

LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE
AT NO.38 HOWARD STREET, CANTERBURY, NSW 2193



① DWELLING 2 FACADE



A	DA SUBMISSION	13-05-25	JPS
B	AMENDED PLANS	10-06-25	JPS
C	S 8.3 REVIEW REQUEST	04-08-25	JPS
ISSUE	AMENDMENT	DATE	DRAWN

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BUILDERS LICENCE No. 1274035

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**DIAL BEFORE
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The Essential First Step

**LOOK UP
AND LIVE**

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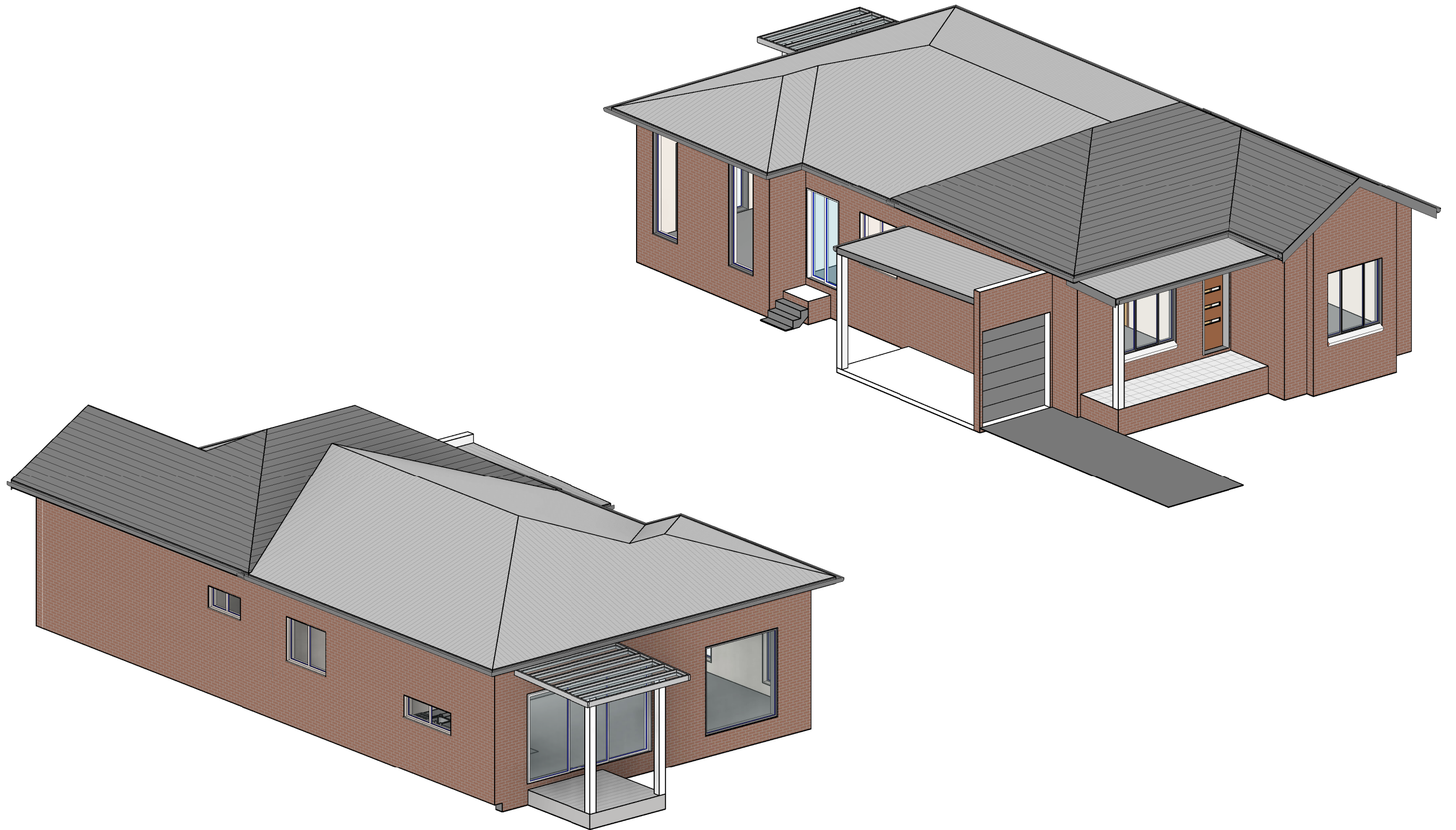
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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE			
3D VIEW			
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Inspired by Elegance & Simplicity

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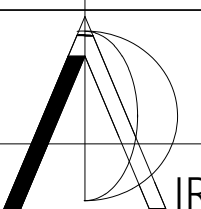
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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE			
DWELLING 1 3D VIEWS			
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B.O : BEAM OVER

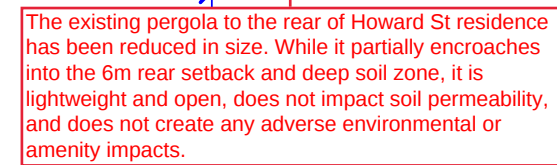


21065

Room	Dimensions	Area
PORCH	905 x 1500	1357.5
BED 2	4200 x 90	378.0
BATH	1800 x 90	162.0
BED 4	3000 x 90	270.0
L'DRY	1500 x 90	135.0
FAMILY	4800 x 250	1200.0
ALFRESCO	2500 x 250	625.0
DINING	4800 x 250	1200.0
TOTAL		21065

PROPOSED NEW SUBDIVISION LINE
TO CREATE 355m² PER LOT

CONCRETE SLEEPER RETAINING METAWALL WITH COLORBOND FENCE



EXISTING BUILDING	
EXISTING WALL / STRUCTURES	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL	

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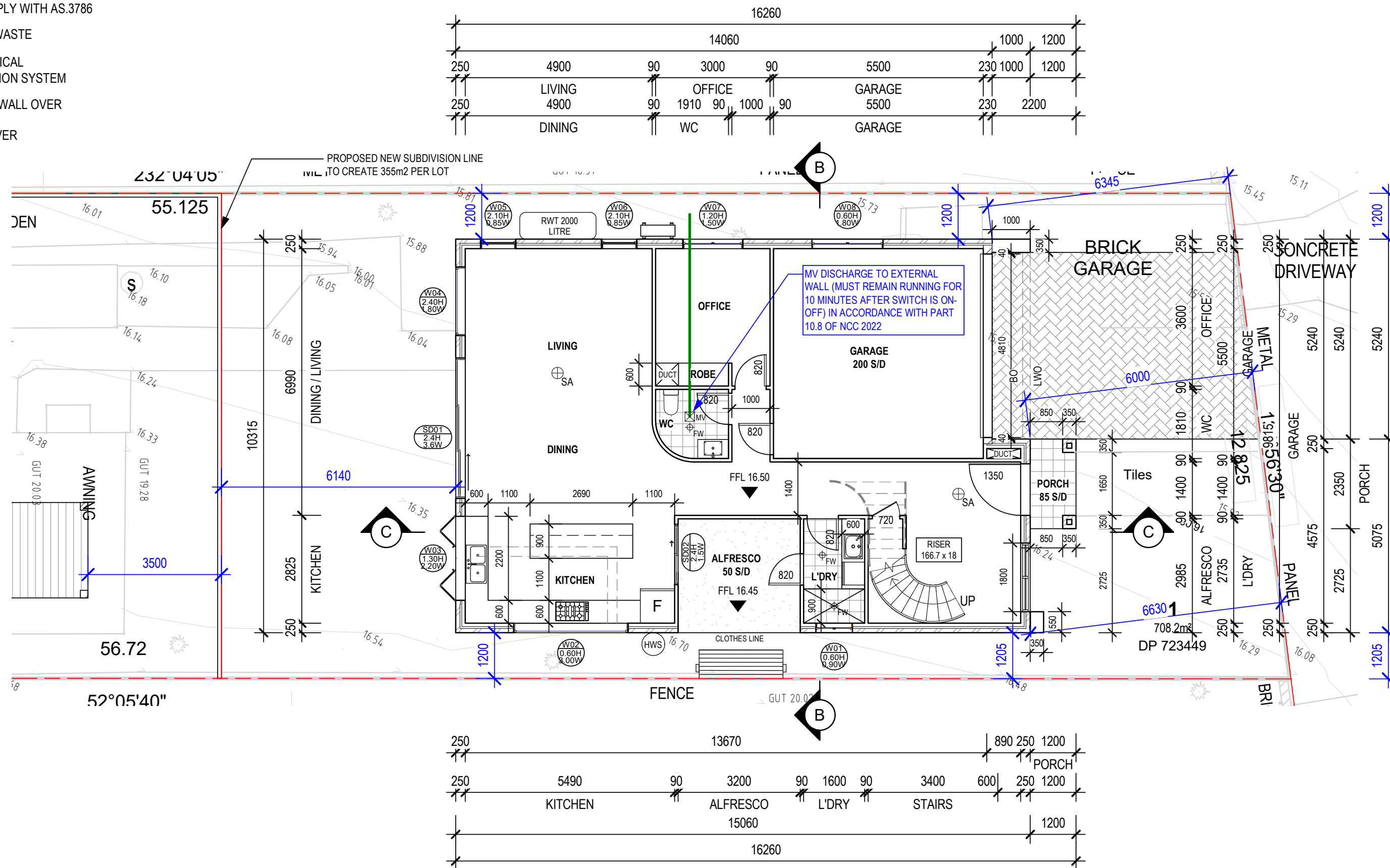
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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE PROPOSED DWELLING 1 FLOOR PLAN			
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-  : SMOKE ALARM
 TO COMPLY WITH AS.3786
-  : FLOOR WASTE
-  : MECHANICAL VENTILATION SYSTEM
- L.WO : LINE OF WALL OVER
- B.O : BEAM OVER



1 PROPOSED DWELLING 2 GROUND FLOOR PLAN
1 : 100

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**PROPOSED DUAL OCCUPANCY FOLLOWED BY
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PROPOSED DWELLING 2 GROUND FLOOR PLAN

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- Viod area removed reducing bulk and scale and improving overshadowing impact on the neighbouring property.



