

PROPOSED TWO STOREY DWELLING OVER BASEMENT PARKING & IN-GROUND POOL

6 Saric Avenue Georges Hall 2198
 Lot/Section/Plan no:
 9/-/DP238429
 Council: CANTERBURY-BANKSTOWN COUNCIL



GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs & footings, r.c. and steel beams and columns, wind bracing to AS 1170 & AS 4055, anchor rods or bolts, tie-downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner.
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REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Cover Page
DRAWN BY: H. Fayad
 LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool
SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 1

BASIX NOTES		6 Saric Avenue , Georges Hall	
DWELLING :			
ITEM	TYPE	INSULATION / RATING/ SIZE	
FLOOR	CSOG	N/A	
	CONCRETE SLAB	N/A	
EXTERNAL WALL	BRICK VENEER	R 2.5	
	BRICK CAVITY	R 1.5	
	RETAINING WALL	R 1.5	
ROOF	METAL DECK ROOF	R 1.3	
	CONCRETE	N/A	
CEILING	FLAT	R 6.0	
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE SHGC
		RES SERIES 516 FIXED WINDOW SG 638ComPlsClr	3.91 0.62
		502/504 Al Sliding Window SG 6.38CP	4.59 0.45
		516 Al Awining Window SG 6.38CP	4.92 0.41
		541/542 Al Sliding Door SG 638CP	4.36 0.59
		RES SERIES 516 FIXED WINDOW DG 008_AGG PLUS Clr 4_12_4	2.15 0.55
		RES SERIES 704 FLUSH SLIDING DOOR DG	2.19 0.39
WATER	ALL SHOWER HEAD	4 STAR	
	ALL TOILET FLUSHING SYSTEMS	4 STAR	
	ALL KITCHEN TAPS	4 STAR	
	ALL BATH ROOM TAPS	4 STAR	
	RAINWATER TANK	3000 L	
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR	
	AIR CONDITION	1 PHASE 3 STAR AVERAGE ZONE	
	COOKING	GAS COOKTOP ELECTRIC OVEN	
	LIGHTING	LED	
ALTERNATIVE ENERGY	PHOTOVOLTAIC SYSTEM	1KW	



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1844459S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
 Date of issue: Friday, 01 May 2026
 To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate C30MVFVQC.

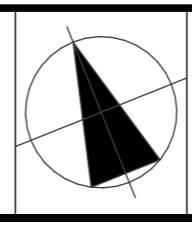
Project summary	
Project name	6 Saric Avenue Georges Hall
Street address	6 SARIC Avenue GEORGES HALL 2198
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP238429
Lot no.	9
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	6
Project score	
Water	✓ 47 Target 40
Thermal Performance	✓ Pass Target Pass
Energy	✓ 72 Target 72
Materials	✓ -100 Target n/a

Certificate Prepared by	
Name / Company Name:	PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable):	20655264341

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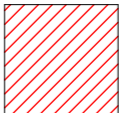
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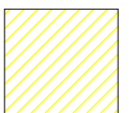
DRAWING TITLE: BASIX Commitments
DRAWN BY: H. Fayad
 LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

