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SITE AREA		1039 m ²	
CBCCC 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
		FF	6.5 m
	UNIT 62A	GF	5.5 m
		FF	6.5 m
REAR SETBACK	UNIT 62	GF	0.9 m
		FF	0.9 m
	UNIT 62A	GF	0.9 m
		FF	0.9 m
SIDE SETBACK (H<7m = 0.9m - H>7m = 1.5m)	UNIT 62	GF	0.9 m
		FF	0.9 m
	UNIT 62A	GF	0.9 m
		FF	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
		UNIT 62A	23.52 m ²
REAR LANDSCAPED AREA (50% of landscaped area)		UNIT 62	86.28 m ²
		UNIT 62A	86.28 m ²
PRIVATE OPEN SPACE (80m ² AT LEAST 5M WIDE)		UNIT 62	80 m ²
		UNIT 62A	80 m ²
CARPARKING SPACE		UNIT 62	2
		UNIT 62A	2
STOREYS		UNIT 62	2
		UNIT 62A	2



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The contractor and / or subcontractors shall be responsible for all scaled dimensions prior to commencing on site or off site construction and / or fabrications. These drawings must be true. Drawings are dimensional in mm).

These drawings must be used in conjunction with all other drawings and / or instructions may be issued during the course of the project. The drawings are subject to change without notice. The drawings are the property of BELLEVUE ARCHITECTS PTY LTD. All works resulting from these drawings are to be in accordance with : - The Building Code of Australia ; 2 - 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 address as listed in these drawings. Drawings relating to site specific and can only be used for the address listed in these drawings. Any other use of these drawings without the written consent of BELLEVUE ARCHITECTS PTY LTD is prohibited.

Requirements :

1. Consistency between similar materials to be maintained. 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/setting out prior to construction. 5. Contractors to confirm stability and feasibility of all components / joints. 6. Contractors to confirm that all materials and components are suitable for the intended application in conjunction 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

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

Council on

Council: CBCC

TITLE: **Cover Sheet**

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

ISSUED FOR DA

Scale:	Project No
As indicated	H28

Dwg NO:	Revision:
A00	A



1 **PERSPECTIVE 1**
1:1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 PERSPECTIVE 4
1:1

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

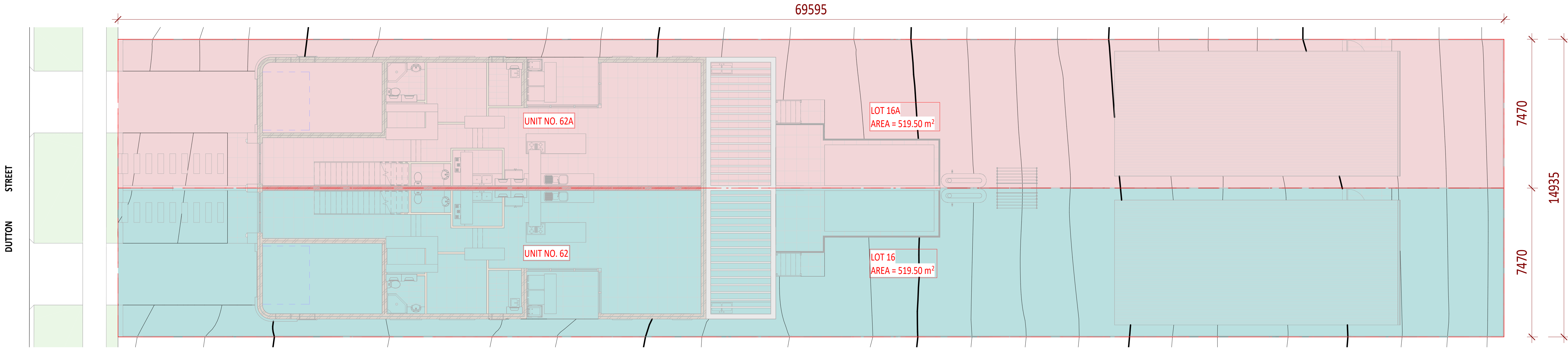
TITLE: **Perspectives**

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

ISSUED FOR DA

Scale:	Project No:
1 : 1	H28

Dwg NO:	Revision:
A01	A



1 SUBDIVISION PLAN
1:100

SUBDIVISION DATA

CURRENT LOT DESCRIPTION:
- STREET ADDRESS: 62 DUTTON STREET, BANKSTOWN, NSW 2200
- LOT: 16
- SEC: N/A
- DP: 605116
- AREA: **1039 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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TASARB #: 1061

The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in (mm).
These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project. These drawings are copyright and must not be retained, copied, developed or amended without a written consent from BELLEVUE ARCHITECTS PTY LTD. All works resulting of these drawings are to be in accordance with 1. The Building Code of Australia, 2. All codes and regulations of LOCAL AUTHORITY REQUIREMENTS, 3. All related Trades Australian Standards. These drawings are the specific and can only be used for the address as listed in these drawings. These drawings are site specific and can only be used for the address listed in these drawings. 1. All works 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 maintained. 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/setting out prior to construction. 5. Contractor to confirm stability and feasibility of all components / units manufacture. 6. All drawing measurements to be verified on site - do not scale from documents. 7. Refer to this document in conjunction with Specification or any other plans such as structural, hydraulic and electrical (if applicable) for further information.