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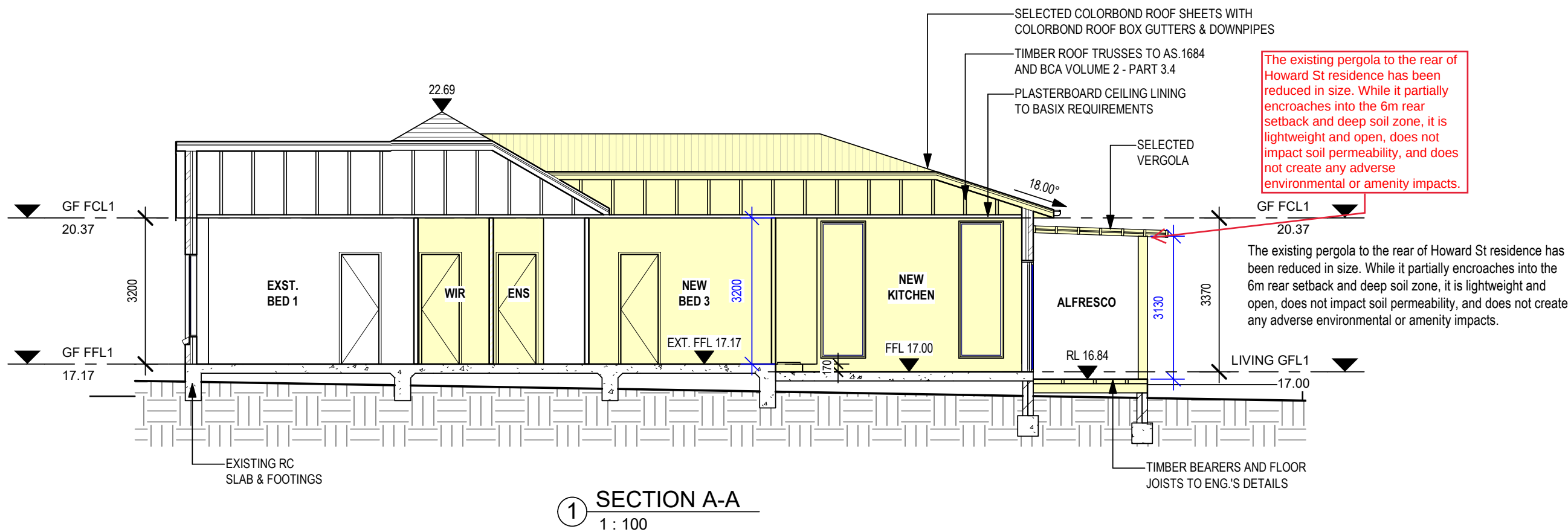
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PROPOSED DWELLING 2 FIRST FLOOR PLAN

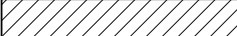
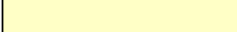
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NOTE:
EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

LEGEND

EXISTING BUILDING	
EXISTING WALL / STRUCTURES	
EXISTING WALL TO BE DEMOLISHED	
NEW WALL	

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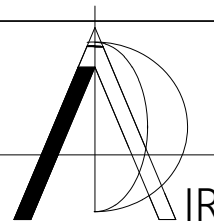
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PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE

DW1 SECTION

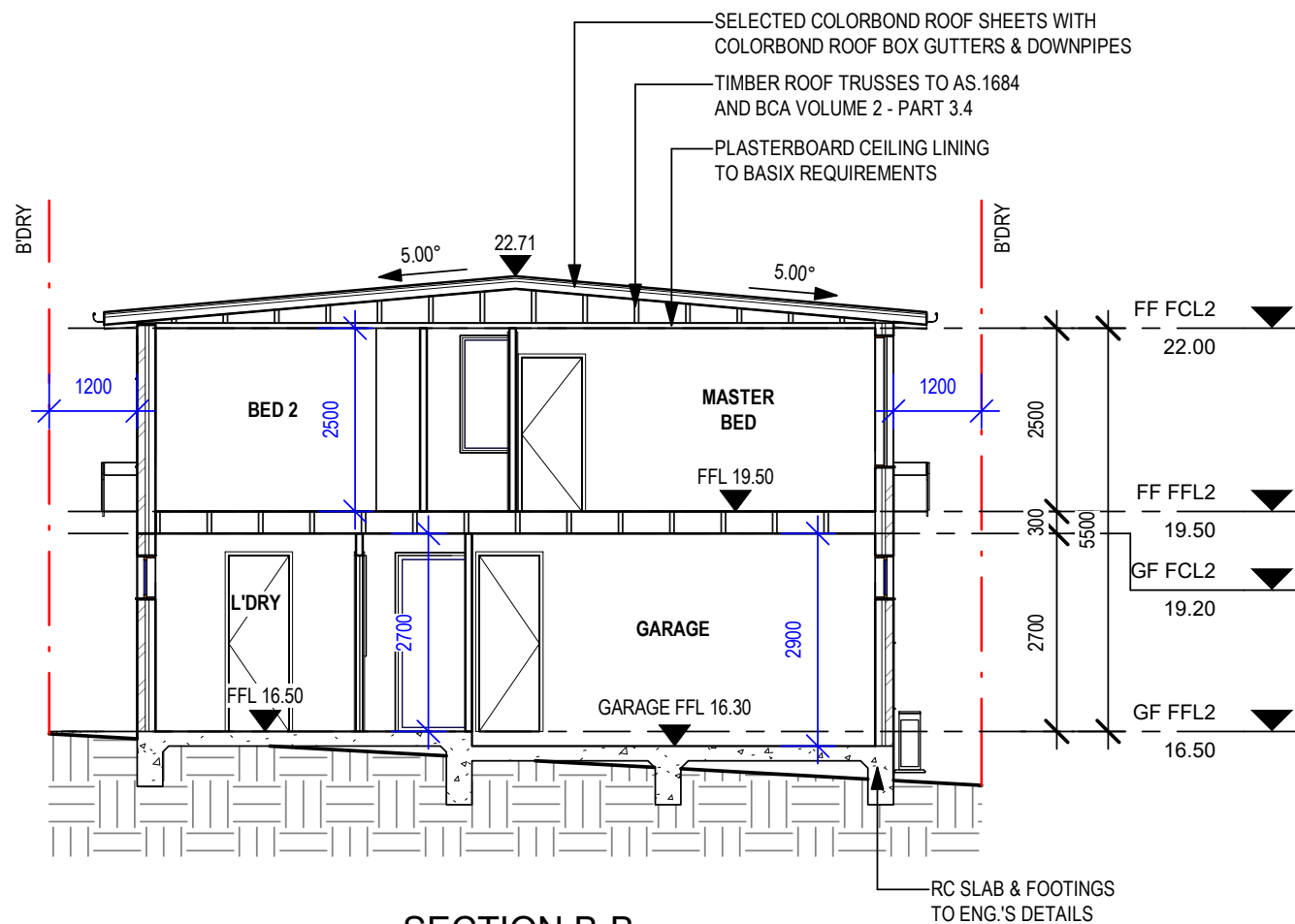
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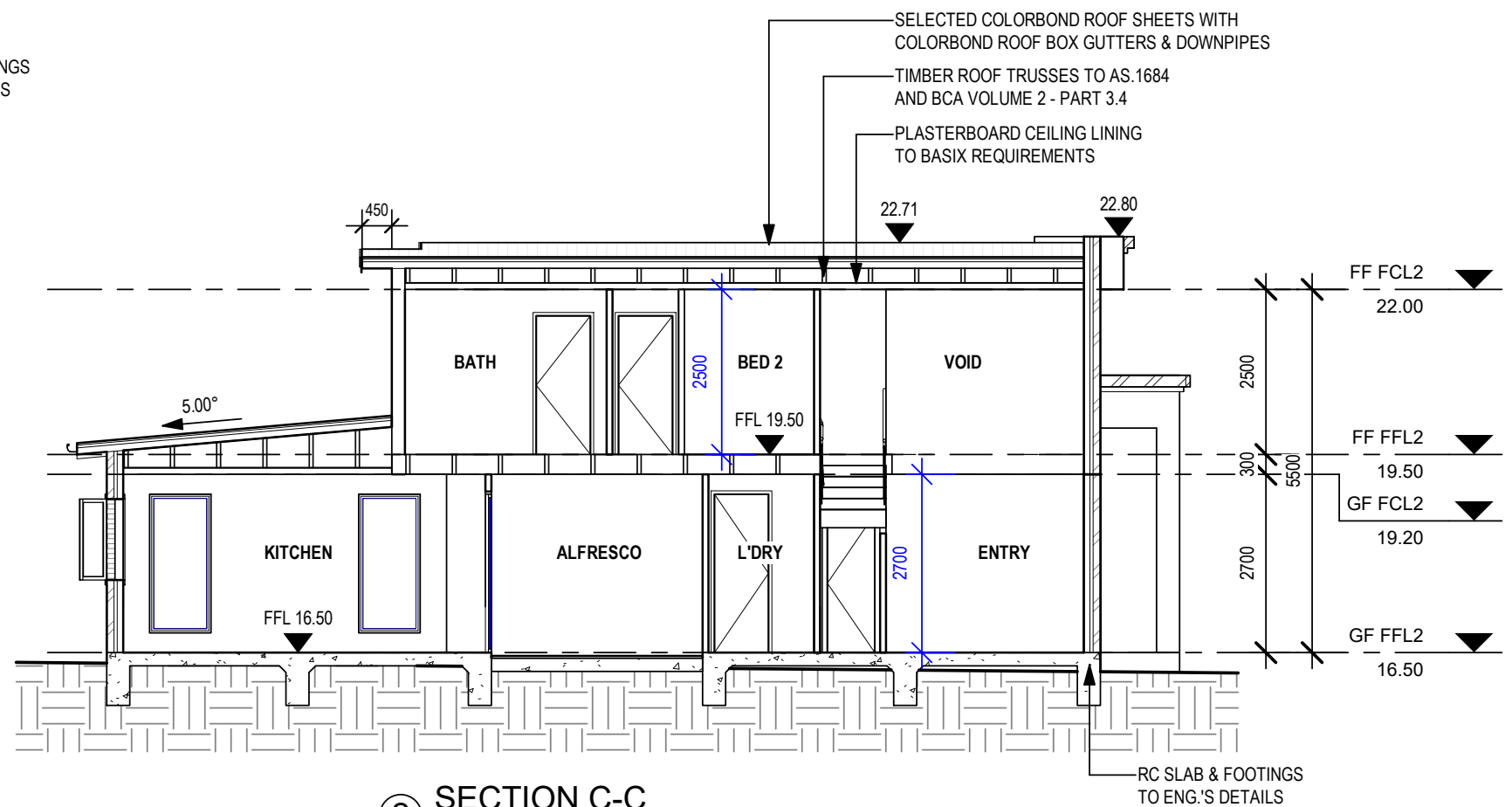
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NOTE:
EAVES ENCROACHING WITHIN 900mm
OF AN ALLOTMENT BOUNDARY AND
1800mm FROM ANOTHER BUILDING
TO BE NON-COMBUSTIBLE



