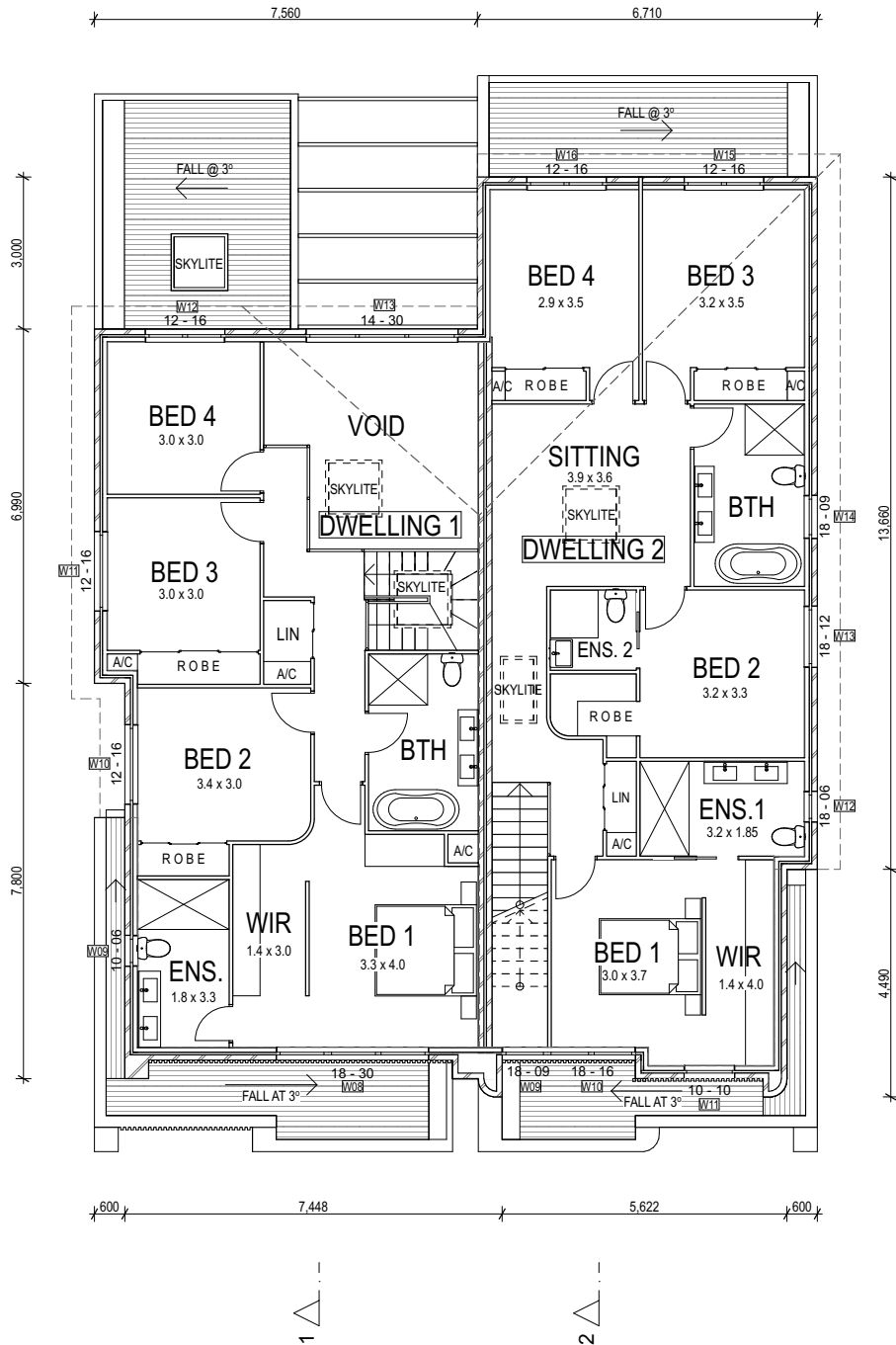
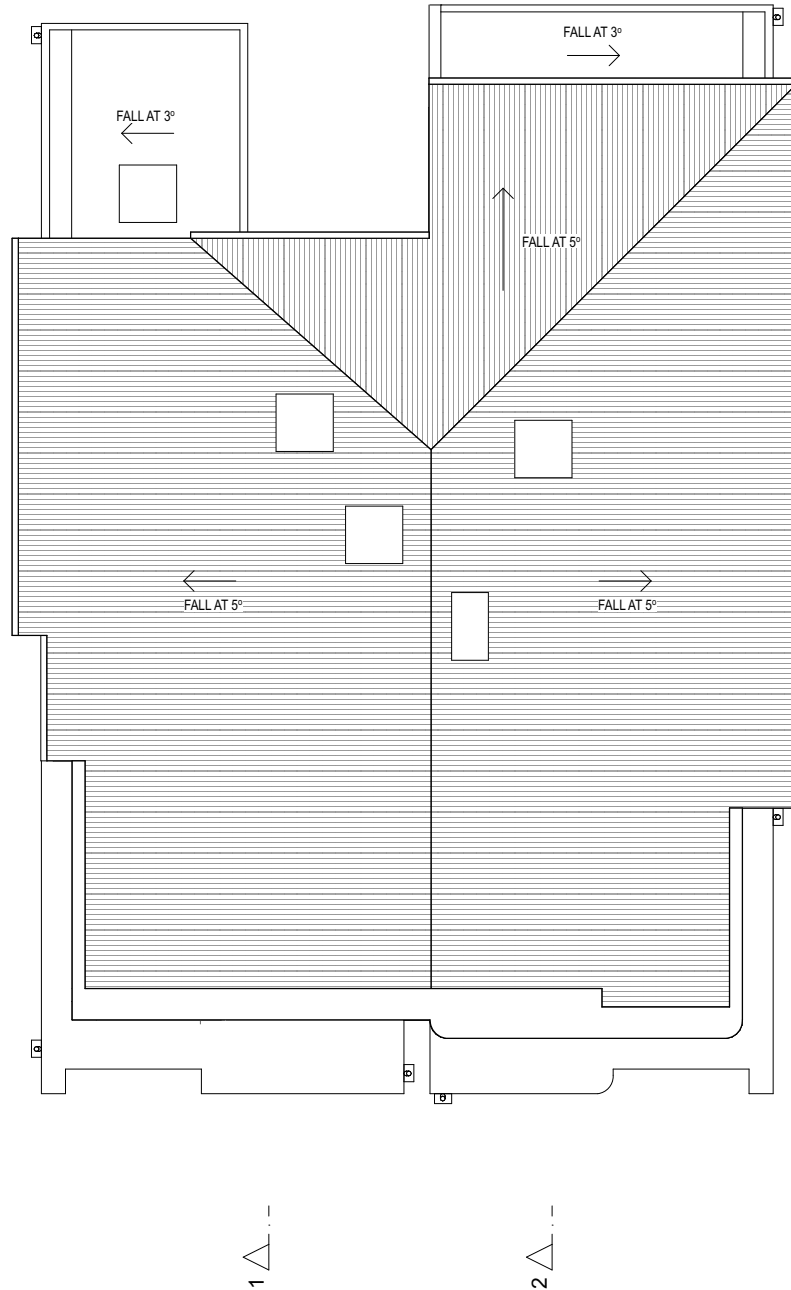


