

DEVELOPMENT APPLICATION DRAWINGS SET

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SITE AREA		1039 m ²		
CBCC DCP 2023 STANDARDS		ALLOWED	PROPOSED	
FLOOR SPACE AREA (0.5 : 1 Lot Area)		519.50 m ²	518.96 m ²	
SECONDARY DWELLING FLOOR AREA		60m ² each	59.92m ² each	
GARAGE FLOOR AREA (Excluded from FSR)		18 m ²	18 m ²	
			18 m ²	
FRONT SETBACK	UNIT 62	GF 5.5 m	6.5 m	
		FF 6.5 m	6.5 m	
	UNIT 62A	GF 5.5 m	6.5 m	
		FF 6.5 m	6.5 m	
REAR SETBACK	UNIT 62	GF 0.9 m	5.635 m	
		FF 0.9 m	N/A	
	UNIT 62A	GF 0.9 m	5.635 m	
		FF 0.9 m	N/A	
SIDE SETBACK (H<7m = 0.9m - H>7m = 1.5m)	UNIT 62	GF 0.9 m	0.9 m	
		FF 0.9 m	0.9 m	
	UNIT 62A	GF 0.9 m	0.9 m	
		FF 0.9 m	0.9 m	
TOTAL LANDSCAPED AREA (50% Lot area -100 m ²)		178.5 m ²	179.10 m ²	
FRONT LANDSCAPED AREA (45% of area in front of building line)		UNIT 62	23.52 m ²	26.41 m ²
		UNIT 62A	23.52 m ²	26.41 m ²
REAR LANDSCAPED AREA (50% of landscaped area)		UNIT 62	86.28 m ²	146.16 m ²
		UNIT 62A	86.28 m ²	146.16 m ²
PRIVATE OPEN SPACE (80m ² AT LEAST 5M WIDE)		UNIT 62	80 m ²	96.64 m ²
		UNIT 62A	80 m ²	96.64 m ²
CARPARKING SPACE		UNIT 62	2	2
		UNIT 62A	2	2
STOREYS		UNIT 62	2	2
		UNIT 62A	2	2

**Certificate No. 0012089090**

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 62 Dutton Street, Bankstown NSW,2200

hstar.com.au/QR/Generate?p=sKUQHKYNYX





40 Johnston Road,
Boss Hill 2157
M: +61 404420876
E: info@belleuvearchitects.com.au

ARCHITECT: Mike Darwich
NSWARB #: 9980
VICARB #: 19348
TASARB #: 1061

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A	ISSUED FOR DA APPROVAL	27/08/2025
NO.	DESCRIPTION	DATE

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

CLIENT: MR. RABIH EL HAWZ

Drawn by: MKD Issue Date: 27/08/2025

Lot/DP: 16 -DP 605116

Zoning: R2

Council: CBCC

TITLE: Cover Sheet

PROJECT: PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

ISSUED FOR DA

Scale: As indicated Project No: H28

Dwg NO: A00 Revision: A



1 **PERSPECTIVE 1**
1:1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 PERSPECTIVE 4
1:1

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PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

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CLIENT: MR. RABIH EL HAWZ

Drawn by: MKD Issue Date: 27/08/2025

Lot/DP: 16 -DP 605116

Zoning: R2
Council: 2011000000

Council: CBCC

TITLE: Perspectives

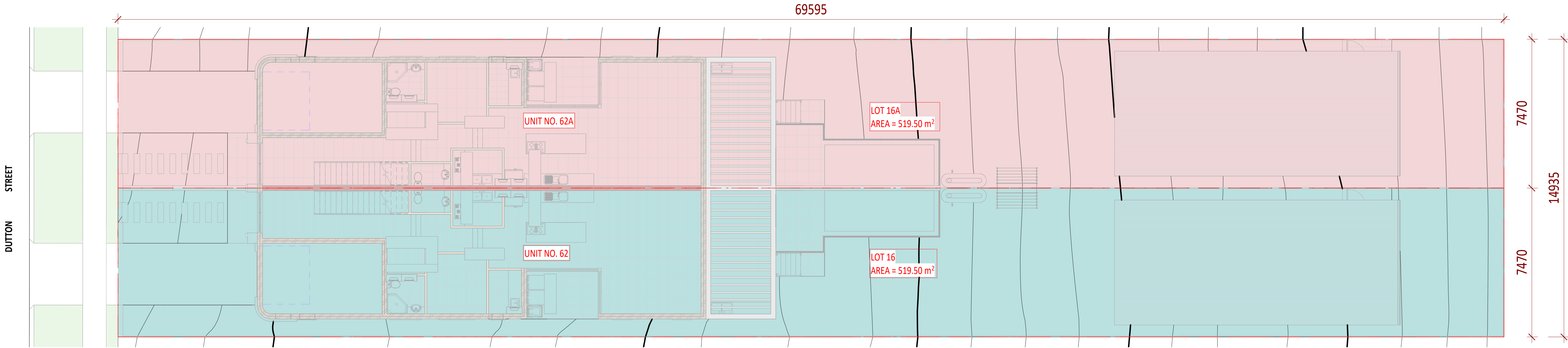
PROJECT: **PROP. TORRENS SUBDIVISION FOR 2
ATTACHED DWELLINGS WITH SECONDARY
DWELLINGS**

ISSUED FOR DA

Scale:	Project
1 : 1	H28

Dwg NO:	Revision
A01	A

A01	A
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1 SUBDIVISION PLAN
1 : 100

**Certificate No. 0012089090**

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 62 Dutton Street, Bankstown NSW, 2200

hstar.com.au/QR/Generate?p=sKUQHKNX



SUBDIVISION DATA

CURRENT LOT DESCRIPTION:
- STREET ADDRESS: 62 DUTTON STREET, BANKSTOWN, NSW 2200
- LOT: 16
- SEC: N/A
- DP: 605116
- AREA: **519.50 m²**
- TITLE: TORRENS
NOTE:
ALL DIMENSIONS & LAND AREAS DEPICTED IN THIS SUBDIVISION PLAN TO BE CHECKED & VERIFIED BY REGISTERED SURVEYOR WITH LODGEMENT OF LINEN PLAN TO LAND TITLES OFFICE.