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

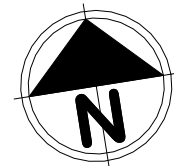
CLIENT: MR. RABIH EL HAWZ

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

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(i) Water				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.						
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).				✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.					✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.					✓	✓
(e) The applicant must install:					✓	
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and					✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.					✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.				✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).					✓	
(g) The pool or spa must be located as specified in the table.				✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.				✓	✓	✓

Fixtures						Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
62, 62A	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	25	yes	outdoors	no	-	-	-
All other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Spa top-up
62, 62A	Individual water tank (No. 1)	Tank size (min) 1500.00 litres	To collect run-off from at least 50.00 square metres of roof area;	yes	yes	no	no
All other dwellings	No alternative water supply	-	-	-	-	-	-

(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.						
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.				✓		✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.					✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.					✓	✓

(iii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.					✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.				✓		✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:						
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and					✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.					✓	
(h) The applicant must install in the dwelling:						
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;					✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and					✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.					✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".					✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.				✓		✓

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 4 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets
62, 62A	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	3
All other dwellings	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	1-phase airconditioning - ducted / 3 star (average zone)	1

Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line
62, 62A	solar only	not specified	yes	-	-	gas cooktop & electric oven	-	-	no
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	yes

Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation
62, 62A	between >0° to <=10° degree to the horizontal	5
All other dwellings	-	-

(iii) Thermal Performance and Materials				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.						
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.						

(iii) Thermal Performance and Materials				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.						
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.				✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.					✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.					✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:				✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or						
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.						
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.				✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.				✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.				✓	✓	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
62	15.6	14.3	29.900
62A	11.6	17.3	28.900
62ASD	13	14.9	27.900
All other dwellings	14.8	14.2	29.000

Construction of floors and walls					
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
62, 62A	-	-	97	-	no
All other dwellings	-	-	54	-	no

Floor types									
Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)
62, 62A	-	-	-	conventional slab	concrete - suspended	97	expanding foam	-	-
All other dwellings	-	-	-	conventional slab	concrete - suspended	54	-	-	-

Floor types									
First floor above habitable rooms or mezzanine				Suspended floor above garage			Garage floor		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
62, 62A	-	-	-	-	-	-	concrete slab on ground	22.4	-
All other dwellings	-	-	-	-	-	-	concrete slab on ground	0.1	-

External walls								
External wall type 1					External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
62, 62A	cavity brick	98	foil-foam composite board	none	brick veneer, frame - timber - H2 treated softwood	87	fibreglass batts or roll	none

External walls							
External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Low emissions option
All other dwellings	brick veneer, frame - timber - H2 treated softwood	54.2	fibreglass batts or roll	-	-	-	-

External walls							
External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Low emissions option
All dwellings	-	-	-	-	-	-	-

Internal walls								
Internal walls shared with garage				Internal wall type 1			Internal wall type 2	
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)
62, 62A	single skin masonry	23	-	single skin masonry	82	-	plasterboard, frame: timber - H2 treated softwood	87
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	42	-	-	-

Ceiling and roof								
Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Construction type	Area (m²)	Insulation
All dwellings	-	-	Ceiling, Roof.	-	-	Ceiling, Roof.	framed - metal roof, frame: timber	Ceiling: fibreglass batts or roll, Roof: foil sarking

Ceiling and roof								
Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Construction type	Area (m²)	Insulation
						- H2 treated softwood		

Glazing type						Frame types			
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)	
62	-	74.6	-	74.6	-	-	-	-	
62A	74.6	-	-	74.6	-	-	-	-	
All other dwellings	21.5	-	-	21.5	-	-	-	-	

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.						
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.				✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.				✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.					✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.					✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.					✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.					✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.					✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.				✓	✓	✓

Central energy systems	Type	Specification
Other	-	-

Notes	
1.	In these commitments, "applicant" means the person carrying out the development.
2.	The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3.	This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4.	If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5.	If a star or other rating is specified in a commitment, this is a minimum rating.
6.	All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.