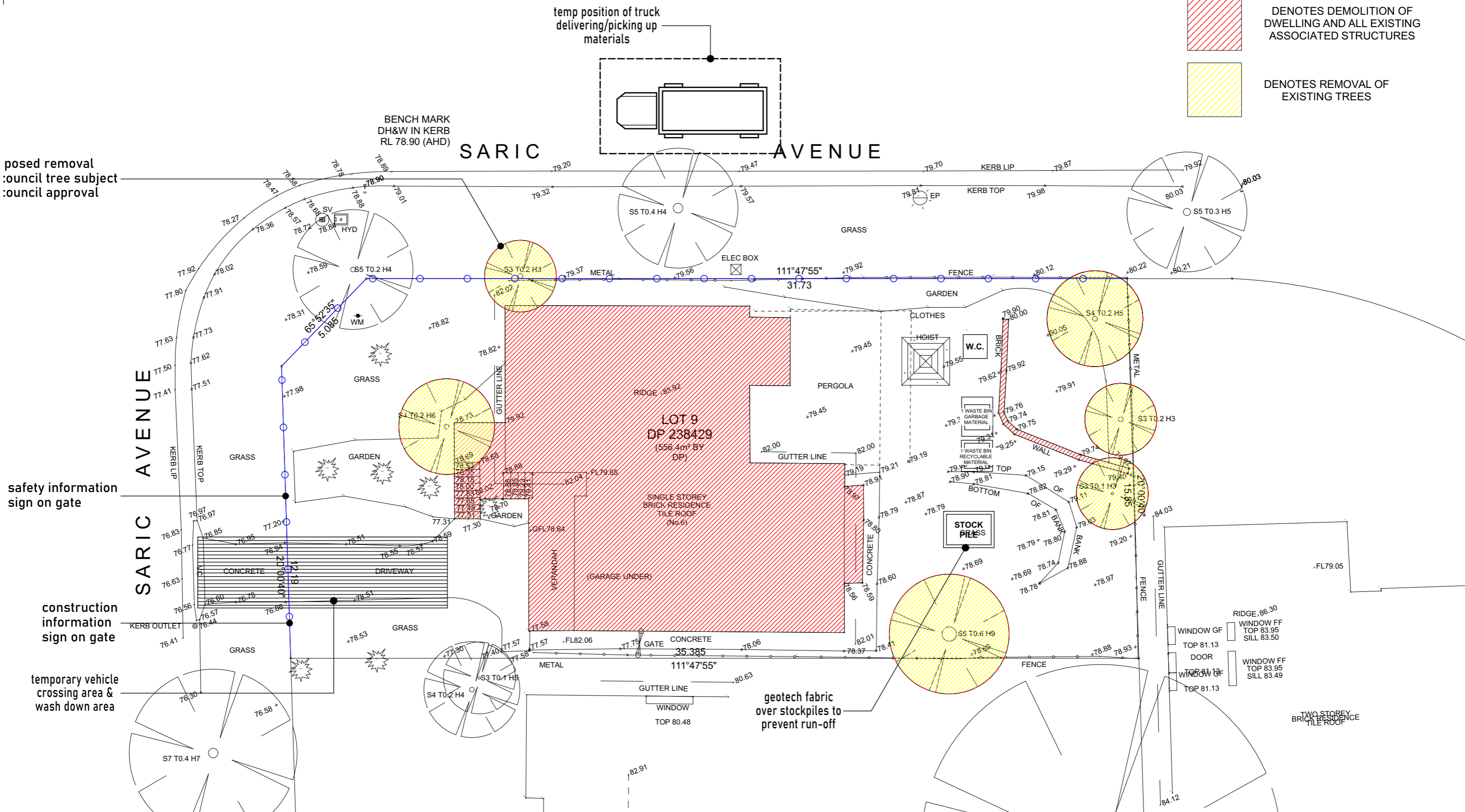


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool
SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 2

BVD
 Beyond Vision Design
 concept - design - construct
 PROJECT NO.: 26018

 DENOTES DEMOLITION OF DWELLING AND ALL EXISTING ASSOCIATED STRUCTURES

 DENOTES REMOVAL OF EXISTING TREES



proposed removal
Council tree subject
Council approval

safety information
sign on gate

construction
information
sign on gate

temporary vehicle
crossing area &
wash down area

geotech fabric
over stockpiles to
prevent run-off

1

DEMOLITION PLAN
SCALE - 1:150

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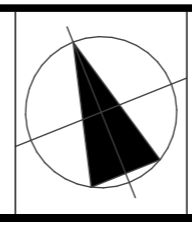
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DRAWING TITLE: Demolition Plan
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
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PROJECT NO. - 26018

DEVELOPMENT SUMMARY

SITE AREA: 556.4m² by calc.

CONTROL

LEP / DCP

ZONING: R2

FSR: 0.5:1

PROPOSAL

(gross floor area calc.)

BASEMENT	8.64 m ²
BASEMENT INCLUDES LIFT & STAIR	
GROUND FLOOR	149.48 m ²
FIRST FLOOR	120.03 m ²
TOTAL AREA	278.15 m ²

FSR

(max FSR 0:5.1)

0.49:1

LANDSCAPING AREA

2.29 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and **(45% / 115.99m² = 52.195m²) Proposed - 68.32m² / 58.9%**

(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and **(45% / 113.2m² = 50.94m²) Proposed - 88.17m² / 77.8%**

(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); **Proposed 75L tree**

Total Landscaped Area 179.58 m²

Total :179.58 m² / 32.2%

PRIVATE OPEN SPACE

(min. 80m² of private open space)

81.28m²

141.82m² (inclu. alfresco)

BUILDING HEIGHT

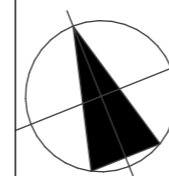
max. 9m building height

8.9m

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DRAWING TITLE: Compliance Table
 DRAWN BY: H. Fayad
 LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