PROPOSED LOT DESCRIPTION:

LOT: 16A
DP: AVAILABLE UPON REGISTRATION
AREA: **519.50 m²**
TITLE: TORRENS
&
LOT: 16
DP: AVAILABLE UPON REGISTRATION
AREA: **519.50 m²**
TITLE: TORRENS



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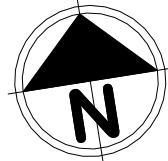
NO.	DESCRIPTION	DATE
A	ISSUED FOR DA APPROVAL.	27/08/2025

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

CLIENT: MR. RABIH EL HAWZ
Drawn by: MKD Issue Date: 27/08/2025

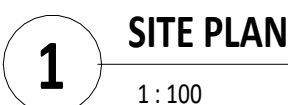
Lot/DP: 16 -DP 605116
Zoning: R2
Council: CBCC



TITLE: Subdivision Plan

PROJECT: **PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS**

ISSUED FOR DA
Scale: As indicated
Project No: H28
Dwg NO: A02
Revision: A

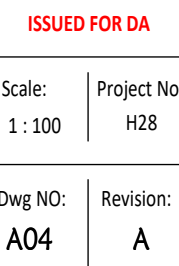


Certificate No. 0012089090

Scan QR code or follow website link for rating details.

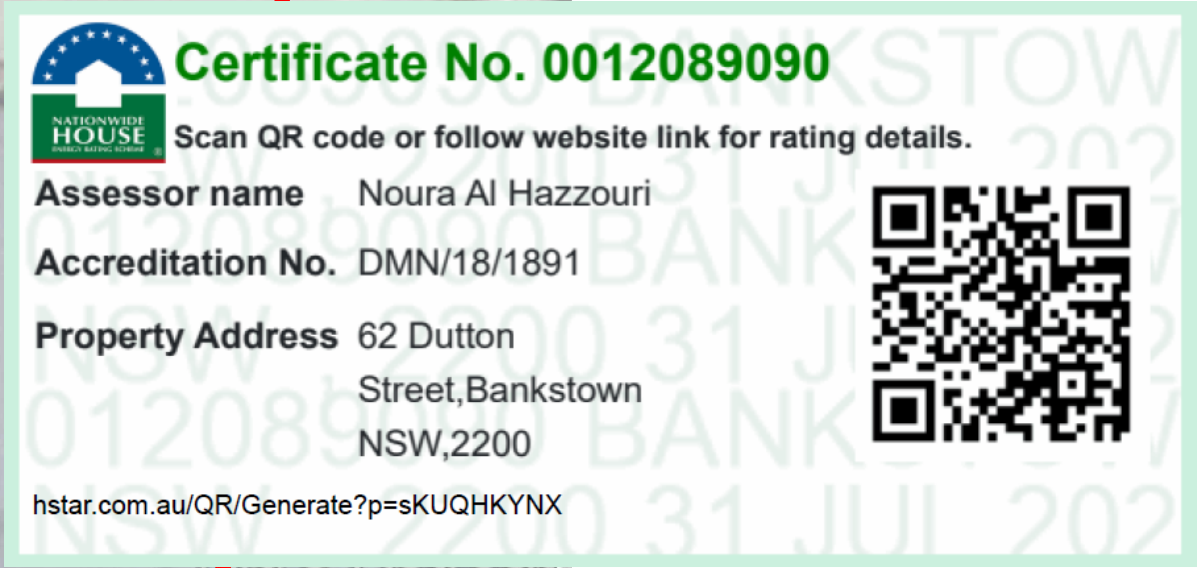
Assessor name	Noura Al Hazzouri
Accreditation No.	DMN/18/1891
Property Address	622 Dutton Street, Bankstown NSW, 2200

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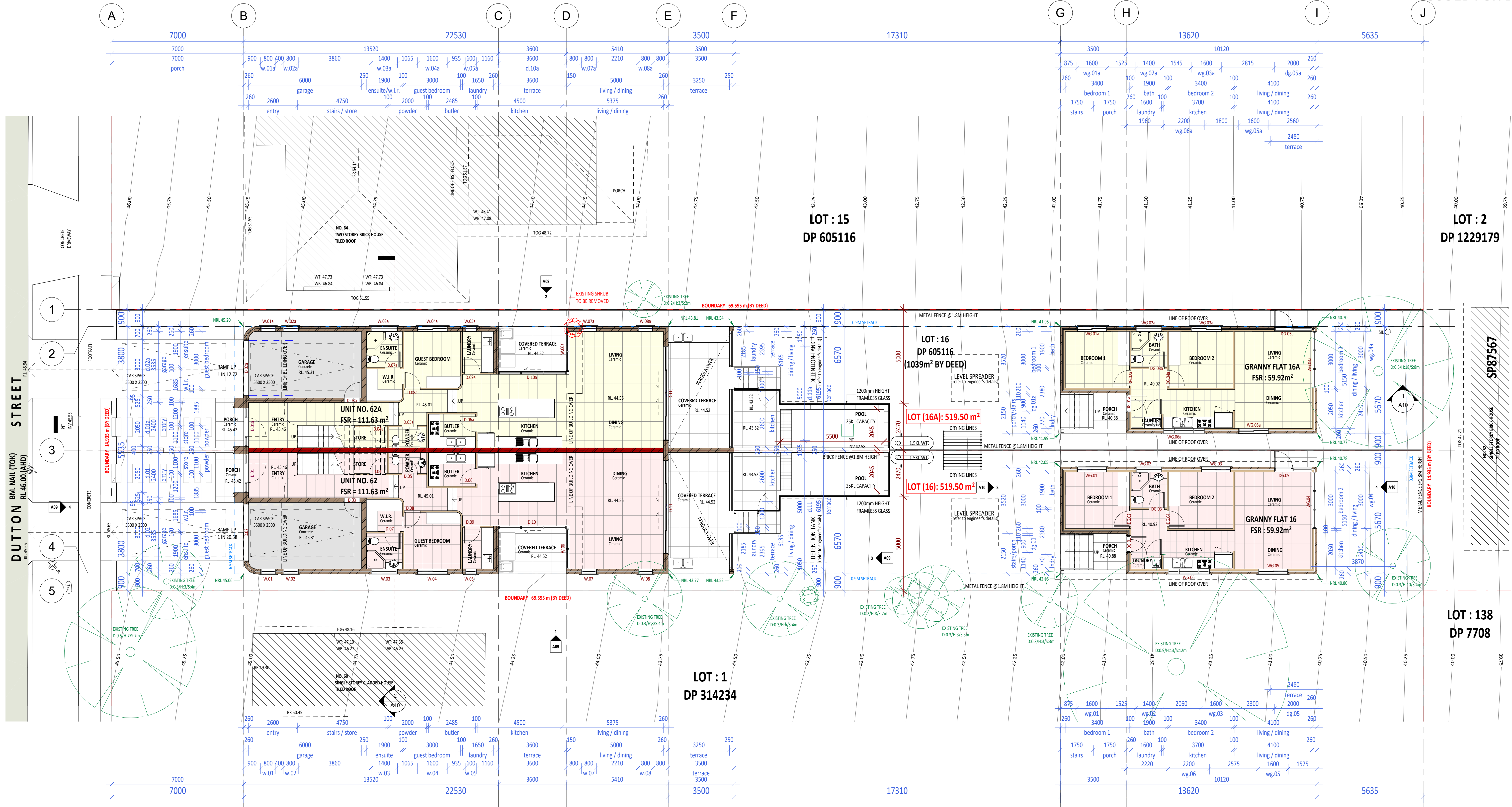




DEMOLITION PLAN LEGEND	
	STRUCTURES TO BE DEMOLISHED
	VEHICULAR HARDSTAND ACCESS
	WASTE AREAS
	TEMPORARY TOILET LOCATION
NOTE: STRUCTURES TO BE DEMOLISHED AS PER AS 2601-2001 DEMOLITION CODE.	



