PROPOSED DUAL OCCUPANCY
11 LUCERNE STREET STREET
BELMORE

Arch: AMER HAZIM

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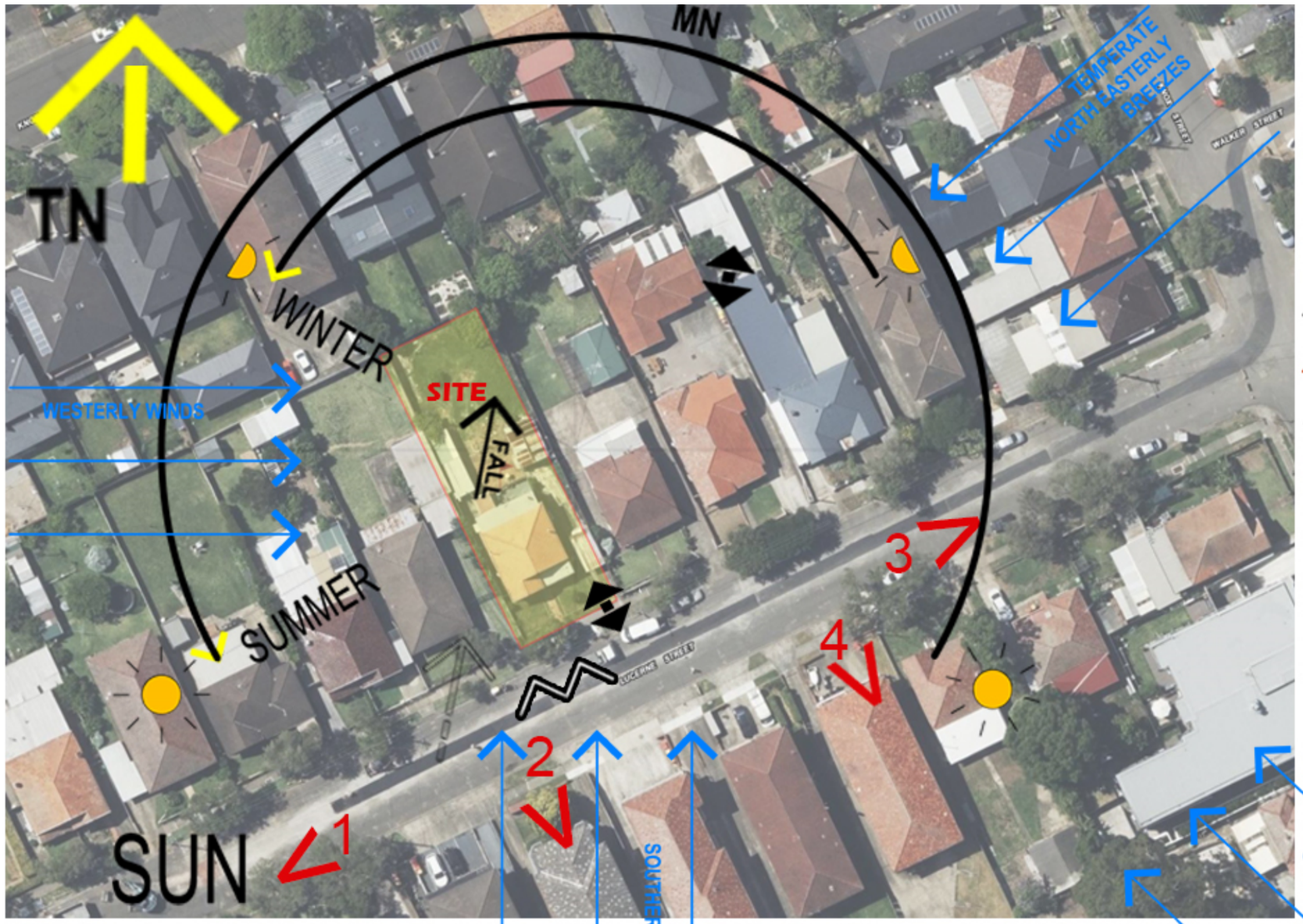
PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

DRAWING TITLE	SCALE: 1:100 @ A3	DATE: 10/03/25	DRAWN: AH
COVER PAGE	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-00	REVISION: B

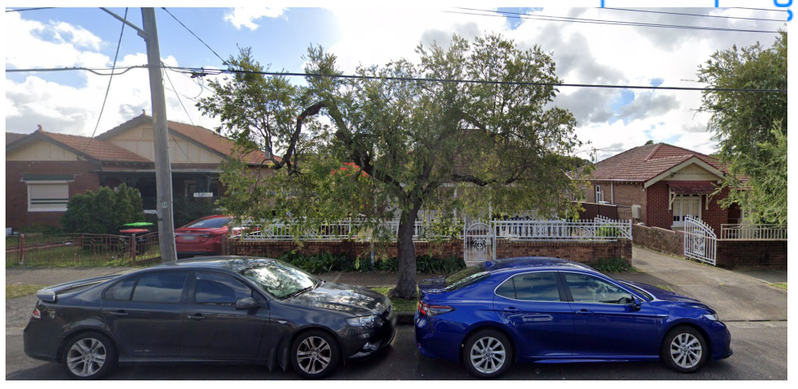
A3



LEGEND

- SITE BOUNDARIES (EAST + WEST STAGES)
- LINE OF EXISTING BUILDINGS DEMOLISHED
- HERITAGE ITEM (LEP 1994)
- TRAFFIC NOISE
- TRAIN NOISE
- FALL — DIRECTION
- OVERLAND FLOW
- PEDESTRIAN ACCESS / ENTRY
- VEHICLE ACCESS
- VEHICLE ACCESS (EXISTING)
- VEHICLE MOVEMENT
- BICYCLE ROUTE
- PEDESTRIAN TRAFFIC LIGHT CROSSING
- EXISTING TREES

VIEW 1



VIEW 4

VIEW 3

VIEW 2

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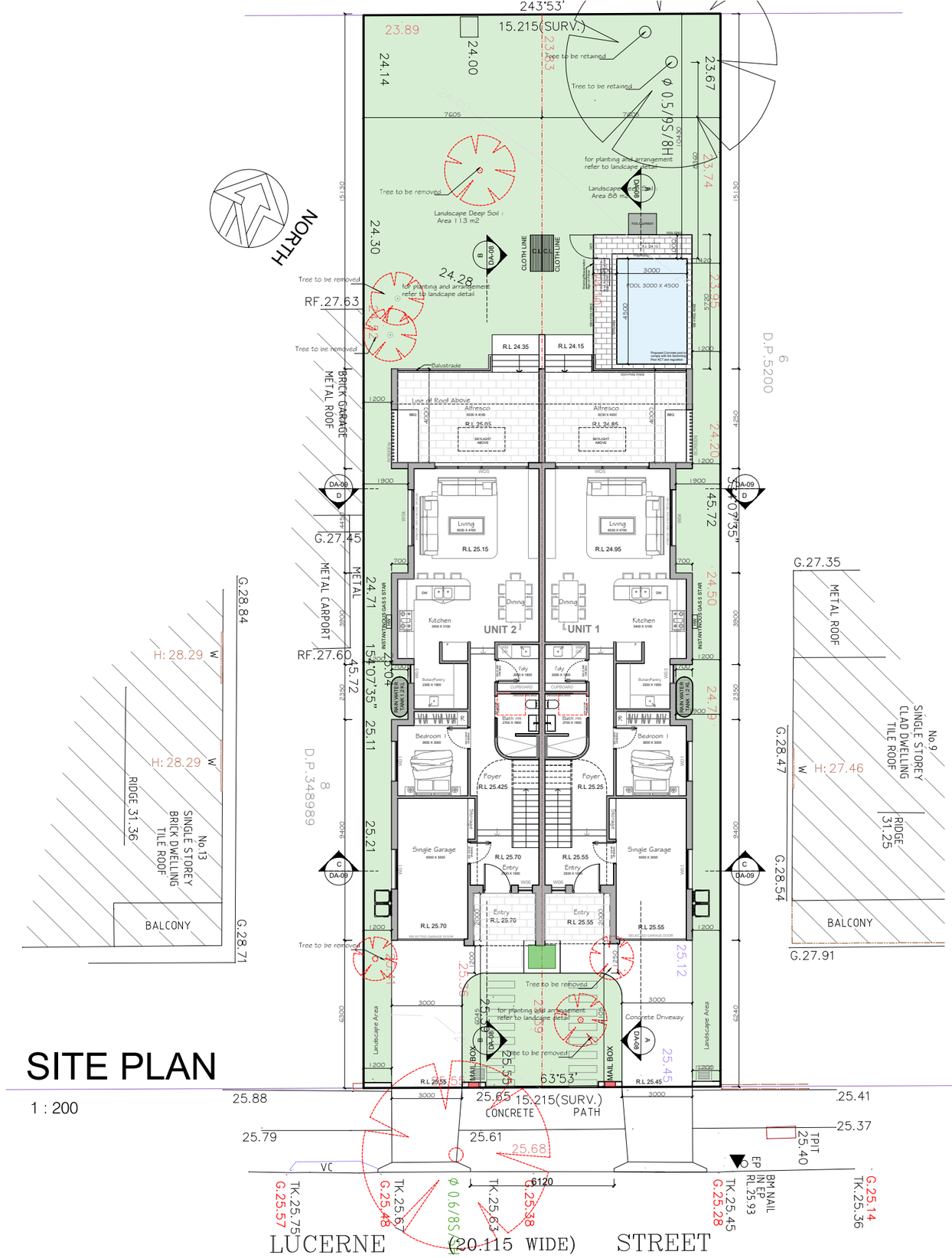
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

Certificate No. # W0CYECOWQ0
Assessor name: NIMAN Pty Ltd
Property Address: 11 Lucerne Street Belmore, NSW, 2192
Revision B (16.06.2025) Form Approved

DRAWING TITLE	SCALE:	DATE:	DRAWN:
SITE ANALYSIS	1:100 @ A3	10/03/25	AH
	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-01	REVISION: B

A3



SITE PLAN

1 : 200

UNIT 2 CALCULATIONS

SITE AREA	=	347.80
GROUND FLOOR AREA	=	92.3 m2
FIRST FLOOR AREA	=	81.3 m2
TOTAL FLOOR AREA	=	173.6 m2

GARAGE AND STAIR VOID IS NOT INCLUDED

F.S.R = 173.6 m2 / 347.80 m2

= 0.5 = 50%

LANDSCAPE AREA (SOFT SOIL) = 171 m2 49 % > 30 %

LANDSCAPE AREA AT FRONT 24 m2 > 50 % OF FRONT SETBACK

MAXIMUM BUILDING HEIGHT = 7.8 m < 8.5 m

UNIT 1 CALCULATIONS

SITE AREA	=	347.80
GROUND FLOOR AREA	=	92.3 m2
FIRST FLOOR AREA	=	81.3 m2
TOTAL FLOOR AREA	=	173.6 m2

GARAGE AND STAIR VOID IS NOT INCLUDED

F.S.R = 173.6 m2 / 347.80 m2

= 0.5 = 50%

LANDSCAPE AREA (SOFT SOIL) = 147 m2 42 % > 30 %

LANDSCAPE AREA AT FRONT 24 m2 > 50 % OF FRONT SETBACK

MAXIMUM BUILDING HEIGHT = 7.8 m < 8.5 m

TOTAL CALCULATIONS

SITE AREA	=	695.6 m2
GROUND FLOOR AREA	=	184.6 m2
FIRST FLOOR AREA	=	162.6 m2
TOTAL FLOOR AREA	=	347.2 m2

F.S.R = 347.2 m2 / 695.6 m2

= 0.5 = 50%

BASIX/NatHERS Project Commitments

Proposed:	Proposed Double Storey Dual Occupancy with Outdoor Pool
Address:	11 Lucerne Street, Belmore NSW
Lot No. / DP:	7/DP5200