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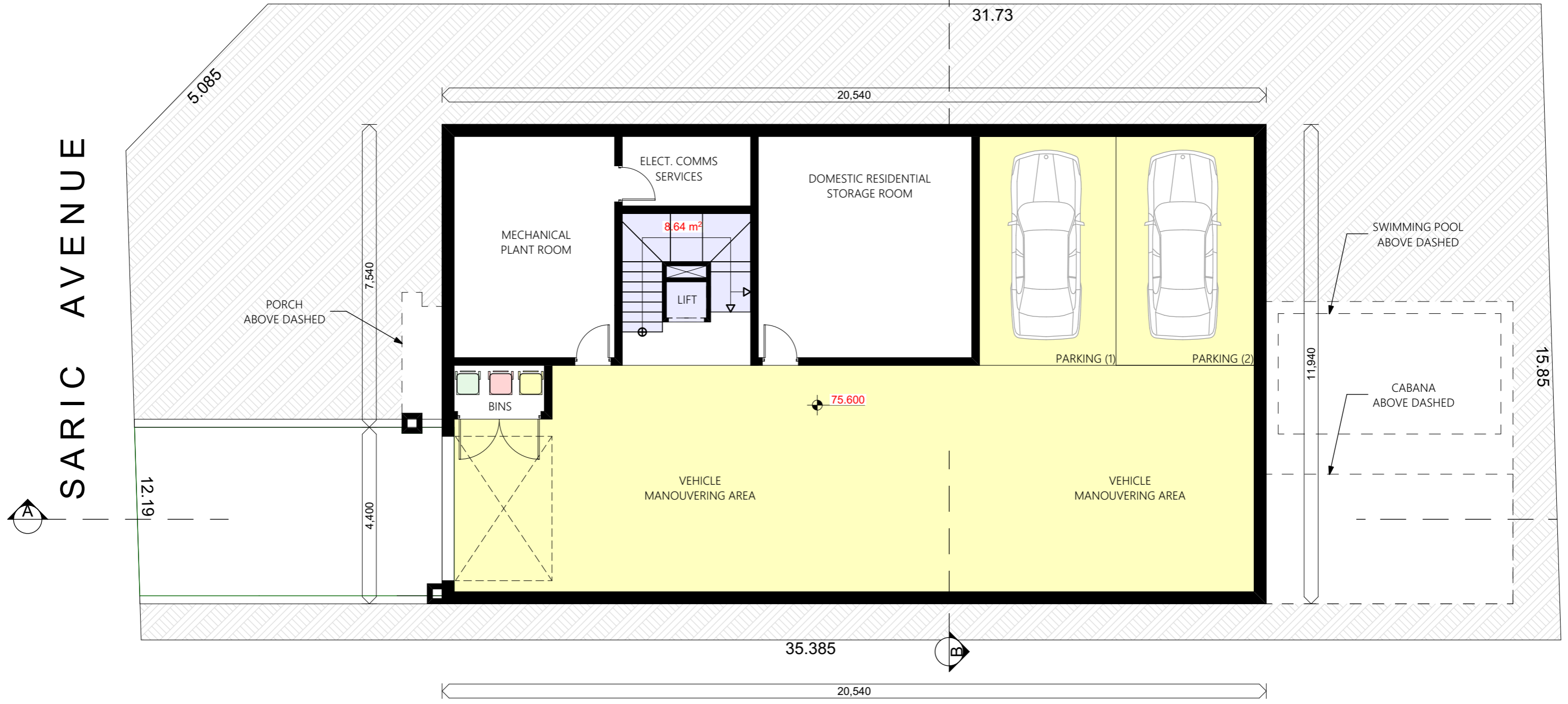
SCALE: As shown DATE: 03/2026 REV: A SHEET NO: 4



