

### NOTES

- ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
- REVEGETATION WORKS- HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
- AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
- REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

TOPSOIL STOCKPILE  
Covered with Poythene Membrane.

MATERIAL STORAGE AREA

DELIVERY TRUCK PARKING

WASTE BINS  
12 cubic bin

KERB TURF FILTER

SEDIMENT FENCE

### KEYS:

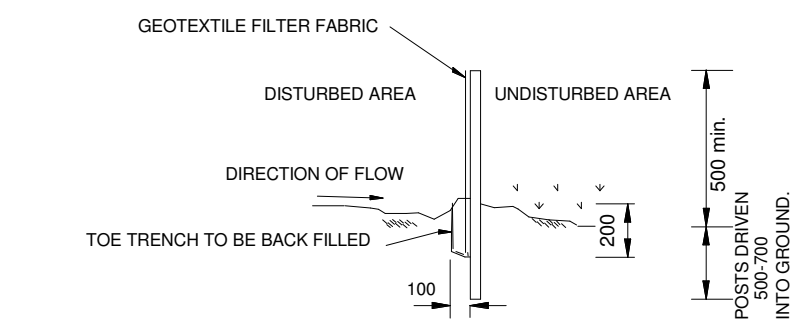
	WIND DIRECTIONS
	TREES TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

CALCULATION TABLE
EXISTING DWELLING AREA = 191 SQM
PROPOSED GRANNY FLAT AREA = 60 SQM
PROPOSED GARAGES AREA = 50 SQM
TOTAL AREA = 251 SQM
MAXIMUM GFA = 430 SQM
MINIMUM LANDSCAPE = 215 SQM
SITE AREA = 860 SQM
PROPOSED LANDCSAPE AREA = 221.5 SQM

1

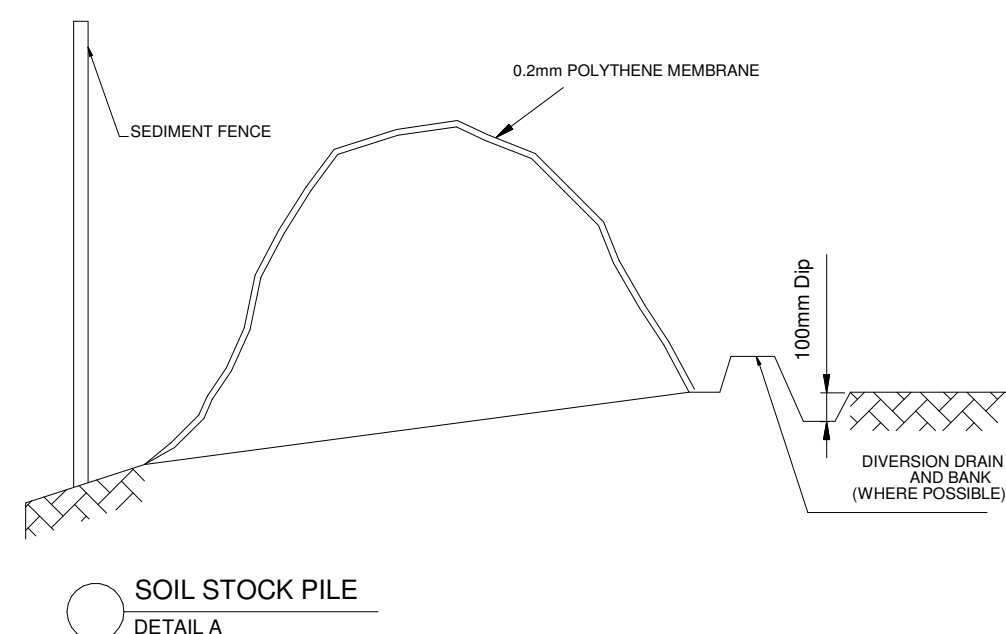
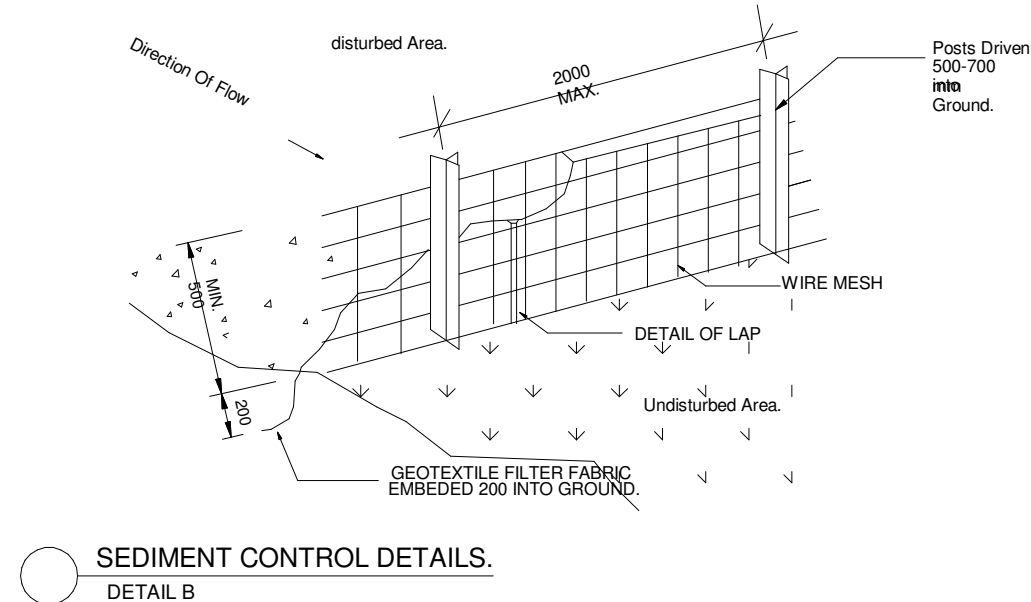
Site Plan

1:100



SEDIMENT CONTROL NOTES:

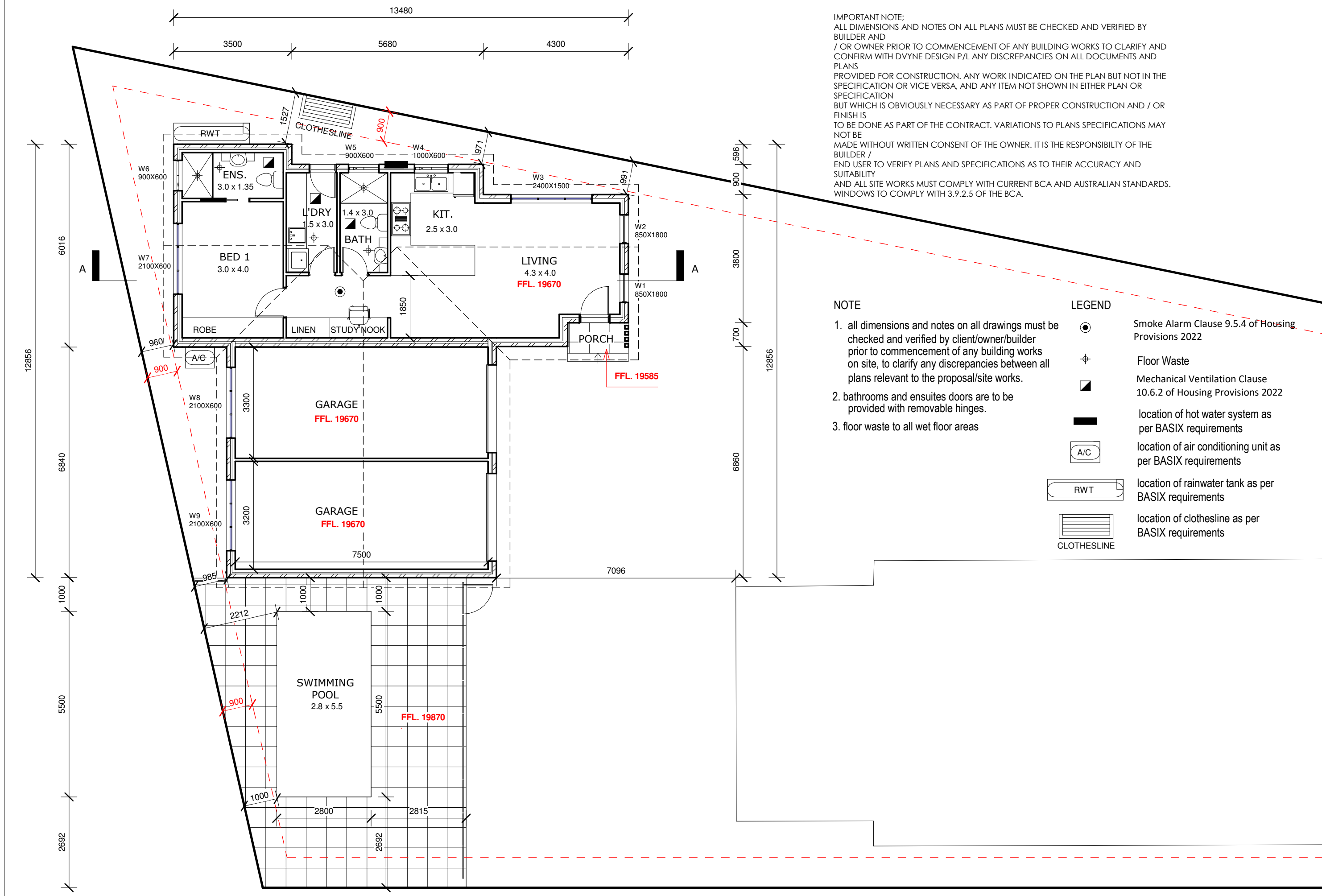
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TA A NOMINATED STOCKPILE SITE.



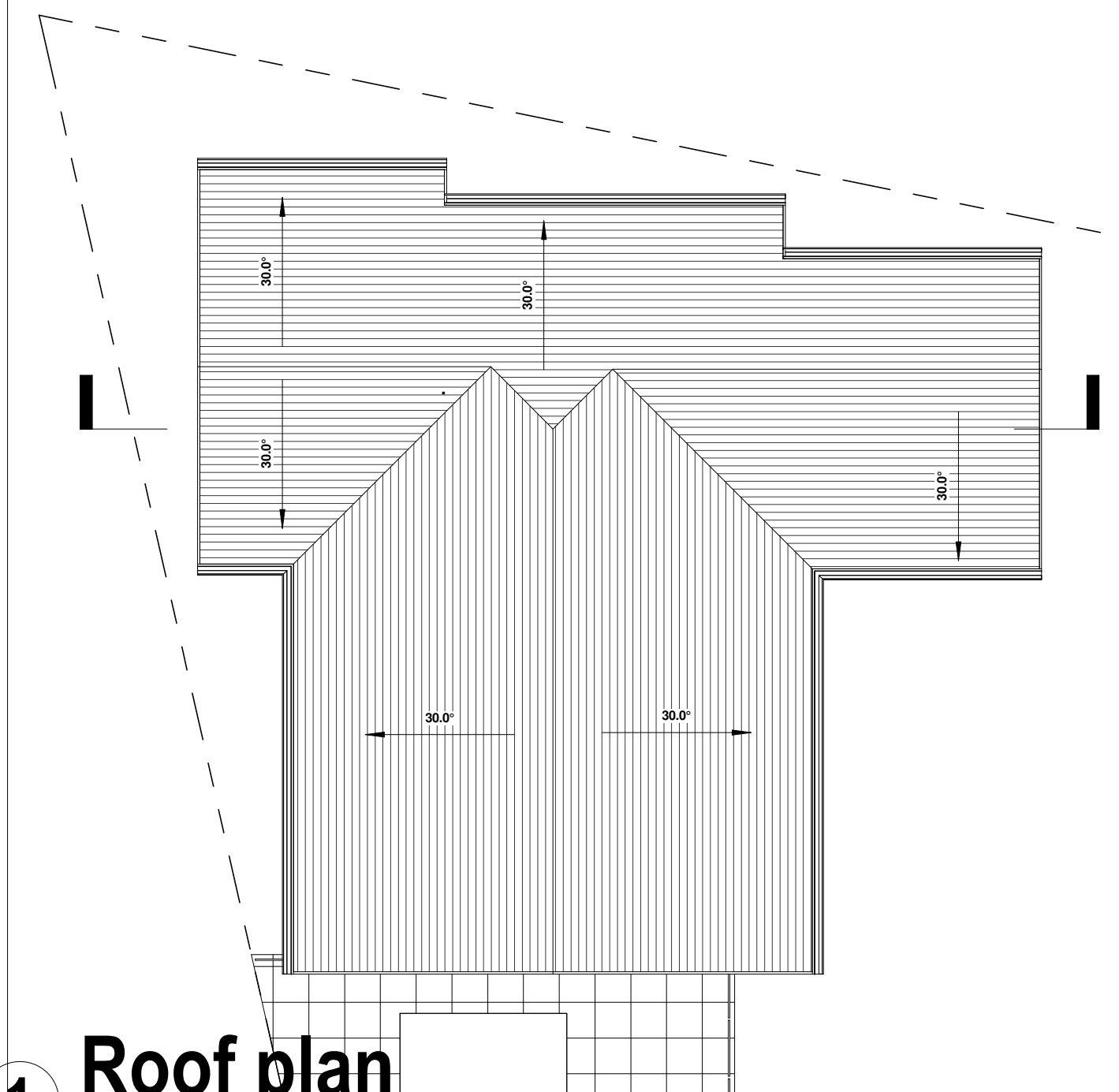
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MERRYLANDS WEST, NSW 2160  
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DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION	DRAWING TITLE	DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN JT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.	DRAWN	JT	DATE	NOV 2024	CHECKED	JACK	SCALE	1:100	JOB NUMBER	24290-03	NUMBER IN SET	A01	ISSUE	C	AMENDMENT	BY	DATE
Prop. Granny Flat	SITE PLAN/ANALYSIS																CONCEPT PLAN - OPTION 2	CB	DEC 24
AT	CLIENT DETAILS																DA SUBMISSION	CB	DEC 24
No 3 Page Street, Canterbury	Mr. ANTHONY BEK																COUNCIL AMENDMENTS	JK	MAY 25