1 SECTION B-B
1 : 100



2 SECTION C-C
1 : 100

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**PROPOSED DUAL OCCUPANCY FOLLOWED BY
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DW2 SECTIONS

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HOWARD STREET

The existing pergola to the rear of Howard St residence has been reduced in size. While it partially encroaches into the 6m rear setback and deep soil zone, it is lightweight and open, does not impact soil permeability, and does not create any adverse environmental or amenity impacts.

SITE AREA: 343.2m² —————
- LANDSCAPE REQUIRED: 51.48m² (Min.)
- **PROPOSED: 114.0m² (COMPLIED)**

CANON

DEEP SOIL ZONE

— DEEP SOIL ZONE

TREE AT 5m —
MATURE HEIGHT

①

T

— TIMBER OR BRICK EDGING FOR GARDEN BED



LB

NOTE : ALL RETAINING BY OWNER
(EXCEPT WHERE NOTED)
REFER TO DESIGN GUIDELINES FOR
RETAINING WALL DETAILS & MATERIAL

SYMBOL	NAME
STF	SYNTHETIC TURF
TF	TURF
GE	GARDEN EDGE (TO DETAIL)
CL	CLOTHES LINES (TO CLIENT REQUIREMENTS)
CB/TP	COLORBOND / TIMBER PAILING (1.8m HIGH)
T	TILE (TO CLIENT REQUIREMENTS)
RWT	RAINWATER TANK (TO BASIX REQUIREMENT)
PV	PAVERS
TPF	TEMPORARY PROTECTION FENCE (1.8m CHAINMESH)
GVL	GRAVEL SURFACE / PATH (NEPEAN RIVER PEBBLE)
GS	GARDEN SHED
TD	TIMBER DECK
CP	CONCRETE PATH
B	BENCH SEAT
BT	TABLE BENCH SEATING



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**PROPOSED DUAL OCCUPANCY FOLLOWED BY
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CONCEPTUAL LANDSCAPE PLAN

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MATERIALS

PREPARATION OF PLANTING AREAS

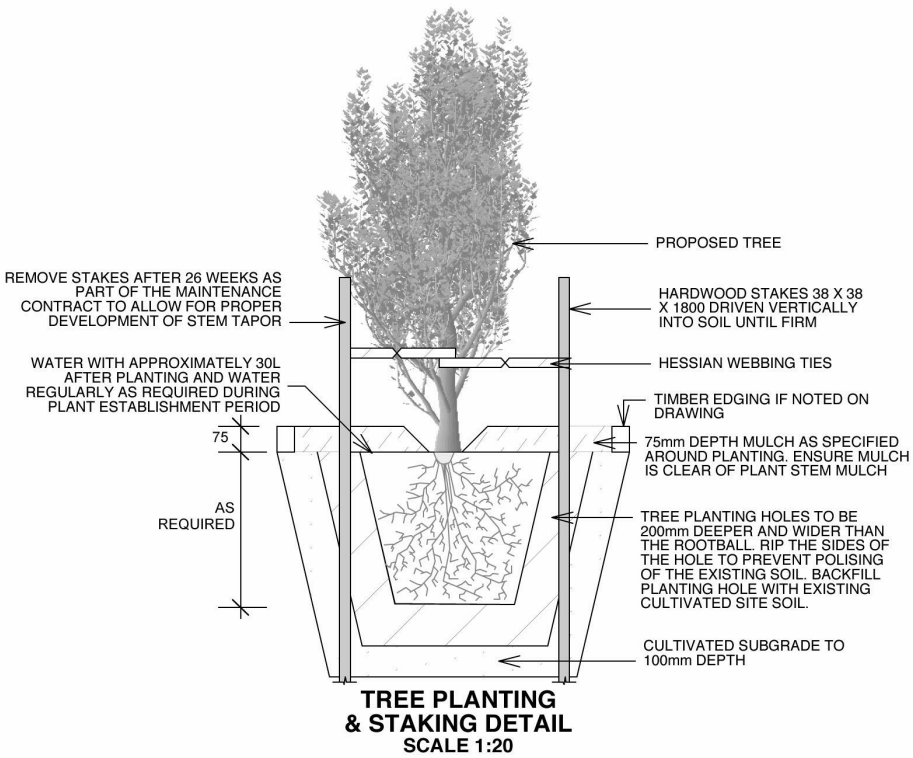
TREE PLANTING

MAINTENANCE PERIOD

WATERING

LAWN MOWING

PLANTING MAINTENANCE



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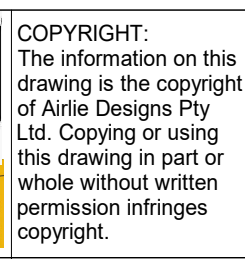
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	NOISE
	NEIGHBOURING WINDOWS FACING
	VIEW
	VEHICULAR ENTRY