PROJECT NO. - 26018

SARIC

AVENUE



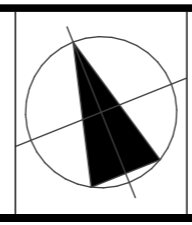
1

BASEMENT FLOOR PLAN
SCALE - 1:100

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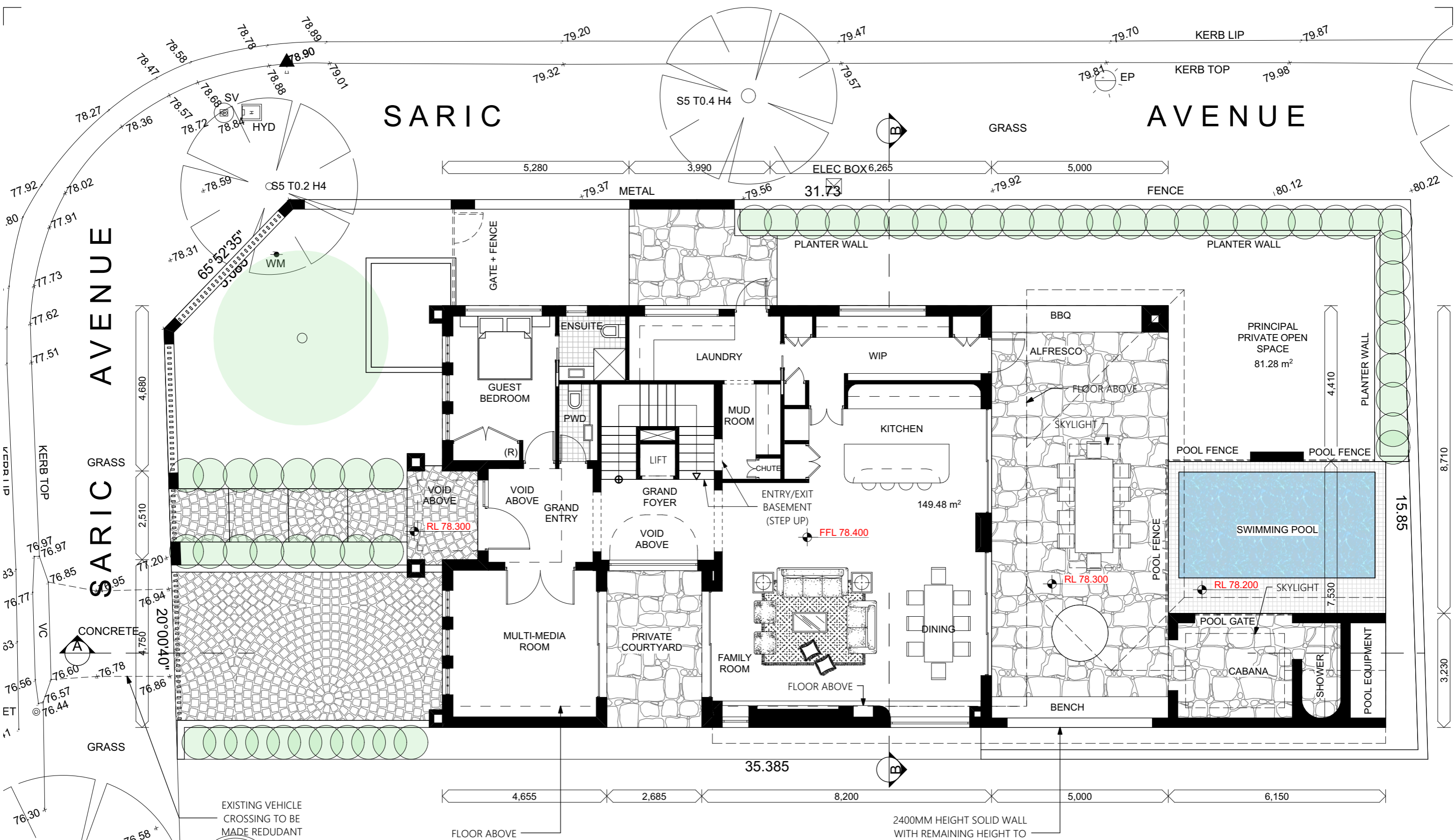
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DRAWING TITLE: Basement Floor Plan
DRAWN BY: H. Fayad
LOT: 9 | **SEC:** - | **DP:** 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



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SCALE: As shown | **DATE:** 03/2026 | **REV:** A | **SHEET NO:** 6

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PROJECT NO. - 26018

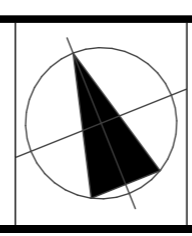


1
GROUND FLOOR PLAN
 SCALE - 1:100

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DRAWING TITLE: Ground Floor Plan
DRAWN BY: H. Fayad
LOT: 9 | **SEC:** - | **DP:** 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



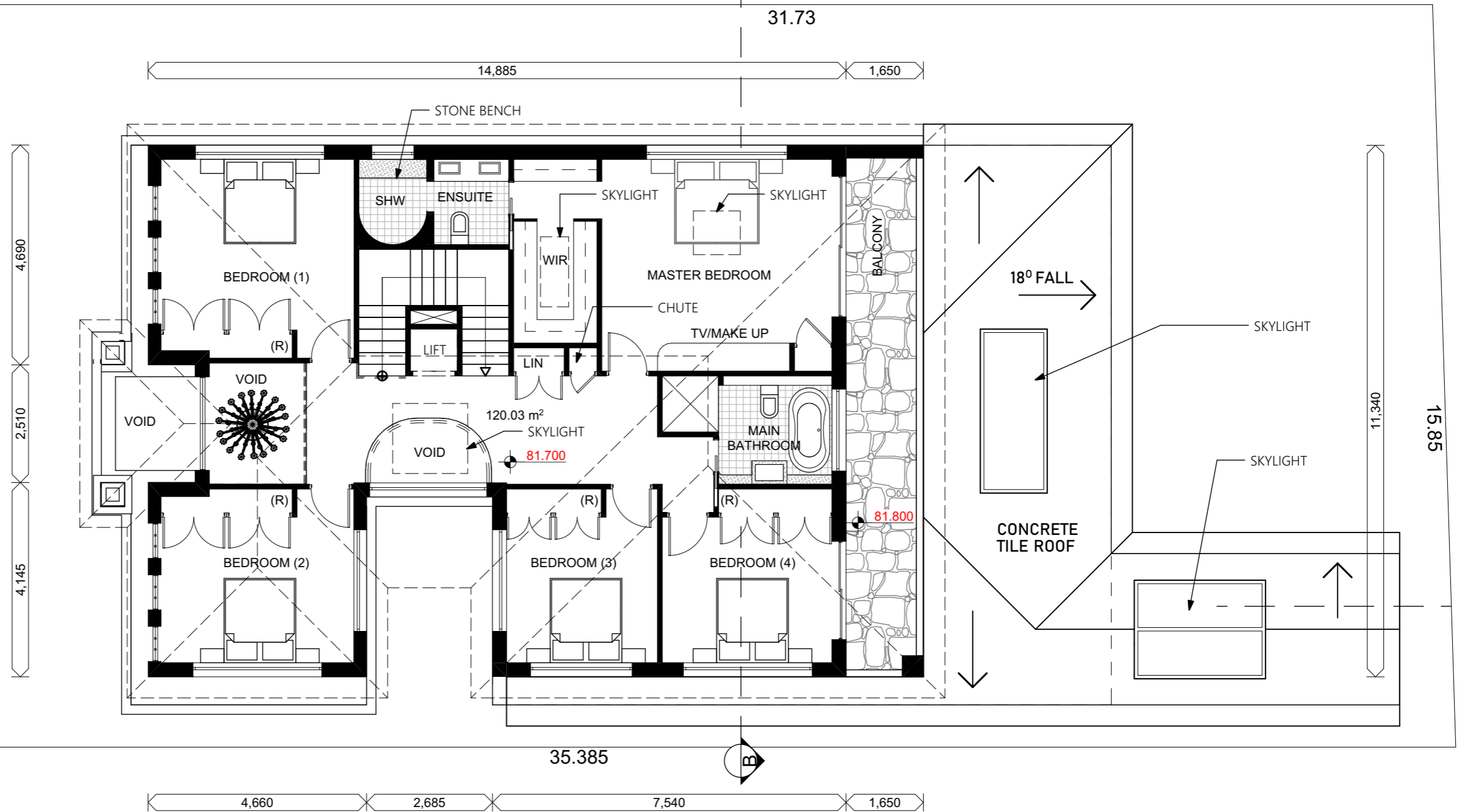
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SARIC