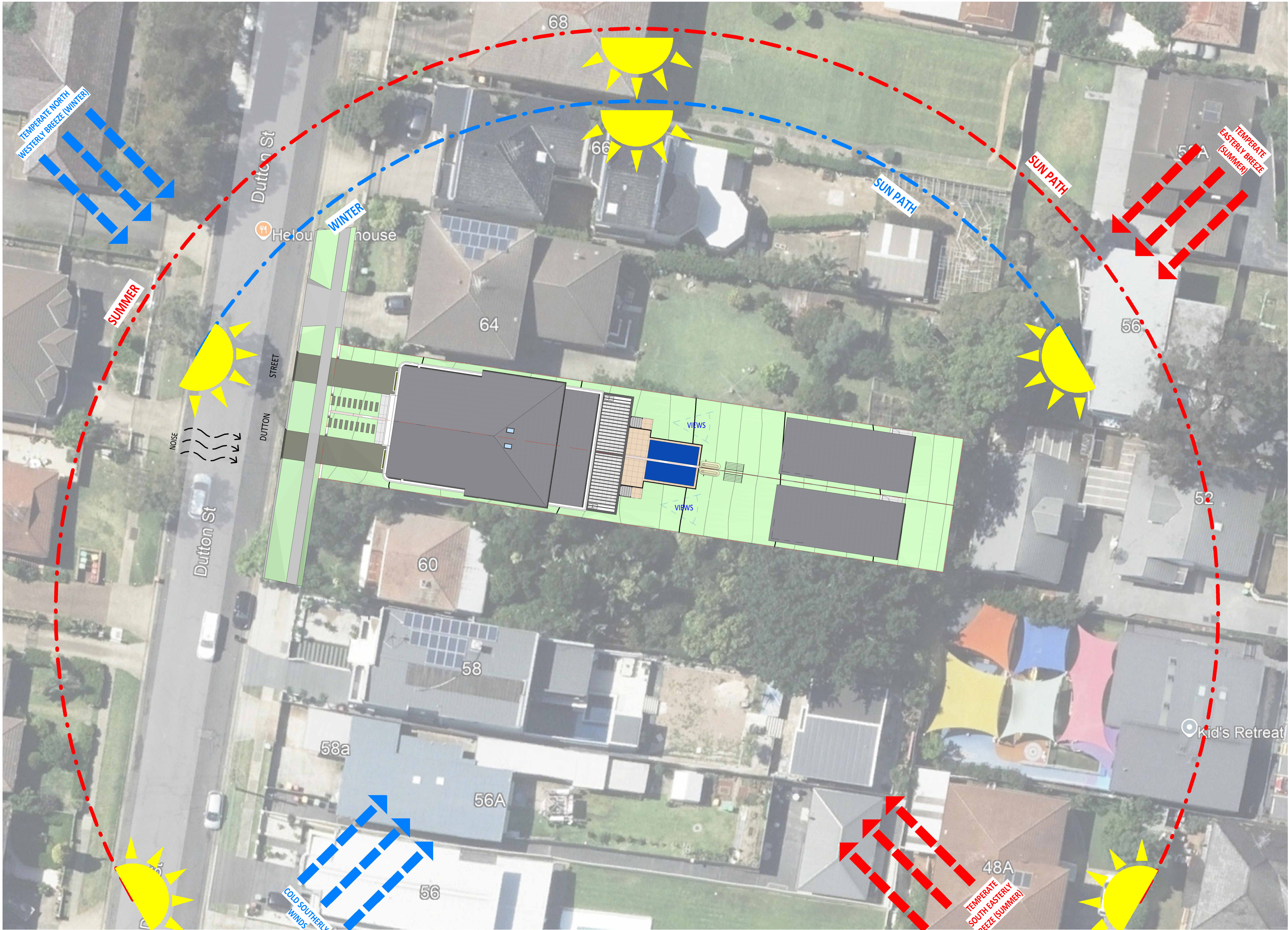
Bellvue
ARCHITECTS PTY LTD

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PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS



A05	A
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1 SITE ANALYSIS PLAN