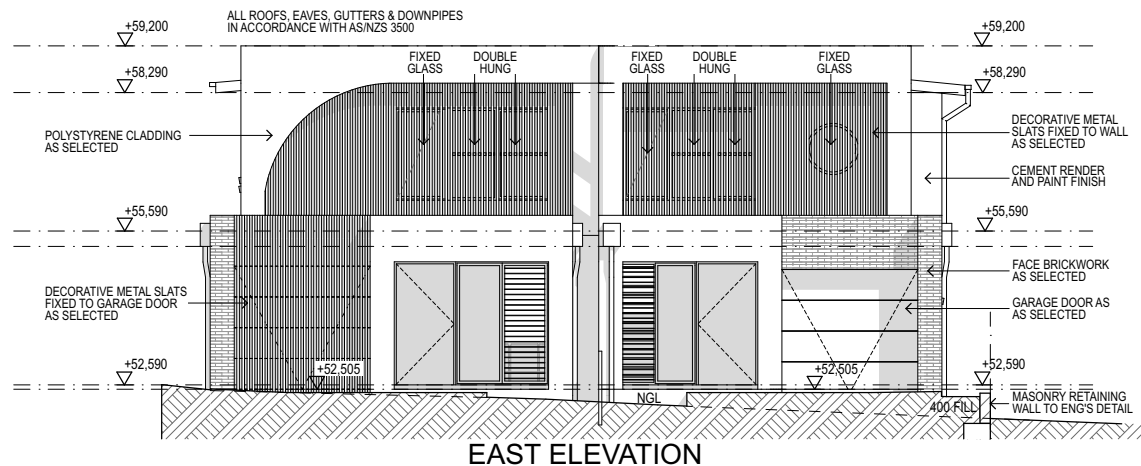
2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION	
1	Issued for review	21-5-25				
no.	amendment	date				
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED ATTACHED DUAL OCCUPANCY, SECONDARY DWELLING AND OUTBUILDING	title GROUND FLOOR PLAN	
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	job number	
					date	May 2025
					scale	1:100 @ A3
					dwg by	BG
					sheet no.	2 of 12