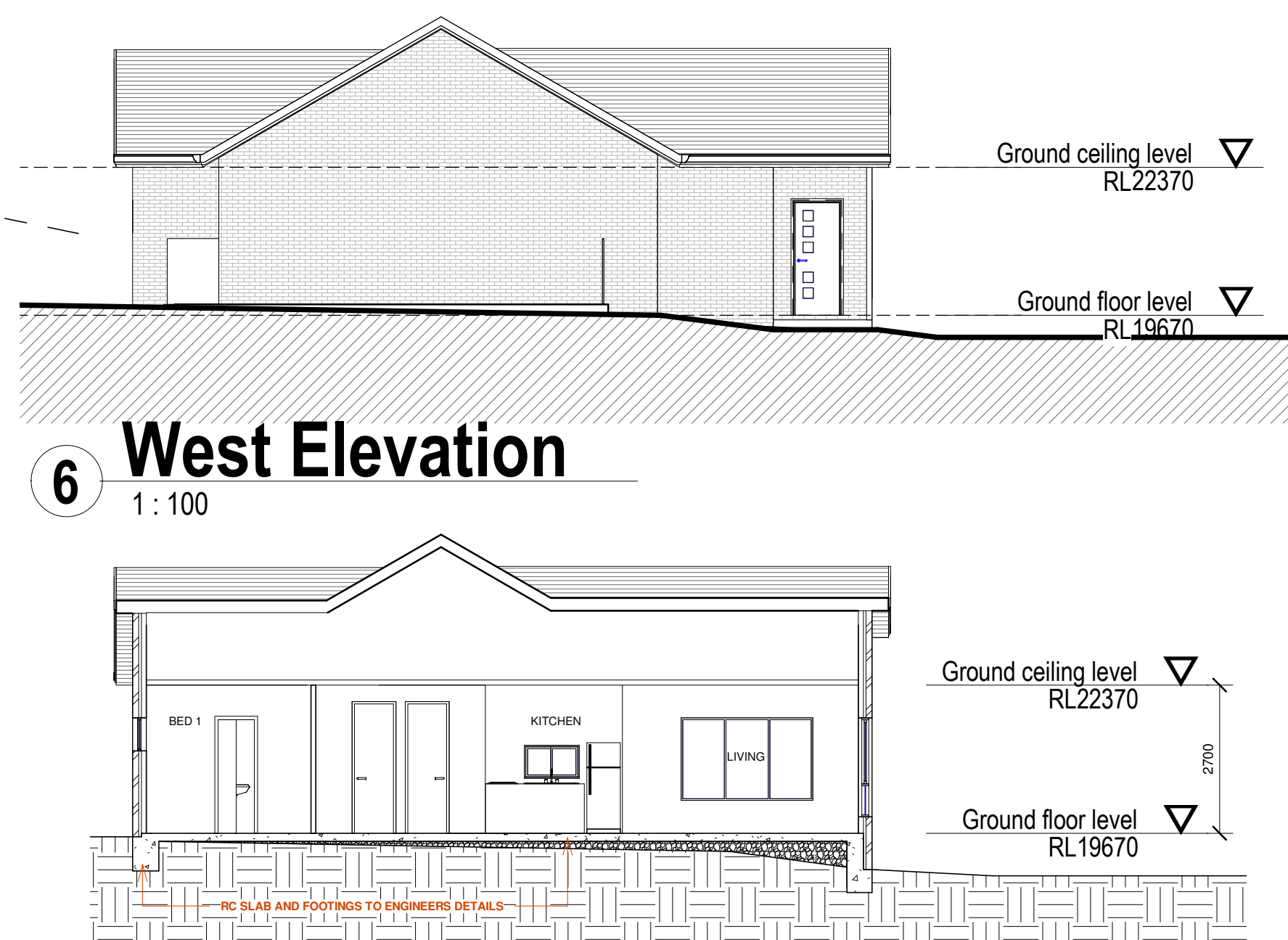




2 Ground floor level  
1 : 100

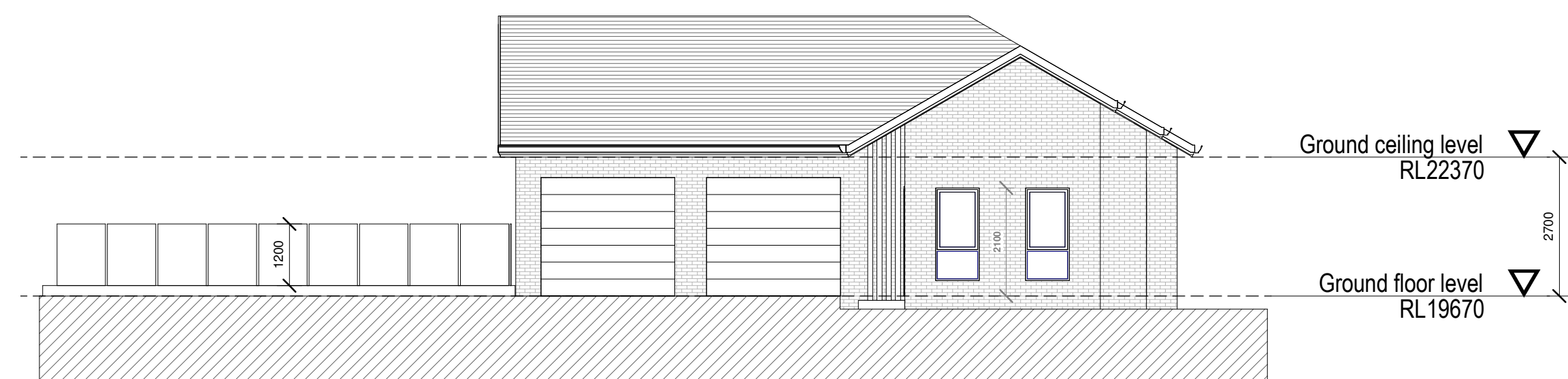


1 Roof plan  
1 : 100

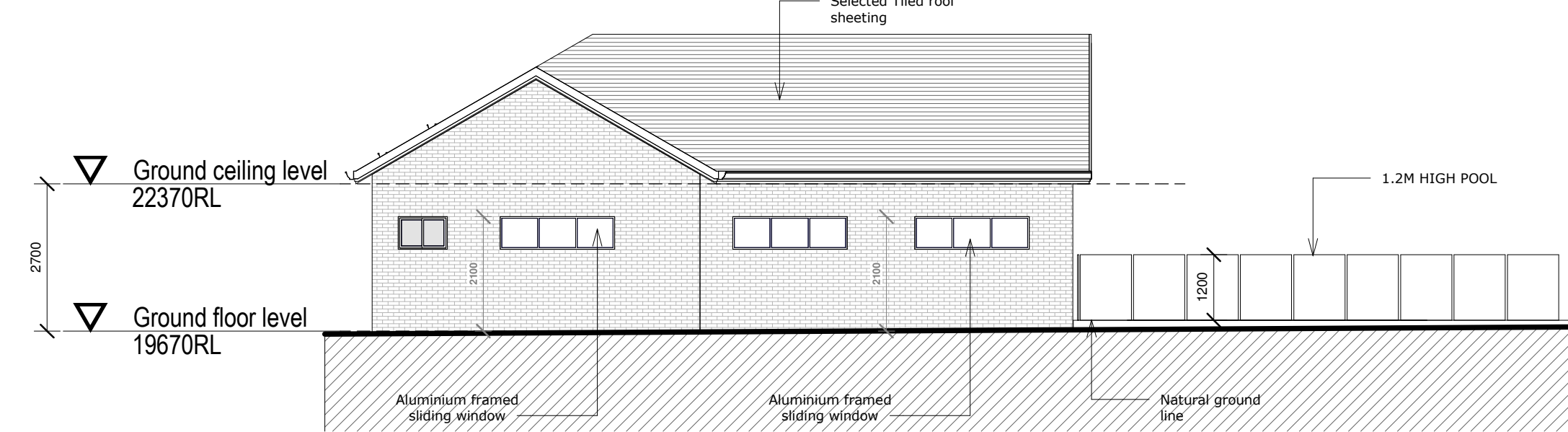


6 West Elevation  
1 : 100

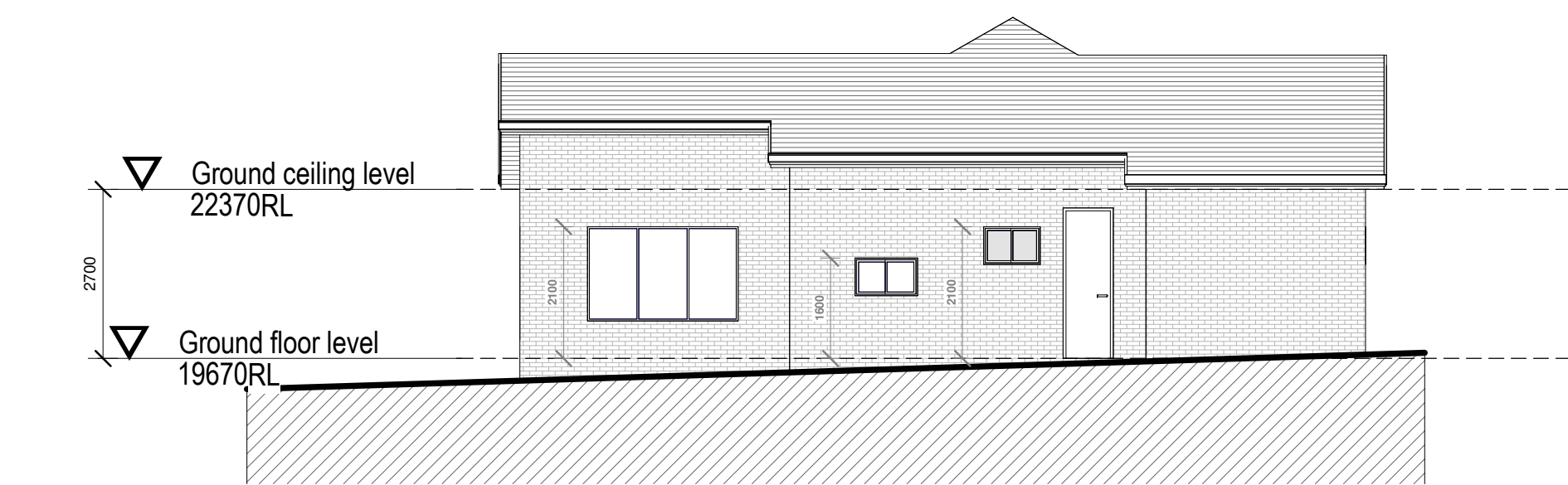
7 Section AA  
1 : 100



3 South Elevation  
1 : 100



4 North Elevation  
1 : 100



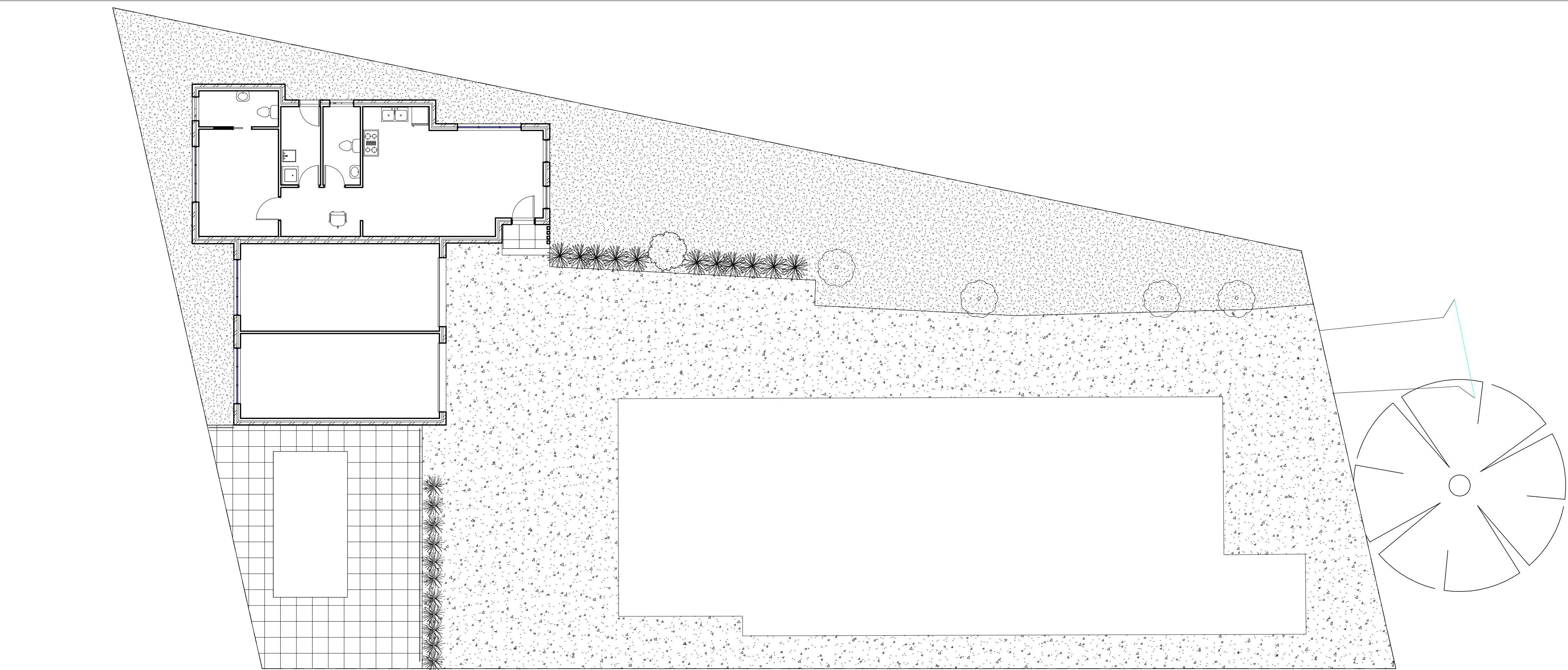
5 East Elevation  
1 : 100

## BASIX COMMITMENTS

Water Commitments	Show on DA plans	Show on CCODC plans & specs	Carifier check
<b>Features</b>			
The applicant must install showerheads with a minimum rating of 4 star (or 4.5 star) plus spray foam and/or coverage heads 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 5 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 1000 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 public drain).	✓	✓	✓
The applicant must connect the rainwater tank to: * at least one outdoor tap in the development (Note: NBN Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	✓	✓	✓
<b>Thermal Performance and Materials commitments</b>	Show on DA plans	Show on CCODC plans & specs	Carifier check
<b>Do-it-yourself Method</b>			
<b>General features</b>			
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open masonry area exceeding 20 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floors, 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 table below to address thermal bridging in metal framed floors, 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 table below.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Carifier check
<b>Glazed windows, doors and skylights</b>			
