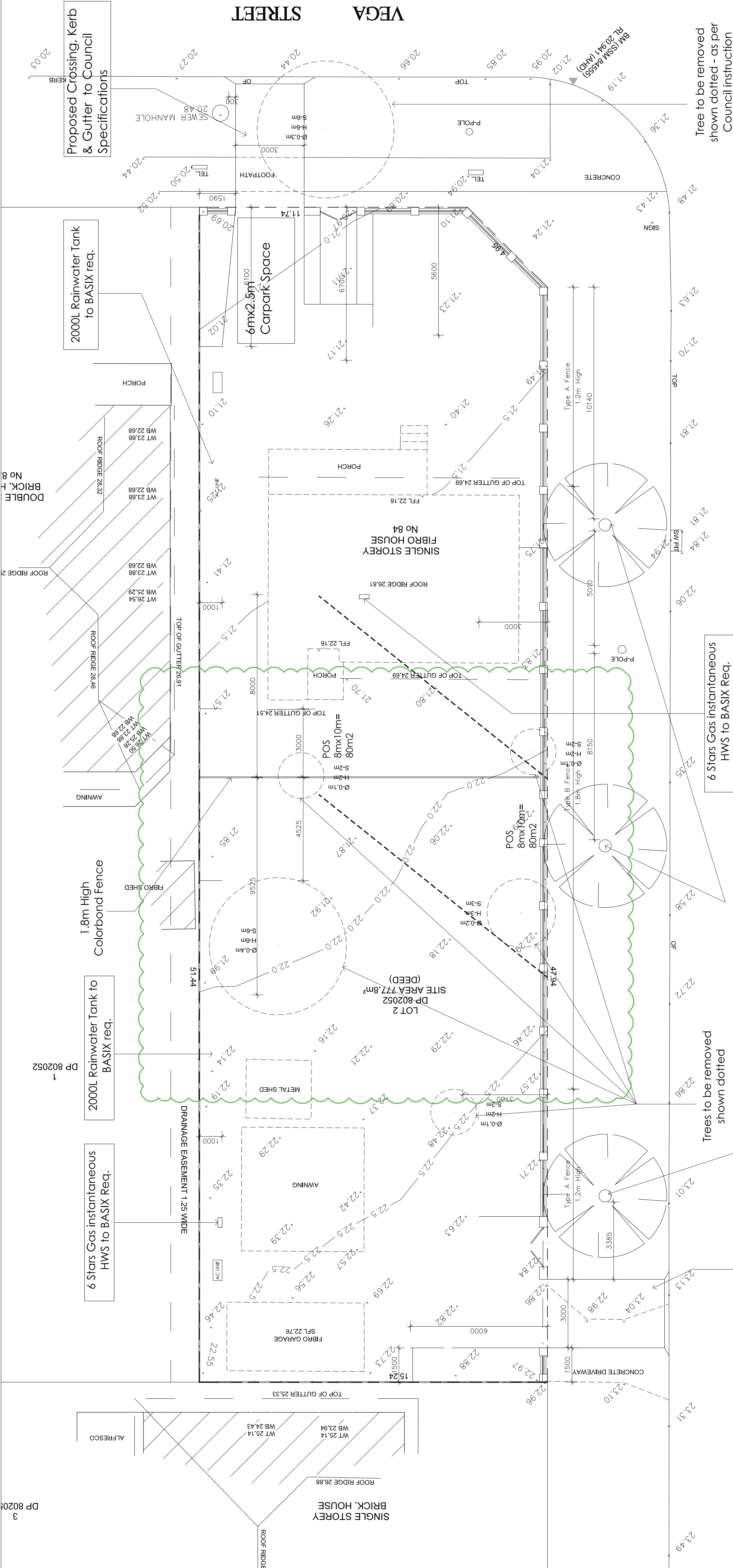
B.E 24.03.25 14-2025

Checked: Scale:

B.E 1:100/200 (A1) Draw. No.

