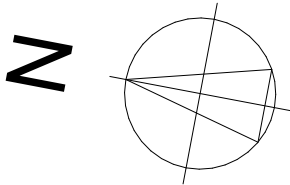
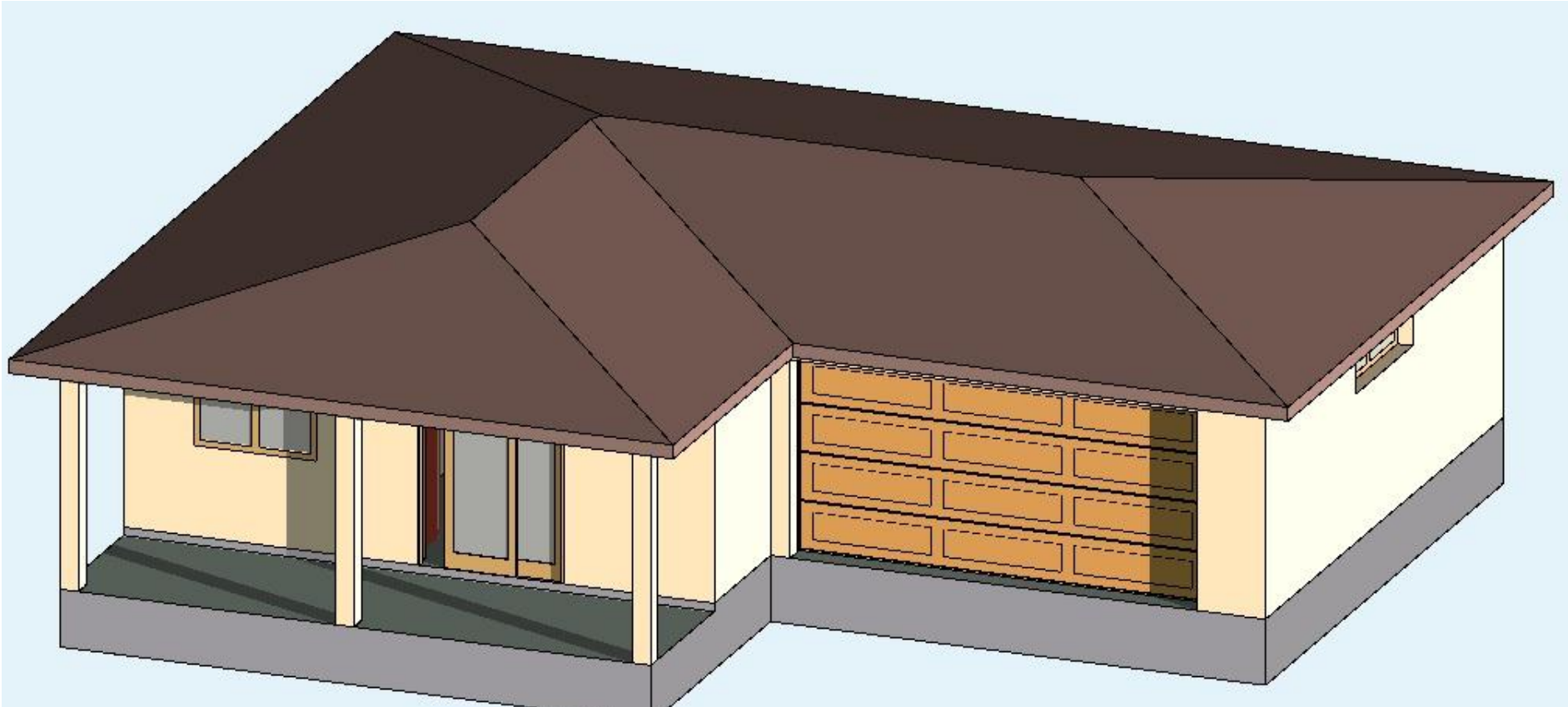
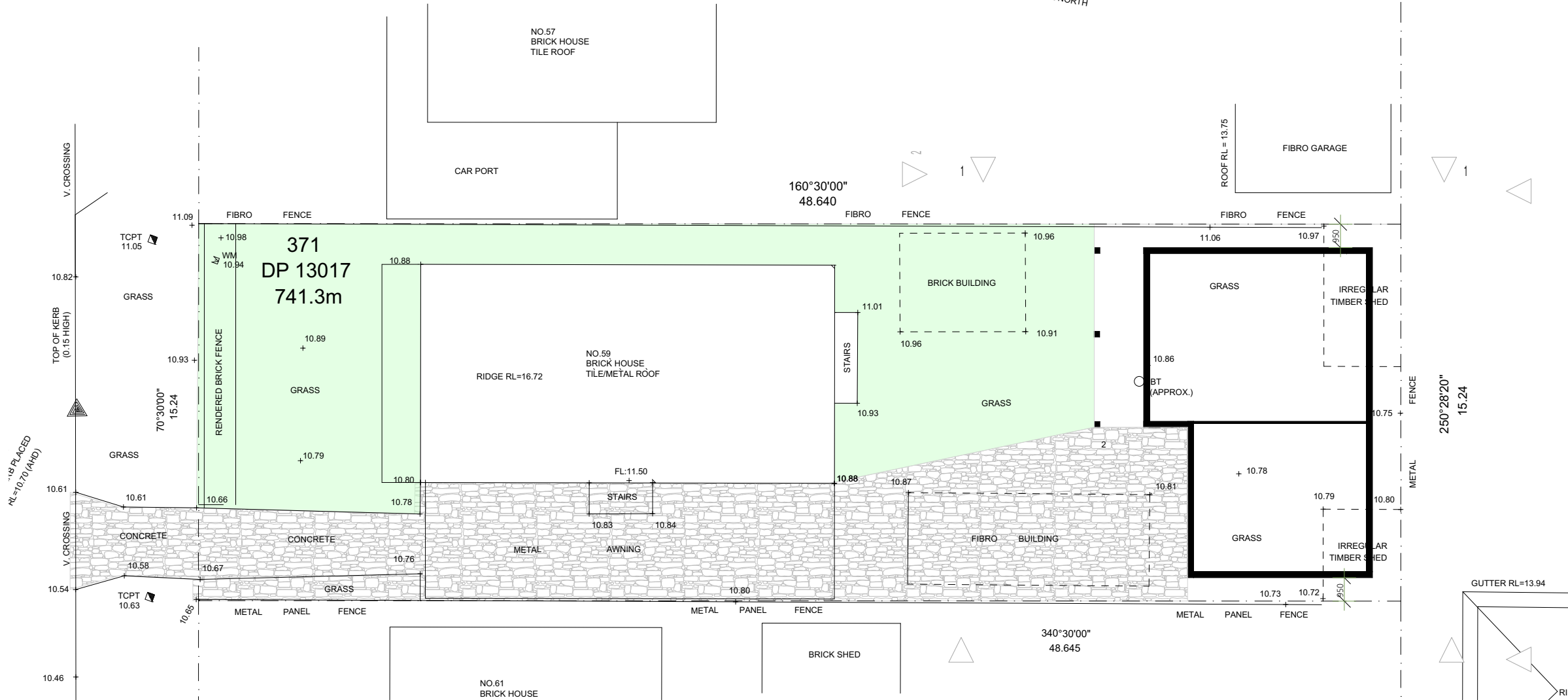
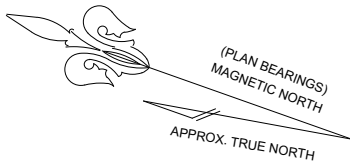