1:200

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

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

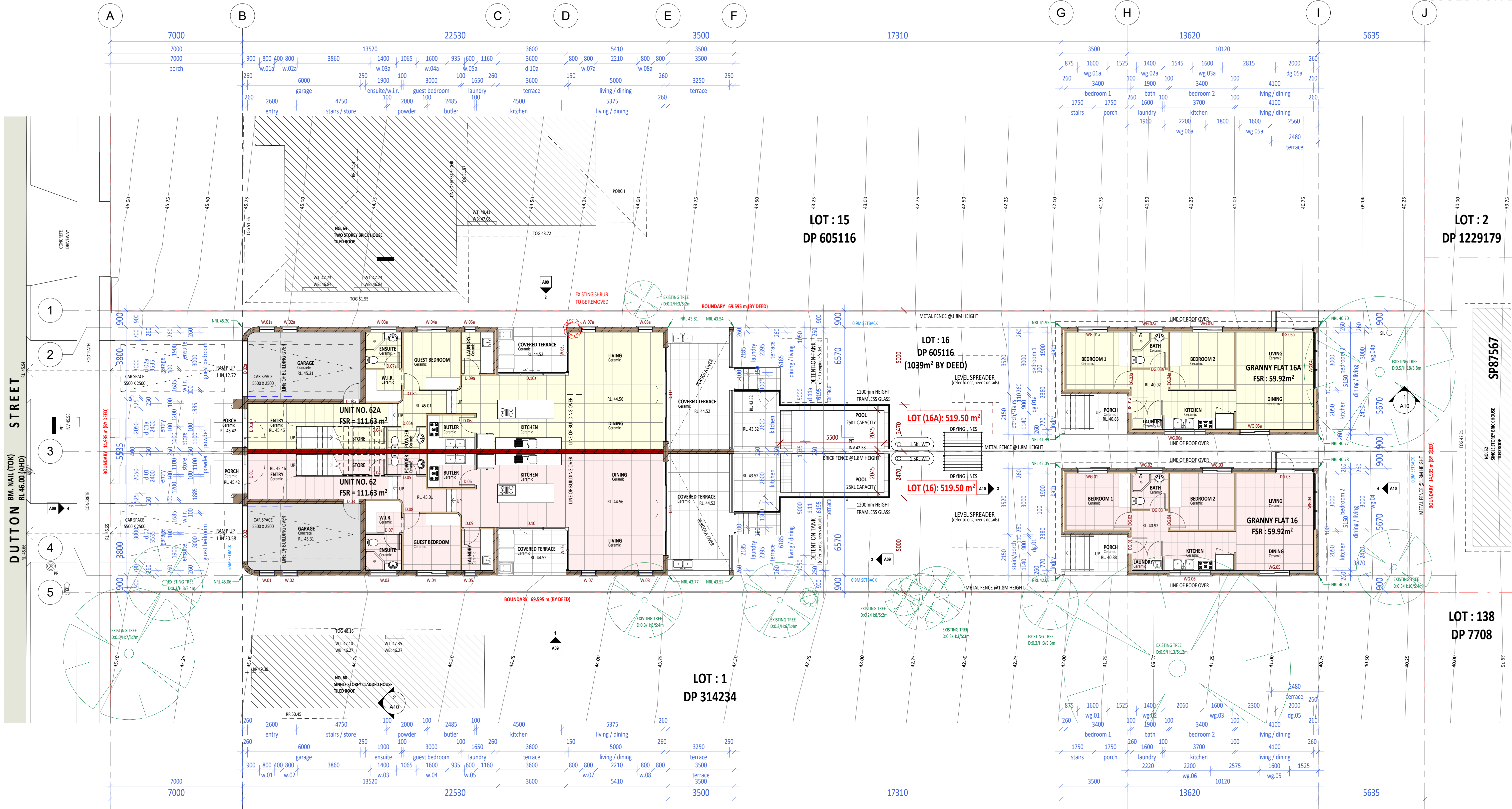
SITE: 62 Dutton Street, BANKSTOWN, NSW 2200
CLIENT: MR. RABIH EL HAWZ
Drawn by: AuthoIssue Date: 27/08/2025