Note: Refer to certifications for full details and confirmation of all items

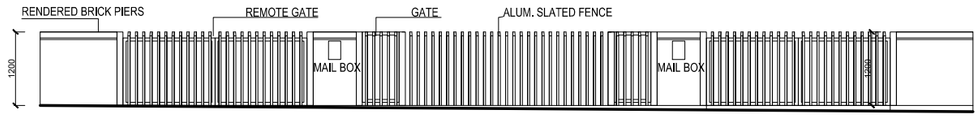
Water		
Fixtures (Both Dwellings)		Specification
Shower Head Rating		4 star (> 4.5 but <= 6 L/min)
Toilet Rating		3 star
Kitchen Taps Rating		3 star
Bathroom Taps Rating		3 star
Alternative Water Details (Both Units)		
Individual Rainwater Tank(s)		Minimum 1,200L to collect runoff of at least 70sqm of roof area
Pool Details (Unit 1)		
Outdoor Pool		Maximum 20.25kL volume
Thermal Comfort		
External Walls		Requirements
Hebel Veneer, Plasterboard	Unit 1	Glass fibre batt: R1.5 (excluding Garage)
Hebel Veneer, Plasterboard	Unit 2	Glass fibre batt: R2.0 (excluding Garage)
Internal Walls		
Cavity Stud Walls, Direct Fix Plasterboard	Unit 1	Glass fibre batt: R1.5 to Garage internal walls
Cavity Stud Walls, Direct Fix Plasterboard	Unit 2	Glass fibre batt: R2.0 to Garage internal walls
Ceiling		
Plasterboard (First Floor)	Unit 1	Glass fibre batt: R2.0
Plasterboard (First Floor)	Unit 2	Glass fibre batt: R4.0
Suspended Concrete Slab (Ground Floor)	Unit 1	NIL
Suspended Concrete Slab (Ground Floor)	Unit 2	R1.75 rigid insulation board
Roof		
Sheet Metal Roof	Both Units	55mm foil backed blanket under sheet metal roof
Floors		
Concrete Slab On Ground	Both Units	Waffle Pod Slab
Suspended Concrete Slab	Both Units	Refer to Ceilings (Ground Floor)
Windows (Refer to NatHERS Certificate for locations, types and values required to be achieved)		
Downlights		
Sealed Downlight Covers	Both Dwellings	Sealed downlight covers to be used to all downlights where insulation is installed.
Energy		
Hot Water (Both Units)		Specification — Rating
Individual System		Gas instantaneous — 5 stars
Ventilation (Both Units)		
Bathroom Ventilation System		Individual fan, ducted to façade or roof (interlocked to light with timer off)
Kitchen Ventilation System		Individual fan, ducted to façade or roof (manual switch on/off)
Laundry Ventilation System		Individual fan, ducted to façade or roof (manual switch on/off)
Cooling (Zoned) (Both Units)		
Individual Systems - Living Areas		1 phase airconditioning — 4 star
Individual Systems - Bedroom Areas		1 phase airconditioning — 4 star
Heating (Zoned) (Both Units)		
Individual Systems - Living Areas		1 phase airconditioning — 3.5 star
Individual Systems - Bedroom Areas		1 phase airconditioning — 3.5 star
Appliances (Both Units)		
Cooktop/Oven		Gas cooktop & electric oven
Outdoor/Unsheltered Clothes Drying Line		Yes
Indoor/Sheltered Clothes Drying Line		No
Alternative Energy		
Photovoltaic System	Unit 1	Minimum capacity of producing 1kW of electricity
Pool Details		
Heating System		No heating system
Pump controlled by timer		Yes

Note: Builder to confirm all products installed, comply with relevant Australian Standards and Codes

BASIX COMMITMENT

WINDOW TAG	WINDOW SIZE	WINDOW TYPE	WINDOW SPECS	
W1	1700 W X 1300 H	SLIDING WINDOW	ALUM POWDERCOATED	
W2	800 W X 1300 H	AWNING WINDOW	ALUM POWDERCOATED	
W3	4600 W X 2850 H	SLIDING WINDOW	ALUM POWDERCOATED	
W4	2400 W X 1000 H	SLIDING WINDOW	ALUM POWDERCOATED	
WD5	4600 W X 3000 H	SLIDING DOOR	ALUM POWDERCOATED	
W6	600 W X 2100 H	AWNING & FIXED WINDOW	ALUM POWDERCOATED	
W7	2900 W X 1300 H	SLIDING WINDOW	ALUM POWDERCOATED	
WD8	2000 W X 2300 H	SLIDING DOOR	ALUM POWDERCOATED	
W9	1200 W X 1800 H	FIXED WINDOW	ALUM POWDERCOATED	
W10	600 W X 1800 H	FIXED WINDOW	ALUM POWDERCOATED	
W11	800 W X 1500 H	AWNING & FIXED WINDOW	ALUM POWDERCOATED	
W12	800 W X 1200 H	AWNING WINDOW	ALUM POWDERCOATED	
W13	1700 W X 1200 H	SLIDING WINDOW	ALUM POWDERCOATED	
FOR GLAZING TYPE AND SPECS REFER TO BASIX REQUIREMENT				

WINDOW SCHEDULE



FENCE DETAIL

1 : 100

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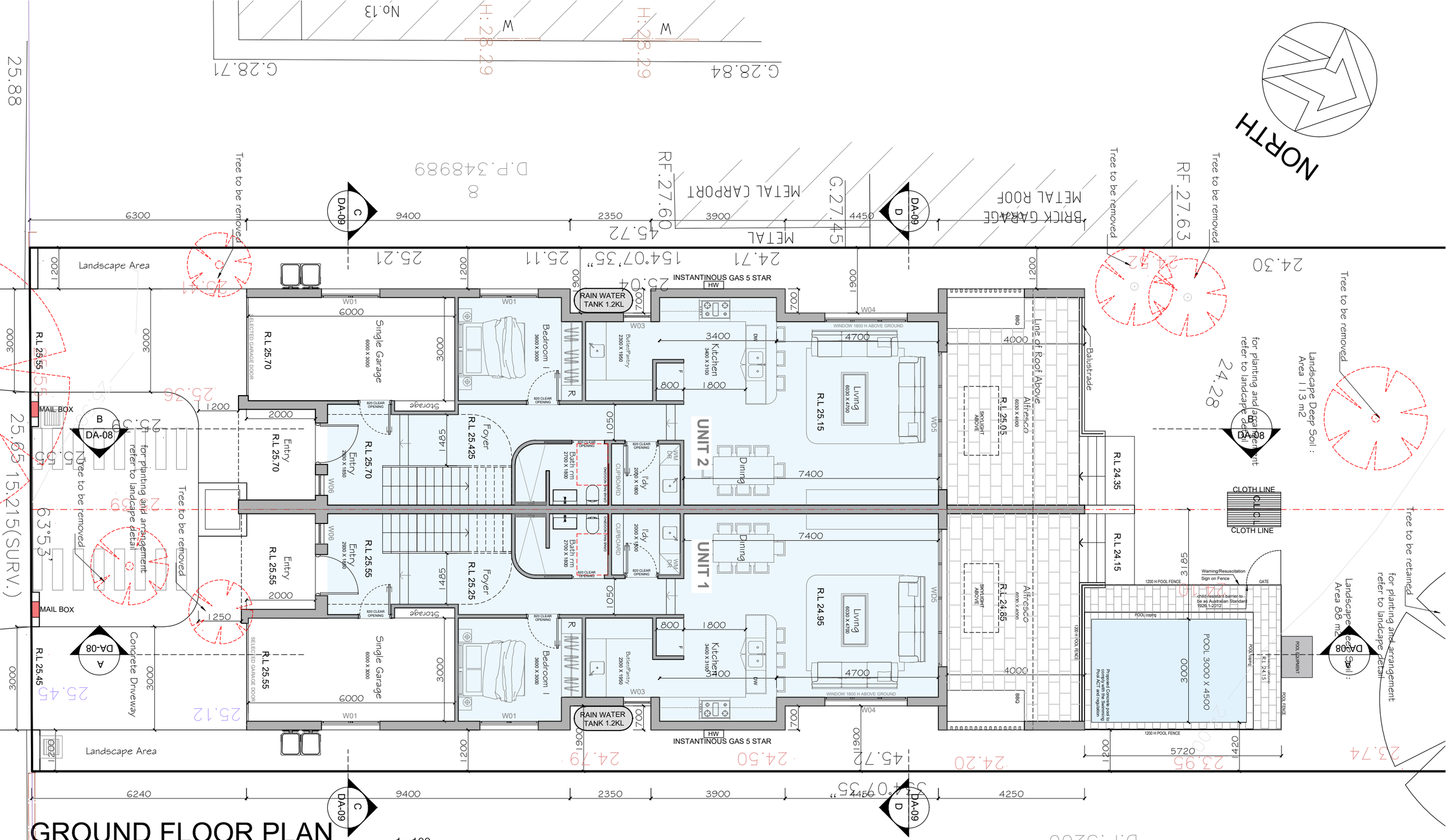
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

DRAWING TITLE: SITE PLAN

SCALE: 1:200 @ A3 | DATE: 10/03/25 | DRAWN: AH

PROJECT NUMBER: 25 03 | DRAWING NUMBER: DA-02 | REVISION: B

A3



GROUND FLOOR PLAN

1 : 100

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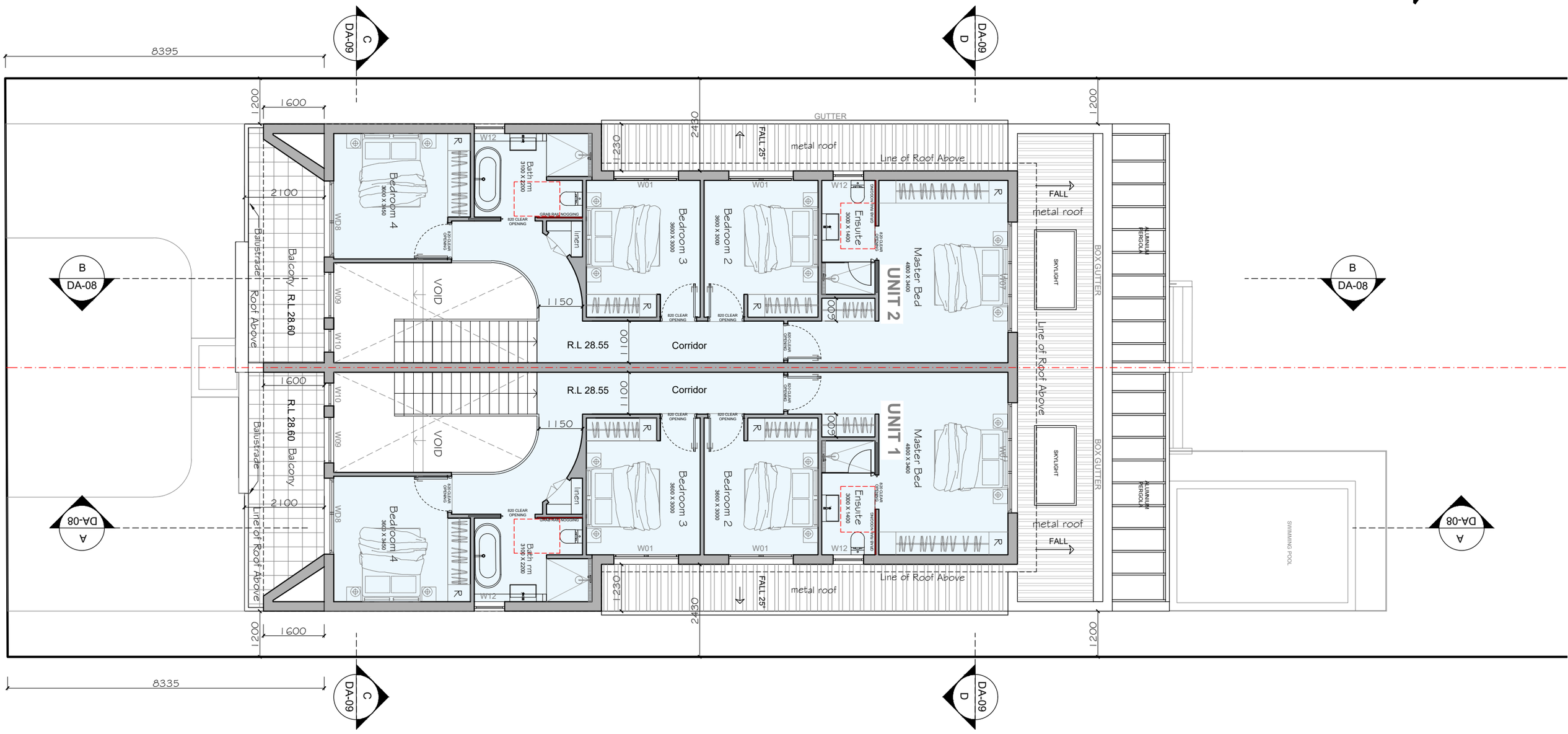
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A	10.03.25	DA SUBMISSION
		B	16.06.25	DA SUBMISSION