SHEET SCHEDULE

SHEET	TITLE
0	COVER PAGE
0	COVER PAGE (1)
1	SITE PLAN
2	EXISTING FLOOR PLAN
3	SITE PLAN
4	EXISTING FLOOR PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS





GENERAL NOTES

- STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO PRIME DESIGN STUDIOS BEFORE PROCEEDING
- RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER
- TREES TO REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER

SURVEY NOTES

CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY

DIMENSIONS SHOWN (BEARINGS AND DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN COURATLY DETERMINED .

SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.

DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

EARTHWORKS LEGEND

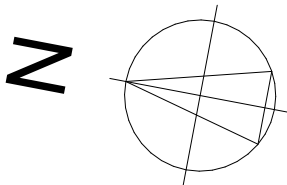
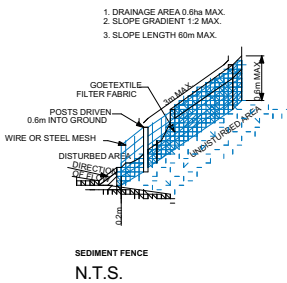
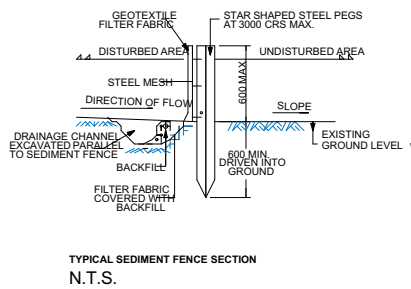
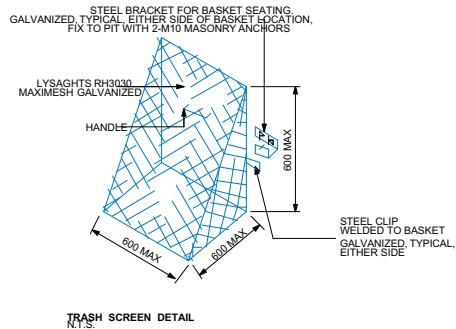
- EXISTING
- TO BE REMOVED
- CUT AREA
- FILL AREA
- BATTER TO NGL
- DROP EDGE BEAM
- RETAINING WALL

LEGEND

- HOT WATER TANK
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/ STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)
- GARDEN BED
- SHRUB

SITE CALCULATIONS

SITE AREA:	741.30
FLOOR AREA:	147 + 60 = 207M2
LANDSCAPING AREA:	226M2



GENERAL NOTES
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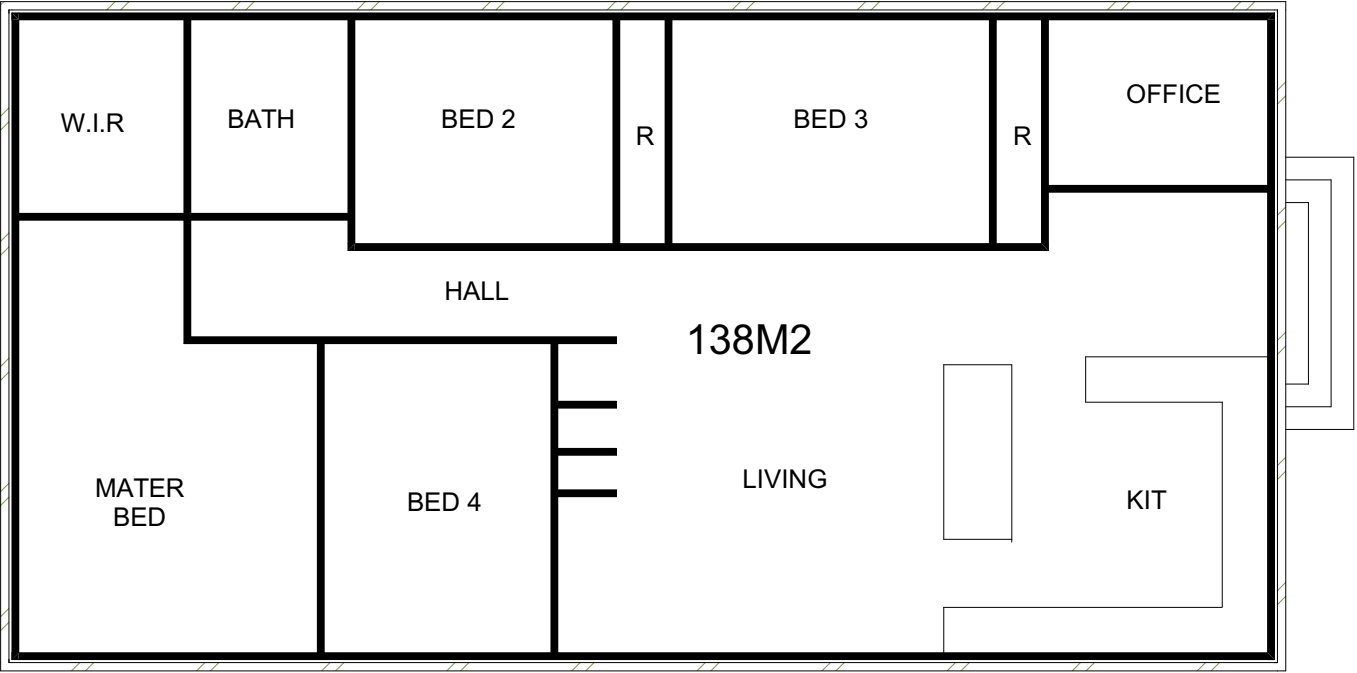