1 SITE ANALYSIS PLAN



BASIX AND NATHERS COMMITMENTS ARE:

UNIT 62A:

- R5.5 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- foil+R2.7 insulation to all brick veneer external walls
- air cell insulation (R1.24) to all cavity brick external walls
- all awning windows and bifold doors shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.49
- all remaining windows and sliding doors shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.58
- RWT: 1,500L to collect 50sqm of roof area and to be connected to toilets and landscape
- hot water system: 4star gas instantaneous or equivalent
- pool capacity: 25 Kl
- solar panels (photovoltaic system): 5 peak KWh
- Garage door: Metal with R1.0 insulation

UNIT 62:

- R5.5 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- R2.5 insulation to garage ceiling with balcony above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R2.5 insulation to the underside of the cantilevered first floor
- foil+R2.7 insulation to all brick veneer external walls
- air cell insulation (R1.24) to all cavity brick external walls
- R2.5 insulation under the ground floor slab except the garage
- all awning windows shall be: Aluminium standard double glazed, argon filled, low-e glass: U = 4.10 & SHGC= 0.47
- all remaining windows and sliding doors shall be: Aluminium standard double glazed, argon filled, low-e glass: U = 4.10 & SHGC= 0.52
- RWT: 1,500L to collect 50sqm of roof area and to be connected to toilets and landscape
- hot water system: 4star gas instantaneous or equivalent
- pool capacity: 25 Kl
- solar panels (photovoltaic system): 5 peak KWh
- ceiling fan to first floor family room
- Garage door: Metal with R1.0 insulation

SECONDARY DWELLINGS:

- R5.5 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- foil+R2.7 insulation to all brick veneer external walls
- all awning windows shall be: Aluminium standard single-glazed: clear glass: U = 6.70 & SHGC = 0.57
- all remaining windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70
- hot water system: 4star gas instantaneous or equivalent



Certificate No. 0012089090

Scan QR code or follow website link for rating details.

Assessor name

Noura Al Hazzouri

Accreditation No.

DMN/18/1891

Property Address

62 Dutton Street, Bankstown NSW, 2200

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1 GROUND FLOOR PLAN
1 : 100

NO.	DESCRIPTION	DATE
A	ISSUED FOR DA APPROVAL	27/08/2025

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

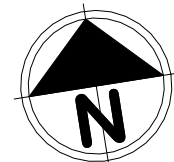
CLIENT: MR. RABIH EL HAWZ

Drawn by: AuthaIssue Date: 27/08/2025

Lot/DP: 16 - DP 605116

Zoning: Approver

Council: Checker



TITLE: Ground Floor Plan

PROJECT : ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

ISSUED FOR DA

Scale: 1 : 100
Project No: H28

Dwg NO: A07
Revision: A





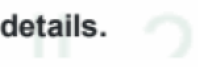
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Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 62 Dutton
Street, Bankstown
NSW, 2200