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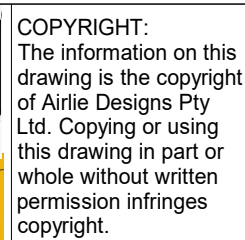
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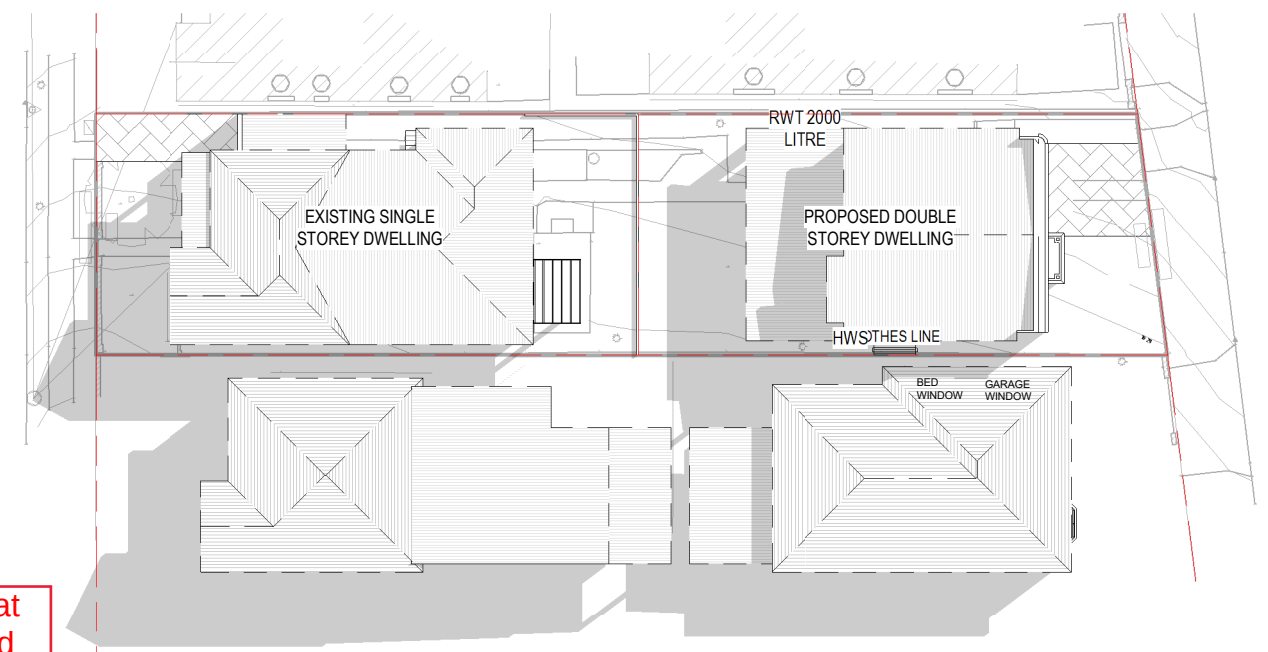
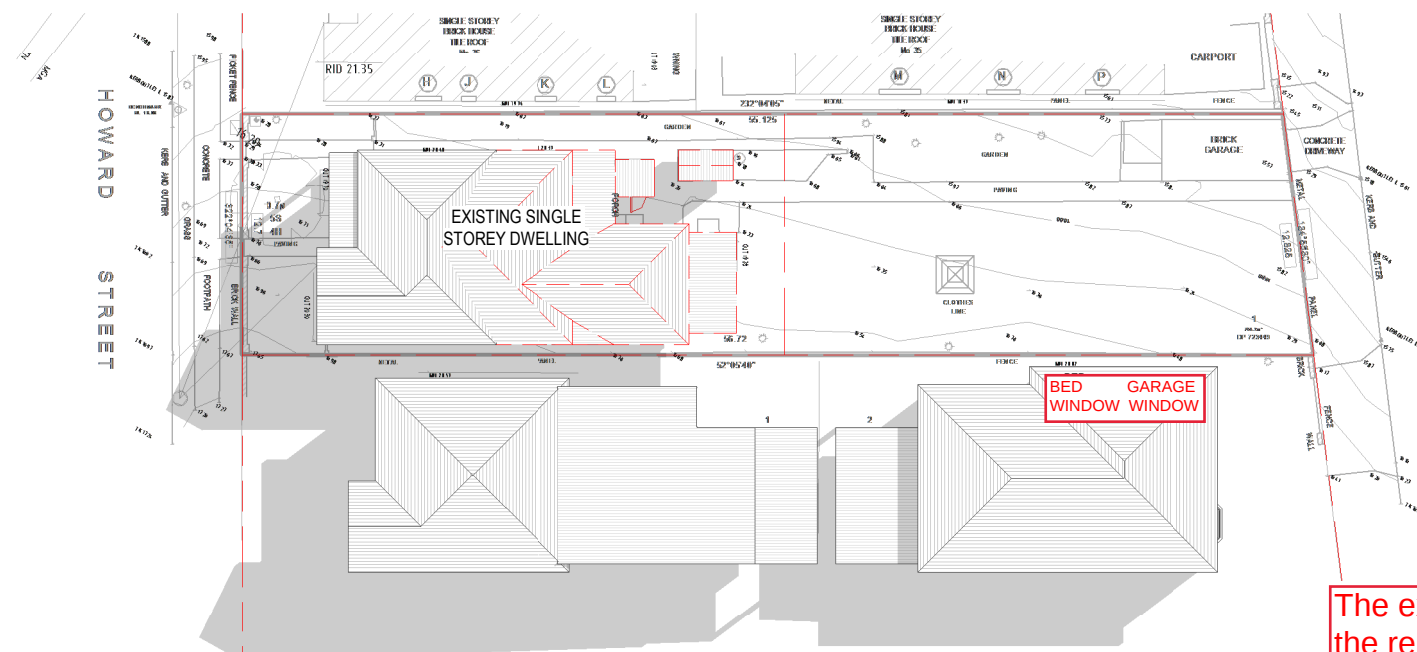
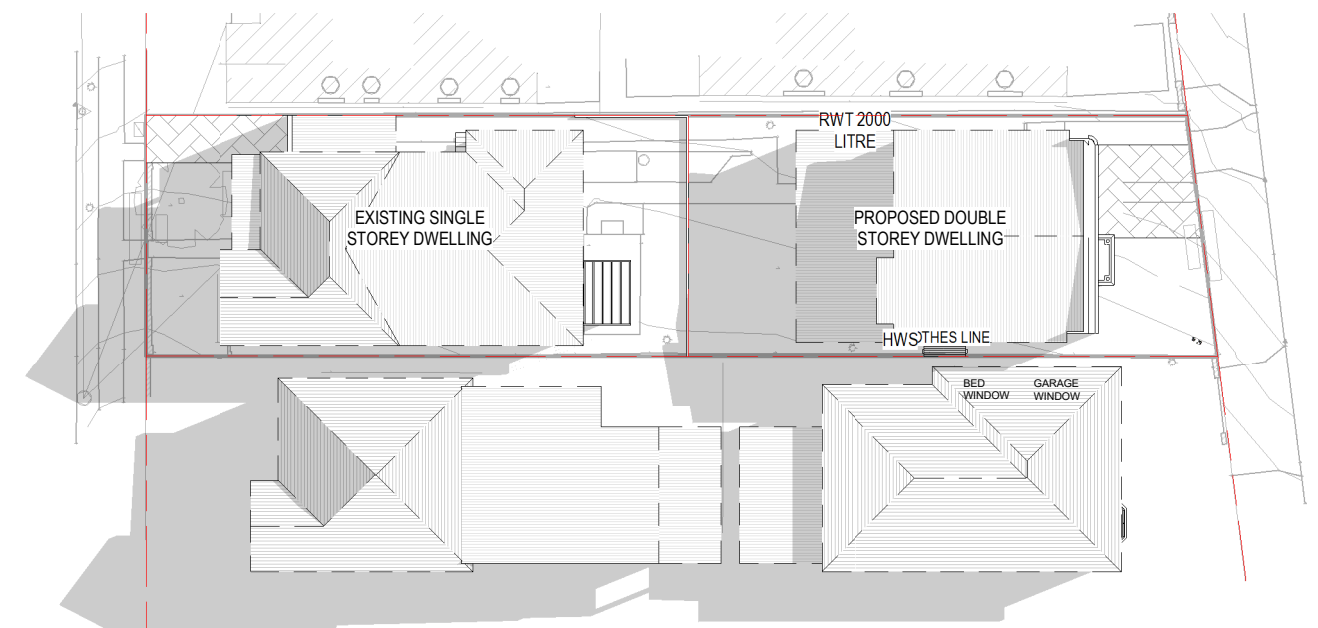
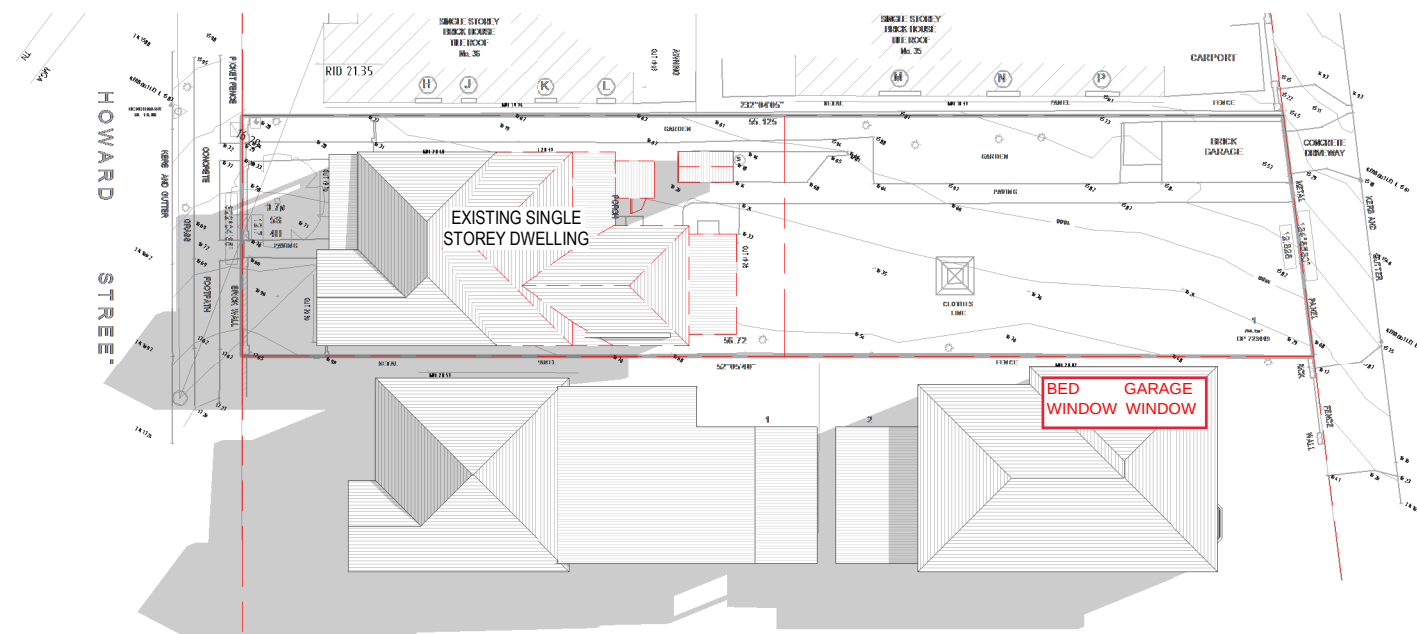
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The existing pergola at the rear of the Howard Street residence has been reduced in size, resulting in a positive impact on overshadowing to the neighbouring property.