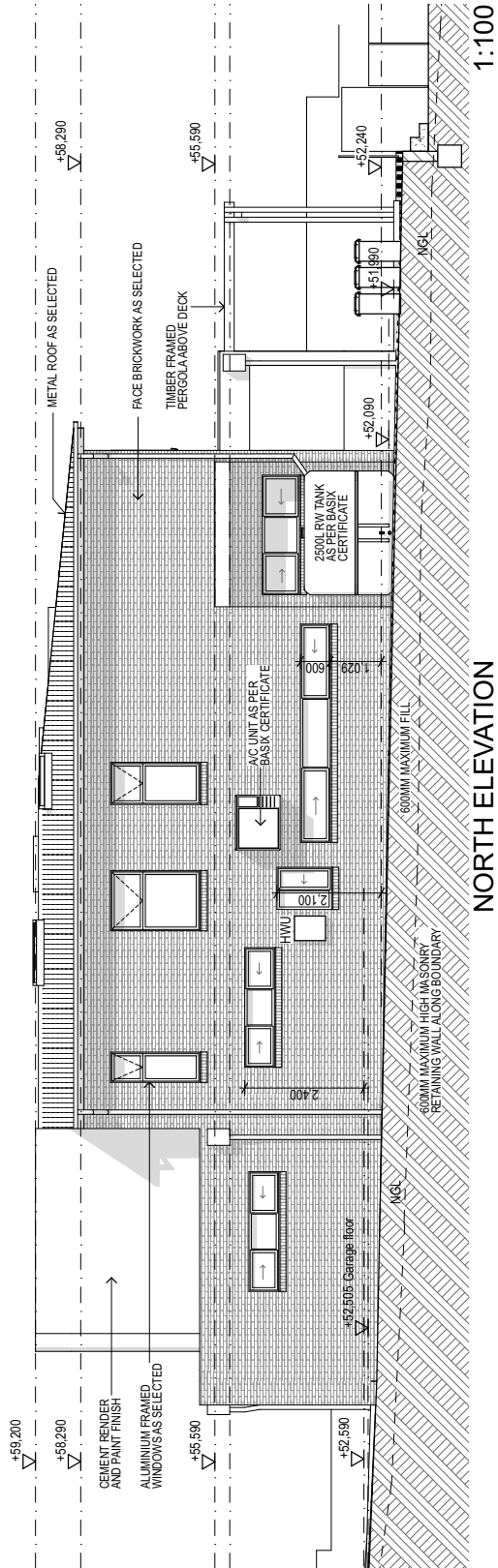
2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION			
1	Issued for review	21-5-25						
no.	amendment	date						
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					job number			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	date	May 2025	scale	1:100 @ A3
					dwg by	BG	sheet no. 3 of 12	