DRAWING TITLE: GROUND FLOOR PLAN

SCALE: 1:100 @ A3 | DATE: 10/03/25 | DRAWN: AH

PROJECT NUMBER: 25 03 | DRAWING NUMBER: DA-03 | REVISION: B

A3



FIRST FLOOR PLAN

1 : 100

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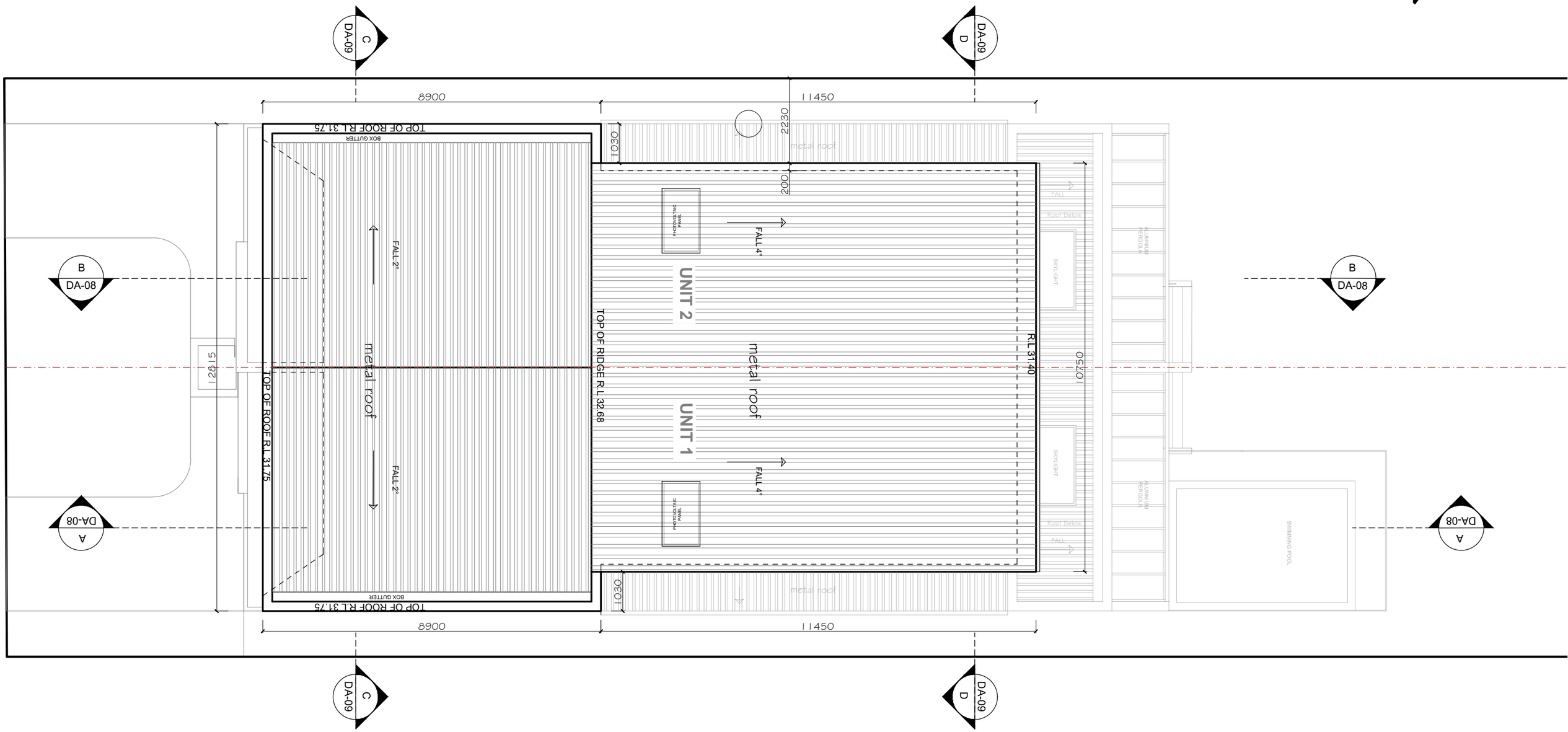
DRAWING TITLE: FIRST FLOOR PLAN

SCALE: 1:100 @ A3	DATE: 10/03/25	DRAWN: AH
PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-04	REVISION: B

A3



ROOF PLAN

1 : 100

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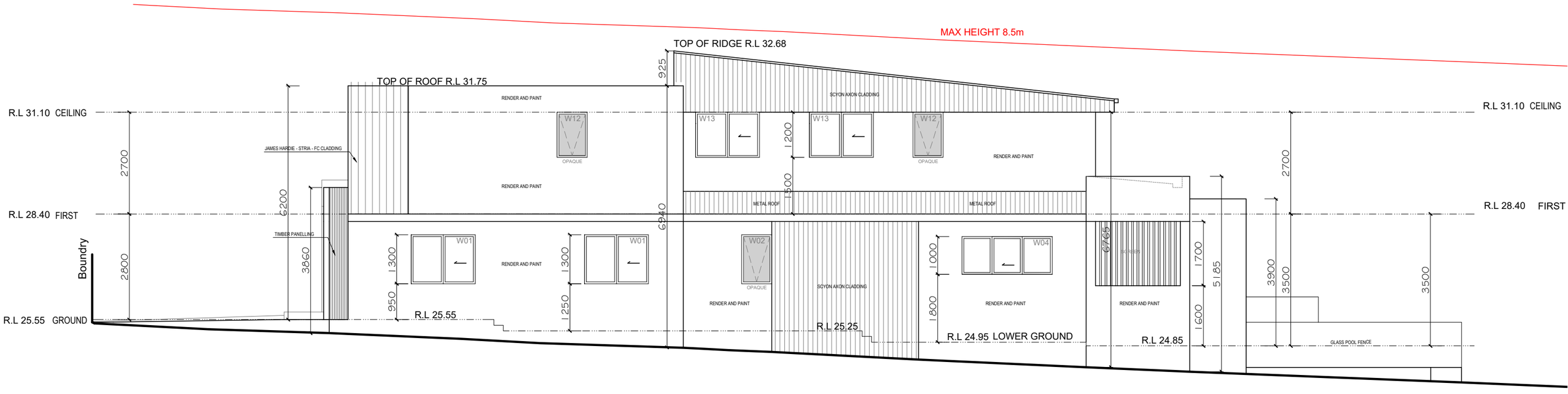
PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 5 IN DP5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

DRAWING TITLE: ROOF PLAN

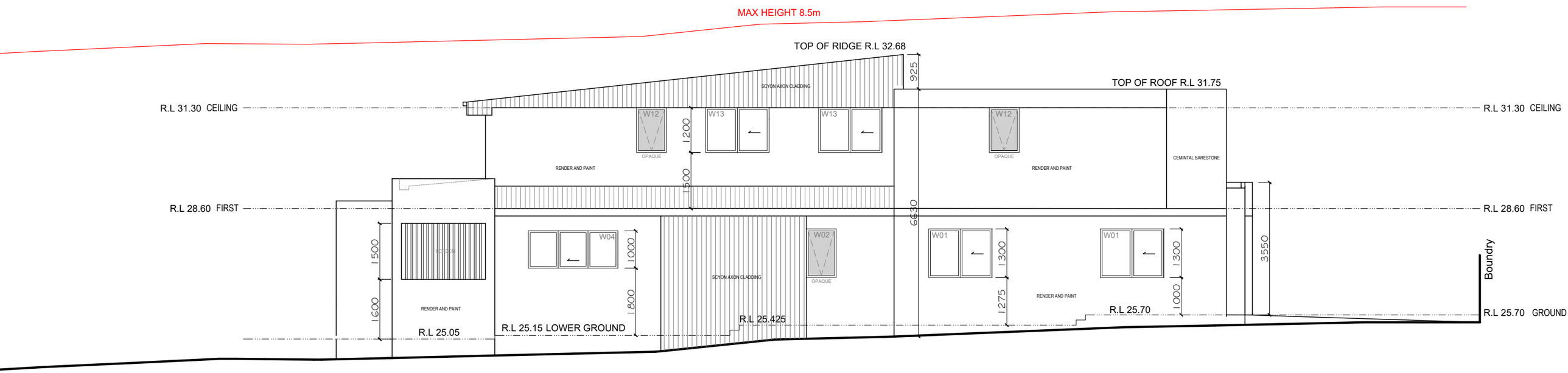
SCALE: 1:100 @ A3	DATE: 10/03/25	DRAWN: AH
PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-05	REVISION: B

A3



EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

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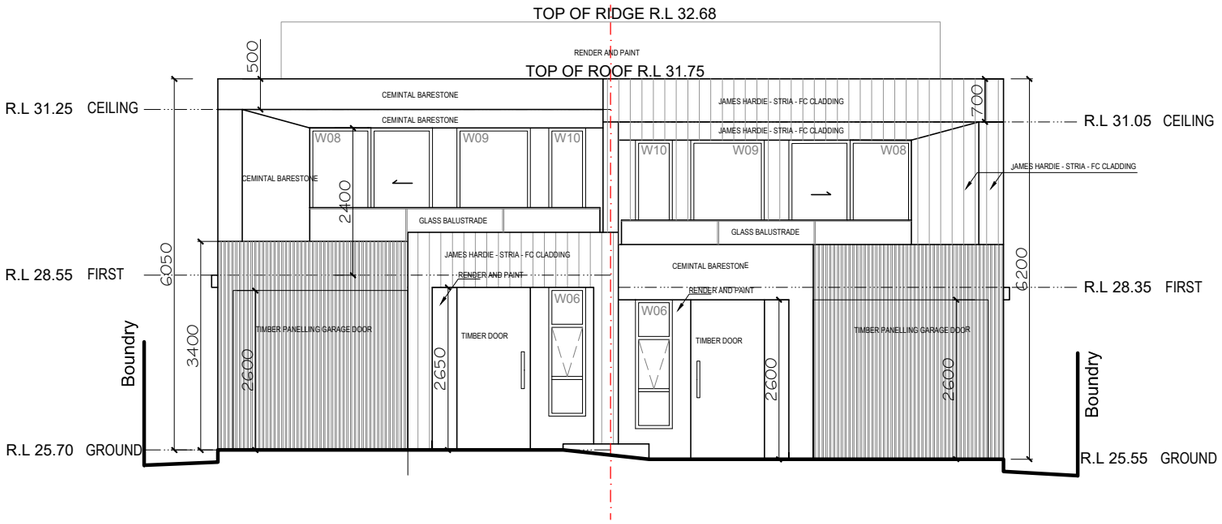
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 5 IN DP5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

Certificate No. # W0CYECOWQ0
Scan QR code or follow website link for rating details.
Assessor name: NIKHIL Pinto
Assessor No.: 100311
Property Address: 11 Lucerne Street Belmore, NSW, 2192
Revision 3 (16.06.2025) Form Approved
https://www.h5.com.au/QRCode/Landing/?PubId=HW0CYECOWQ0&QrCode=1

DRAWING TITLE	SCALE:	DATE:	DRAWN:
EAST AND WEST ELEVATION	1:100 @ A3	10/03/25	AH
	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-06	REVISION: B