Drawing: **SITE PLAN**
Proposed: **SECONDARY DWELLING**
Client: **Mr Daoud Daoud**
Address: **59 Beale St Georges Hall NSW**

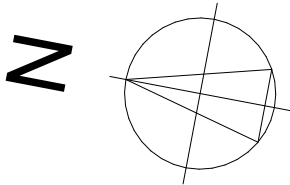
Job No: **59BEALE**
Issue: **Issue A**
Date: **10/06/2025**

ADDRESS **34 GUNDAROO Street**
SUBURB **VILLAWOOD 2163**
STATE / COUNTRY **NSW AUSTRALIA**
TELEPHONE
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EMAIL
0405154568
rabih@drafttexgroup.com.au

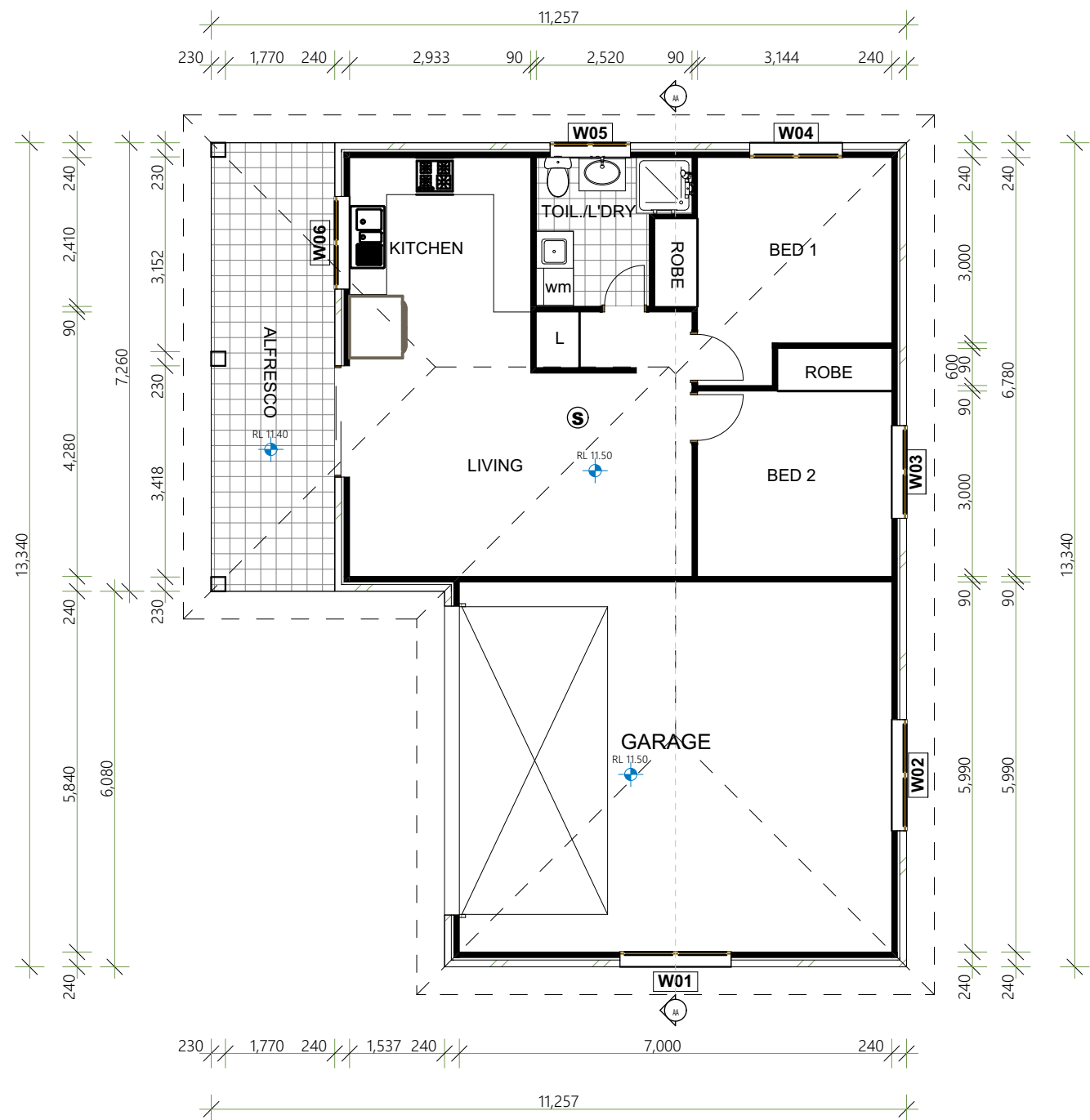




EXISTING DWELLING FLOOR PLAN



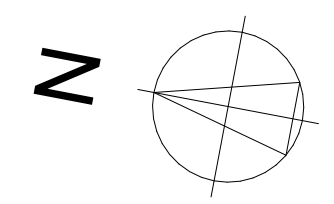
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1:100

GROUND FLOOR PLAN

1



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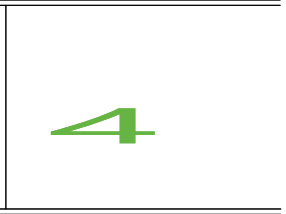
Drawing: **GROUND FLOOR PLAN**
Proposed: **SECONDARY DWELLING**
Client: **Mr Daoud Daoud**
Address: **59 Beale St Georges Hall NSW**