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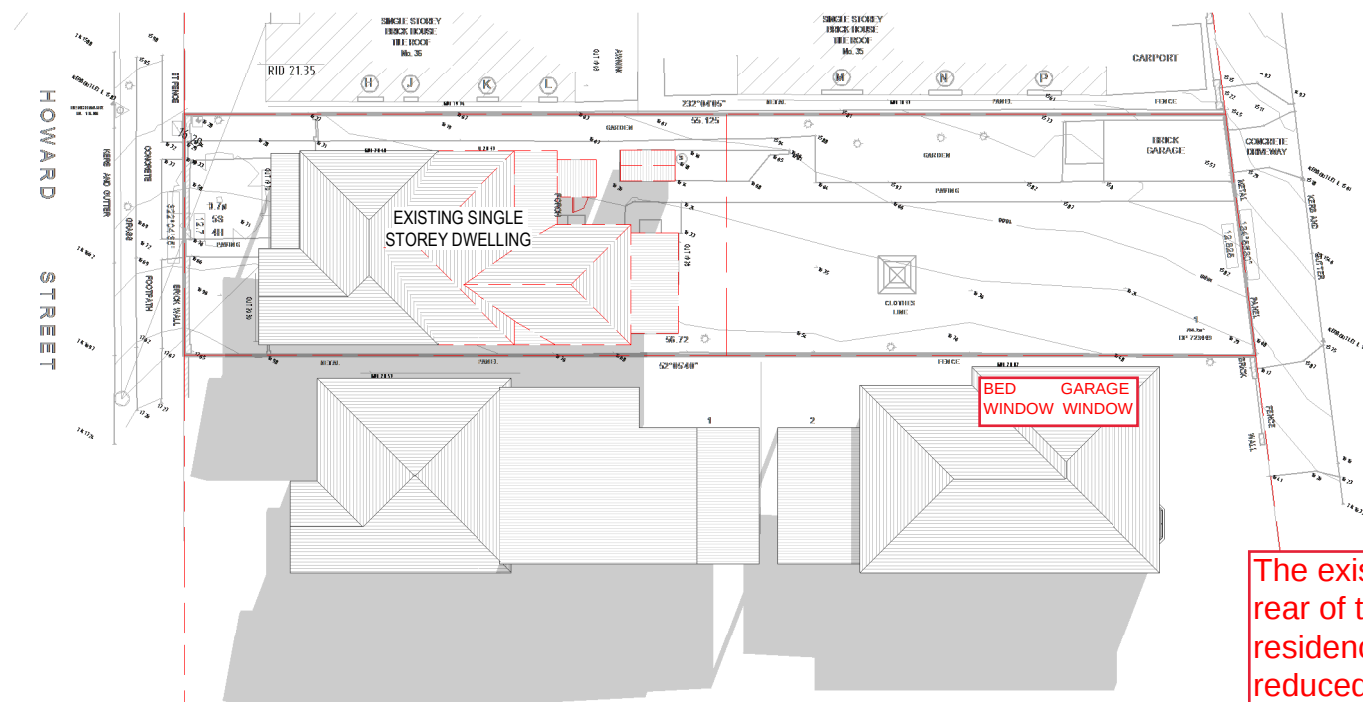
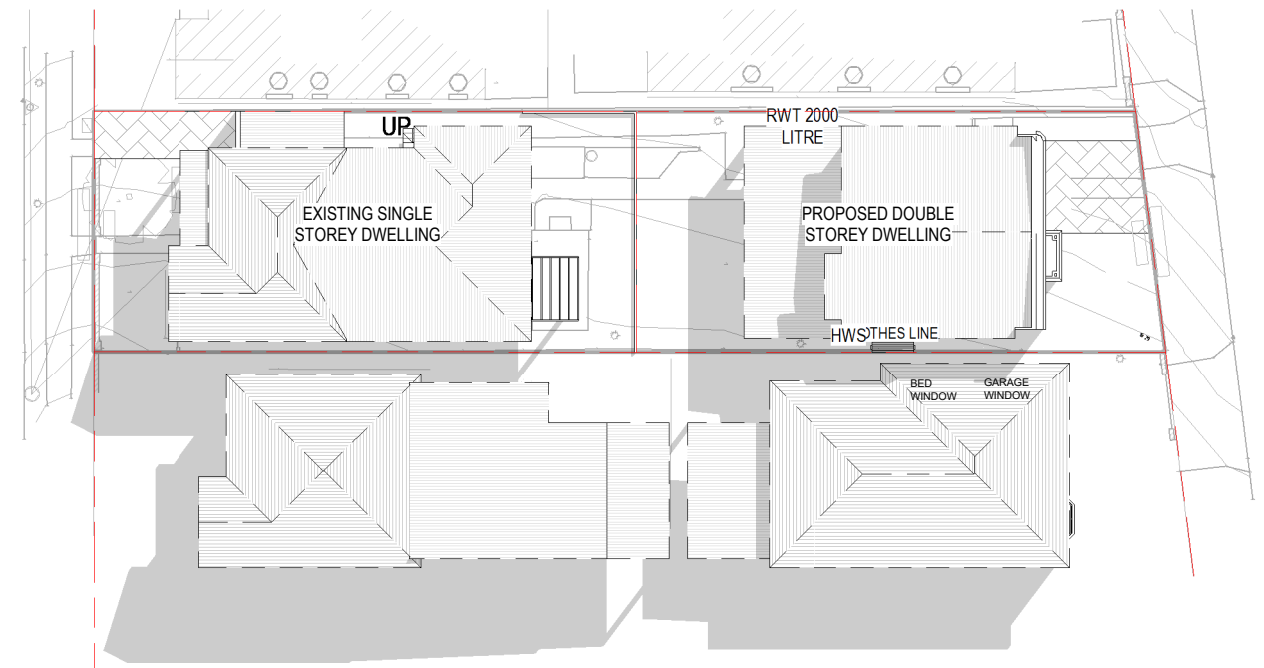