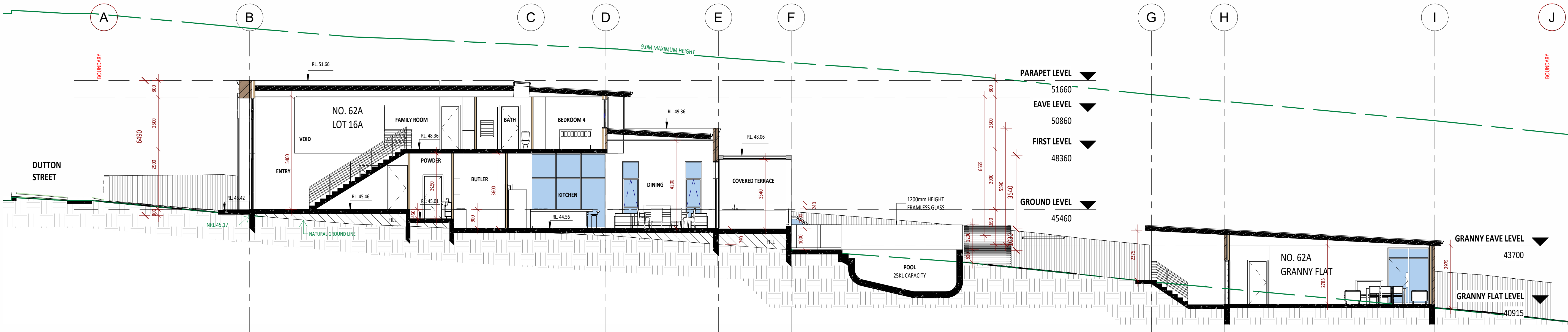


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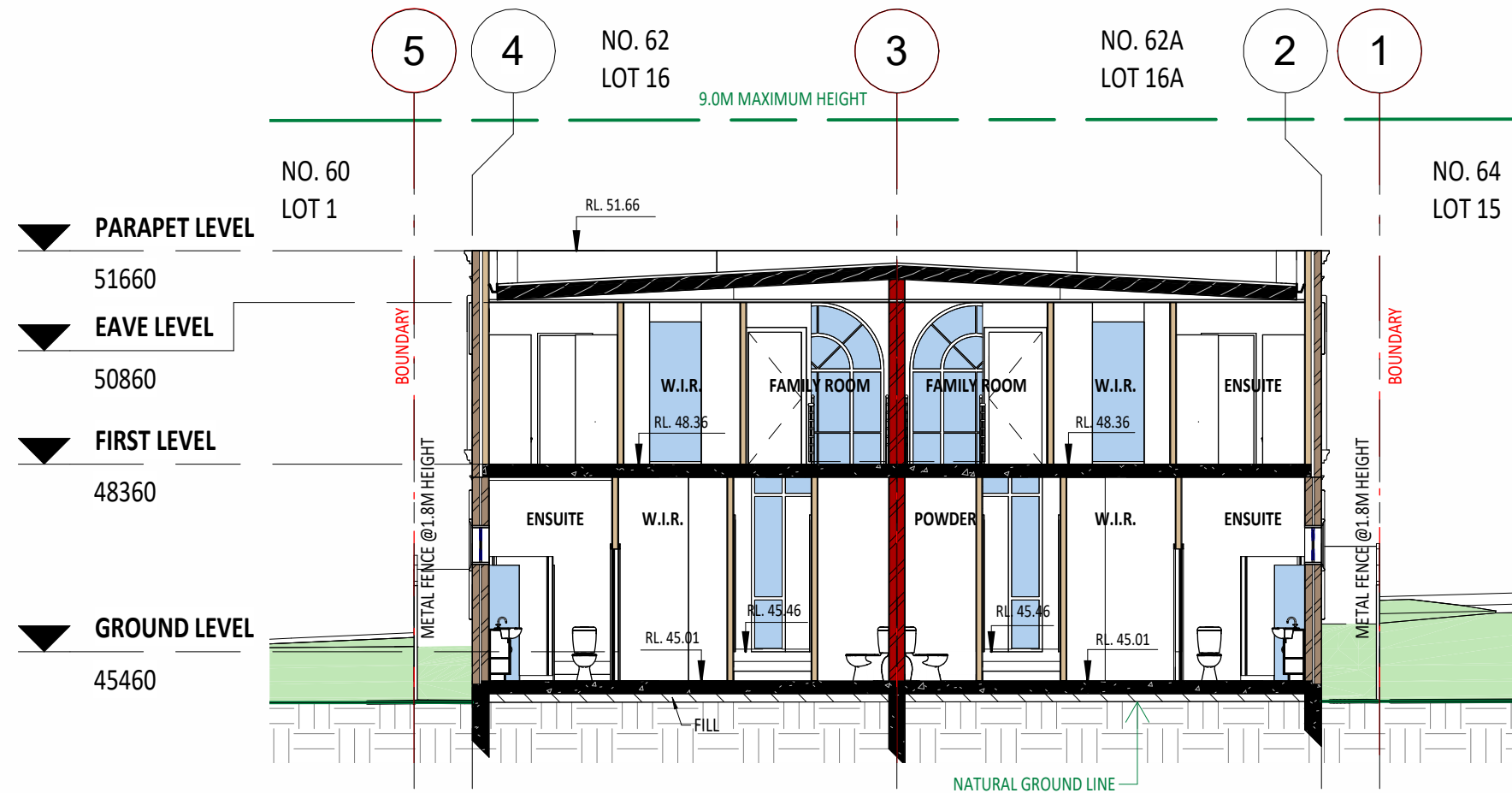
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FINISHES LEGEND		
	AL	"GUNMETAL" GRAY ALUMINUM FRAMED DOORS & WINDOWS.
	GL	DOORS & WINDOWS GLASS PANELS.
	MT01	METAL FENCE & GATES - COLORBOND "SURFMIN"
	MT02	METAL ROOF KILPI-LOK 406 "ZINCALUME"
	PT01	RENDERED BRICK WITH WHITE PAINT FINISH - DULUX "VIVID WHITE".
	TC01	WALLS AND GARAGE DOOR TIMBER BATTENS - KNOTWOOD "WHITE ASH".



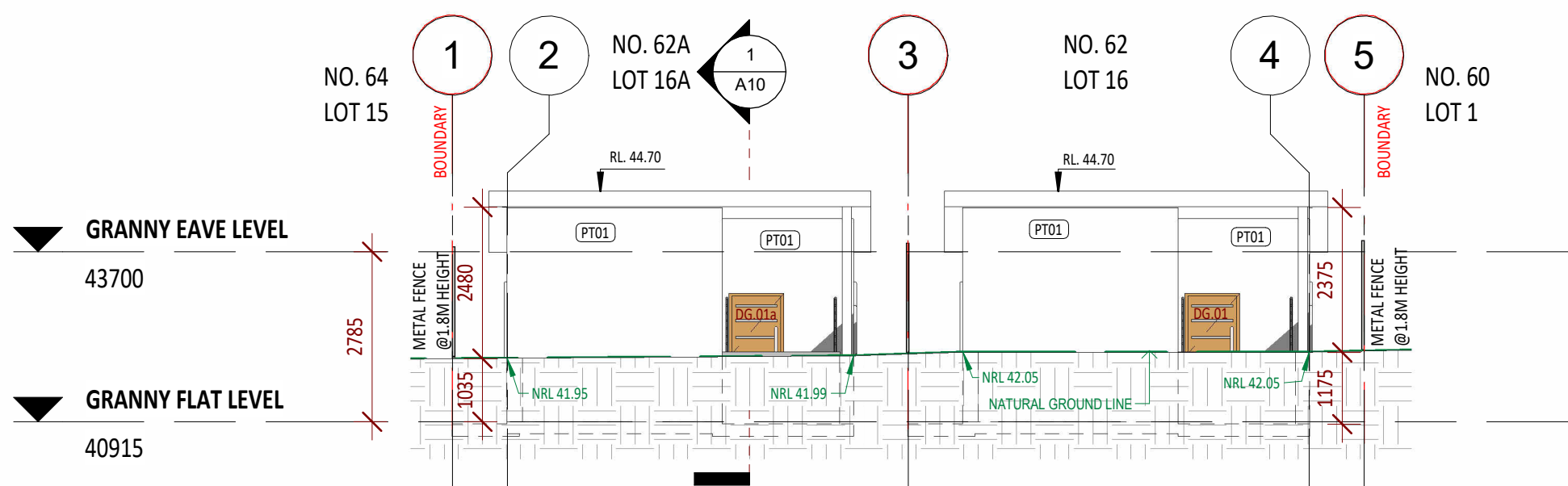
1 SECTION A - A
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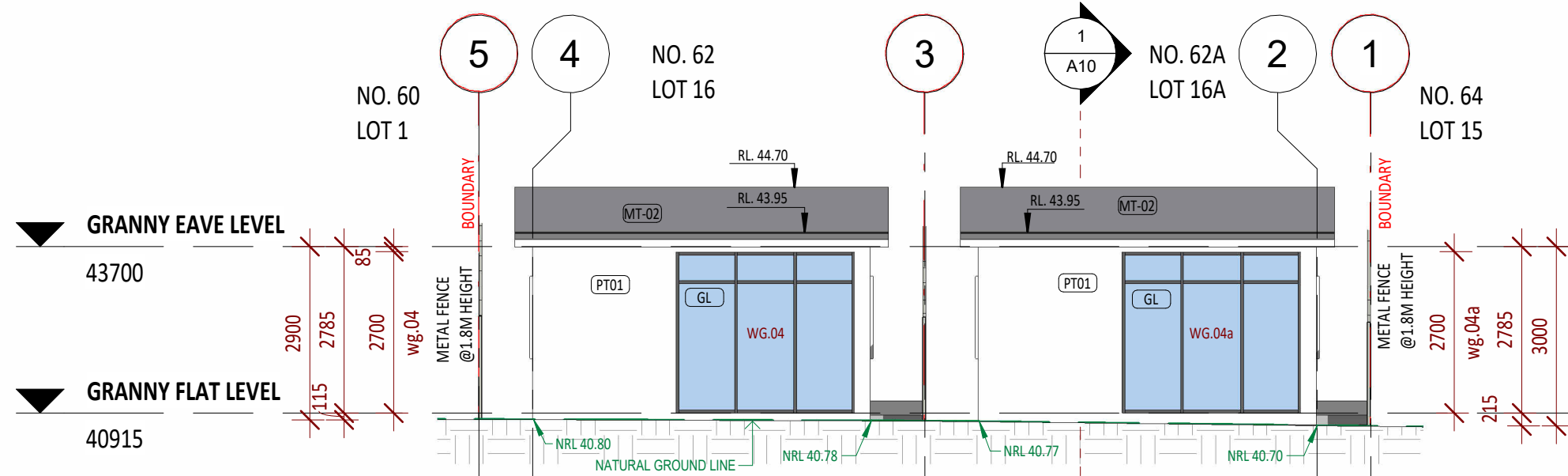
2 SECTION B - B
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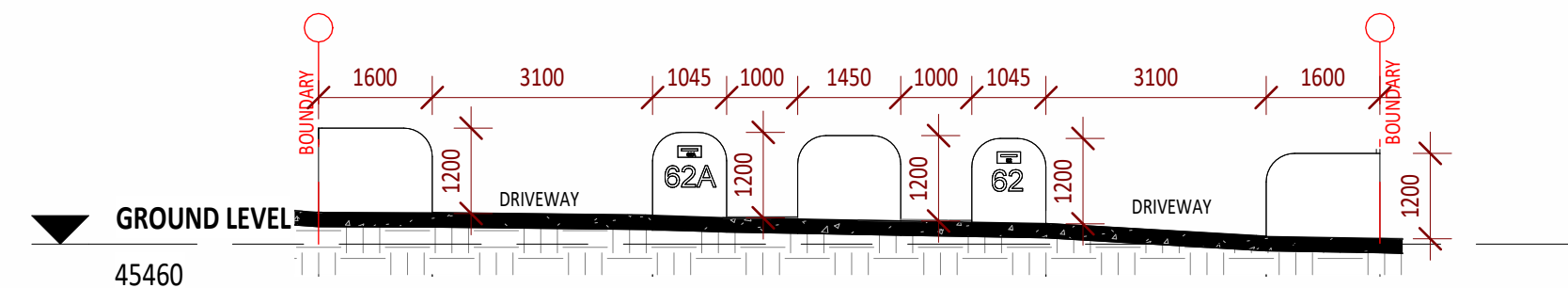
6 STREET SCAPE ELEVATION
1:200