Lot/DP: 16 -DP 605116
Zoning: Approver
Council: checker



TITLE: Site Analysis Plan
PROJECT: PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

Scale: 1: 200	Project No: H28
Dwg NO: A06	Revision: A



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 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

1 GROUND FLOOR PLAN
1: 100



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

The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in (mm).
These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project. These drawings are copyright and must not be retained, copied, developed or amended without a written consent from BELLERIVE ARCHITECTS PTY LTD. All works resulting of these drawings are to be in accordance with: 1. The Building Code of Australia, 2. All codes and regulations of LOCAL AUTHORITY REQUIREMENTS, 3. All related Trades Australian Standards. These drawings are the specific and can only be used for the address as listed in these drawings. These drawings are the specific and can only be used for the address listed in these drawings. 1. All works 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 maintained. BELLERIVE ARCHITECTS PTY LTD to be notified if any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture. 3. BELLERIVE ARCHITECTS PTY LTD to approve all detailed drawings/setting out prior to construction. 4. Contractor to confirm stability and feasibility of all components / units manufacture. 5. All drawing measurements to be verified on site - do not scale from documents. 7 Refer to this document in conjunction with Specification or any other plans such as structural, hydraulic and electrical (if applicable) for further information.

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

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

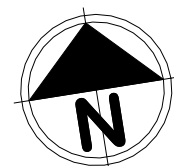
SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

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

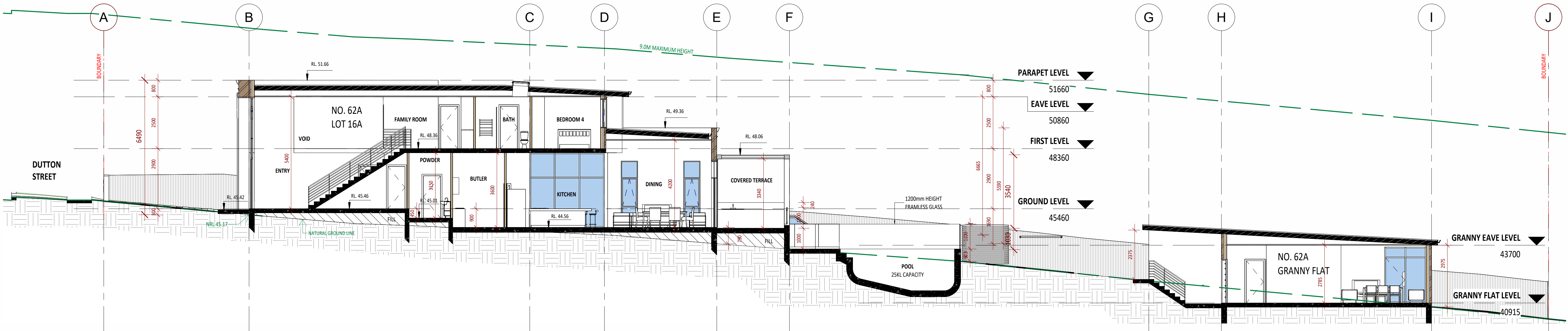
ISSUED FOR DA
Scale: 1: 100
Project No: H28
Dwg NO: A07
Revision: A