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 m <sup>2</sup> (or 1.5 m <sup>2</sup> ) of 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 Performance Testing Council (NPTC) conditions. The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total height area must not exceed 3 square metres (plus 2 square metres level does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓
<b>Energy Commitments</b>	Show on DA plans	Show on CCODC plans & specs	Carifier check
<b>Hot water</b>			
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 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning. Starred Energy rating: 5 star (average rating).	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning. Starred Energy rating: 5 star (average rating).	✓	✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning. Starred Energy rating: 5 star (average rating).	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning. Starred Energy rating: 5 star (average rating).	✓	✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to space; Operable control: manual switch on/off Kitchen: individual fan, open to space; Operable control: manual switch on/off Laundry: individual fan, open to space; Operable control: manual switch on/off	✓	✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that a minimum of 80% of light fixtures are fixed with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.	✓	✓	✓
<b>Natural lighting</b>			
<b>Energy Commitments</b>	Show on DA plans	Show on CCODC plans & specs	Carifier check
The applicant must install a window and/or skylight in 2 bedrooms (or 2 bedrooms) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooking & electric oven in the kitchen of the dwelling.	✓	✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.	✓	✓	✓





**LEGEND**

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED

PROPOSED TREES (REFER TO PLANT SCHEDULE)

LARGE SHRUBS SCREEN PLANTING  
(VARIABLE HEIGHT 2.0M TO 3.0m)

FEATURE PLANTS (ARCHITECTURAL PLANTING  