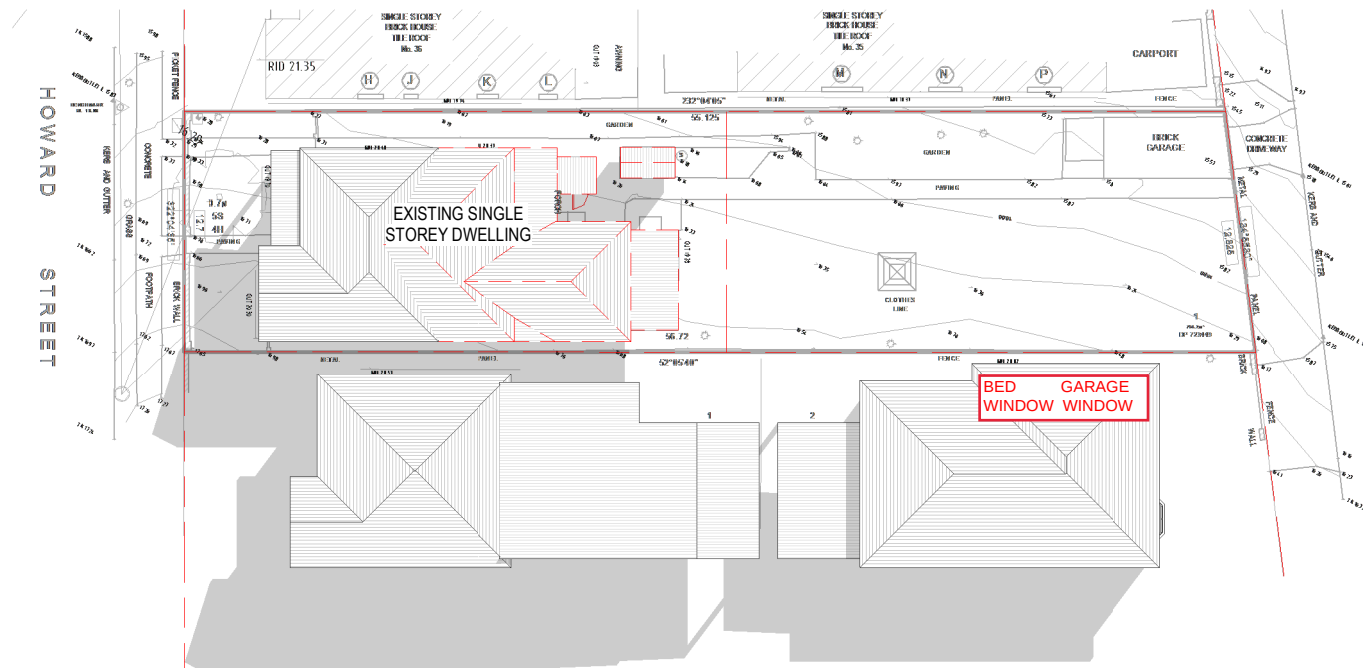
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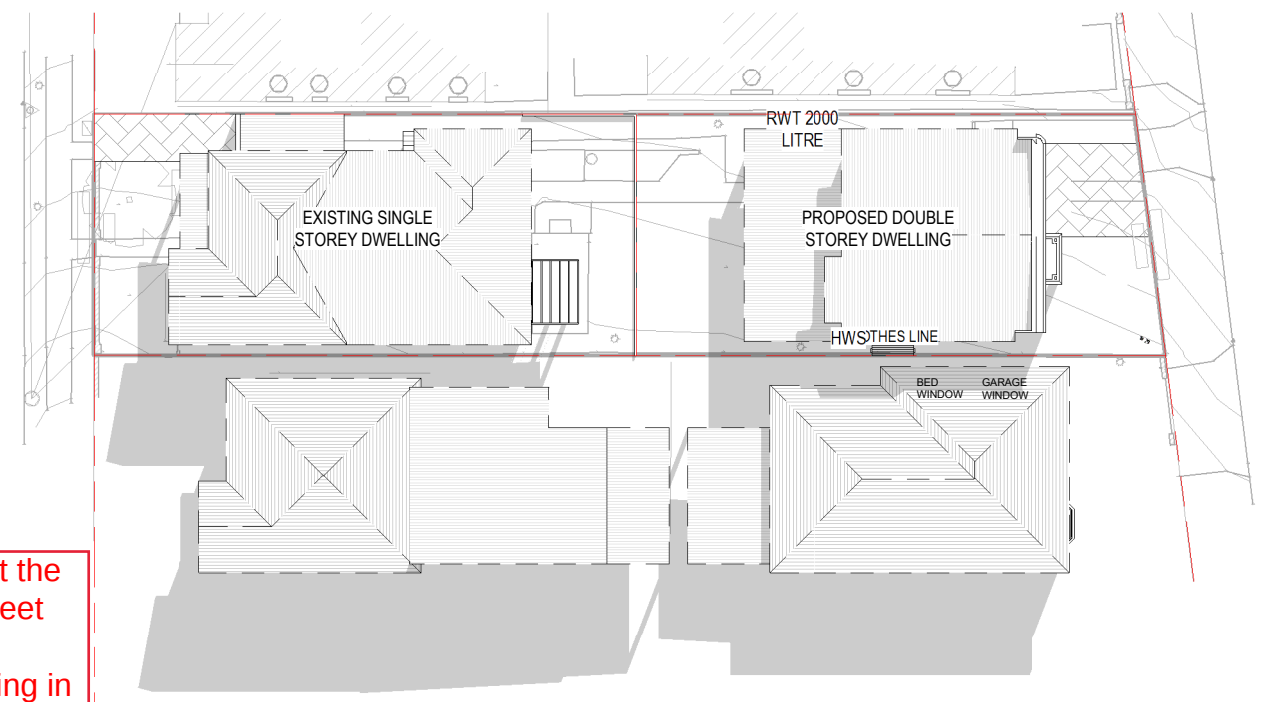
SHADOW DIAGRAM