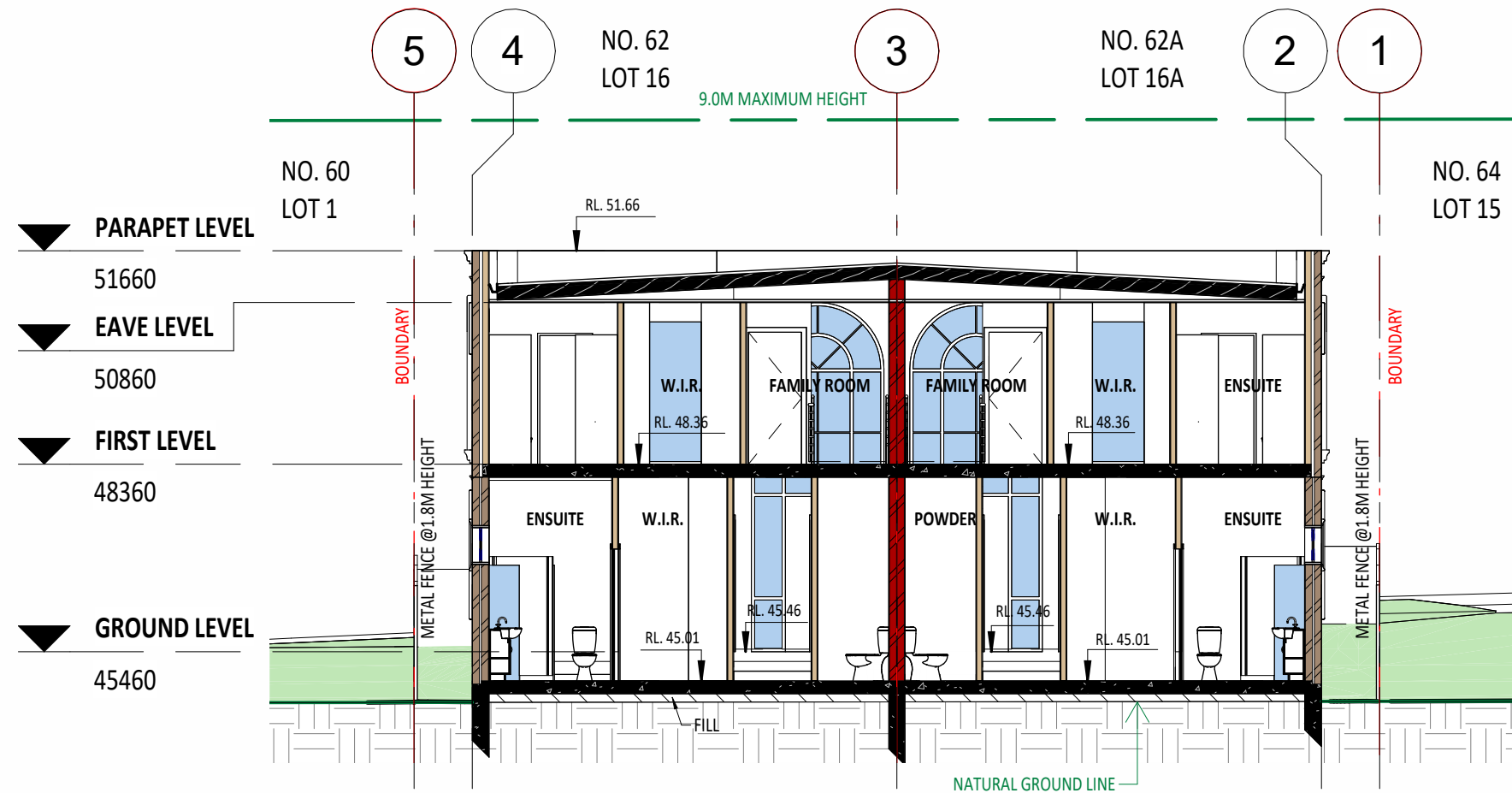
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- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- Foil+R2.7 insulation to all brick veneer external walls
- all awning windows shall be: Aluminium standard 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



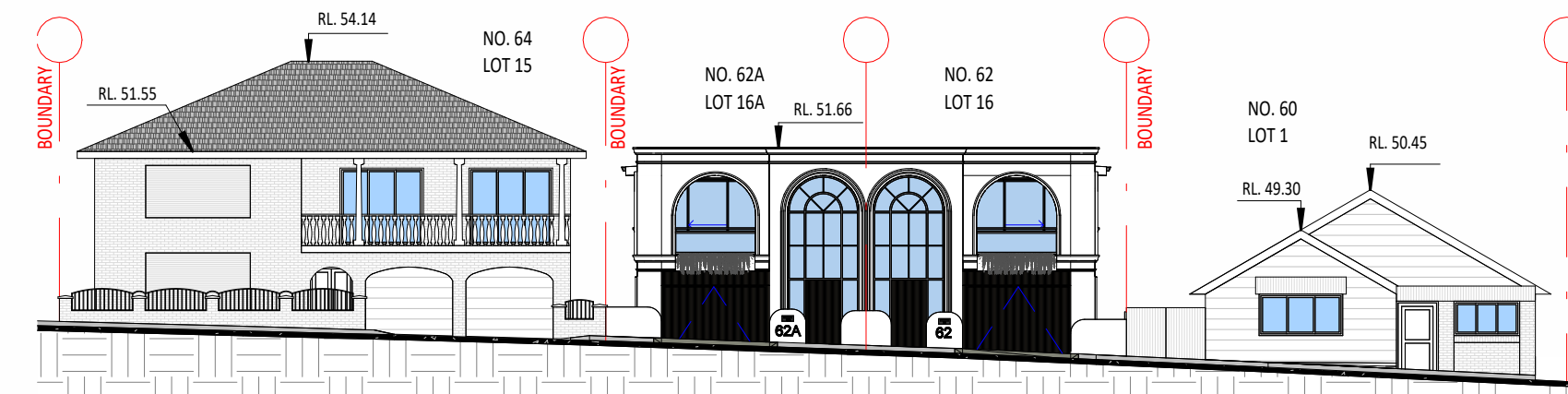
FINISHES LEGEND		
	AL	"GUNMETAL" GRAY ALUMINUM FRAMED DOORS & WINDOWS.
	GL	DOORS & WINDOWS GLASS PANELS.
	MT01	METAL FENCE & GATES - COLORBOND "SURFMINT"
	MT02	METAL ROOF KLIP-LOK 406 "ZINCALUME"
	PT01	RENDERED BRICK WITH WHITE PAINT FINISH - DULUX "VIVID WHITE".
	TC01	WALLS AND GARAGE DOOR TIMBER BATTENS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