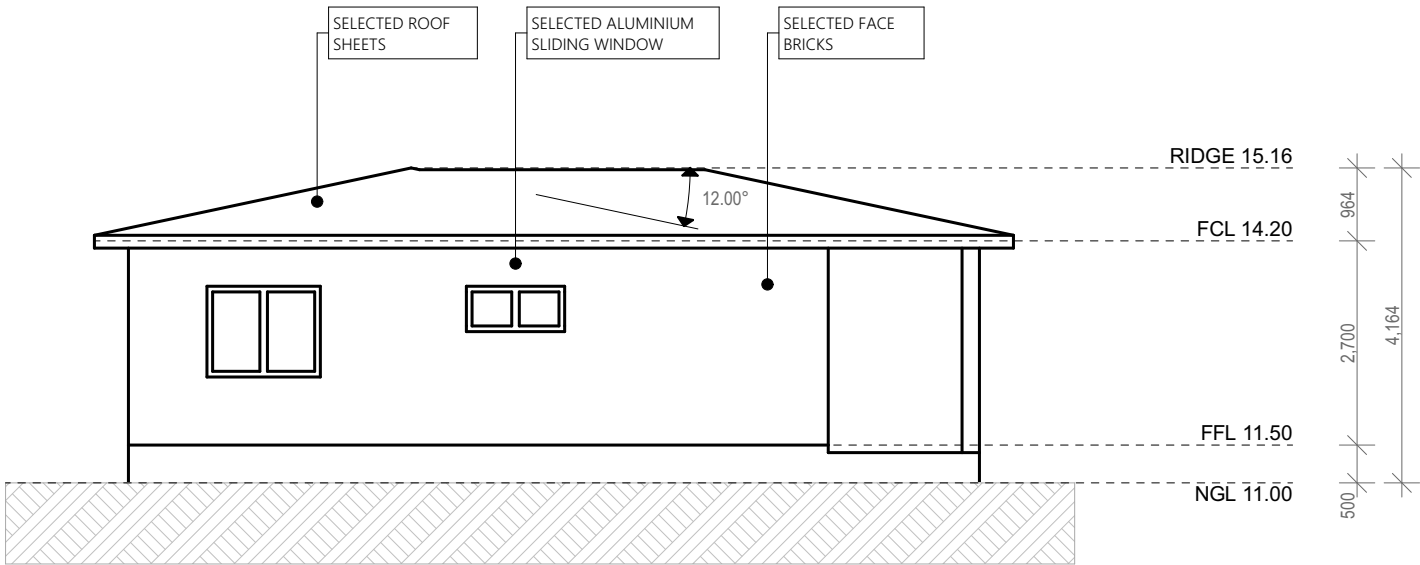
Job No: **59BEALE**
Issue: **Issue A**
Date: **10/06/2025**

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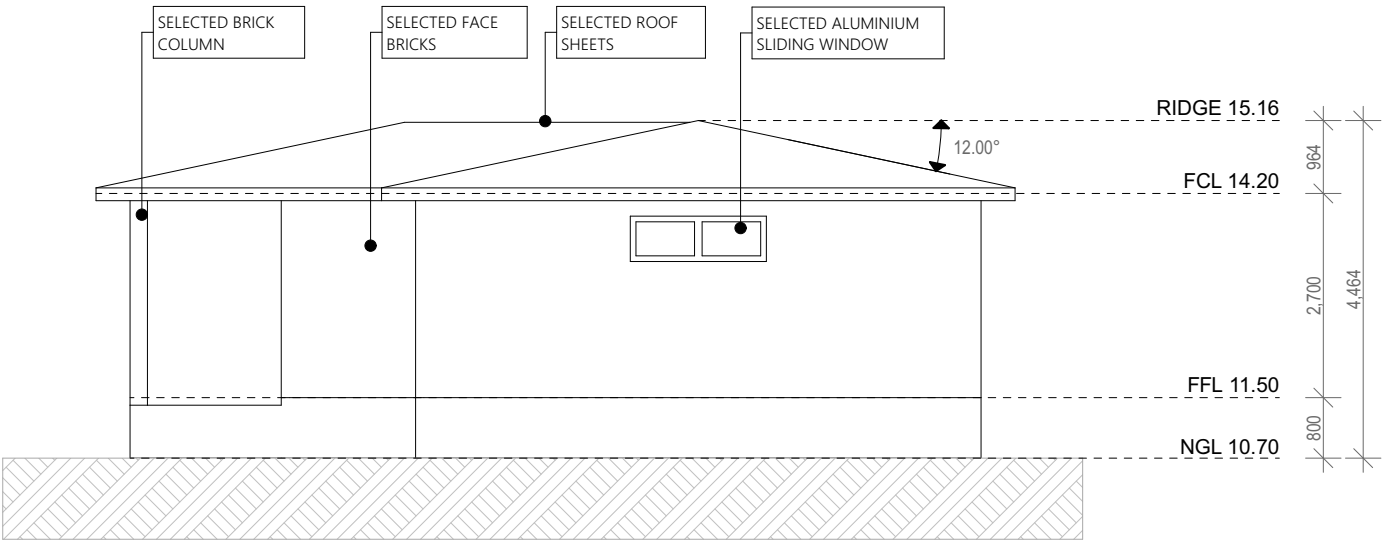




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EAST ELEVATION

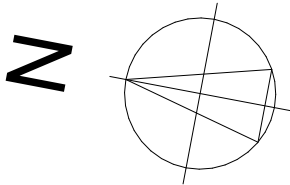
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WEST ELEVATION