A3



SOUTH ELEVATION

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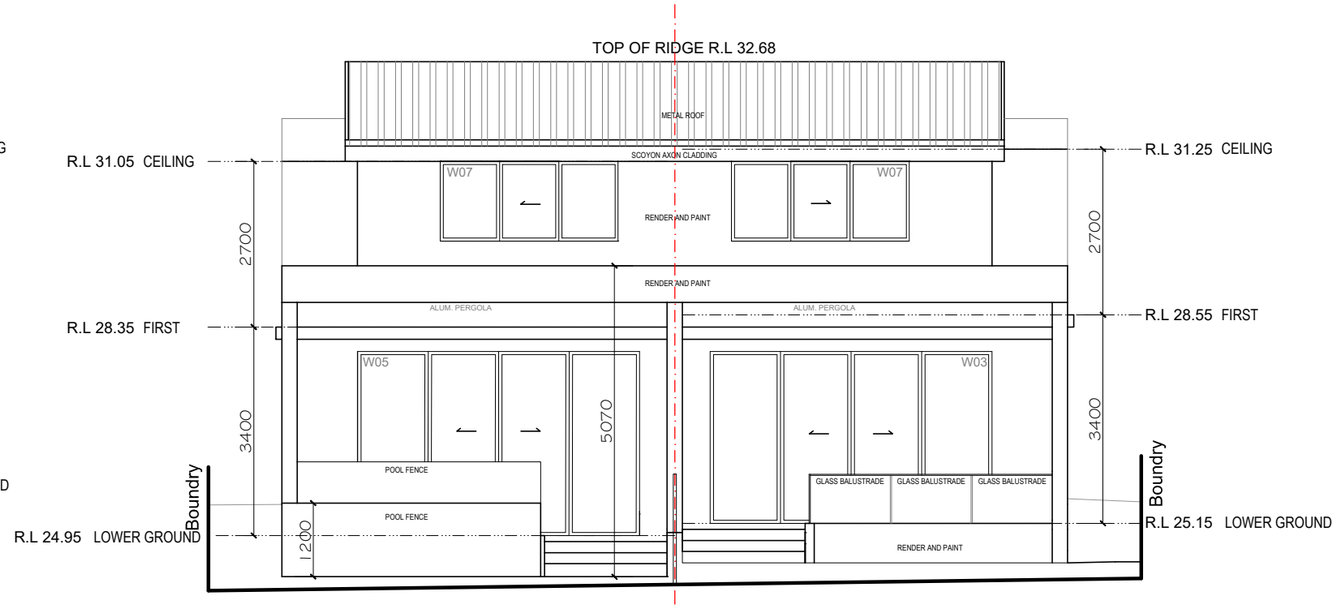

NORTH ELEVATION

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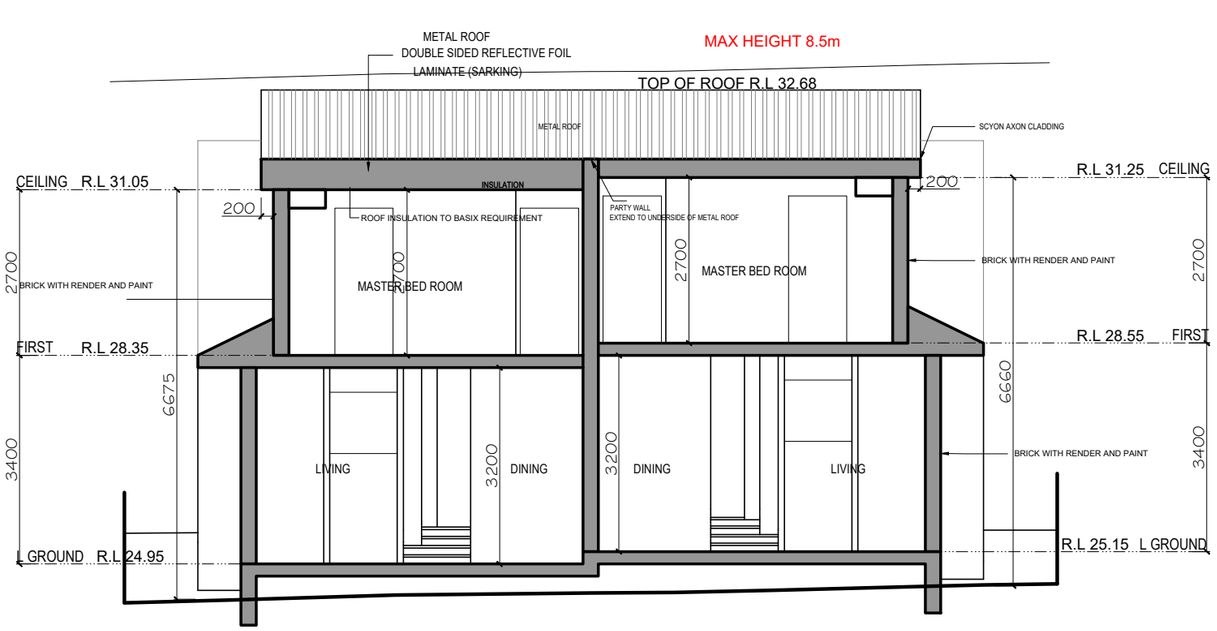

SECTION DD

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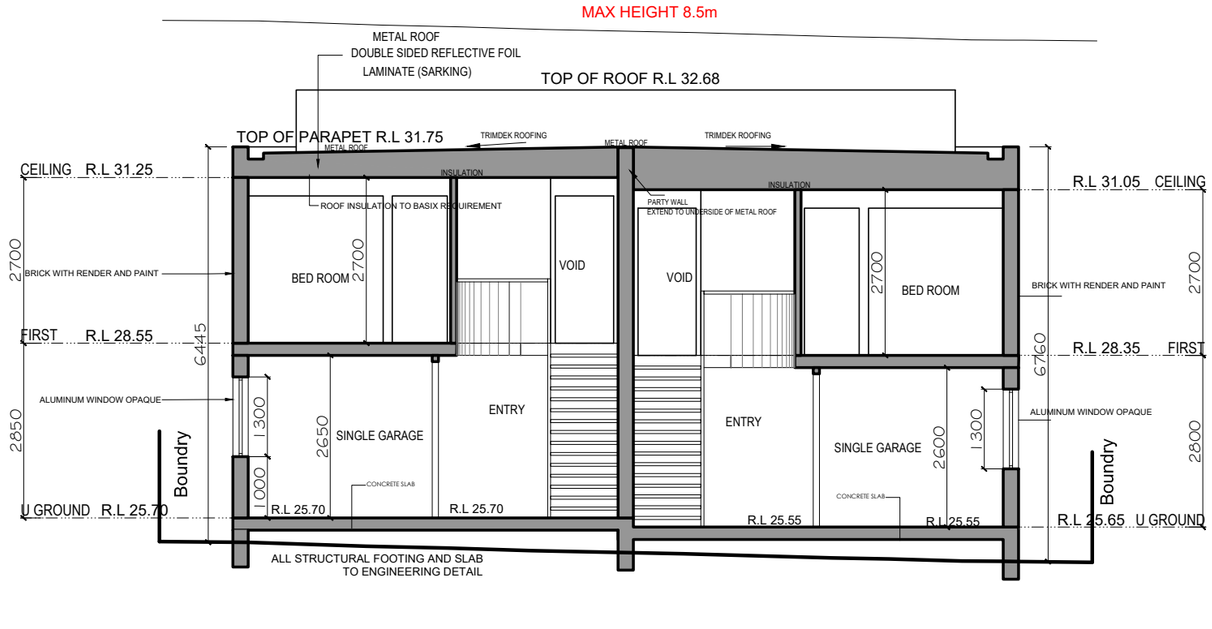

SECTION CC

1 : 100

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PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION	NORTH AND SOUTH ELEVATION AND SECTIONS	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-07	REVISION: B

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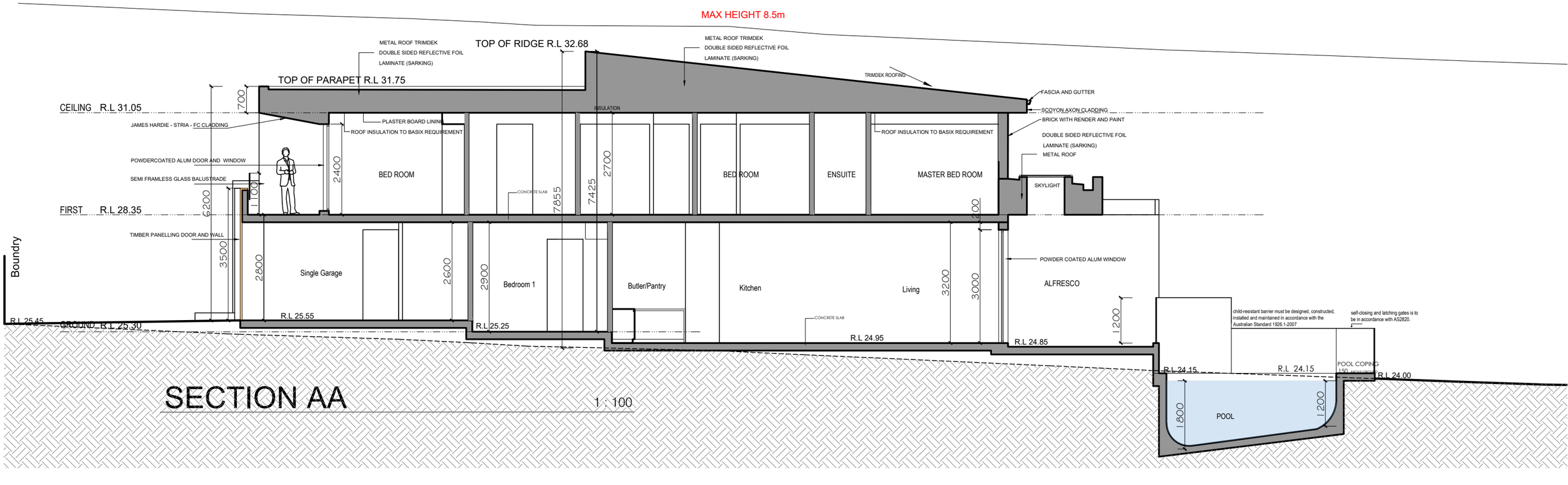