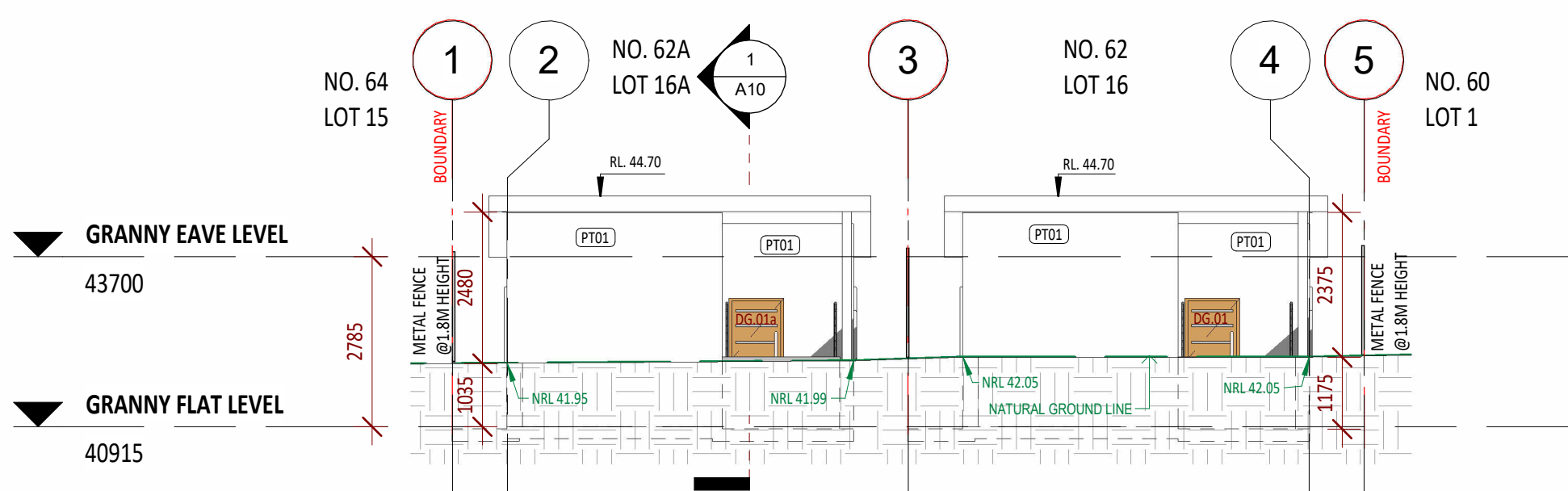
1 SECTION A - A
1:100



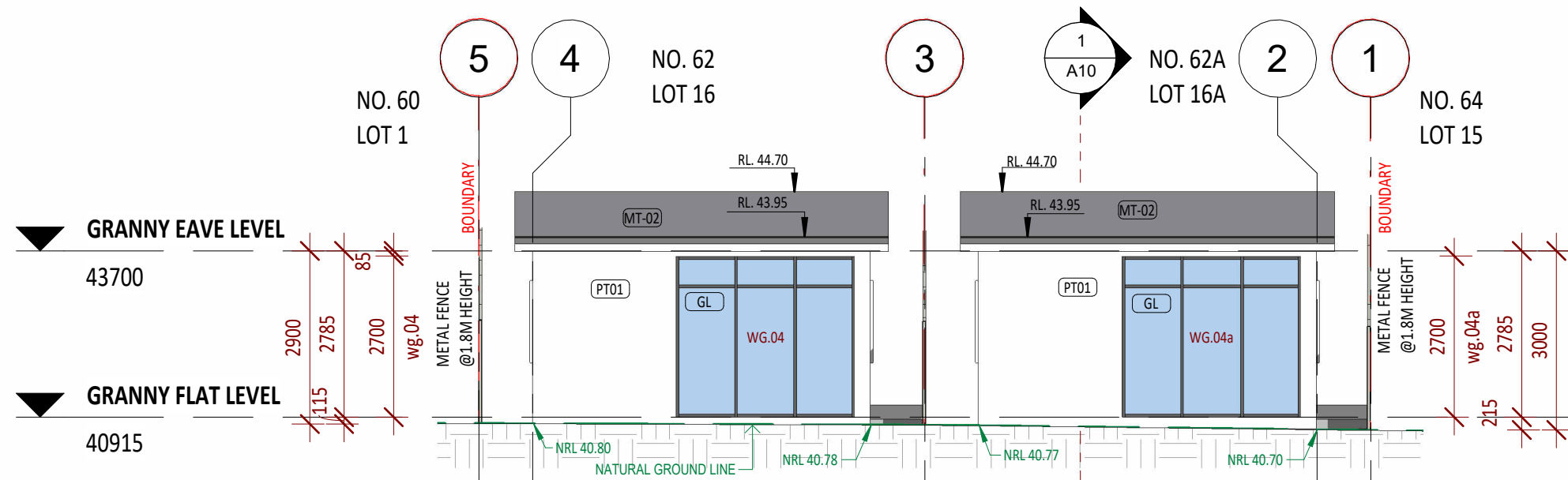
2 SECTION B - B
1:100



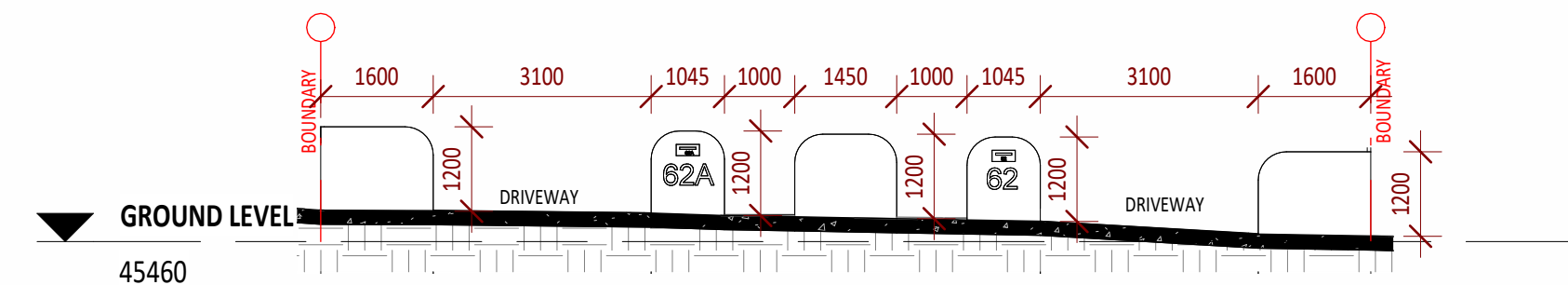
6 STREET SCENE ELEVATION
1:200



3 GRANNY FLATS FRONT ELEVATIONS
1:100



4 GRANNY FLATS REAR ELEVATIONS
1:100



5 FRONT FENCE ELEV.
1:100

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"