2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION		
1	Issued for review	21-5-25			<div> <div>title</div> <div>ROOF PLAN</div> </div> <div> <div>job number</div> </div>		
no.	amendment	date					
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED ATTACHED DUAL OCCUPANCY, SECONDARY DWELLING AND OUTBUILDING			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	date	May 2025	scale 1:100 @ A3
					dwg by	BG	sheet no. 4 of 12

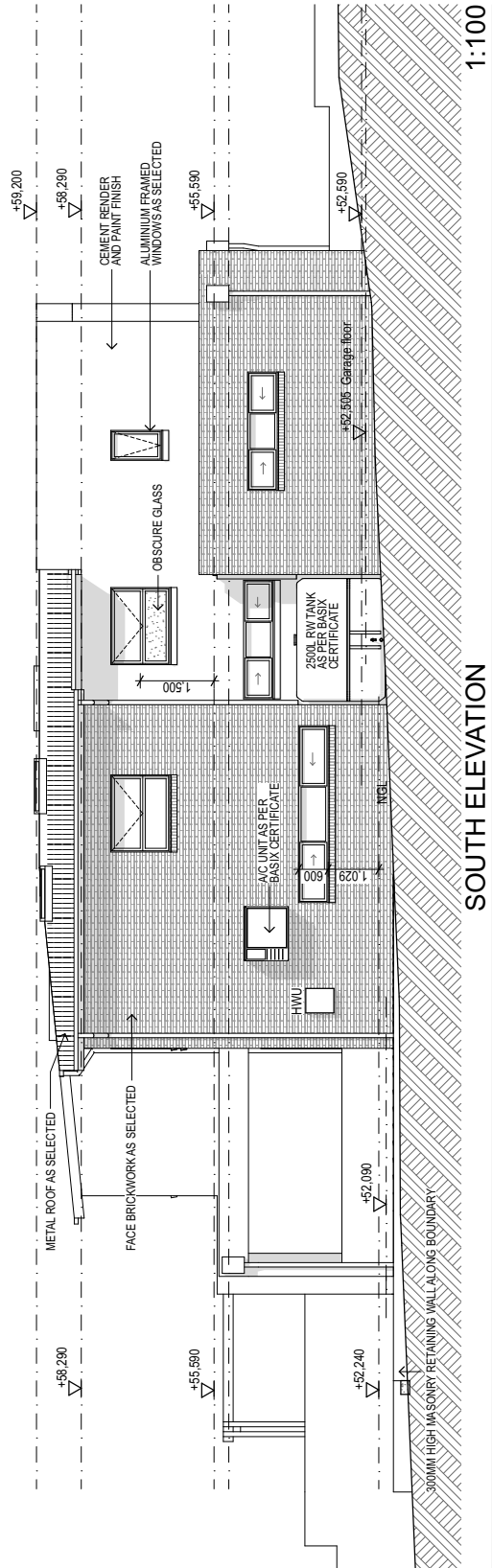


2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION	
1	Issued for review	21-5-25				
no.	amendment	date				
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			address	10 SAURINE STREET, BANKSTOWN	job number	
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.					date	May 2025
					scale	1:100 @ A3
					dwg by	BG
					sheet no.	6 of 12