TYPES TO COMPLIMENT VISUAL SCALE)

MASS PLANTED AREAS (MIXED PLANTING  
HEIGHTS FROM 500mm - 1m HEIGHT)

TURF AREAS (REFER TO TURFING DETAIL AND  
SPECIFICATION)

COLOURED CONCRETE PAVEMENT  
  
(SELECTED FINISH AS SPECIFIED)

TILING (TILING TO ARCHITECTS SPECIFICATION OR  
CLIENT SELECTION.)

DECORATIVE GRAVEL (75mm DEPTH, 20mm  
GRADE NEPEAN RIVER GRAVEL OR AS SELECTED BY CLIENT.)

PROPERTY BOUNDARY LINE

TIMBER EDGING (100mm x 25mm H4 TREATED PINE TO ALL  
GARDEN BED AREAS ADJOINING TURF OR GRAVEL SURFACES)

MASONRY WALLS (CONSTRUCTION AND FINISH TO  
ARCHITECT AND/OR ENGINEER'S SPECIFICATION)

STORMWATER PITS (TO HYDRAULIC ENGINEERS  
SPECIFICATIONS)

STORMWATER PIPE (CONNECTING DOWN PIPE  
TO KERB INVERT - REFER TO HYDRAULIC ENGINEER'S  
DETAILS)

GENERAL NOTES

1. LEVEL DATUM AHD, ORIGIN OF LEVELS, REFER TO SURVEY PLAN.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER ASSOCIATED ENGINEERING PLANS.
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND/OR WRITTEN SPECIFICATIONS.
4. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
5. THE CONTRACTOR SHALL AT ALL TIMES IMPLEMENT ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES
6. THE POSITION OF SERVICES SHOWN IS APPROXIMATE ONLY AND HAS BEEN PLOTTED FROM SURVEY INFORMATION SUPPLIED. THE POSITION AND TYPE OF SERVICES MUST BE CONFIRMED PRIOR TO THE COMMENCEMENT OF WORK.
7. THE BOUNDARIES HAVE NOT BEEN SURVEYED, IMPROVEMENTS AND FEATURES SHOWN ON OR NEAR THE BOUNDARIES ARE INDICATIVE ONLY AND FURTHER SURVEY WORK TO CONFIRM BOUNDARY POSITIONS SHOULD BE UNDERTAKEN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
8. ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR WRITTEN SPECIFICATIONS ARE TO BE REPORTED TO THE DESIGN CONSULTANT OR PROJECT MANAGER IMMEDIATELY FOR A DECISION PRIOR TO THE COMMENCEMENT OF ANY WORKS.