2



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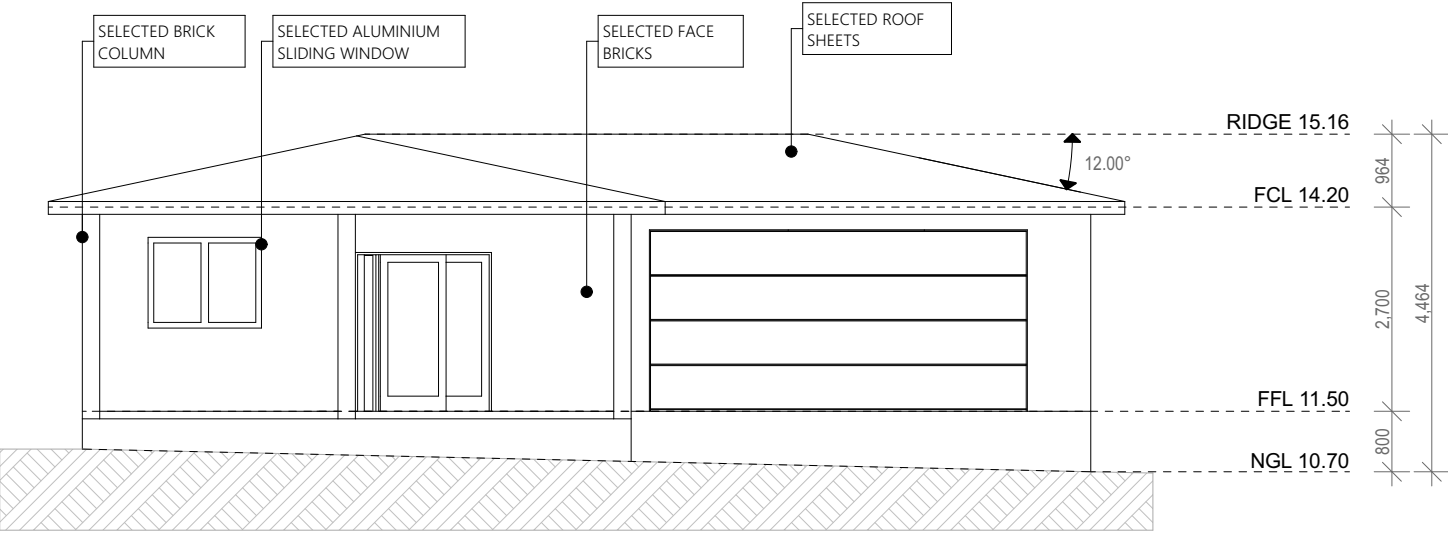


Drawing: **ELEVATIONS**
Proposed: **SECONDARY DWELLING**
Client: **Mr Daoud Daoud**
Address: **59 Beale St Georges Hall NSW**

Job No: **59BEALE**
Issue: **Issue A**
Date: **10/06/2025**

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TELEPHONE
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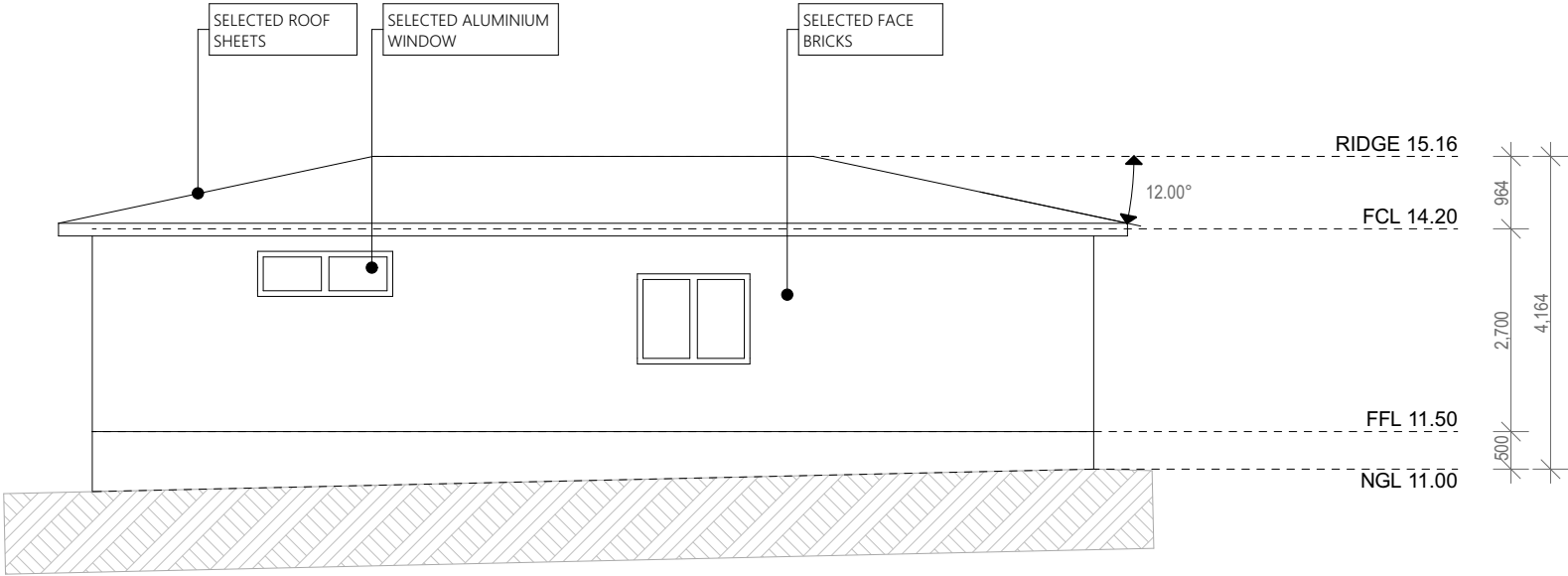