NORTH ELEVATION

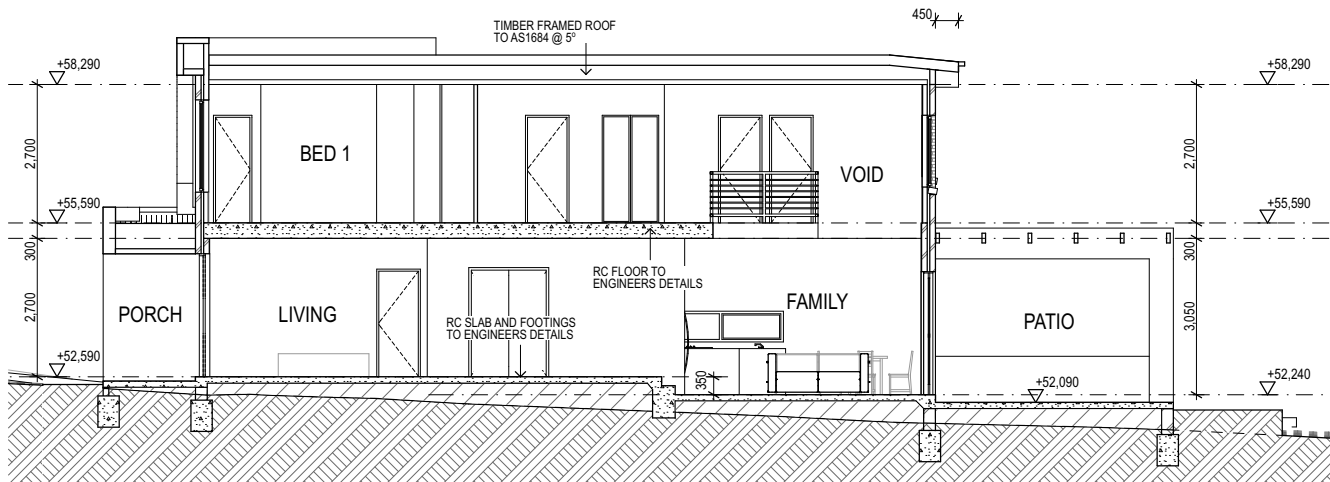
1:100



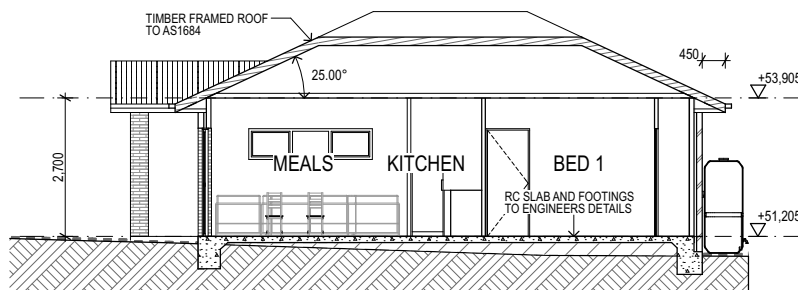
SOUTH ELEVATION

1:100

2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION
1	Issued for review	21-5-25			
no.	amendment	date			
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED ATTACHED DUAL OCCUPANCY, SECONDARY DWELLING AND OUTBUILDING	title ELEVATIONS 2
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	job number date May 2025 scale 1:100 @ A3 dwg by BG sheet no. 7 of 12