AVENUE

SARIC AVENUE



1

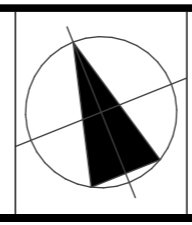
FIRST FLOOR PLAN
SCALE - 1:100

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DRAWING TITLE: First Floor Plan
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
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SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 8

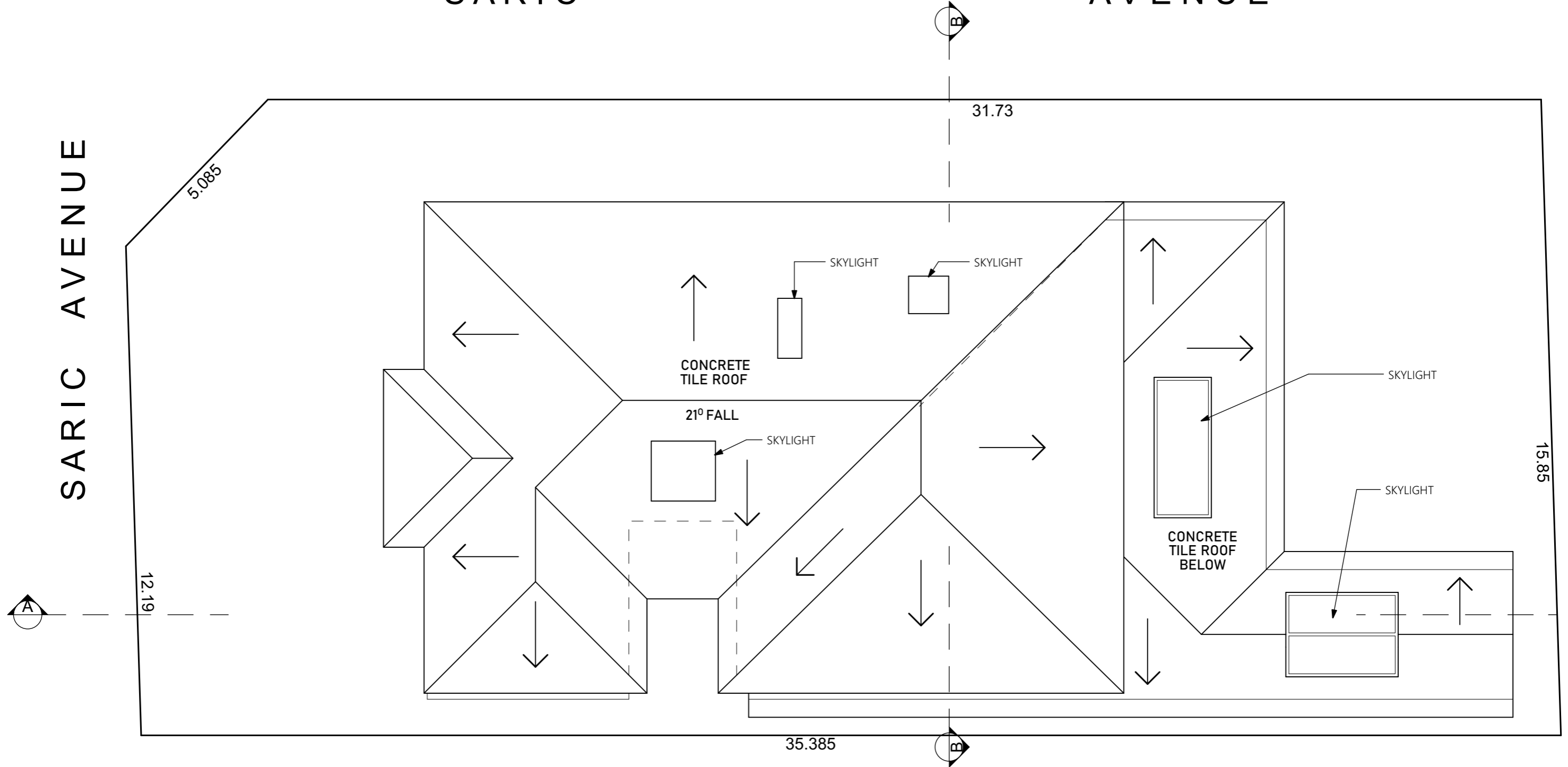
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PROJECT NO. - 26018