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The existing pergola at the rear of the Howard Street residence has been reduced in size, resulting in a positive impact on overshadowing to the neighbouring property.



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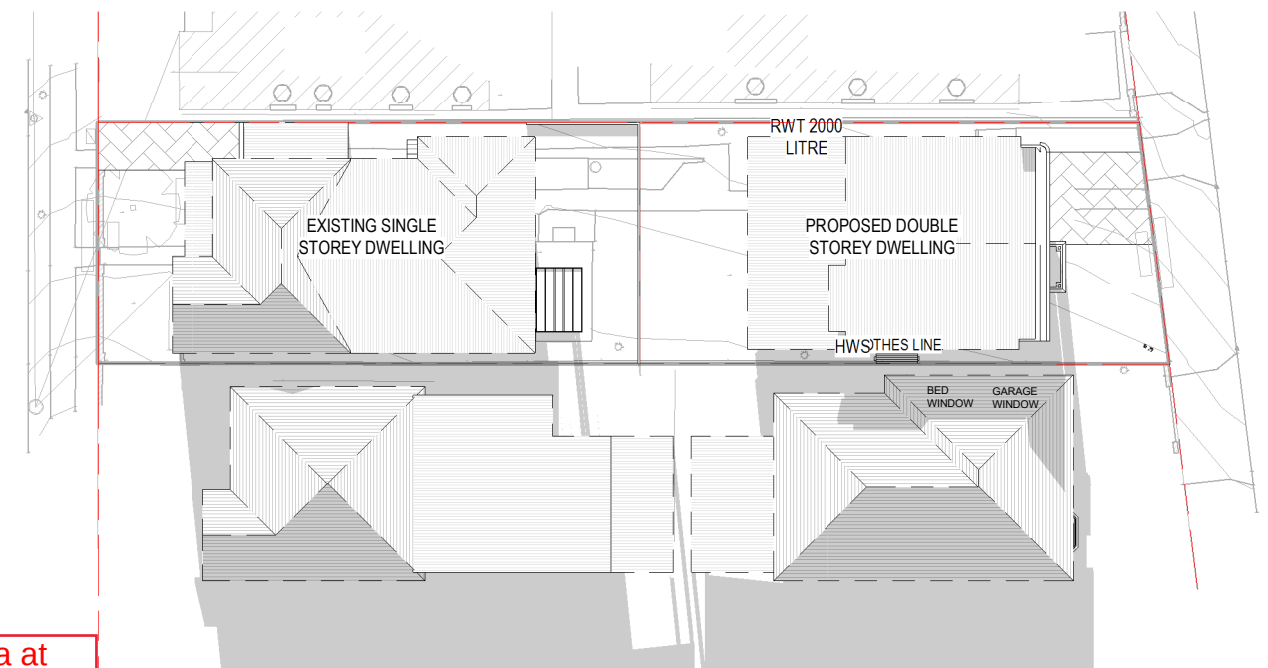
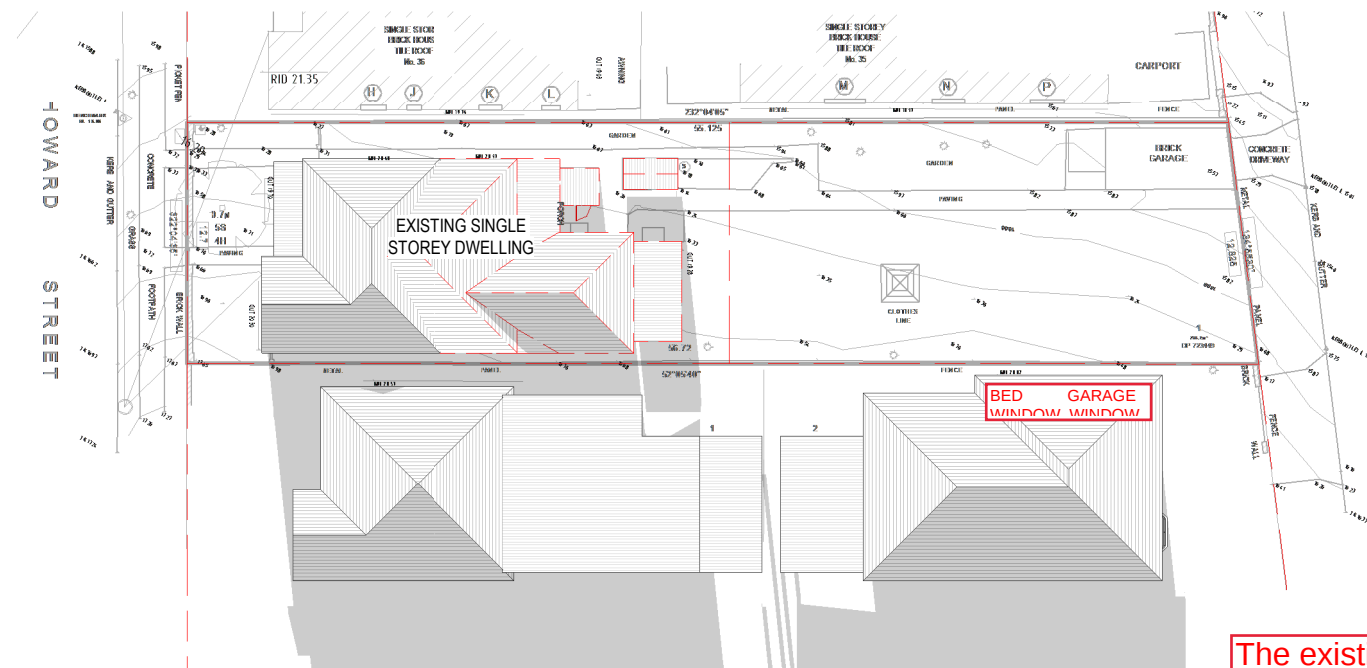
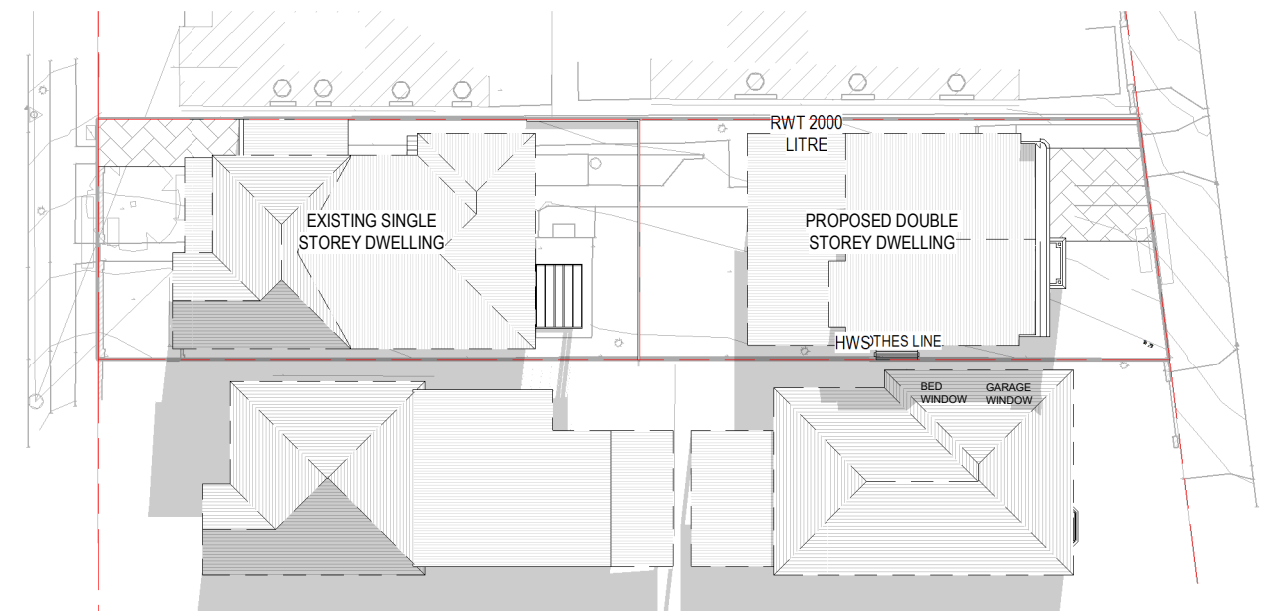
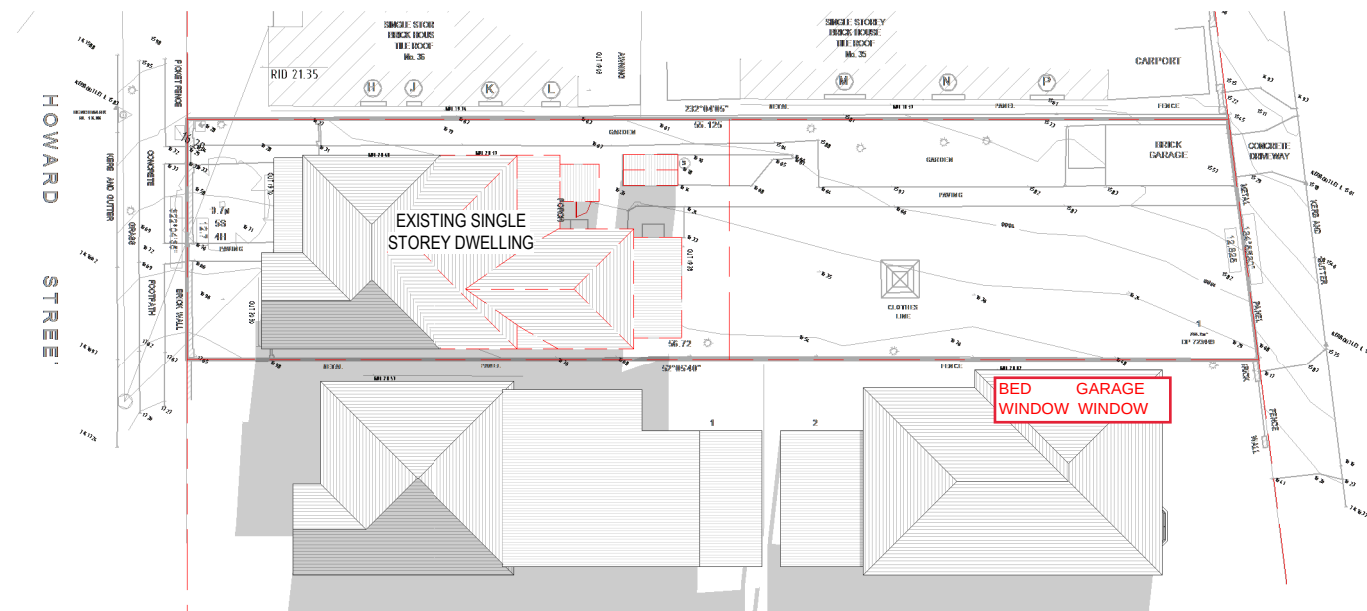