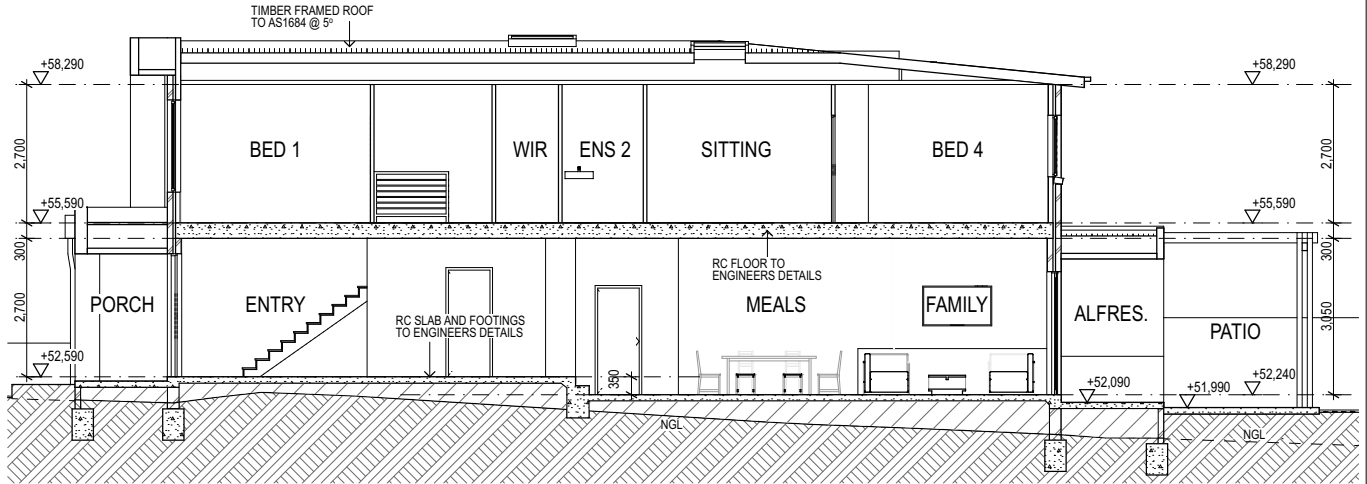


DWELLING 1

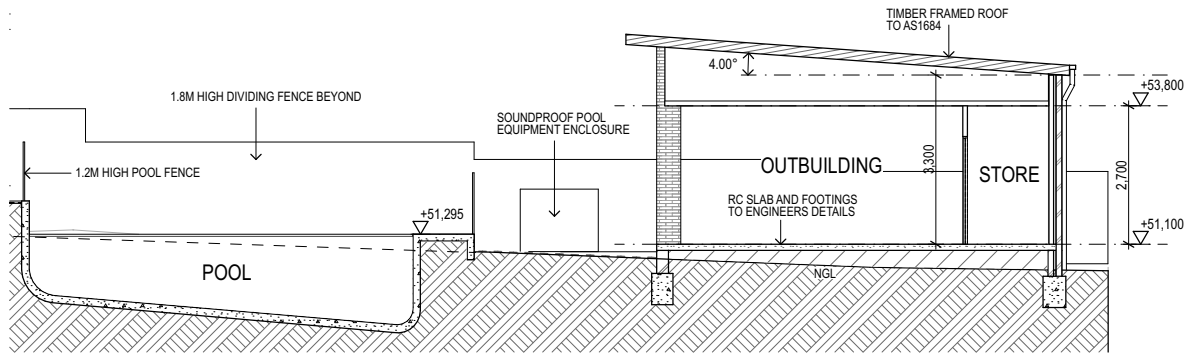


SECONDARY DWELLING

2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION	
1	Issued for review	21-5-25				
no.	amendment	date				
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED ATTACHED DUAL OCCUPANCY, SECONDARY DWELLING AND OUTBUILDING	title	SECTION 1-1 DWELLING 1
			address	10 SAURINE STREET, BANKSTOWN	job number	
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.					date	May 2025
					scale	1:100 @ A3
					dwg by	BG
					sheet no.	8 of 12