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NORTH ELEVATION

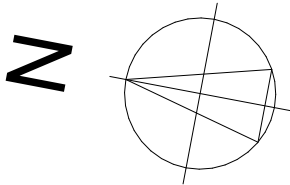
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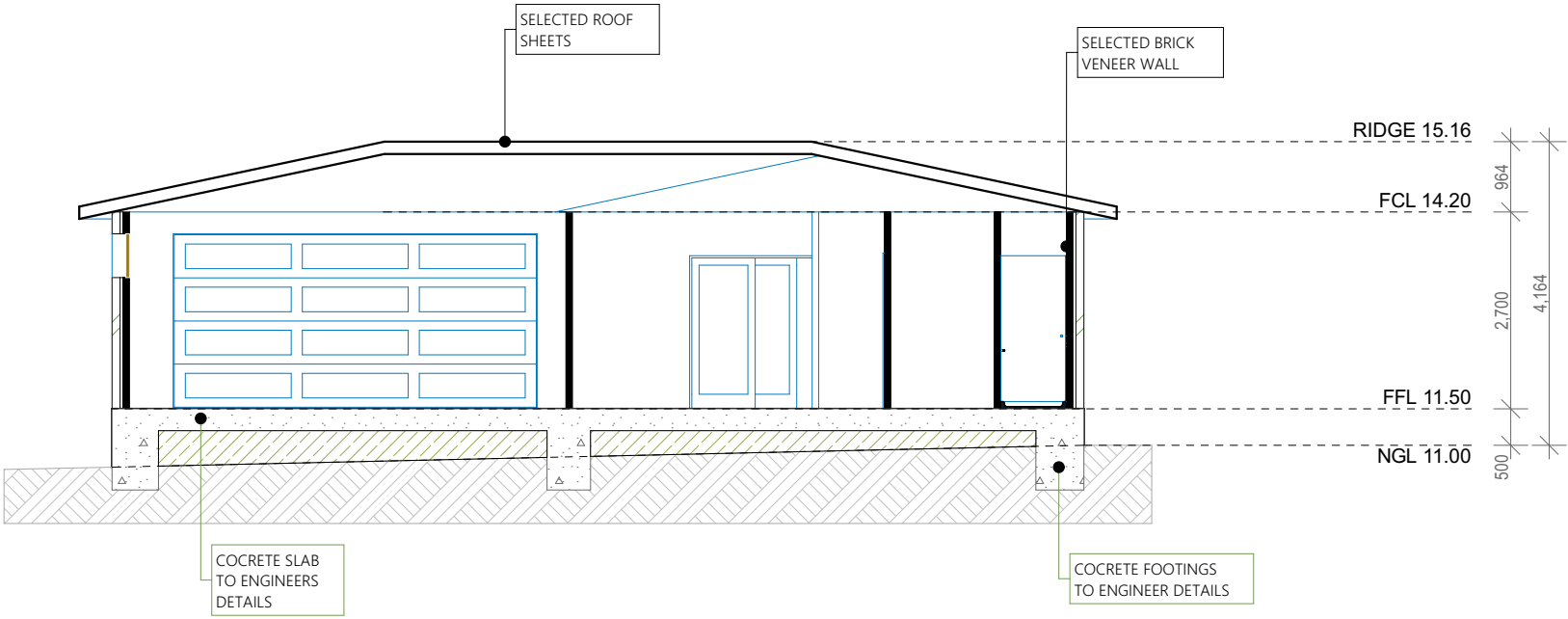
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SOUTH ELEVATION

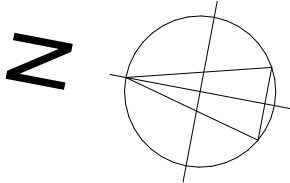
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WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01		1,800	1,800	600	==		1
W02		1,800	1,800	600	==		1
W03		900	1,500	1,200	==		1
W04		900	1,500	1,200	==		1
W05		1,500	1,300	600	==		1
W06		1,100	1,500	1,200	==		1



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Drawing: **SECTIONS**
Proposed: **SECONDARY DWELLING**
Client: **Mr Daoud Daoud**
Address: **59 Beale St Georges Hall NSW**

Job No: **59BEALE**
Issue: **Issue A**
Date: **10/06/2025**

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BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1796413S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 21 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	59 beale	
Street address	59 BEALE Street GEORGES HALL 2198	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP13017	
Lot no.	371	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 71	Target 68
Materials	✔ -30	Target n/a

Certificate Prepared by	
Name / Company Name:	DRAFTEX GROUP PTY. LTD.
ABN (if applicable):	

Description of project

Project address	
Project name	59 beale
Street address	59 BEALE Street GEORGES HALL 2198
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP13017
Lot no.	371
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	741
Roof area (m²)	150
Conditioned floor area (m²)	54.5
Unconditioned floor area (m²)	5.0
Total area of garden and lawn (m²)	200
Roof area of the existing dwelling (m²)	147
Number of bedrooms in the existing dwelling	3

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 71	Target 68
Materials	✔ -30	Target n/a

Schedule of BASIX commitments

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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 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 150 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: <ul style="list-style-type: none">all toilets in the development		✔	✔
<ul style="list-style-type: none">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 Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔	
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔	
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔	
The dwelling must not contain third level habitable attic room.	✔	✔	✔	
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.	✔	✔	✔	
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔	
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔	
Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	66	nil/not specified	nil	
garage floor - concrete slab on ground.	41	fibre-glass batts or roll	nil	
external wall: brick veneer; frame: timber - untreated softwood.	all external walls	2.94 (or 3.50 including construction)/fibre-glass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - untreated softwood.	18	nil/fibre-glass batts or roll	nil	
internal wall: plasterboard; frame: timber - untreated softwood.	50	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	150	ceiling: 5.7 (up), roof: foil/ sarking ;ceiling: fibre-glass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0.36); 0.5 to ≤ 1.0% of ceiling area uninsulated
Note	Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
<ul style="list-style-type: none">The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

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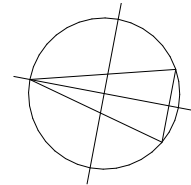
Drawing: **BASIX**
Proposed: **SECONDARY DWELLING**
Client: **Mr Daoud Daoud**
Address: **59 Beale St Georges Hall NSW**

Job No: **59BEALE**
Issue: **Issue A**
Date: **10/06/2025**

ADDRESS
SUBURB
STATE / COUNTRY
TELEPHONE
FACSIMILE
MOBILE
EMAIL

34 GUNDAROO Street
VILLAWOOD 2163
NSW AUSTRALIA

0405154568
rabih@draftexgroup.com.au



Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.				✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.					✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).				✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W06	1200.00	1500.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.18 - 0.22)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed
East facing					
W04	1200.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed
W05	600.00	1300.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed
South facing					

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W02	600.00	1800.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed
W03	1200.00	1500.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed
West facing					
W01	600.00	1800.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	verandah 2000 mm, 1500 mm above base of window or glazed door	not overshadowed