Sheet of Issue

01 04 A



SITE PLAN

SCALE 1:100

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL
ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS
REFER TO LANDSCAPE PLAN FOR MORE DETAILS
REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

NOTE:
1) Weather seals to all external doors and windows.
2) Foil Sisalation/sarking to under roof tiles
3) Fiberglass insulation to ceiling
4) Fiberglass batts or roll to all external walls

BASIX NOTE: MULTI DWELLING
REFER TO BASIX REPORTS FOR FURTHER DETAILS
COMMITMENTS FOR MULTIDWELLING HOUSES
(i) WATER
b) THE APPLICANT MUST PLANT INDIGENOUS OR NATIVE PLANTS AND TREES THROUGHOUT THE AREA OF AND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS LANDSCAPING FOR THAT DWELLING' (THIS AREA OF INDIGENOUS VEGETATION IS TO BE CONTAINED WITHIN THE BOUNDARY OF THE DWELLING SPECIFIED IN THE 'DESCRIPTION OF PROJECT' TABLE).
(ii) THE APPLICANT MUST NOT INSTALL A PRIVATE SWIMMING POOL OR SPA WITH A VOLUME EXCEEDING THAT SPECIFIED FOR IT IN THE TABLE BELOW.
(iii) THE POOL OR SPA MUST BE LOCATED AS SPECIFIED IN THE TABLE.
(iv) THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM MUST BE CONFIGURED TO COLLECT RAINWATER FOR THE DWELLING (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM, SUCH AS A SWIMMING POOL OR SPA). EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

WATER SYSTEM	BATHROOM VENTILATION SYSTEM	KITCHEN VENTILATION SYSTEM	LAUNDRY VENTILATION SYSTEM	OPERATION EACH KITCHEN	OPERATION EACH LAUNDRY
hot water system	exhaust fan	exhaust fan	exhaust fan	exhaust fan	exhaust fan
gas instantaneous	exhaust fan	exhaust fan	exhaust fan	exhaust fan	exhaust fan
exhaust fan	exhaust fan	exhaust fan	exhaust fan	exhaust fan	exhaust fan