3 GRANNY FLATS FRONT ELEVATIONS
1:100



4 GRANNY FLATS REAR ELEVATIONS
1:100



5 FRONT FENCE ELEV.
1:100

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Property Address 62 Dutton Street, Bankstown NSW, 2200

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FINISHES LEGEND	
AL	"GUNMETAL" GRAY ALUMINUM FRAMED DOORS & WINDOWS
GL	DOORS & WINDOWS GLASS PANELS
MT01	METAL FENCE & GATES - COLORBOND "SILVERMINT"
MT02	METAL ROOF KLIP-LOK 406 "ZINCALUME"
PT01	RENDERED BRICK WITH WHITE PAINT FINISH - "DULUX 'VIVID WHITE'"
TC01	WALLS AND GARAGE DOOR TIMBER BATTENS - KNOTWOOD "WHITE ASH"



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ARCHITECT: Mike Darwich
NSWAB #: 9980
VICARB #: 19348
TASARB #: 1061

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A	ISSUED FOR DA APPROVAL	27/08/2025

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

CLIENT: MR. RABIH EL HAWZ

Drawn by: MKD Issue Date: 27/08/2025

Lot/DP: 16 - DP 605116

Zoning: Approver

Council: checker

TITLE: Elevations 2 & Sections

PROJECT: PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

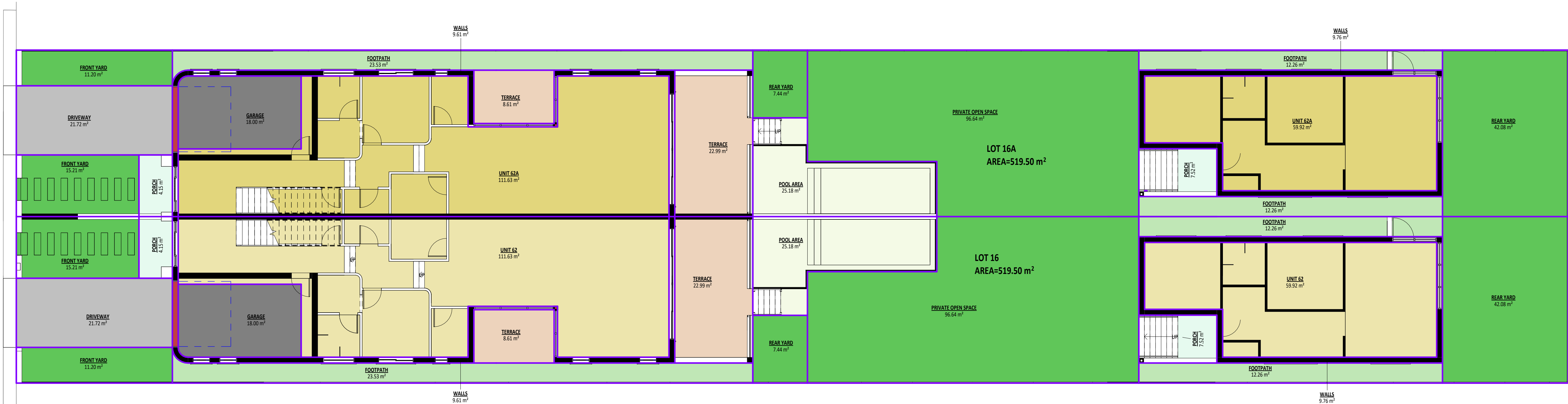
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Scale: As indicated