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: Approver

Council: checker

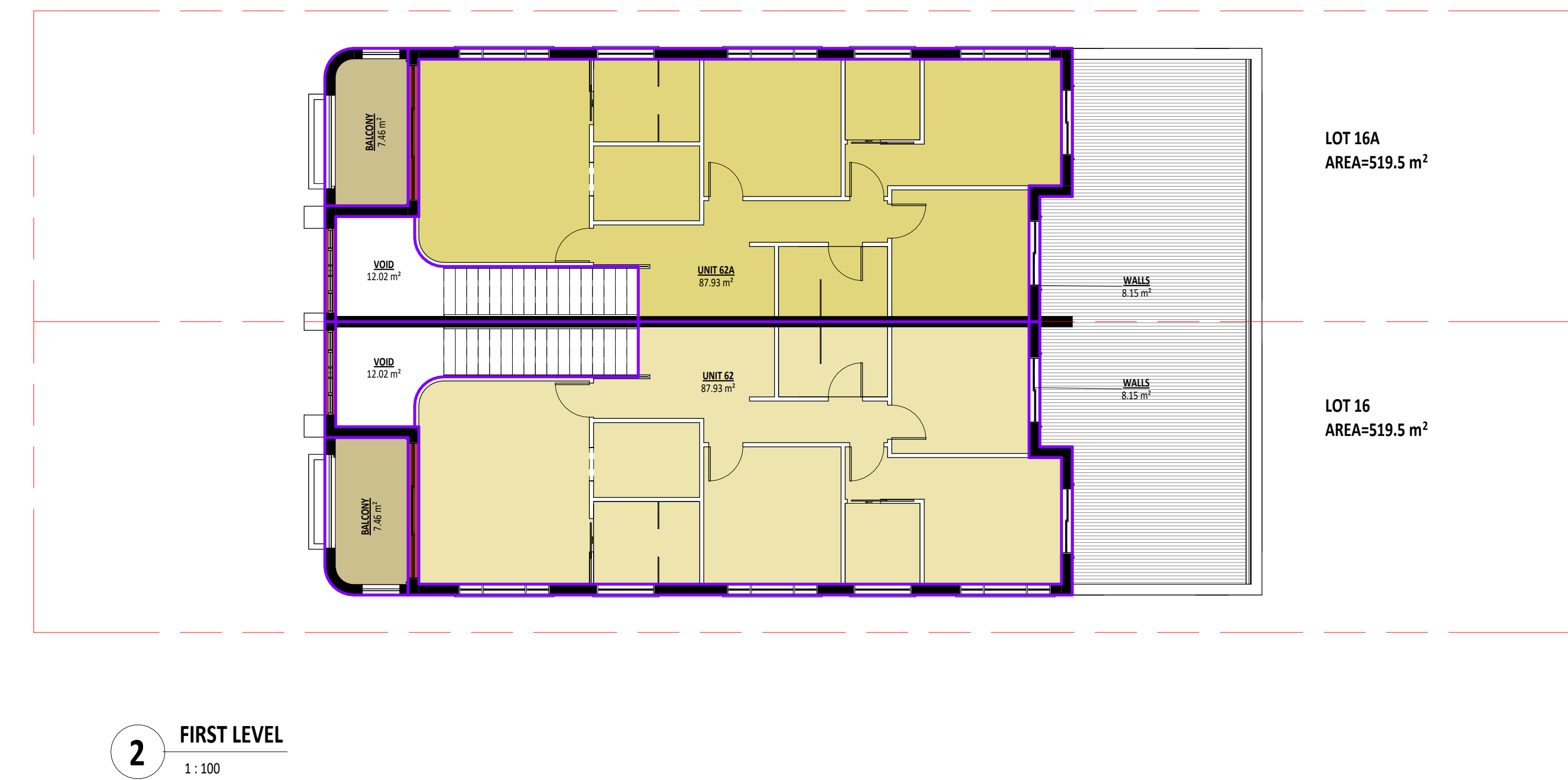
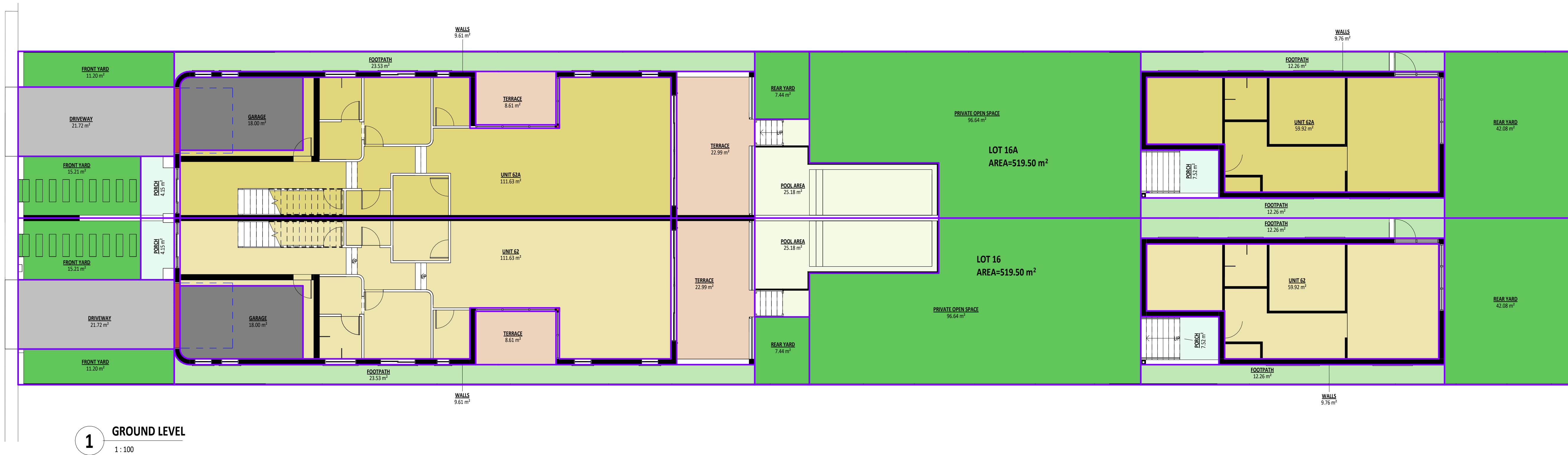
TITLE: Elevations 2 & Sections

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

ISSUED FOR DA

Scale: As indicated
Project No: H28

Dwg NO: A10
Revision: A



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
ALCONY	14.92 m ²
NIT 62	87.93 m ²
NIT 62A	87.93 m ²
DID	24.05 m ²
ALLS	16.31 m ²
	231.14 m ²

Name	Area
RIVEWAY	43.44 m ²
FOOTPATH	96.09 m ²
FRONT YARD	52.82 m ²
PORCH	36.01 m ²
POOL AREA	50.36 m ²
PORCH	23.33 m ²
PRIVATE OPEN SPACE	193.28 m ²
REAR YARD	99.04 m ²
PERRACE	63.20 m ²
UNIT 62	171.55 m ²
UNIT 62A	171.55 m ²
WALKS	38.75 m ²
	1039.40 m ²

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) FSF

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 m

PROP. TORRENS SUBDIVISION FOR 2 ATTACHED DWELLINGS WITH SECONDARY DWELLINGS

SITE: 62 Dutton Street, BANKSTOWN, NSW 2200

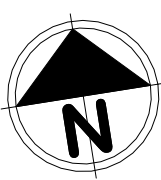
CLIENT: MR. RABIH EL HAWZ

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

Lot/DP: 16 -DP 605116

Council: Checker

Council:Checker



TITLE:

Area Analysis

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

ISSUED FOR DA

Scale:	Project No
1 : 100	H28

Drawn NO: **A11** | Revision: **A**

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ARCHITECT: Mike Dar
NSWARB #: 9980
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A	ISSUED FOR DA APPROVAL.	27/08/2025
NO.	DESCRIPTION	DATE