DWELLING 2



POOL AND OUTBUILDING

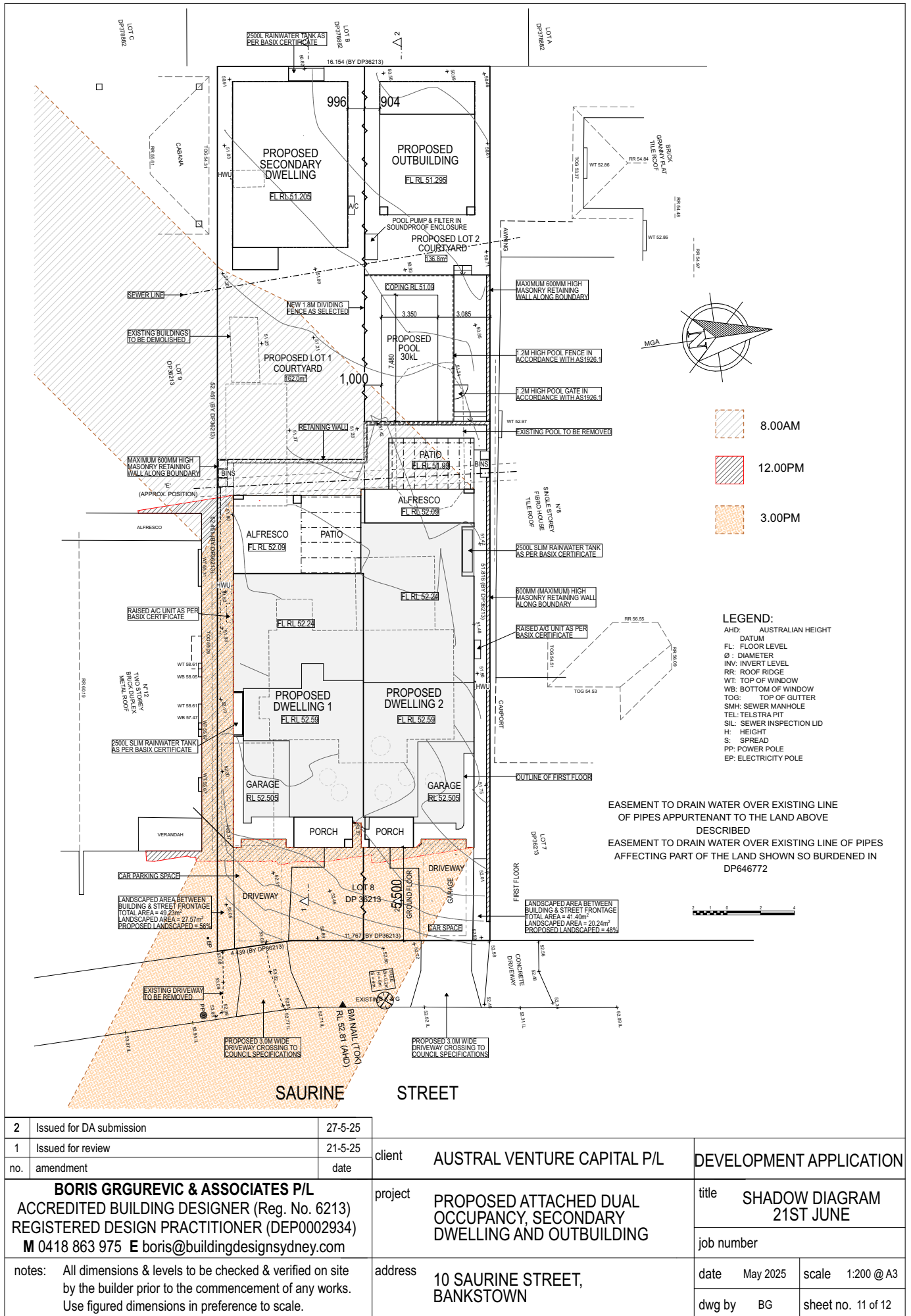
2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION			
1	Issued for review	21-5-25						
no.	amendment	date						
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					job number			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	date	May 2025	scale	1:100 @ A3
					dwg by	BG	sheet no.	9 of 12