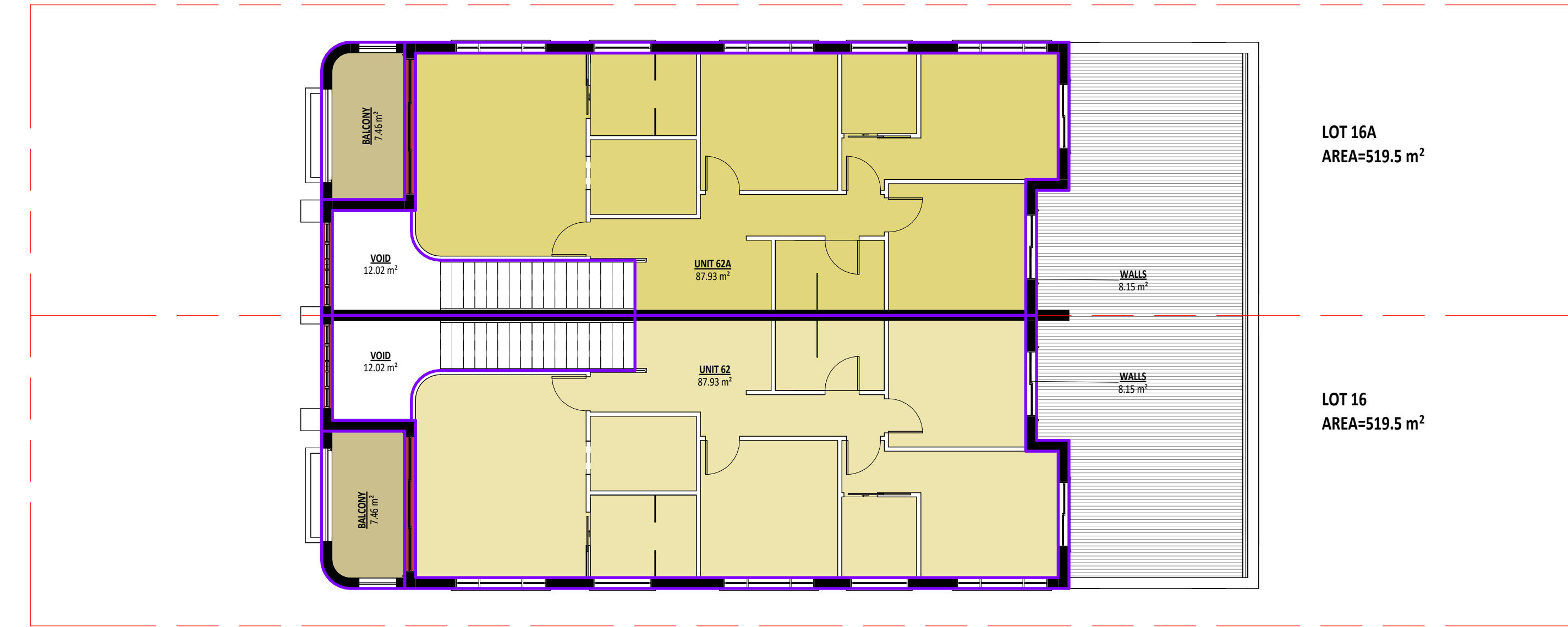
Project No: H28

Dwg NO: A10

Revision: A



1 GROUND LEVEL
1:100



2 FIRST LEVEL
1:100

**Certificate No. 0012089090**

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Property Address 62 Dutton Street, Bankstown NSW, 2200

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AREA LEGEND

- BALCONY
- DRIVEWAY
- FOOTPATH
- FRONT YARD
- GARAGE
- PATIO
- POOL AREA
- PORCH
- PRIVATE OPEN SPACE
- REAR YARD
- SIDE YARD
- TERRACE
- UNIT 62
- UNIT 62A
- VOID
- WALLS

Area Schedule First	
Name	Area
BALCONY	14.92 m²
UNIT 62	87.93 m²
UNIT 62A	87.93 m²
VOID	24.05 m²
WALLS	16.31 m²
	231.14 m²

Area Schedule Ground	
Name	Area
DRIVEWAY	43.44 m²
FOOTPATH	96.08 m²
FRONT YARD	52.82 m²
GARAGE	36.01 m²
POOL AREA	50.36 m²
PORCH	23.33 m²
PRIVATE OPEN SPACE	193.28 m²
REAR YARD	99.04 m²
TERRACE	83.20 m²
UNIT 62	171.55 m²
UNIT 62A	171.55 m²
WALLS	38.75 m²
	1039.40 m²

TOTAL LAND AREA= 1039 m²
ALLOWABLE FSR (0.5 : 1) LOT AREA = 519.50 m²

LOT 16A = 519.50 m²
UNIT 62A = 199.56 m² + GRANNY FLAT = 59.92 m²
TOTAL BUILT ON 16A = 259.48 m² = (0.499 : 1) FSR

LOT 16 = 519.50 m²
UNIT 62 = 199.56 m² + GRANNY FLAT = 59.92 m²
TOTAL BUILT ON 16 = 259.48 m² = (0.499 : 1) FSR

PROPOSED FSR (0.499 : 1) LOT AREA = 518.96 m²



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SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

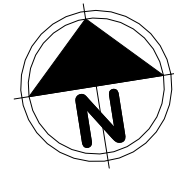
CLIENT: MR. RABIH EL HAWZ

Drawn by: AuthoIssue Date: 27/08/2025

Lot/DP: 16 -DP 605116

Zoning: Approver

Council: checker



TITLE:

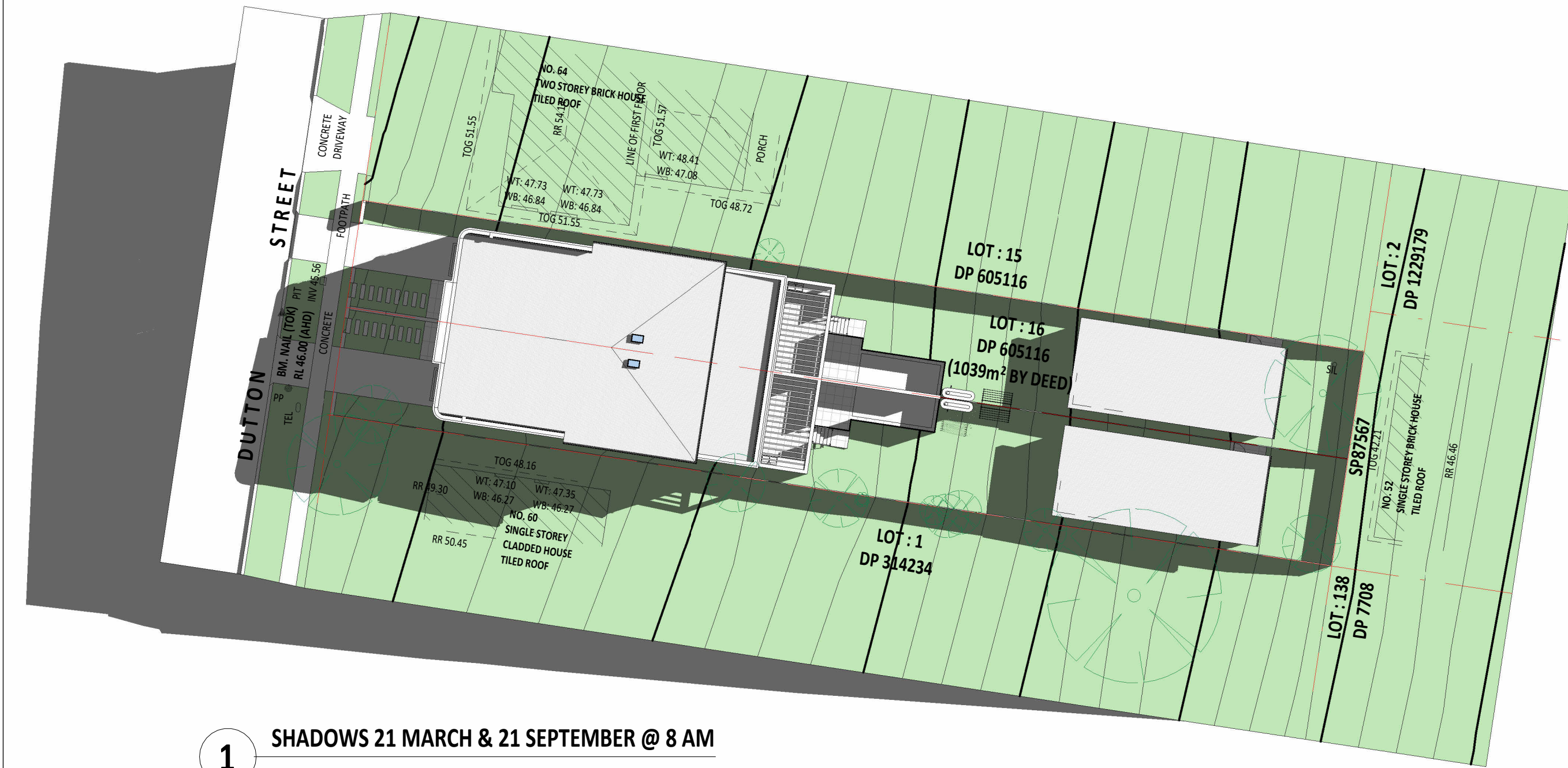
Area Analysis

PROJECT: PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

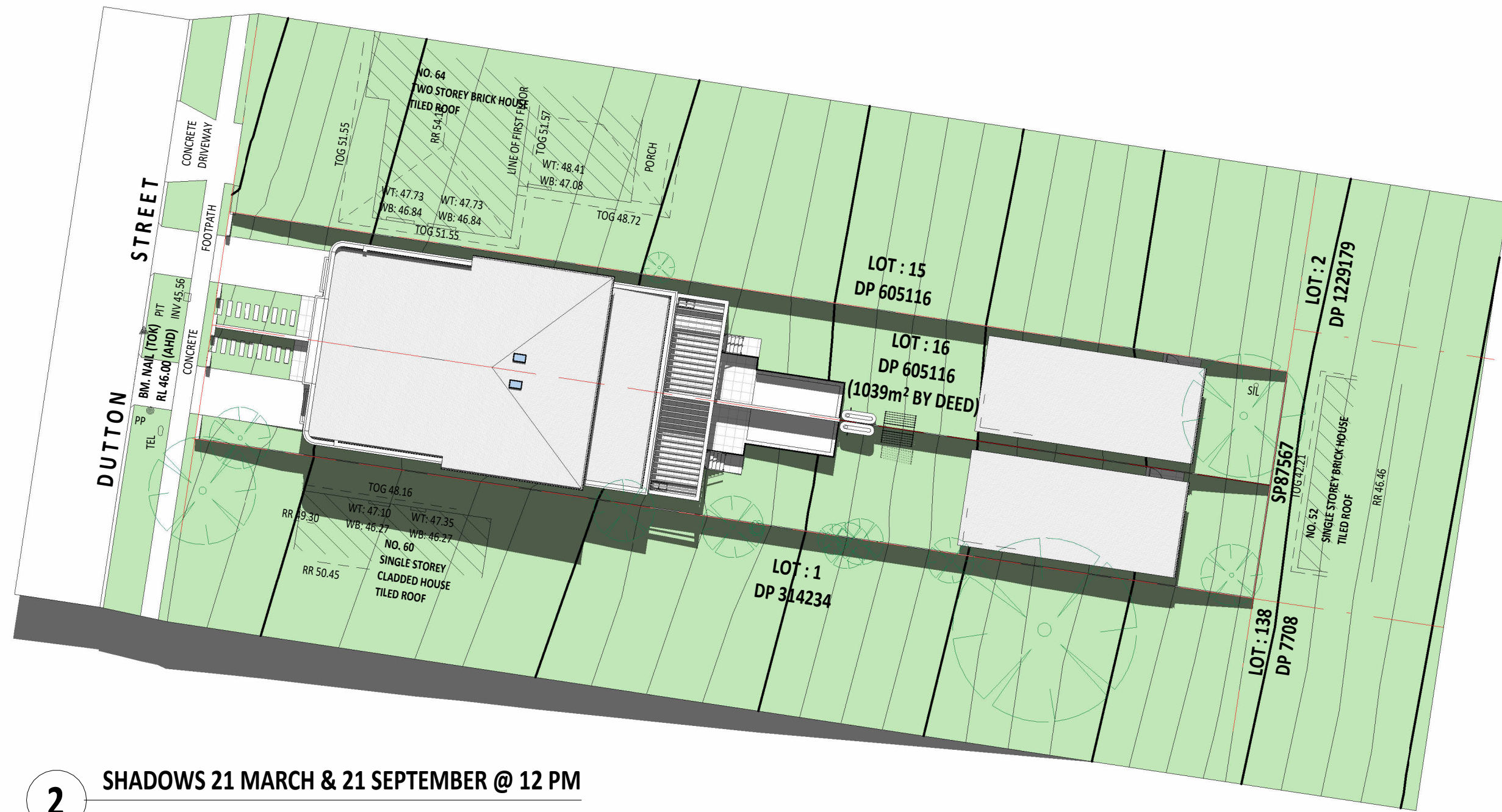
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Scale: 1:100
Project No: H28