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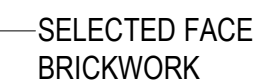
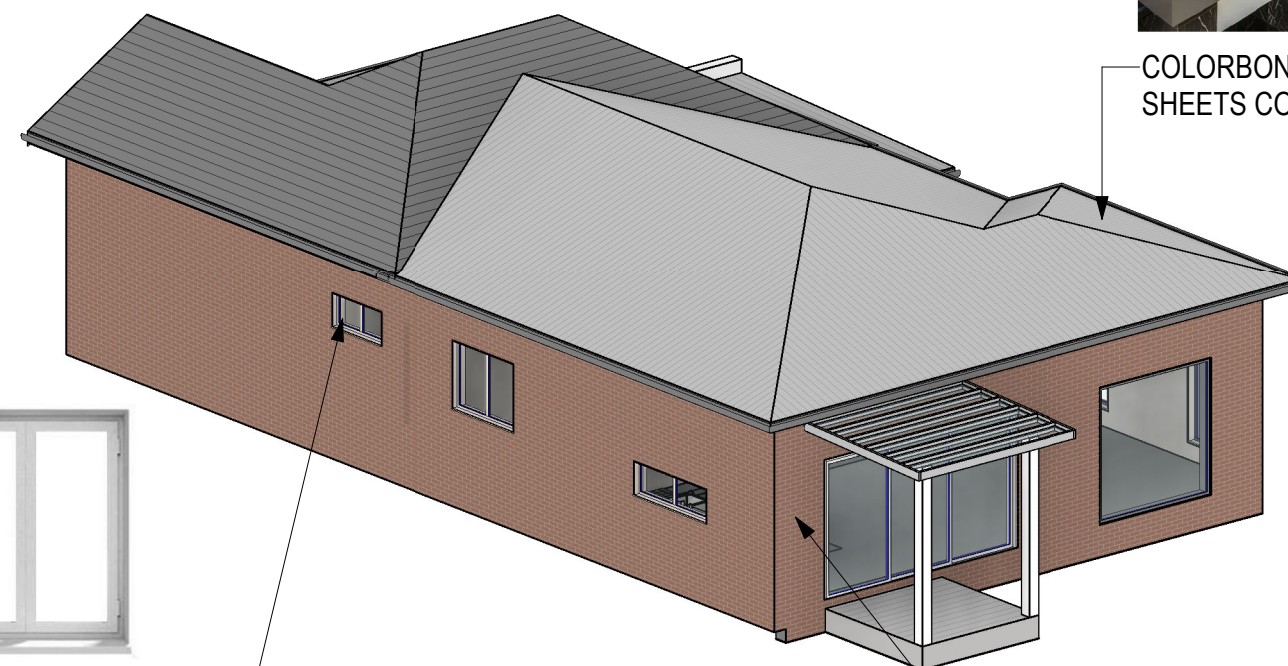
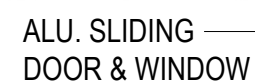
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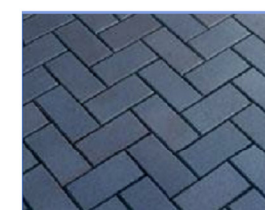


2 PROPOSED SHADOW DIAGRAM - 21st JUNE - 4PM
1 : 400





—GARAGE DOOR: TIMBER SLAT



—PAVED DRIVEWAY

PAINT FINISH (WHITE)



ALU. SLIDING —
DOOR & WINDOW



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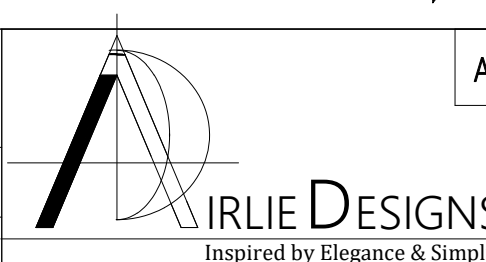


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MATERIAL SCHEDULE OF FINISHES

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CERTIFICATE NO:

"The specifications provided below outline water, thermal performance, material, and energy commitments as per the BASIX certificate. Any discrepancies between the drawings, this summary table, and the original BASIX certificate must be reported immediately to the designer. Always refer to the original BASIX certificate for building construction, materials, insulation requirements, and other details. Please do not solely rely on this summary table, as it only highlights the essential criteria for the purpose of approval."

WATER COMMITMENTS

Showerheads Sytem: Min. 4 star Kitchen Taps: Min. 3 star
Toilet Flushing Sysmtem: Min. 3 star Basin Taps: Min. 3 star
Rainwater Tank: 2000 litres & connect to all the toilets

THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

EXTERNAL WALLS

Material: Brick Veneer	Insulation: R2.94 (or 3.5 incl. const.)
Wall Colour: Light	

INTERNAL WALLS

Materials: Plasterboard on Timber Wall Frame

WINDOWS

Glazing: Clear Glazing	Frame : Standard Aluminium	Internal cover: Blinds
Eaves: 450mm	Window Frame / Glass Specs: Ref. to Basix for details	

ROOF

Material: Colorbond	Roof Type: Flat Roof - 5 Degrees
Roof Colour: Medium (solar absorptance 0.48- 0.59)	Insulation: foil/sarking

CEILINGS

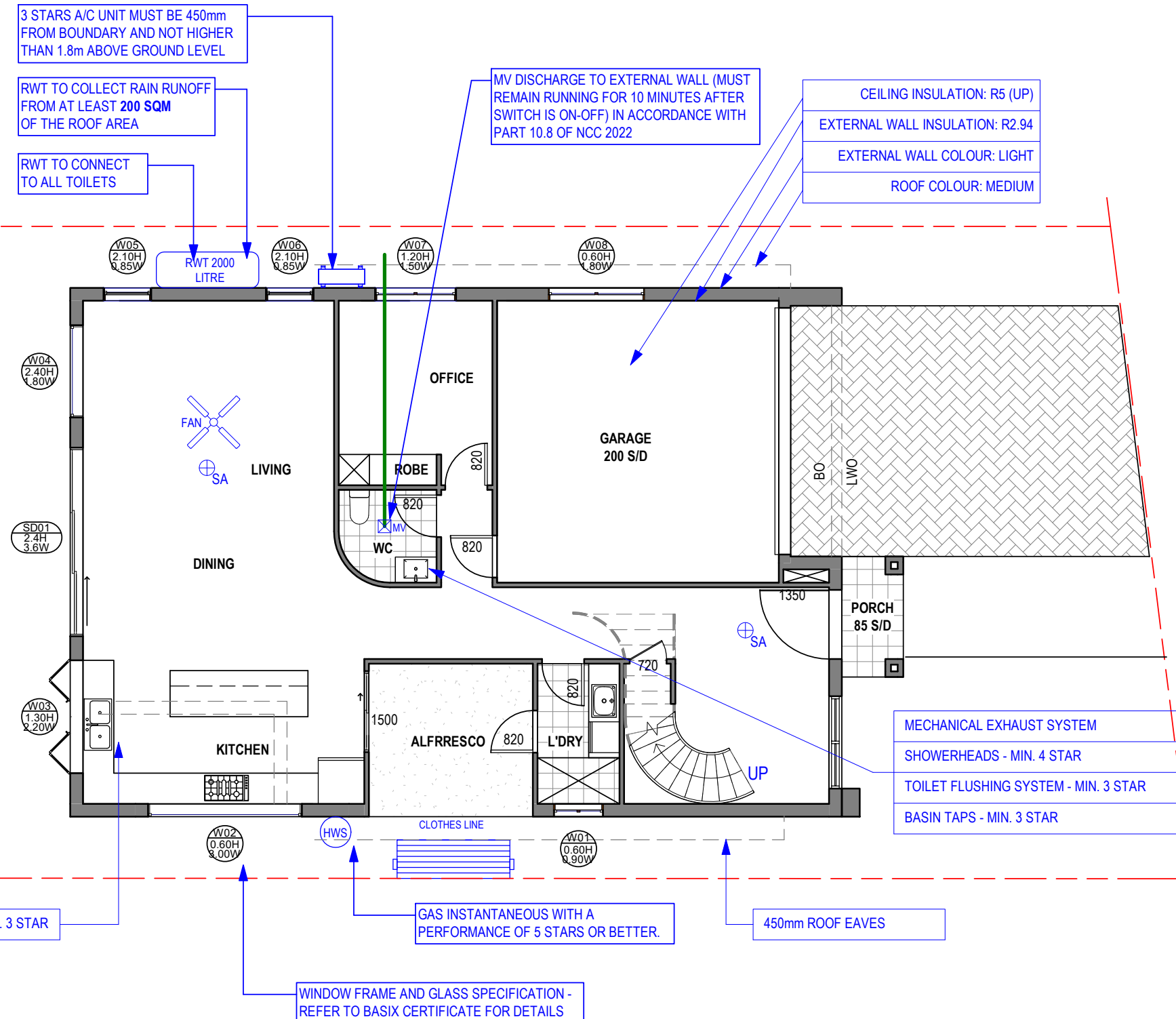
Material: Plasterboard	Insulation: R5 (up)
Ceiling Fan: in living room	

FLOORS

Covering: not specified	Materials: Concrete	Insulation: NIL
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ENERGY COMMITMENTS

Hotwater unit : Gas Instantaneous - 5 star
Cooling / Heating System: A/C System 3 star
Ventilation System: Mechanical Vent. System to Kitchen, Bathroom and Laundry
Outdoor Clothes Drying



① **BASIX COMMITMENTS PLAN - DWELLING 2**
1 : 100

A	DA SUBMISSION	13-05-25	JPS
B	AMENDED PLANS	10-06-25	JPS
C	S 8.3 REVIEW REQUEST	04-08-25	JPS
ISSUE	AMENDMENT	DATE	DRAWN

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For: Simon Nick Mafi

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LOT 1 IN DP 723449

**PROPOSED DUAL OCCUPANCY FOLLOWED BY
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE**

BASIX COMMITMENTS PLAN - DWELLING 2

DRAWN: JPS	DATE: 04-Aug-25	JOB No:	ISSUE: C
CHECKED:	SCALE: As Indicated	PAGE:	NH-0325-23