SARIC

AVENUE

SARIC AVENUE



1

ROOF PLAN
SCALE - 1:100

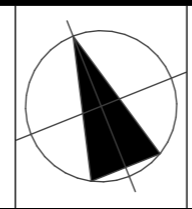
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DRAWING TITLE: Roof Plan
DRAWN BY: H. Fayad

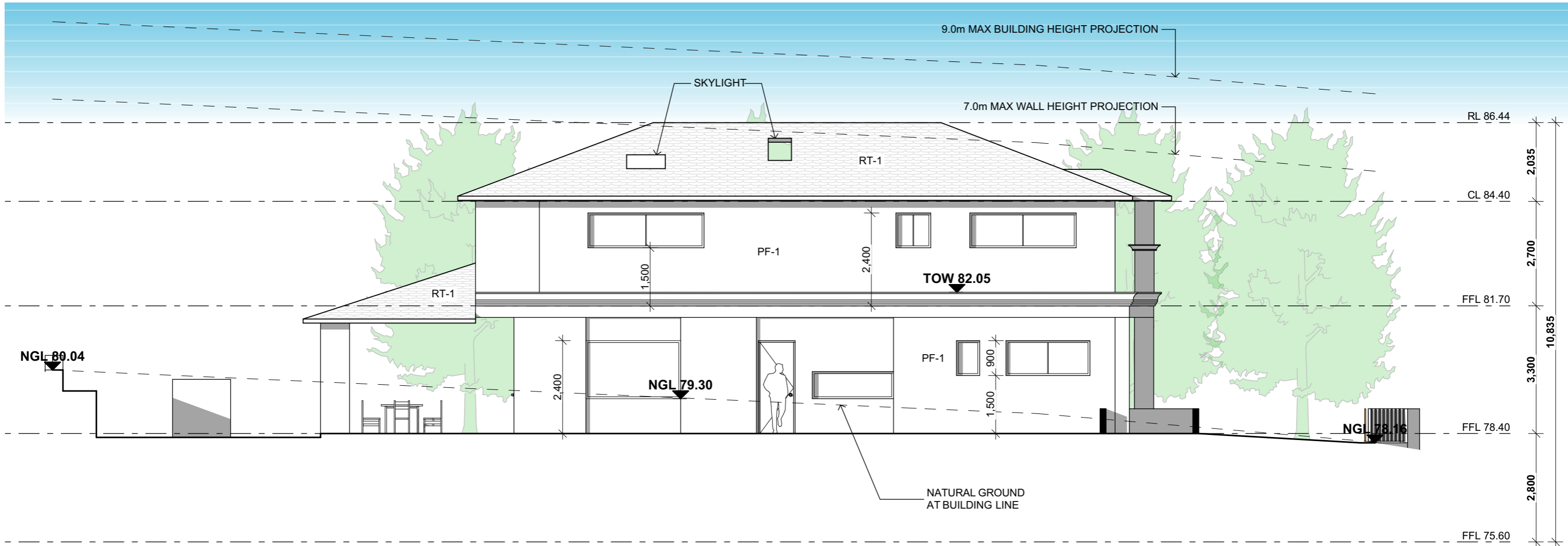
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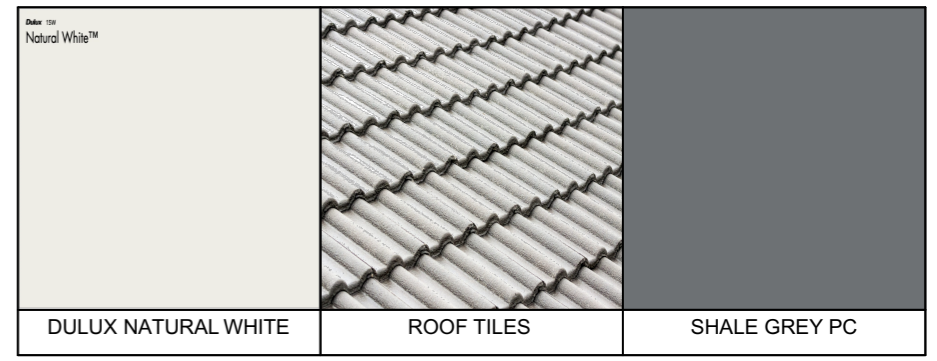
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1