LANDSCAPE NOTES

DA APPROVED LANDSCAPE PLANS ARE REQUIRED TO BE CONSTRUCTED AS APPROVED TO OBTAIN OCCUPANCY CERTIFICATE. PERMEABLE AREAS MAY BE INDICATED TO ACHIEVE SITE COVERAGE RESTRICTIONS & SHOULD BE CONSTRUCTED AS DRAWN ON THIS PLAN.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES AND BASIX REQUIREMENTS. PROPOSED PLANTING CONSISTS MAINLY OF INDIGENOUS, COMMERCIALY AVAILABLE PLANT SPECIES SELECTED FROM LOCAL GOVERNMENT PREFERRED PLANTING LISTS, BASIX LOCAL PLANT LIST AND SYDNEY WATER PLANT SELECTOR.

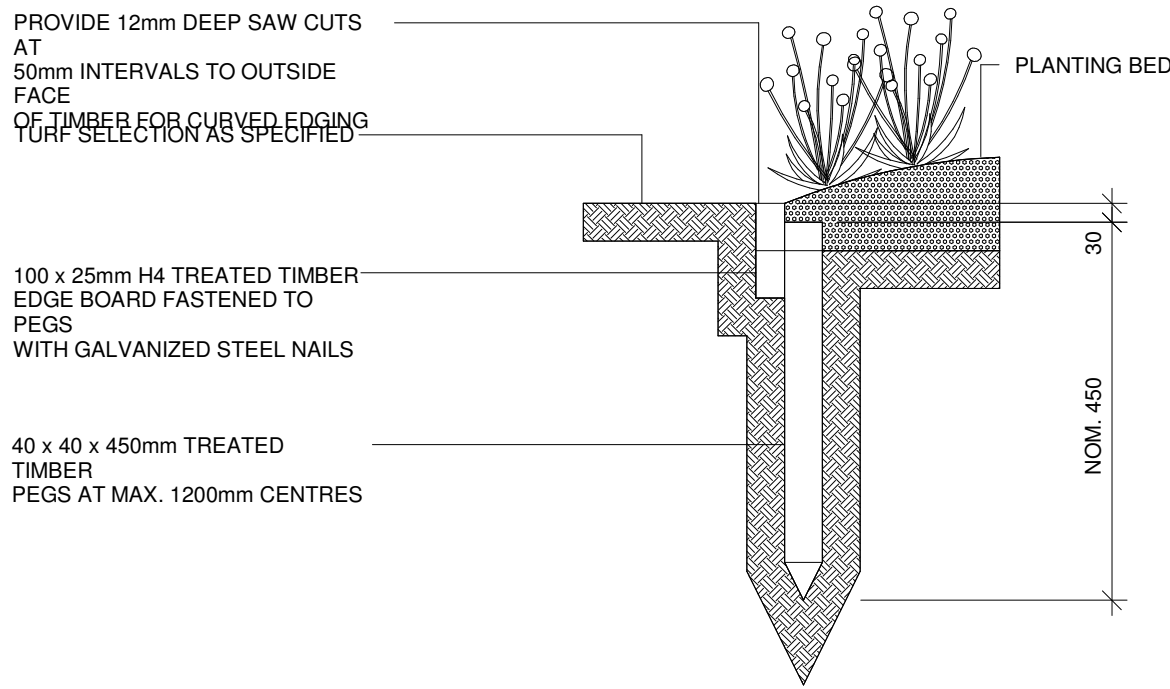
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS AND/OR SPECIFICATIONS:

1. ARCHITECTURAL PLANS AS PREPARED BY DVYNE DESIGN.
2. OTHER ASSOCIATED SURVEY, HYDRAULIC, STRUCTURAL AND/OR, CIVIL ENGINEERING PLANS.

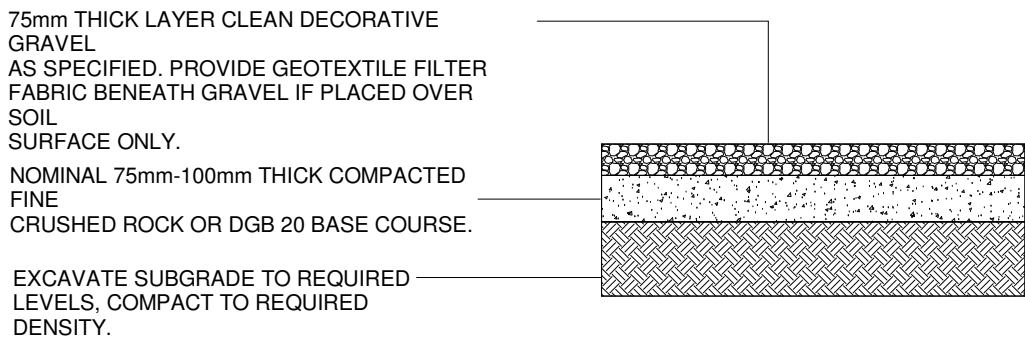
D D + C LANDSCAPES

CLIENT:	ANTHONY BEK
ADDRESS:	3 PAGE STREET CANTERBURY
DATE:	DECEMBER 2024
COUNCIL:	CANTERBURY BANKSTOWN COUNCIL
ARCHITECT:	JACK TANNOUS (DVYNE DESIGN)
ISSUE:	B