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Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)					✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 Star (old label)					✓	✓
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: 3 star (average zone)					✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 star (average zone)					✓	✓
Ventilation						
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a					✓ ✓ ✓	✓ ✓ ✓
Artificial lighting						
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				✓	✓	✓

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Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.					✓	

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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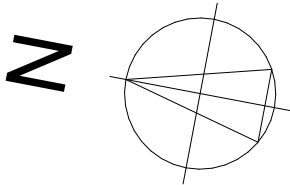
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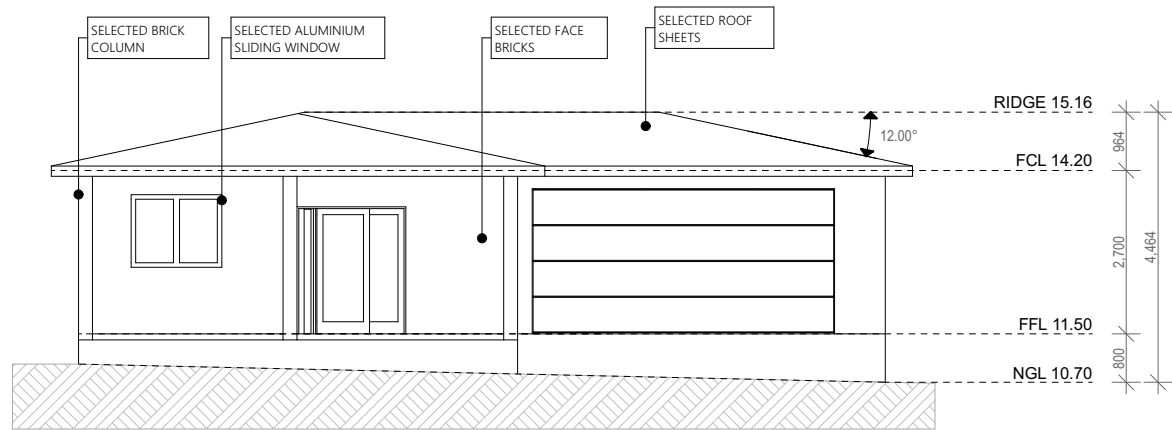
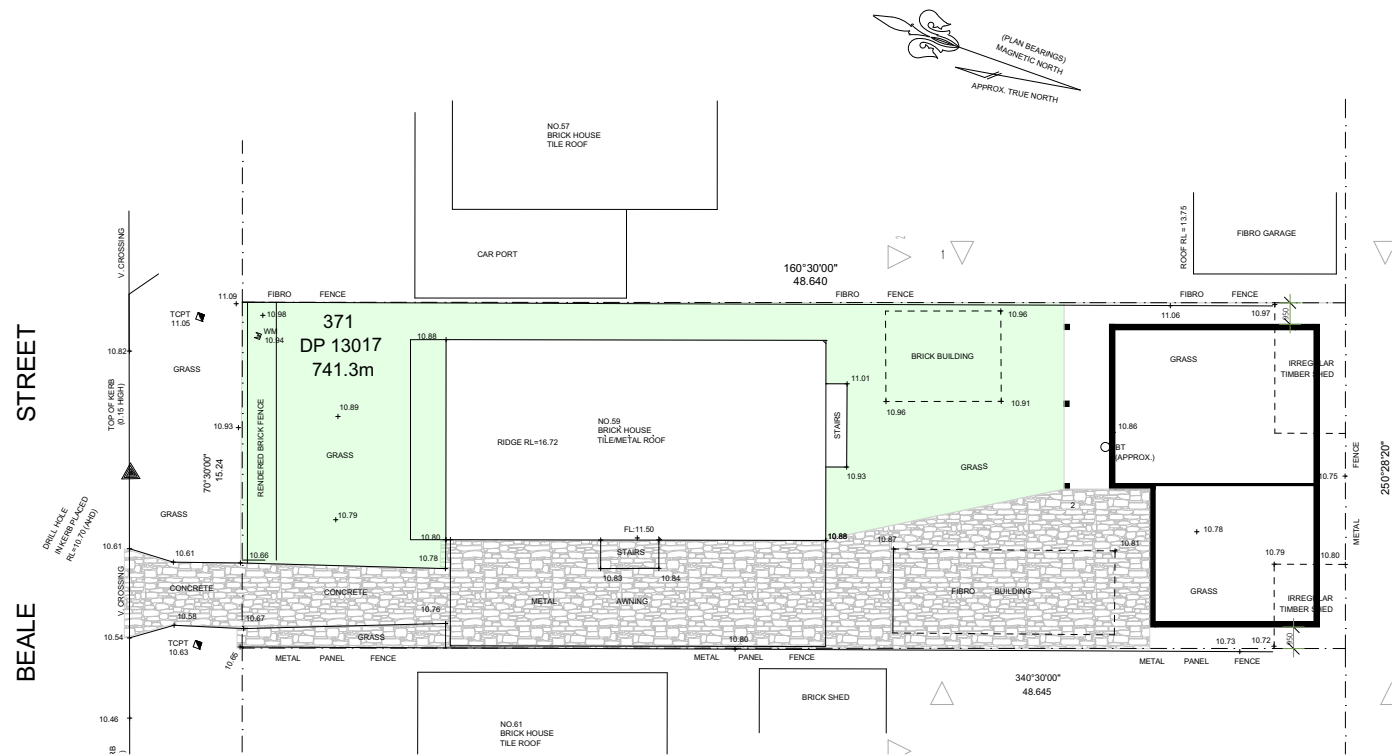
Certificate No.: 1796413S