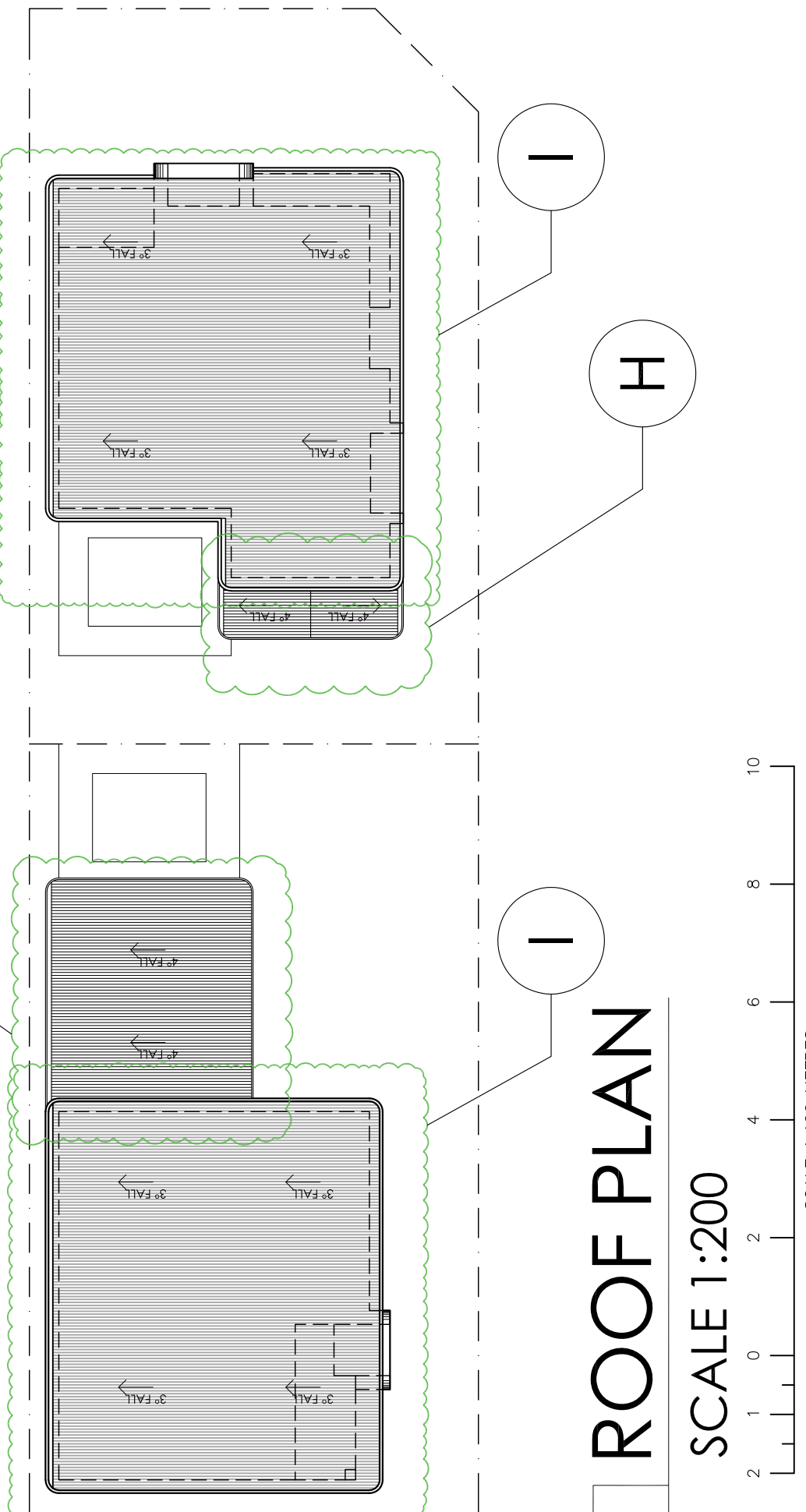
3. COMMITMENTS FOR COMMON AREAS AND SYSTEMS FACILITIES FOR THE COMMON AREAS AND CENTRAL SYSTEMS FACILITIES
(a) WATER
(b) THE APPLICANT MUST INSTALL FOR EACH COMMON AREA OF THE DWELLING WHICH IS REFERRED TO IN THE TABLE BELOW (BUT ONLY TO THE EXTENT OF THE COMMON AREA) EACH SUCH ROOM OR AREA IS FURNISHED WITH A PHOTOVOLTAIC SYSTEM SPECIFIED FOR THE ENERGY COLUMN OF THE TABLE BELOW, AND MUST NOT HAVE A VOLUME (IN LITERS) IN THE TABLE.
(c) THE APPLICANT MUST NOT HAVE A VOLUME (IN LITERS) IN THE TABLE.
(d) THE APPLICANT MUST NOT HAVE A VOLUME (IN LITERS) IN THE TABLE.

LOT 2

Calculations:
Site Area = 403.55 m²
Building Zone:
Site Area = 403.55m²
Ground Floor Area Unit 2 = 104.75m²
First Floor Area Unit 2 = 96.5 m²
Total Built Area = 201.25 m²
Required FSR: 0.5:1 = 201.77 m²
Proposed FSR = 0.498:1
Private Open Space:
Required = 80m² each unit
Proposed Unit 1 = 133.3 m²
Proposed Unit 2 = 169 m²

LOT 1

Calculations:
Site Area = 374.25 m²
Building Zone:
Site Area = 374.25m²
Ground Floor Area Unit 1 = 89.6m²
First Floor Area Unit 1 = 95.9 m²
Total Built Area = 185.5 m²
Required FSR: 0.5:1 = 187.12 m²
Proposed FSR = 0.49:1
Private Open Space:
Required = 80m² each unit
Proposed Unit 1 = 133.3 m²
Proposed Unit 2 = 169 m²



ROOF PLAN

SCALE 1:200

SCALE 1:100 METRES