NORTH ELEVATION
SCALE - 1:100

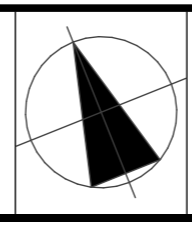


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A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Elevations
DRAWN BY: H. Fayad

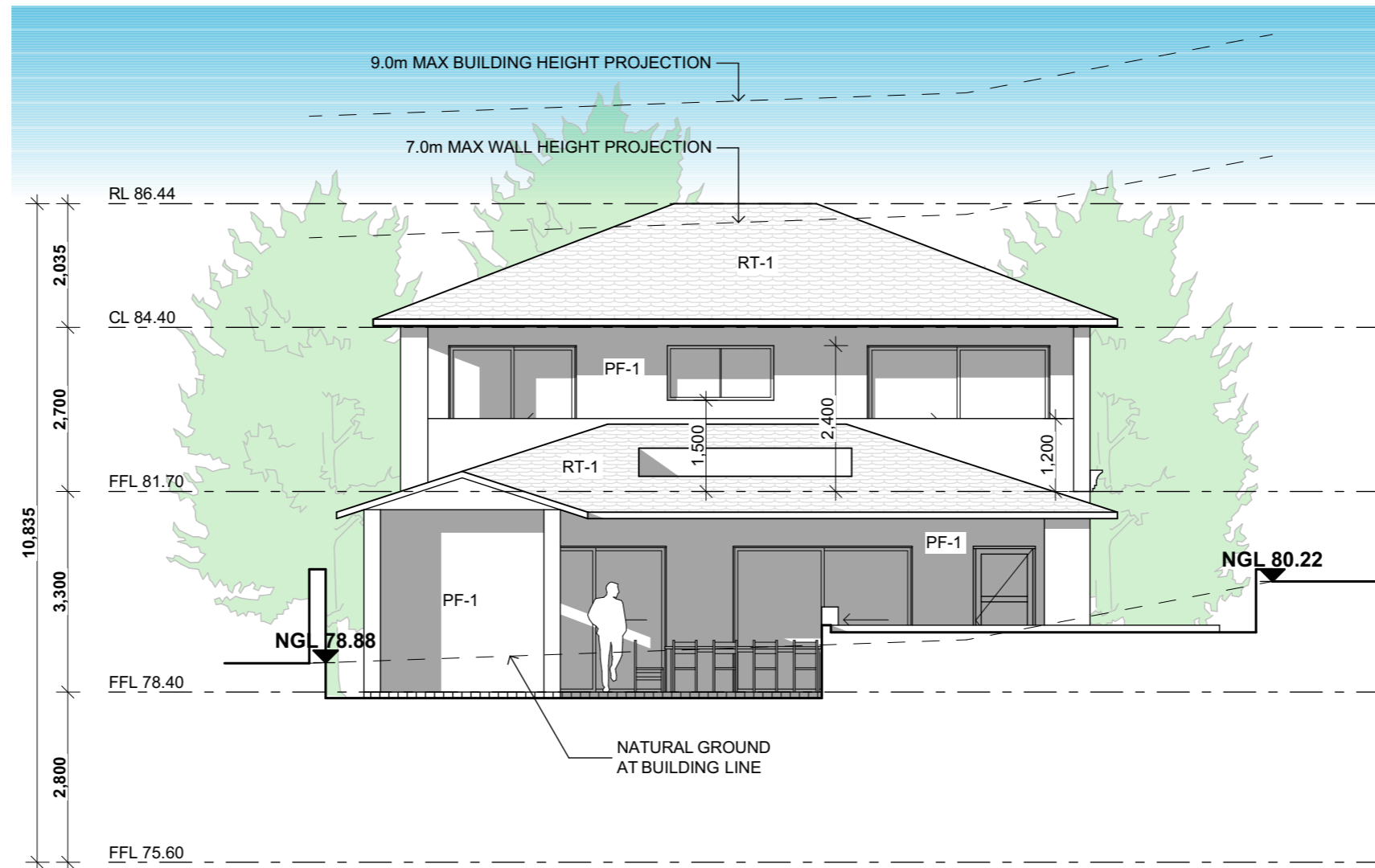
LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 10