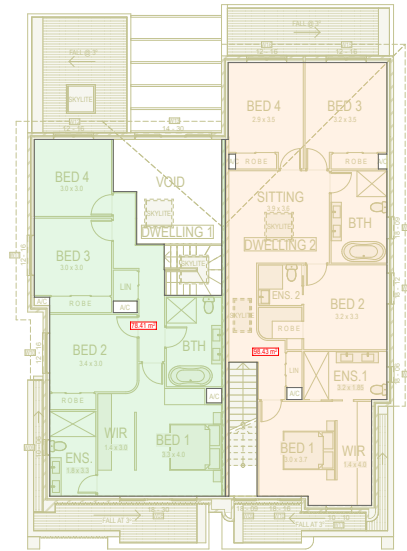
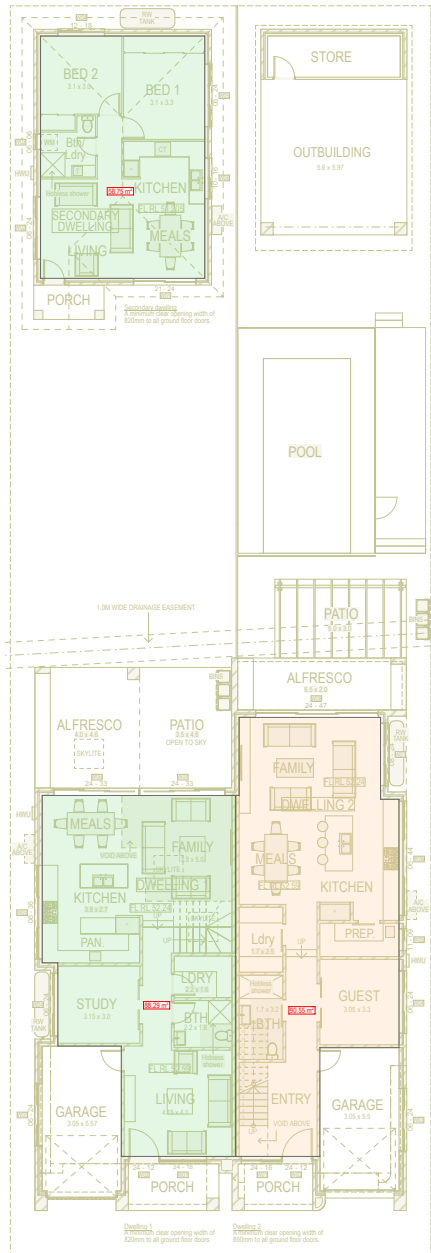
Assessor Construction Summary

Issued for information only - refer to the NatHERS Certificate(s).

Project:	Address:	10 Saurine Street Bankstown NSW 2200			File Ref:	HEC3576
Applicant:	Name:	AUSTRAL VENTURE CAPITAL P/L			Designer:	BORIS GRGUREVIC & ASSOCIATES
Assessor:	Name:	Paul Gradwell			Company:	House Energy Certified
	Address:	903/50 Clarence St, Sydney NSW 2000			Number:	DMN/18/1851
	Contact:	02 9130 2068			Email:	paul@houseenergycertified.com
Ext. Walls:	Construction	Insulation	Colour	Details		
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.1)	Medium	As per plans		
	Brick Veneer	R2.5 added	Medium	As per plans		
Int. Walls:	Construction	Insulation	Details			
	Cavity Brick with Plasterboard	None	Intertenancy			
	Single Brick	R2.5 added	To garage			
Floors:	Construction	Insulation	Details			
	Concrete	None	As per plans			
	Concrete	R2.5 added	Above garage			
Ceilings:	Construction	Insulation	Details			
	Plasterboard	R5.0 added	As per plans			
Roof:	Construction	Insulation	Colour	Details		
	Metal Deck	60mm Anticon (R1.3)	Medium	As per plans		
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
Group A	ALM-003-03 A	Double Clear	Aluminium	4.3/0.47	Awning (Dwelling 1)	
Group B	ALM-004-03 A	Double Clear	Aluminium	4.3/0.53	Fixed, Sliding (Dwelling 1)	
Group A	ALM-001-03 A	Single Low E	Aluminium	5.4/0.49	Awning (Secondary Dwelling)	
Group B	ALM-002-03 A	Single Low E	Aluminium	5.4/0.58	Sliding (Secondary Dwelling)	
Group A	ALM-001-01 A	Single Clear	Aluminium	6.7/0.57	Awning (Dwelling 1's garage and Dwelling 2)	
Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70	Fixed, Louvre, Sliding (Dwelling 2)	
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details	
	GEN-04-004a	Double Clear	Skylight		As per plans	
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version	
	82	Suburban	Ducted	Sealed LED - 1 per 2.5m²	HERO22	
Notes:	Add 1 x 1200 mm ceiling fan to Living room, Family, Study and all bedrooms of Dwelling 1					

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					job number	
			address	10 SAURINE STREET, BANKSTOWN	date May 2025	scale
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.					dwg by BG	sheet no. 10 of 12





2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION			
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					job number			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	date	May 2025	scale	1:200 @ A3
					dwg by	BG	sheet no. 12 of 12	