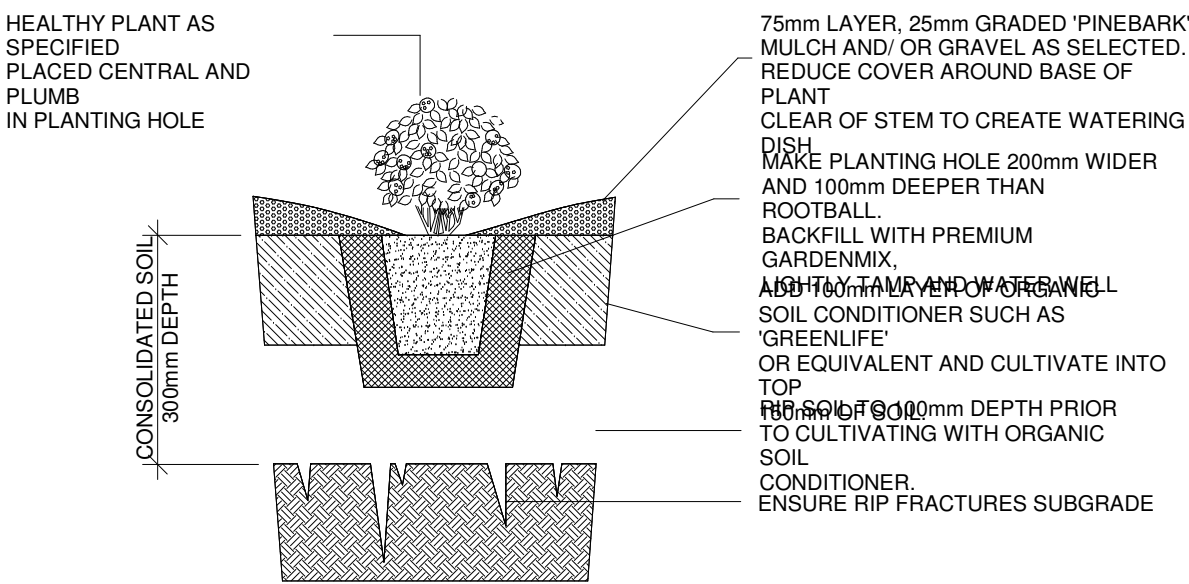
1 Landscape Plan  
1 : 100



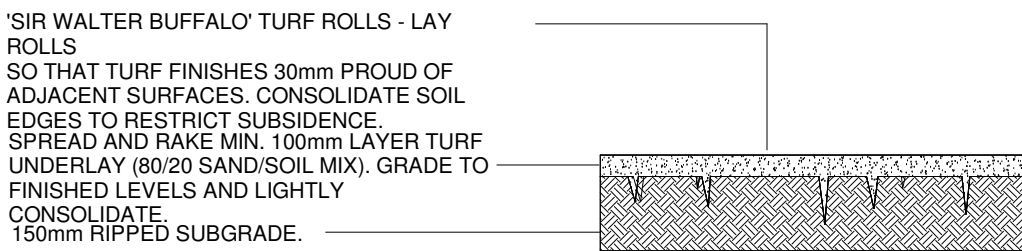
TIMBER EDGING DETAIL



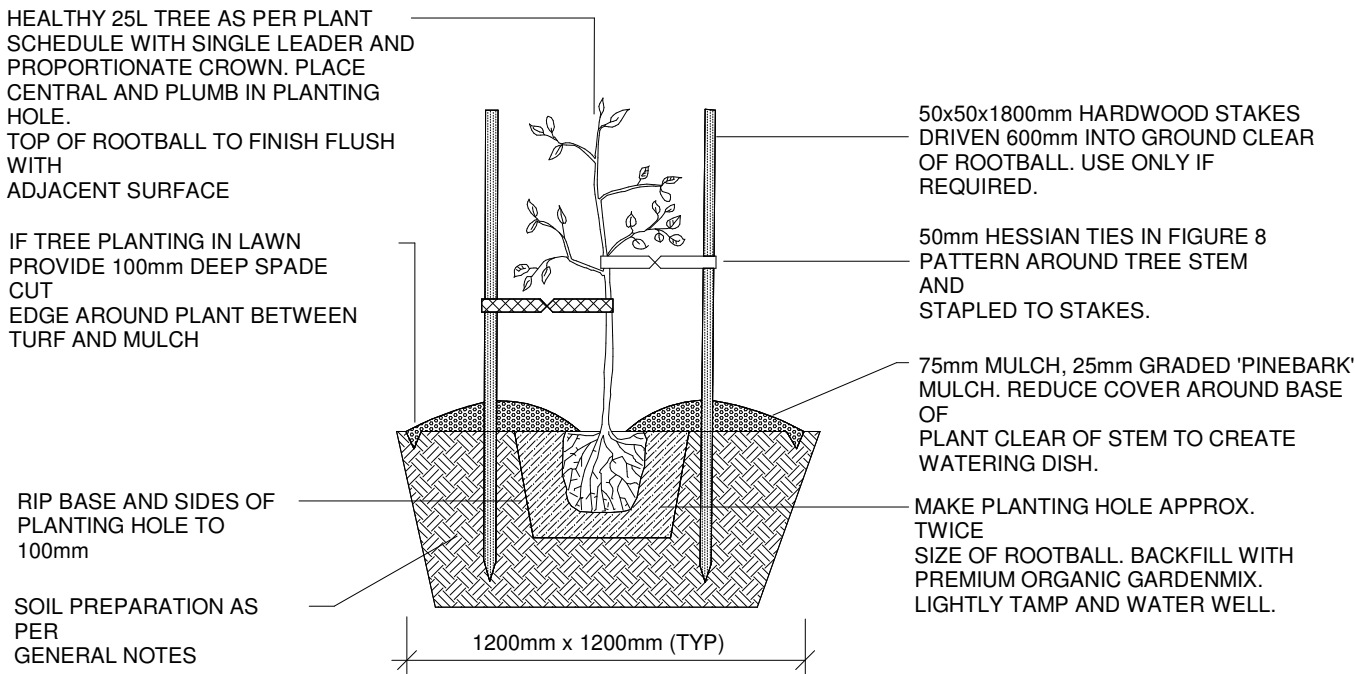
DECORATIVE GRAVEL DETAIL



SHRUB PLANTING ON GRADE DETAIL



TURFING DETAIL



TREE PLANTING ON GRADE DETAIL

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DRAWN	CB
DATE	DEC 2024
CHECKED	JACK
SCALE	1/100
JOB NUMBER	24290-03
NUMBER IN SET	A06
ISSUE	C