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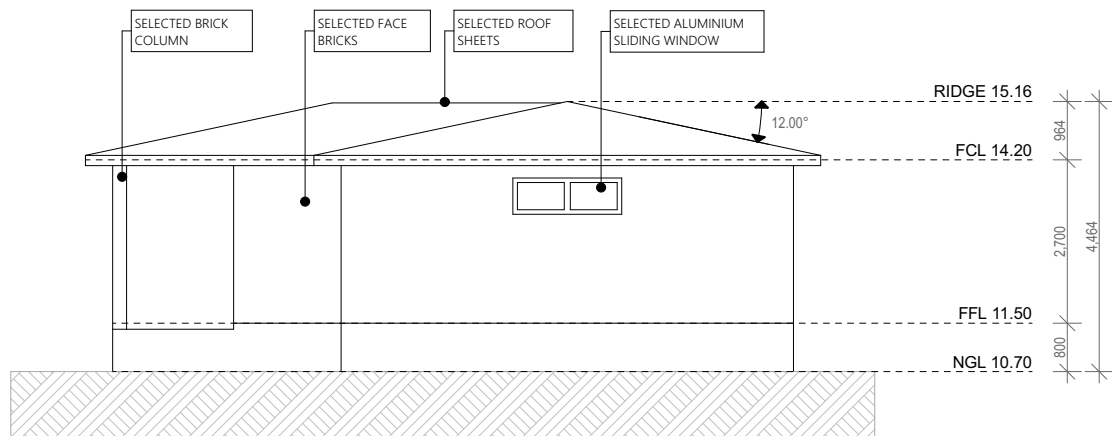
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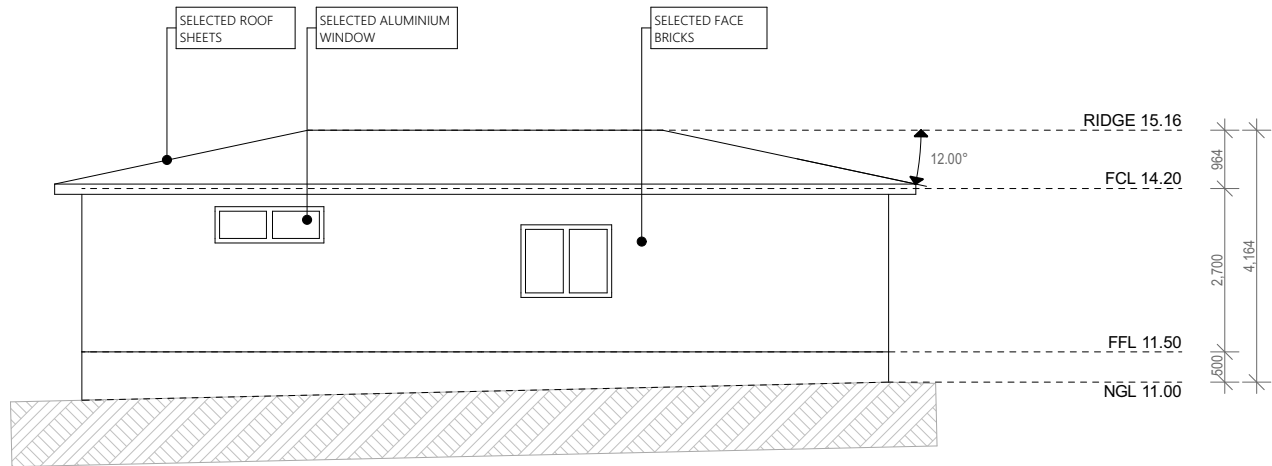
<div>GENERAL NOTES</div> <div>All work to be carried out in accordance with the Building Code of Australia,all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs & footings, r.c. and steel beams and columns, wind bracing to AS 1170 & AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.All timbers to be in accordance with SAA Timber Structure Code:AS1720 and SAA Timber Framing Code AS 1684.All work to be carried out in a professional and workmanship like manner according to the plans and specification.</div> <div>NOTE</div> <div>Do not scale off the drawings unless otherwise stated & use figured Dimensions in preference. All dimensions to be checked & verified by the CONTRACTOR on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.</div>	<div></div>		<div>Drawing: Basix</div> <div>Proposed: SECONDARY DWELLING</div> <div>Client: Mr Daoud Daoud</div> <div>Address: 59 Beale St Georges Hall NSW</div>	<div>Job No: 59BEALE</div> <div>Issue: Issue A</div> <div>Date: 10/06/2025</div>	<div>ADDRESS SUBURB STATE / COUNTRY TELEPHONE FACSIMILE MOBILE EMAIL</div> <div>34 GUNDAROO Street VILLAWOOD 2163 NSW AUSTRALIA</div> <div>0405154568 rabih@drafttexgroup.com.au</div>	<div></div>
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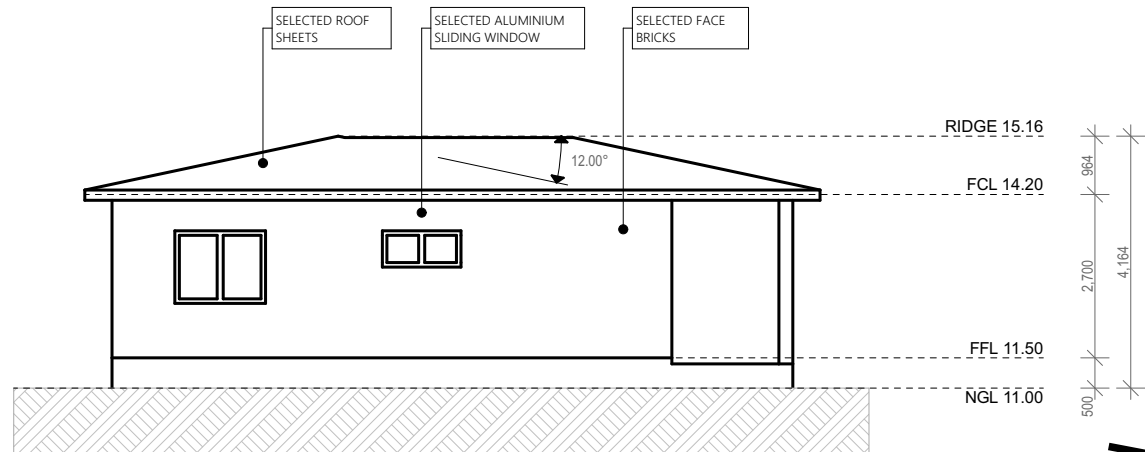
1:125 NORTH ELEVATION 2



1:125 WEST ELEVATION 4



1:125 SOUTH ELEVATION 3



1:125 EAST ELEVATION 5

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