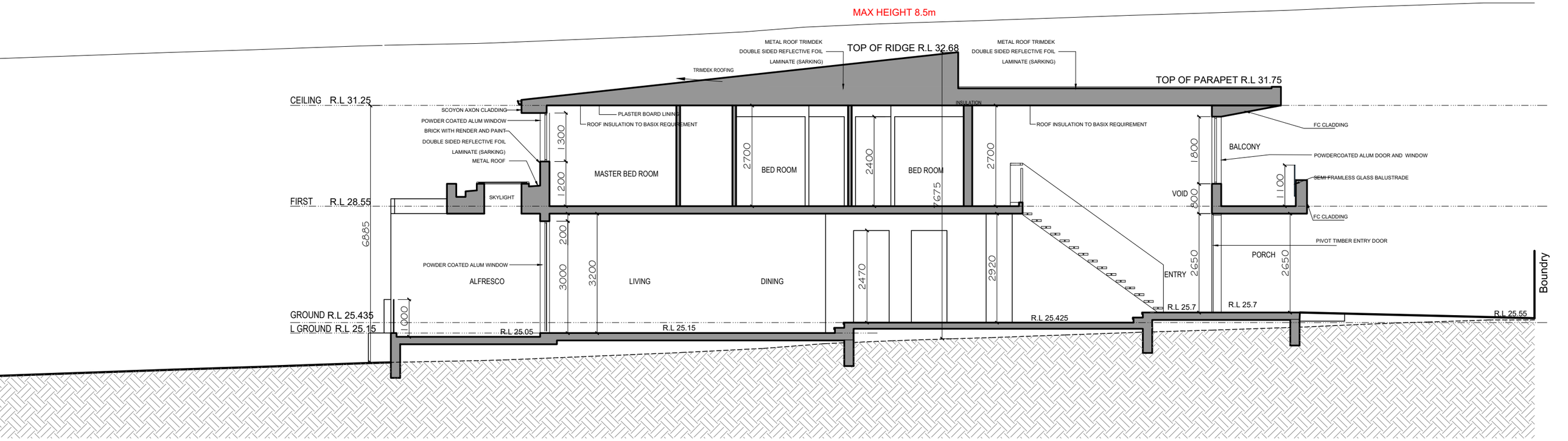

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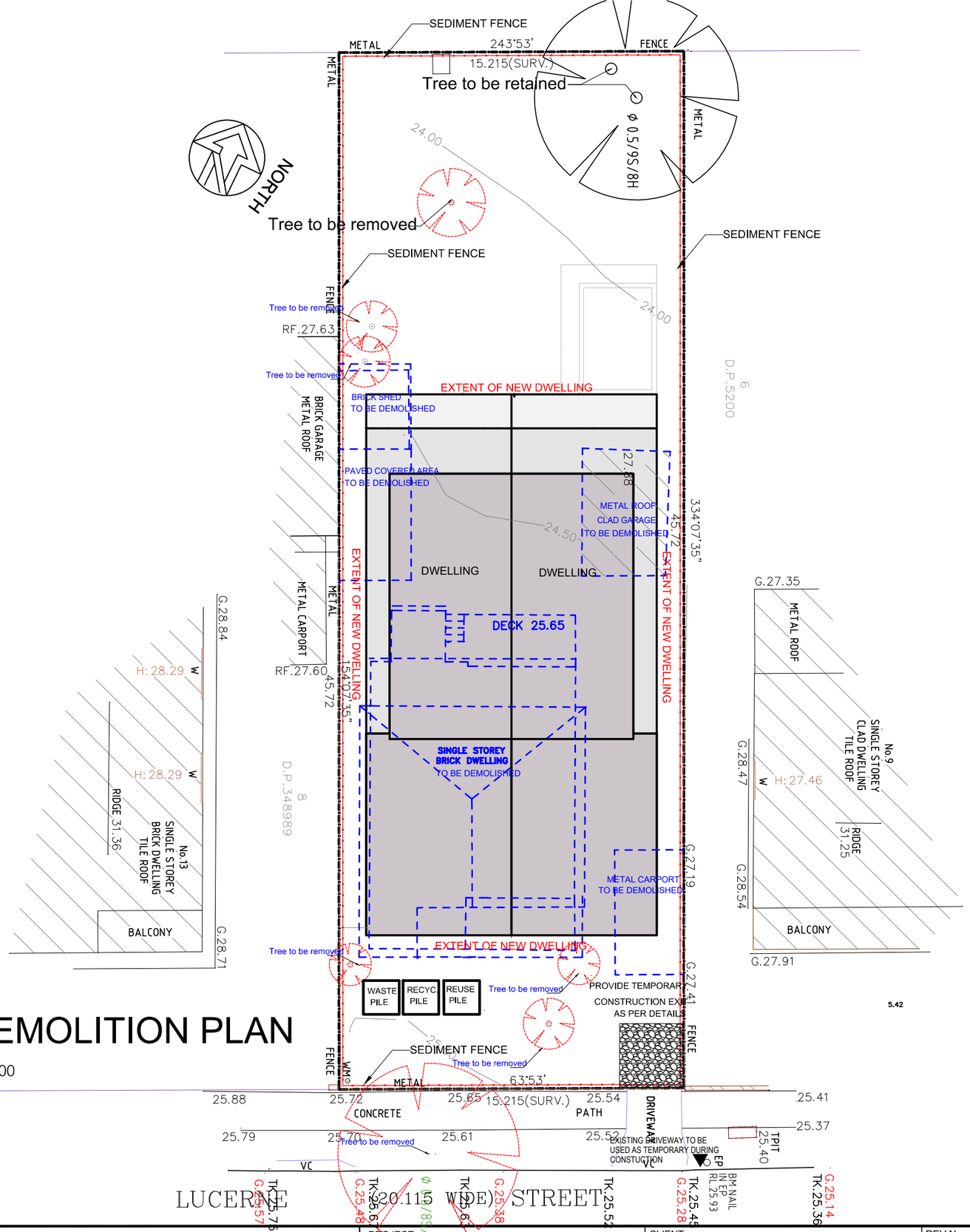
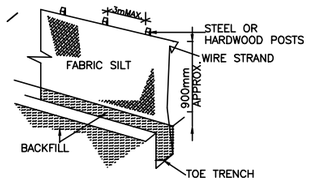
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION	SECTIONS	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-08	REVISION: B

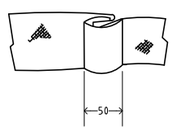
A3

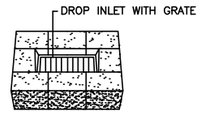


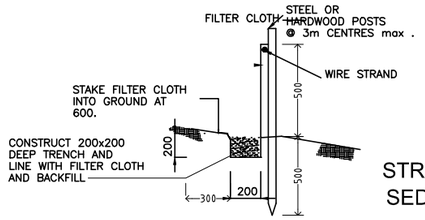
DEMOLITION PLAN

1 : 200

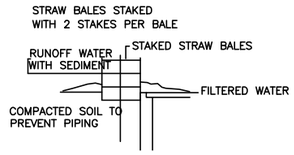




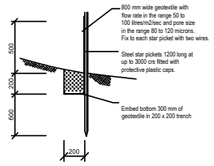




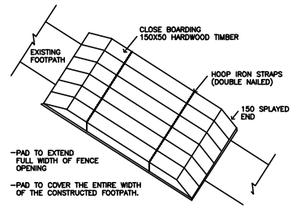
SILT FENCE DETAILS



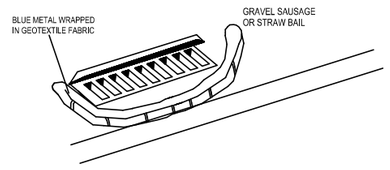
STRAW BALE DROP INLET (N.T.S)
SEDIMENT TRAP



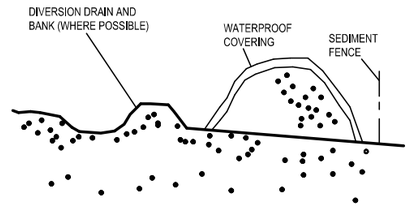
Geotextile Sedimentation Barrier



TEMPORARY CONSTRUCTION EXIT



STREET GUTTER DRAIN PROTECTION.



BUILDING MATERIAL STOCKPILES

Arch: AMER HAZIM

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PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

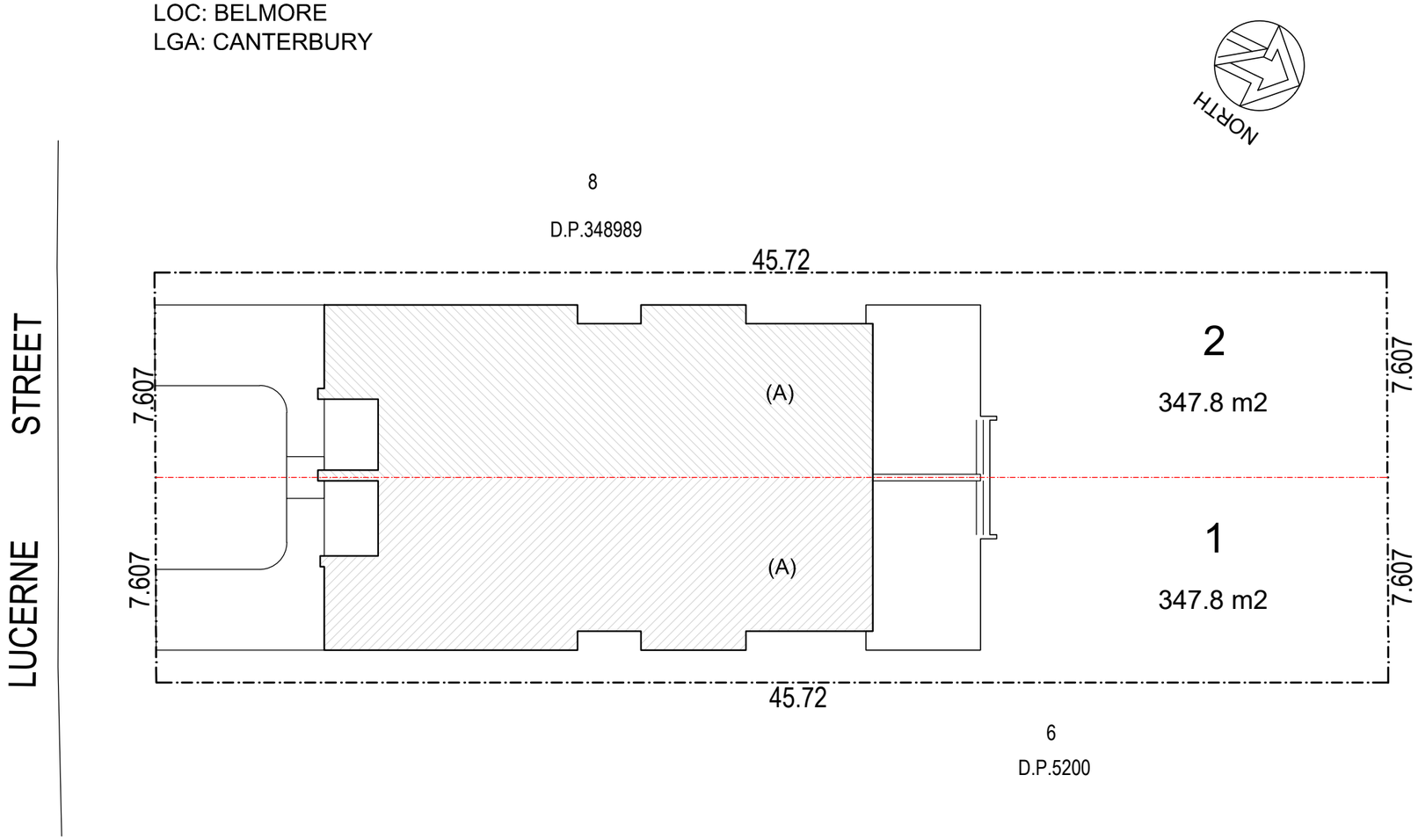
DRAWING TITLE: DEMOLITION PLAN

SCALE: 1:200 @ A3	DATE: 10/03/25	DRAWN: AH
PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-09	REVISION: B

A3

PLAN OF PROPOSED SUBDIVISION OF
PART OF LOT 7 IN DP 5200

LOC: BELMORE
LGA: CANTERBURY



SUBDIVISION PLAN

(A) PROPOSED TWO STOREY DUAL OCCUPANCY

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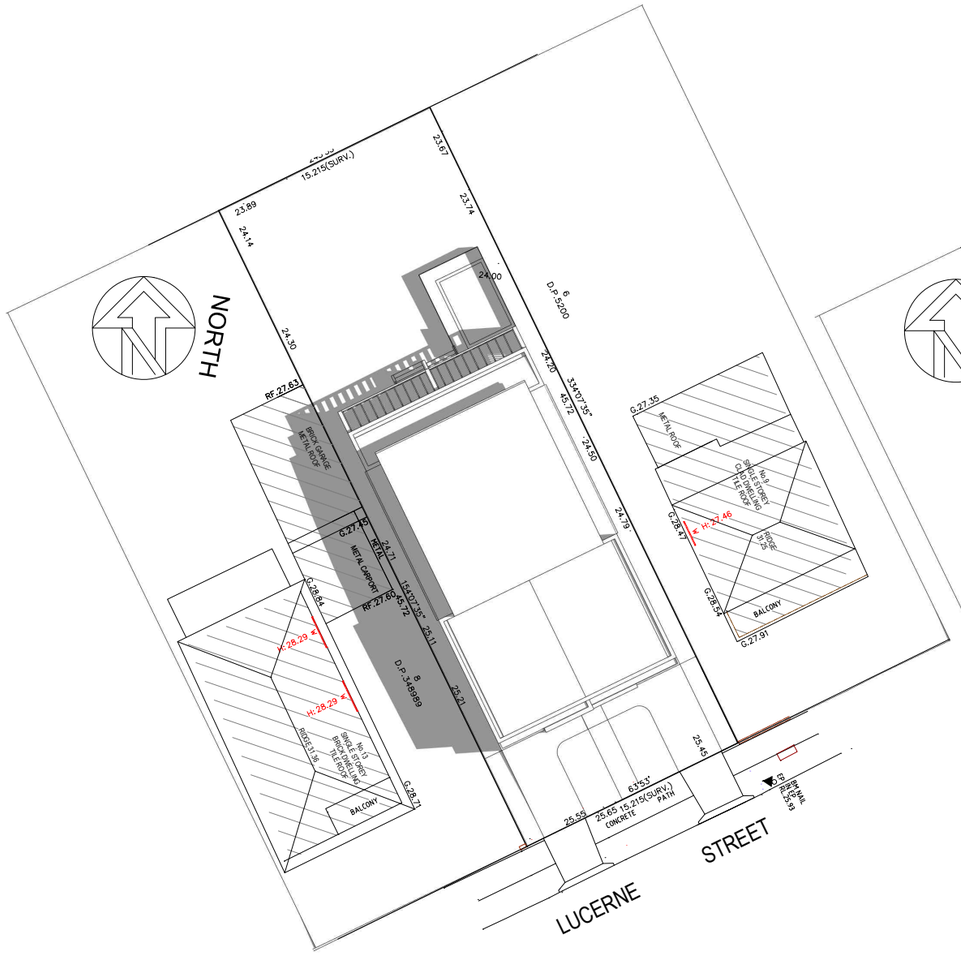
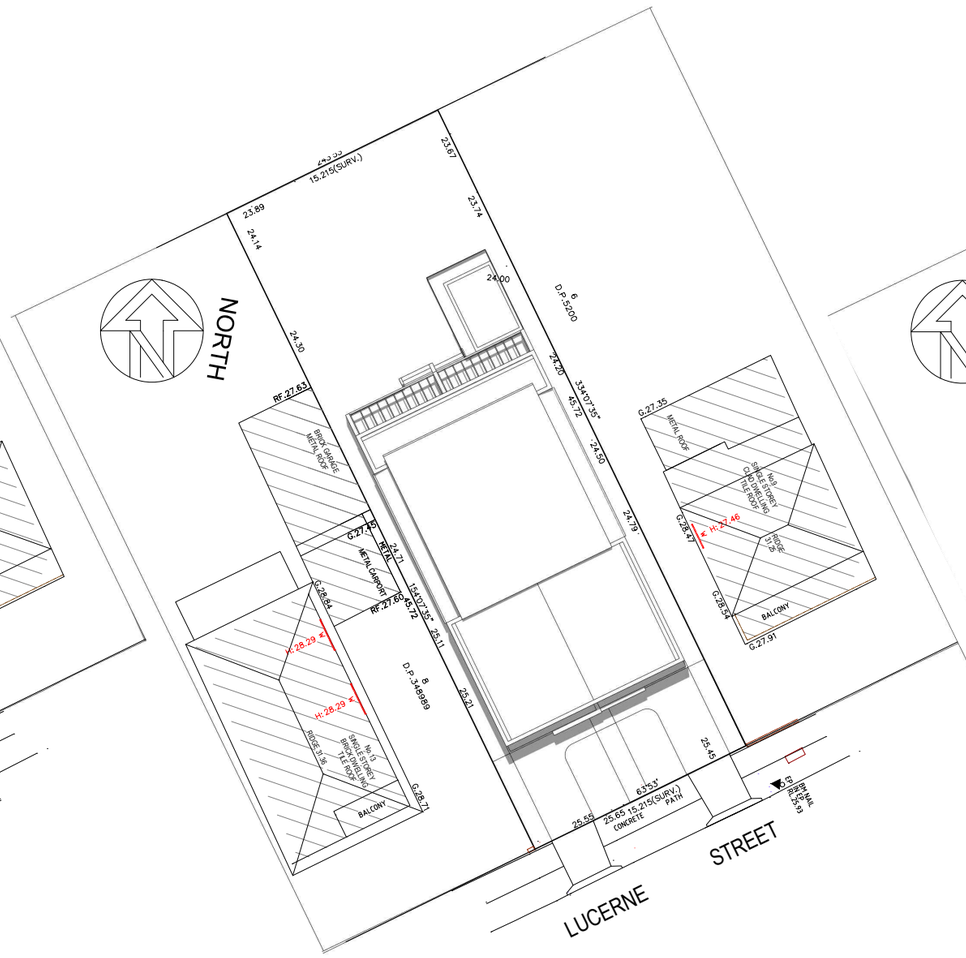
DRAWING TITLE	SCALE: 1:200 @ A3	DATE: 10/03/25	DRAWN: AH
SUBDIVISION PLAN	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-10	REVISION: B