ISSUE
A
B
C

AMENDMENT

CONCEPT PLAN - OPTION 2
DA SUBMISSION
COUNCIL AMENDMENTS

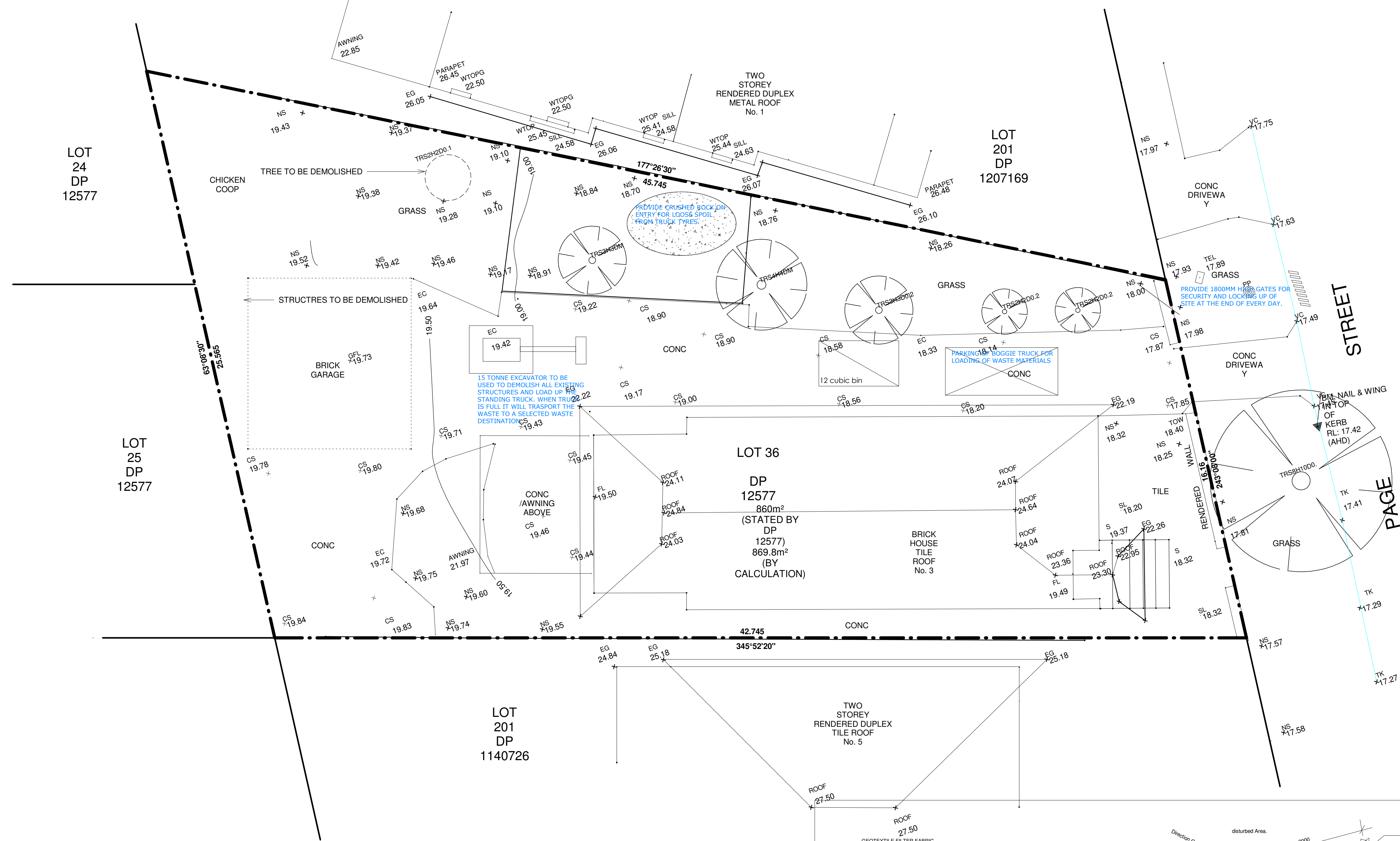
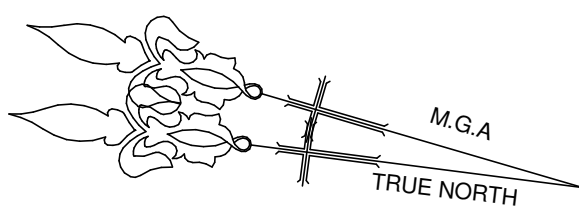
BY	DATE
CB	DEC 24
CB	DEC 24
JK	MAY 25

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www.dvyne.com.au  
DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION	DRAWING TITLE
Prop. Granny Flat	LANDSCAPE PLAN
AT	CLIENT DETAILS
No 3 Page Street, Canterbury	Mr. ANTHONY BEK

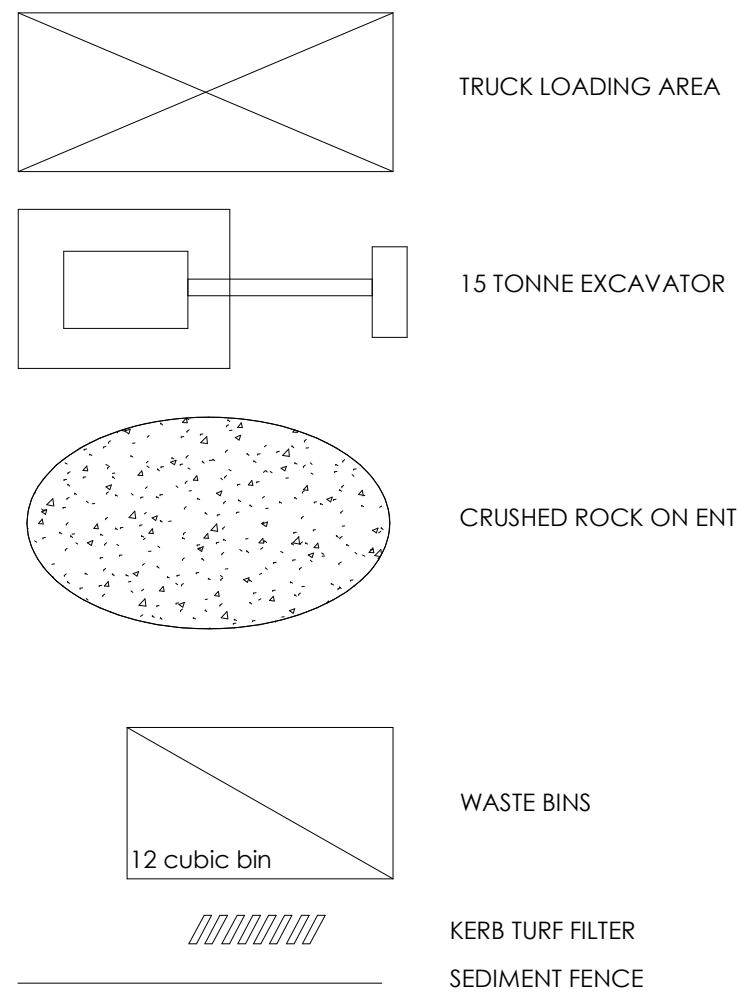


A1



#### NOTES

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4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION



**DEMOLITION WORK HOURS:**  
**MONDAY - FRIDAY**  
**7AM - 5PM**

## 1 Demolition Plan

1: 100

**ESTIMATED TIME FOR DEMOLITION TO BE FINISHED IS APPROXIMATELY 1 WEEK**



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DESIGN | CONSTRUCT | CONSULT

#### JOB DESCRIPTION

Prop. Granny Flat  
AT  
No 3 Page Street, Canterbury

#### DRAWING TITLE

DEMOLITION PLAN

#### CLIENT DETAILS

Mr. ANTHONY BEK

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DRAWN  
DATE 05/02/25  
CHECKED  
SCALE  
JOB NUMBER 24290-03  
NUMBER IN SET A07  
ISSUE C

Author  
Checker  
Approver

ISSUE  
A  
B  
C

#### AMENDMENT

CONCEPT PLAN - OPTION 2  
DA SUBMISSION  
COUNCIL AMENDMENTS

#### BY

CB  
CB  
JK

#### DATE

DEC 24  
DEC 24  
MAY 25