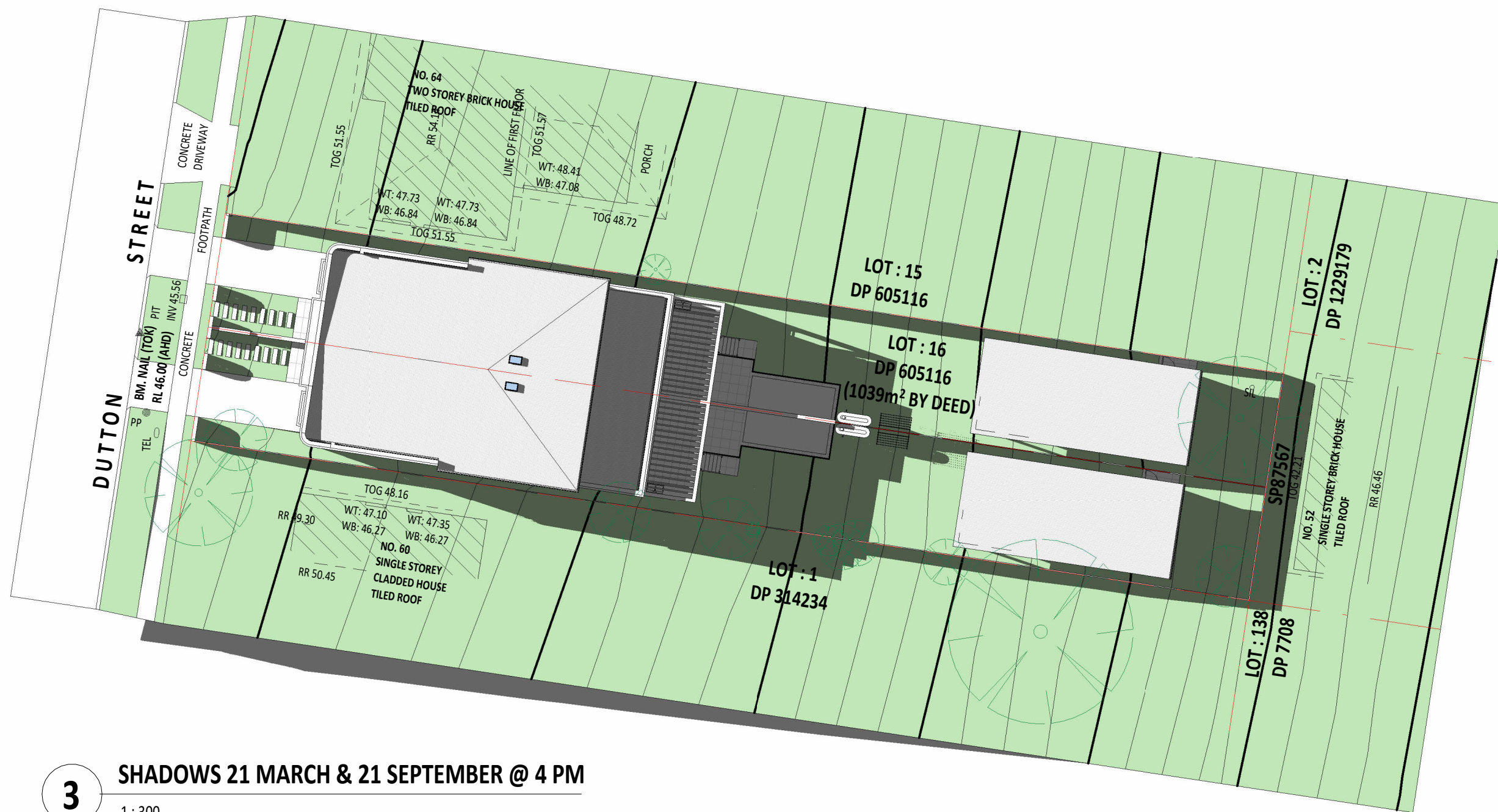
Dwg NO: A11
Revision: A



1 SHADOWS 21 MARCH & 21 SEPTEMBER @ 8 AM
1:300



2 SHADOWS 21 MARCH & 21 SEPTEMBER @ 12 PM
1:300



3 SHADOWS 21 MARCH & 21 SEPTEMBER @ 4 PM
1:300

Certificate No. 0012089090

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 62 Dutton Street, Bankstown NSW, 2200

hstar.com.au/QR/Generate?p=sKUQHKYNYX

A	ISSUED FOR DA APPROVAL	27/08/2025
NO.	DESCRIPTION	DATE

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

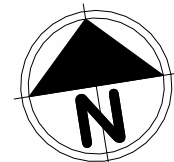
CLIENT: MR. RABIH EL HAWZ

Drawn by: MKD Issue Date: 27/08/2025

Lot/DP: 16 -DP 605116

Zoning: Approver

Council: Checker



TITLE: Shadow Diagrams in 21 March and 21 September

PROJECT: PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

ISSUED FOR DA

Scale: 1:300 Project No: H28

Dwg NO: A12 Revision: A





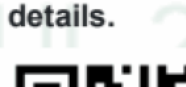
Certificate No. 0012089090

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 62 Dutton
Street, Bankstown
NSW, 2200



hstar.com.au/QR/Generate?p=SKUQHKYNX



The contractor and/or subcontractor shall be responsible for all levels and dimensions prior to commencing on site or off-site construction and for all fabrications. These drawings must not be scaled. These drawings are dimensional in mm.

Contractors are required to ensure that all components are dimensioned in accordance with the scale of the project. These drawings are copyright and must not be retained, copied, reproduced or amended without a written consent from BELLEVUE ARCHITECTS PTY LTD. All works resulting of these drawings are to be in accordance with - The Building Code of Australia 2.0 - All codes and regulations of LOCAL AUTHORITY REQUIREMENTS 3. All related Trade Australian Standards. These drawings are specific and can only be used for the purpose intended. They are not to be used as a guide for other projects.

1. All work to be in accordance with the Building Code of Australia, Australian Standards, statutory regulations and local authority requirements. 2. Consistency between similar materials to be installed. BELLEVUE ARCHITECTS PTY LTD to be notified of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture. 3. BELLEVUE ARCHITECTS PTY LTD to approve all detailed drawings/setout prior to construction. 4. Contractors to consider availability and feasibility of all components / units and materials. 5. All work to be in accordance with the scale of the drawing. Scale may vary from drawing to drawing as requested with Specification or any other plans such as structural, hydraulic and electrical (if applicable) for further information.

A	ISSUED FOR DA APPROVAL.	27/08/2025
NO.	DESCRIPTION	DATE

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

Zoning: Approver
Council: Checker

PROJECT: **PROP. TORRENS SUBDIVISION FOR 2
ATTACHED DWELLINGS WITH SECONDARY
DWELLINGS**

Revision: A