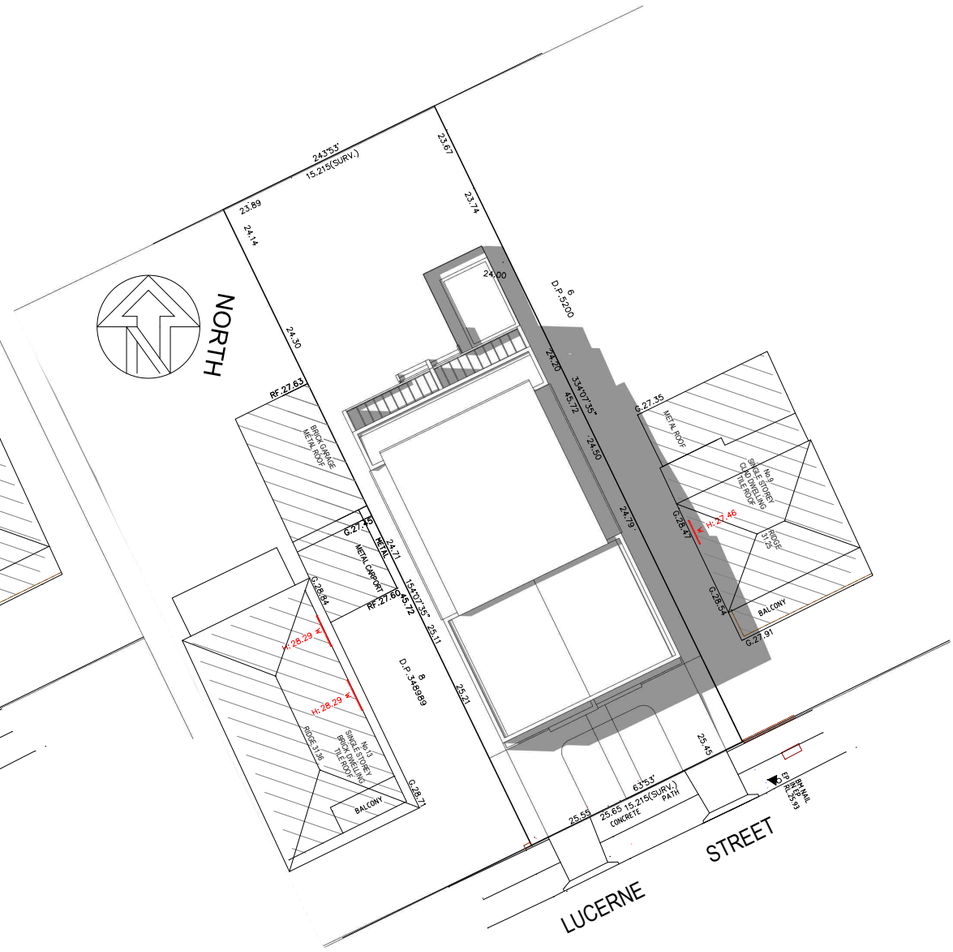
A3



DEC 21st 9 AM



DEC 21st 12 PM



DEC 21st 3 PM

Arch: AMER HAZIM

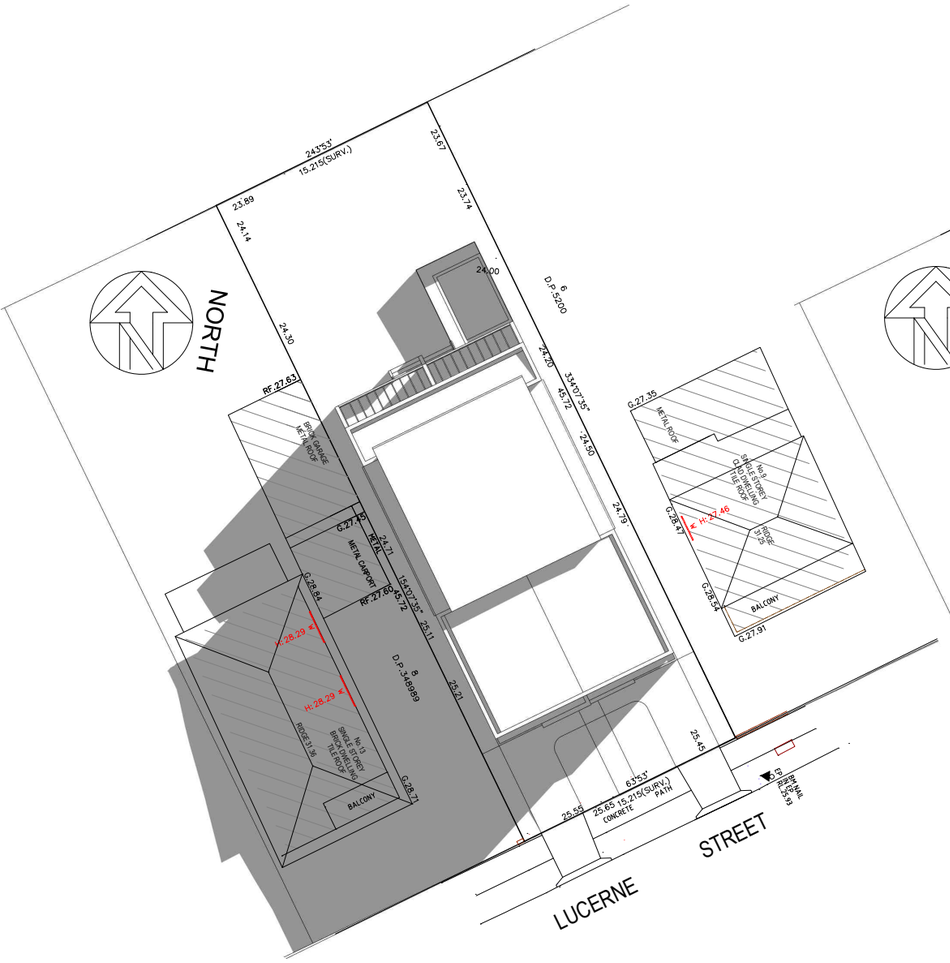
- 9a PROSPER STREET CONDELL PARK
- MOB: 0451659099
- Email: amer.hazim@gmail.com

PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

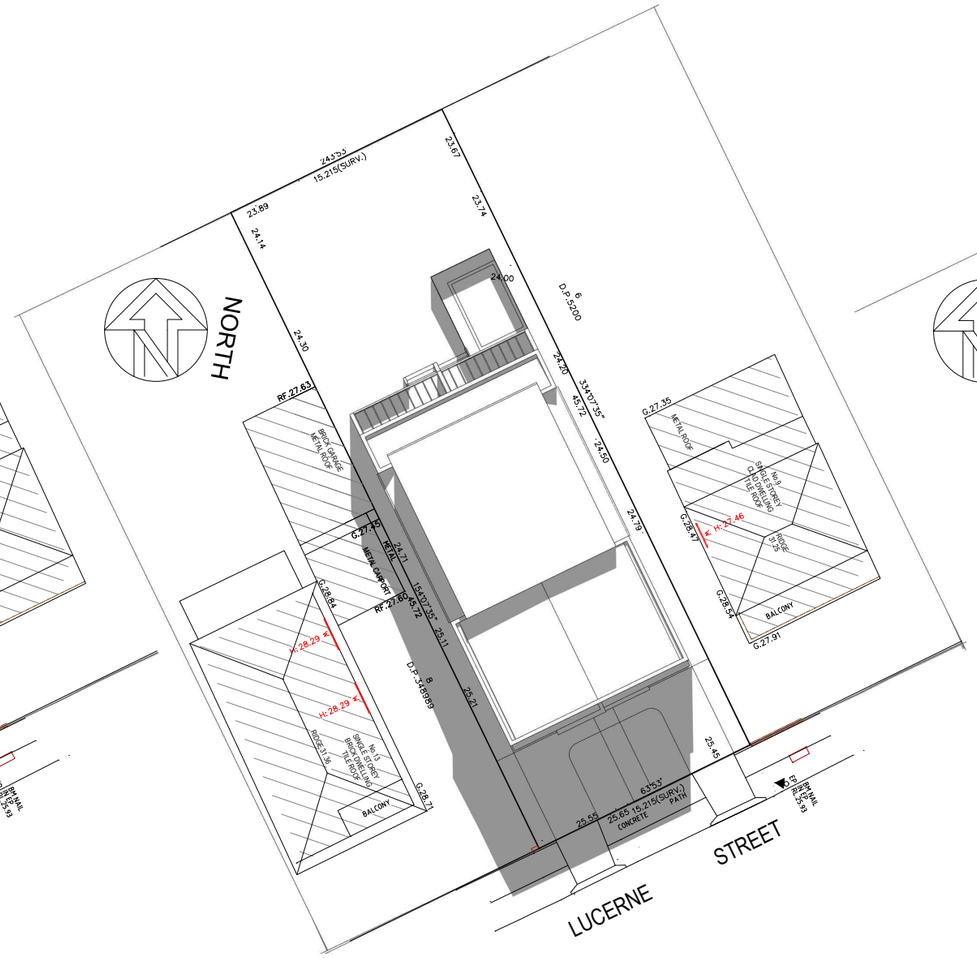
Certificate No. # W0CYECOWQ0
Scan QR code or follow website link for rating details.
Assessor name: Mikail Hariz
Accreditation No.: 0015BA
Property Address: 11 Lucerne Street, Belmore, NSW, 2192
Revision 3 | 10.06.2025 | Form Generator
https://www.95-star.au/QRCode/Landing/?PublicH=W0CYECOWQ0&ScQ=MH

DRAWING TITLE	SCALE:	DATE:	DRAWN:
SHADOW DIAGRAM DECEMBER 21st	1:100 @ A3	10/03/25	AH
	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-11	REVISION: B

A3



JUNE 21st 9 AM



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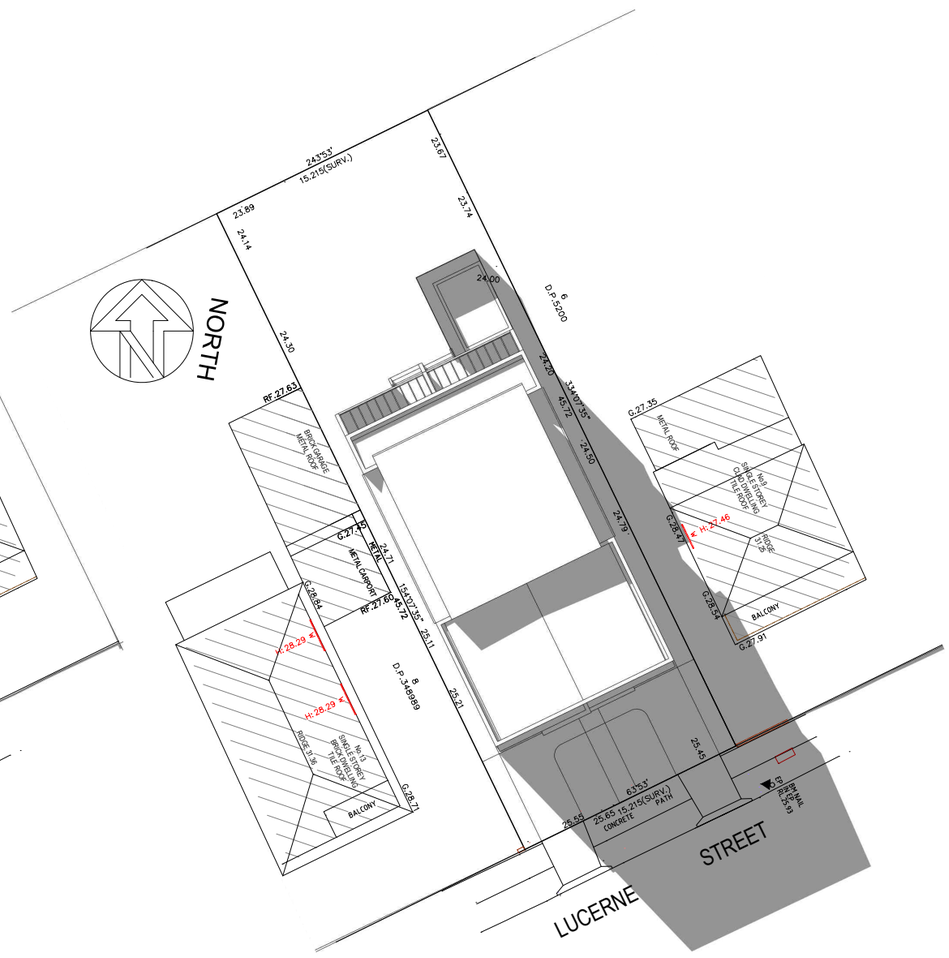

JUNE 21st 3 PM

Arch: AMER HAZIM

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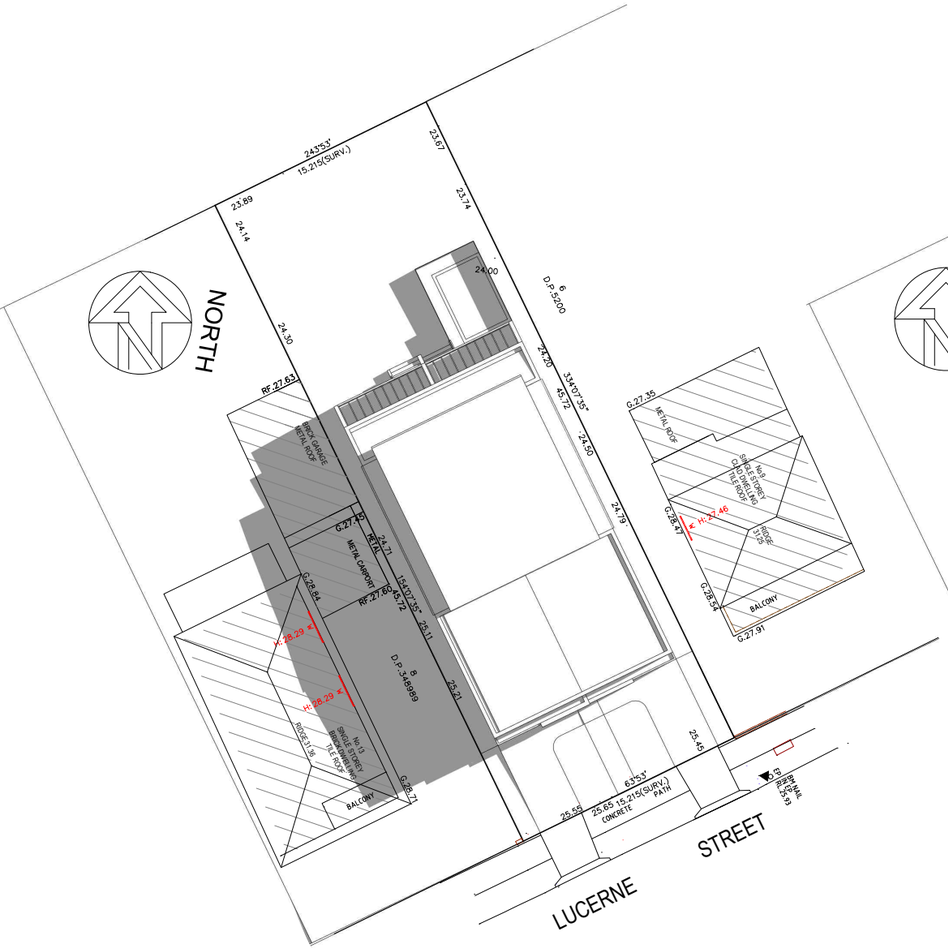
PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

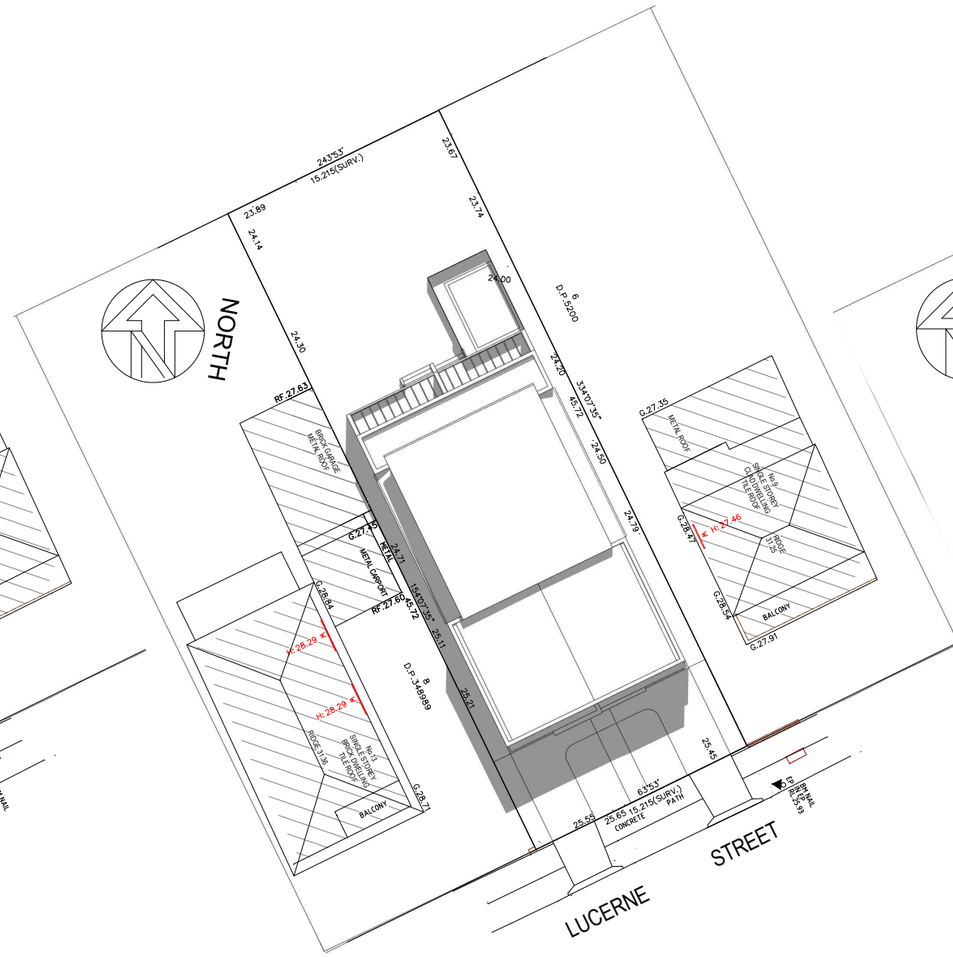
DRAWING TITLE: SHADOW DIAGRAM
JUNE 21st

SCALE: 1:100 @ A3
DATE: 10/03/25
DRAWN: AH
PROJECT NUMBER: 25 03
DRAWING NUMBER: DA-12
REVISION: B

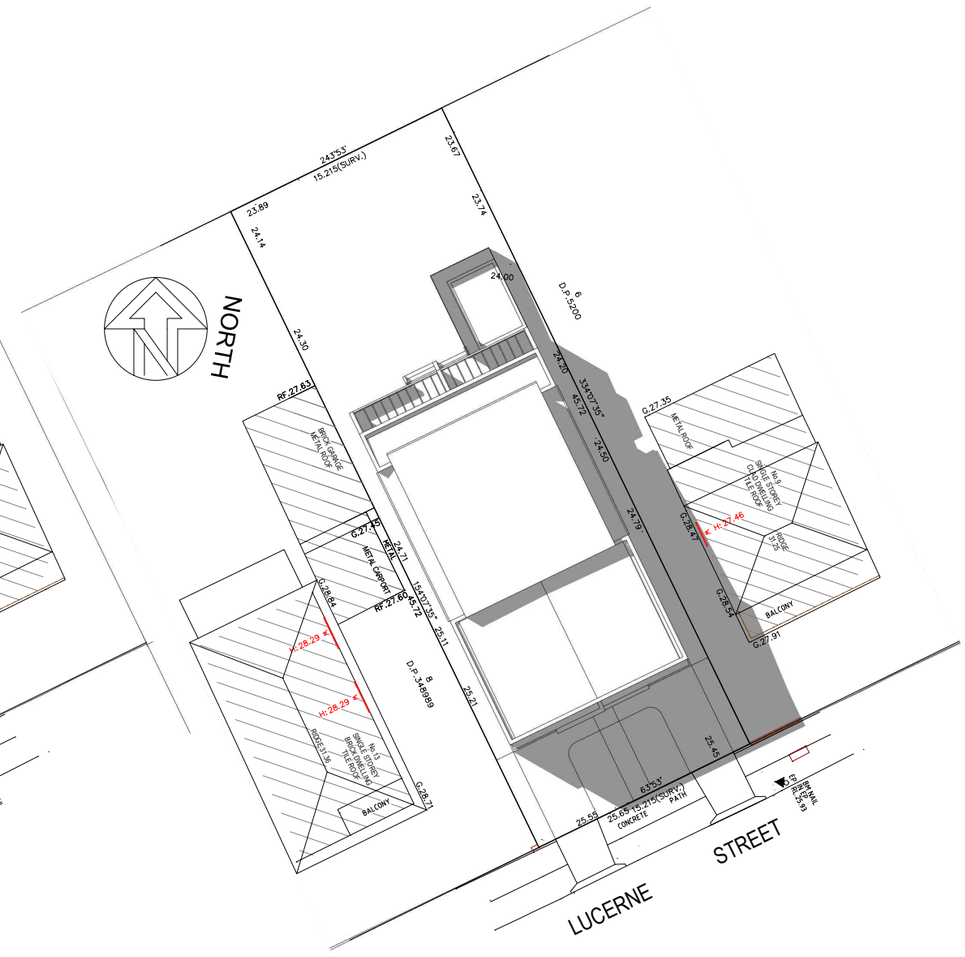
A3



MARCH/SEP 21st 9 AM



MARCH/SEP 21st 12 PM



MARCH/SEP 21st 3 PM

Arch: AMER HAZIM

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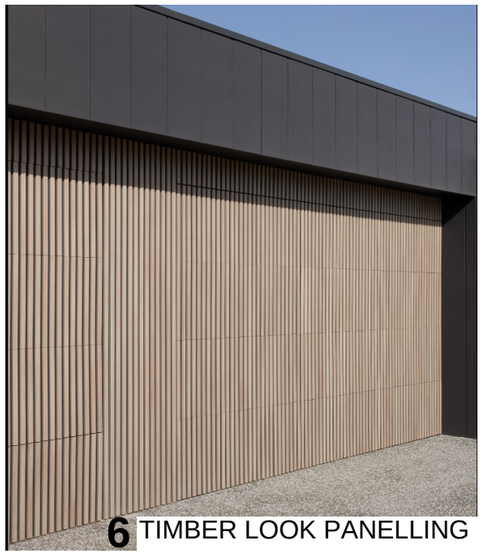
- MOB: 0451659099
- Email: amer.hazim@gmail.com

PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

Certificate No. # W8CYECOWQ0
Scan QR code or follow website link for rating details.
Assessor name: Mikail Perez
Accreditation No.: 0/0810
Property Address: 11 Lucerne Street, Belmore, NSW, 2192
Revision 3 (16.06.2025) Plans Assessed
https://www.hl.com.au/QR/Code/Landing/Pub/Ab/P-W8CYECOWQ0/3/2/W2QE/Ex/Cx/BH/

DRAWING TITLE	SCALE:	DATE:	DRAWN:
SHADOW DIAGRAM MARCH/SEPTEMBER 21st	1:100 @ A3	10/03/25	AH
	PROJECT NUMBER: 25 03	DRAWING NUMBER: DA-13	REVISION: B

A3


6 TIMBER LOOK PANELLING

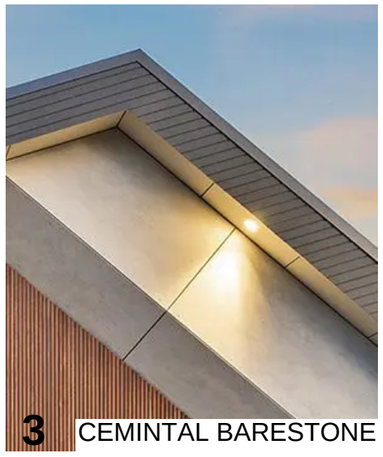

9 TIMBER ENTRY DOOR


7 TRIMDECK METAL ROOFING


8 POWDERCOATED ALUM WINDOWS -MONUMENT

1 JAMES HARDIE STRIA CLADDING


2 SCOYON AXON FC CLADDING


3 CEMINTAL BARESTONE

4 PAINT P2

Silver Tea Set W

PAINT P1

Hammer Grey D


5 SEMI FRAMLESS GLASS BALUSTRADE

Arch: AMER HAZIM

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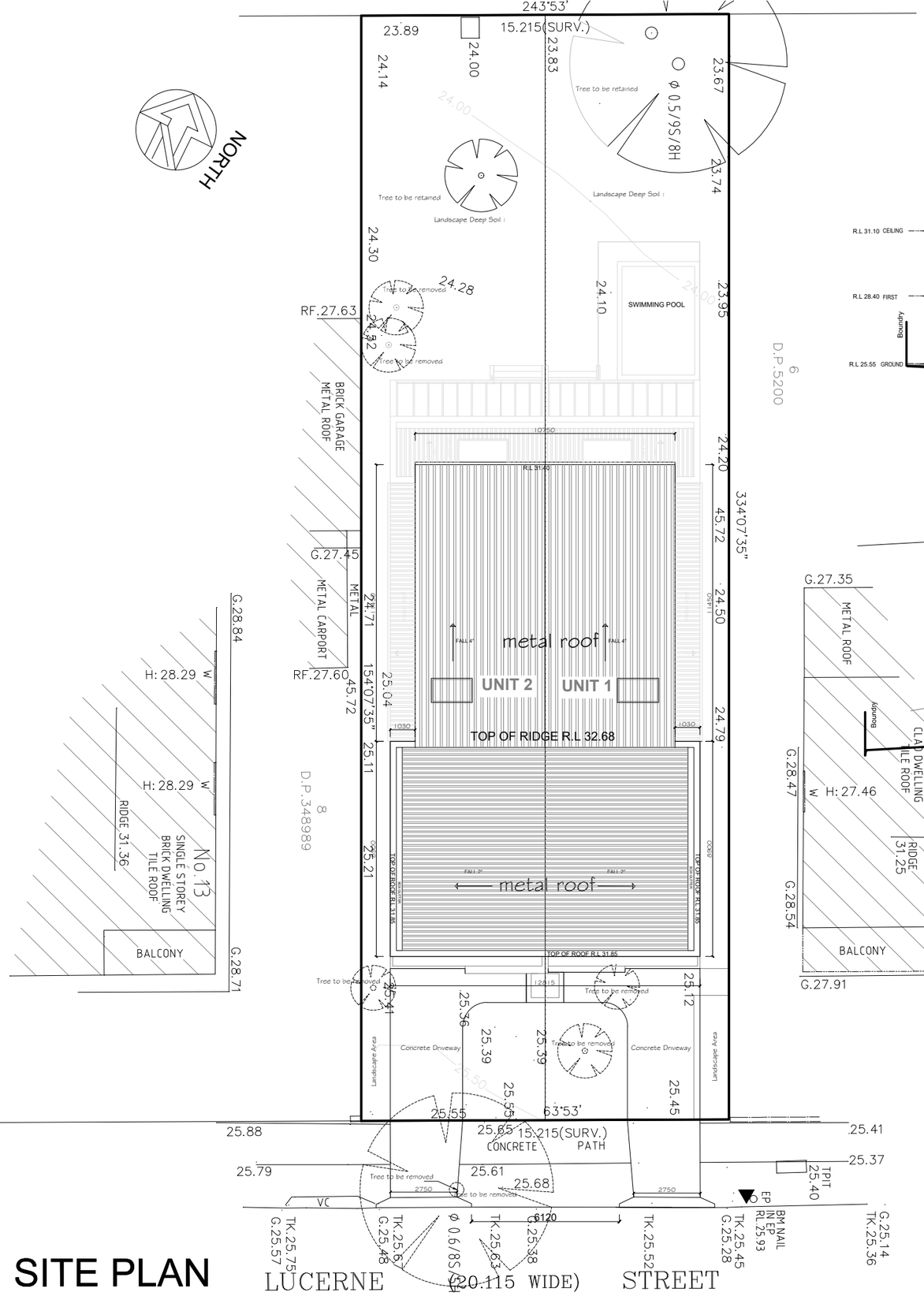
PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A B	10.03.25 16.06.25	DA SUBMISSION DA SUBMISSION

DRAWING TITLE: MATERIAL AND FINISHES

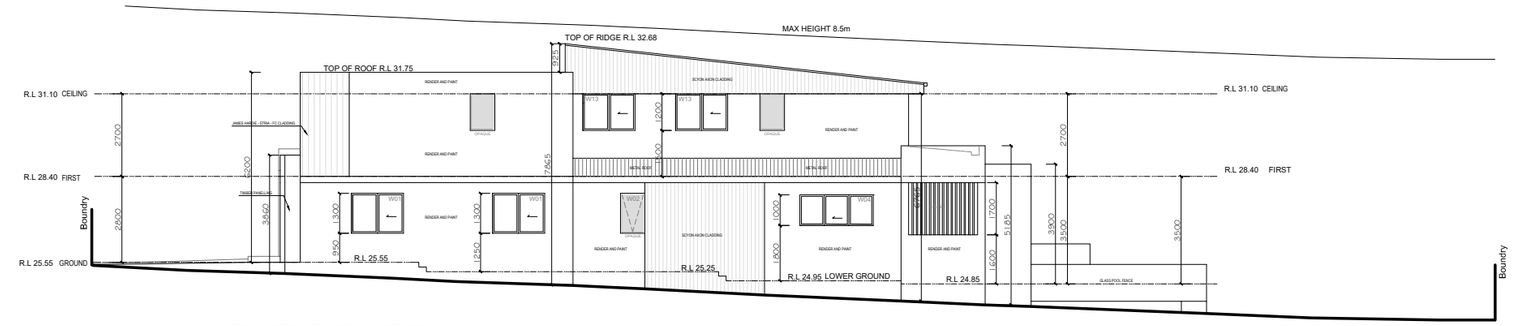
SCALE: 1:100 @ A3 | DATE: 10/03/25 | DRAWN: AH

PROJECT NUMBER: 25 03 | DRAWING NUMBER: DA-14 | REVISION: B

A3

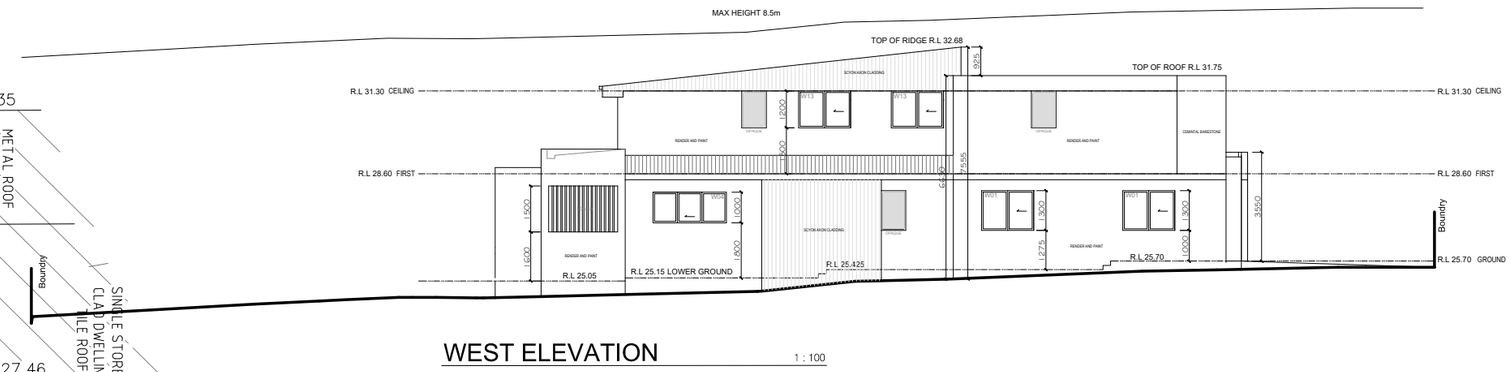


SITE PLAN



EAST ELEVATION

1 : 100

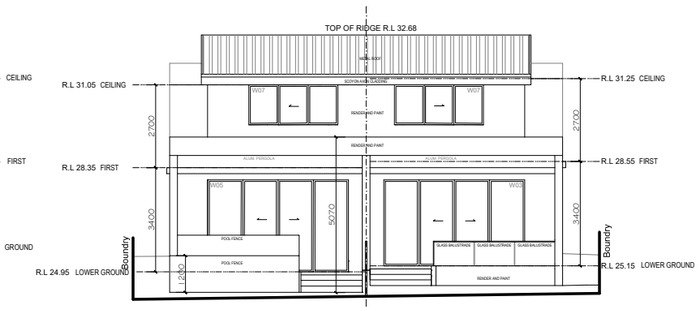


WEST ELEVATION

1 : 100

SOUTH ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

Arch: AMER HAZIM

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- Email: amer.hazim@gmail.com

PROJECT	CLIENT	REV No.	DATE	REVISION / ISSUE DETAILS
PROPOSED DUAL OCCUPANCY No.11 LUCERNE STREET BELMORE LOT 7 IN DP 5200	MR JEAN HANI	A	10.03.25	DA SUBMISSION
		B	16.06.25	DA SUBMISSION

DRAWING TITLE: NOTIFICATION PLAN

SCALE: 1:200 @ A3 | DATE: 10/03/25 | DRAWN: AH

PROJECT NUMBER: 25 03 | DRAWING NUMBER: DA-NOTI | REVISION: B

A3