PROJECT NO.: 26018



1

EAST ELEVATION
SCALE - 1:100

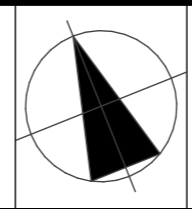
Dulux 108 Natural White™		
DULUX NATURAL WHITE	ROOF TILES	SHALE GREY PC

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DRAWING TITLE: Elevations
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

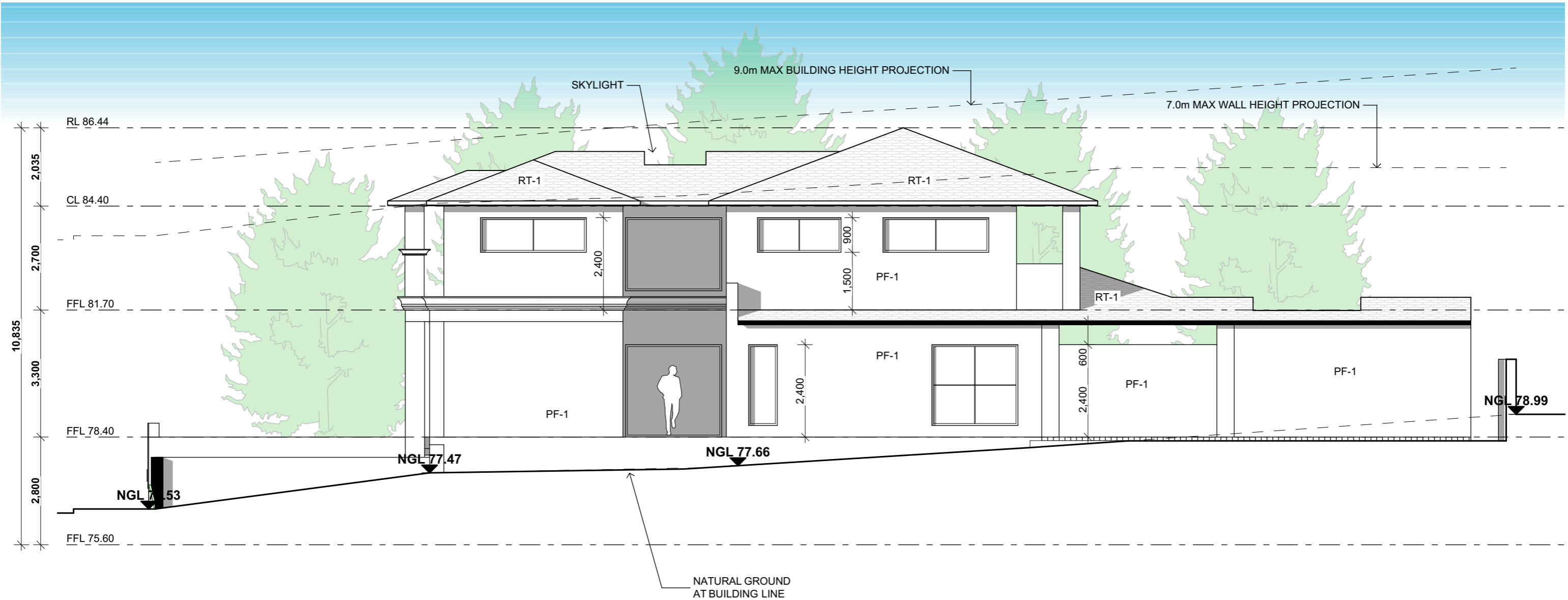


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

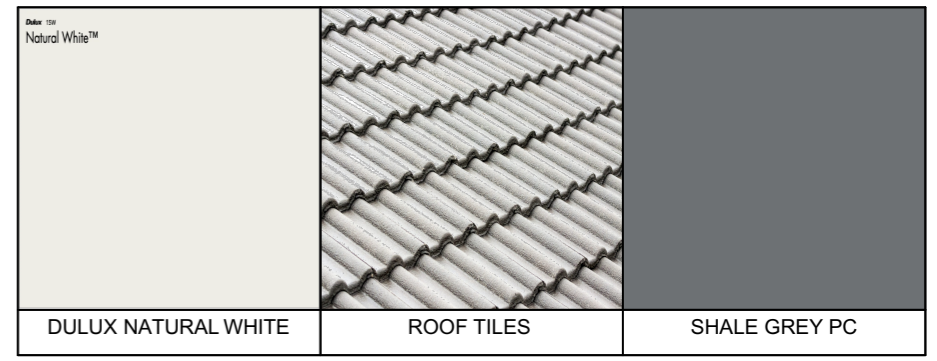
SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 11

BVD
Beyond Vision Design
concept - design - construct

PROJECT NO. - 26018



1 SOUTH ELEVATION
SCALE - 1:100

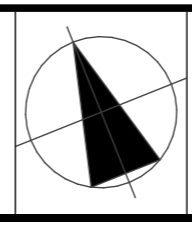


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DRAWING TITLE: Elevations
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

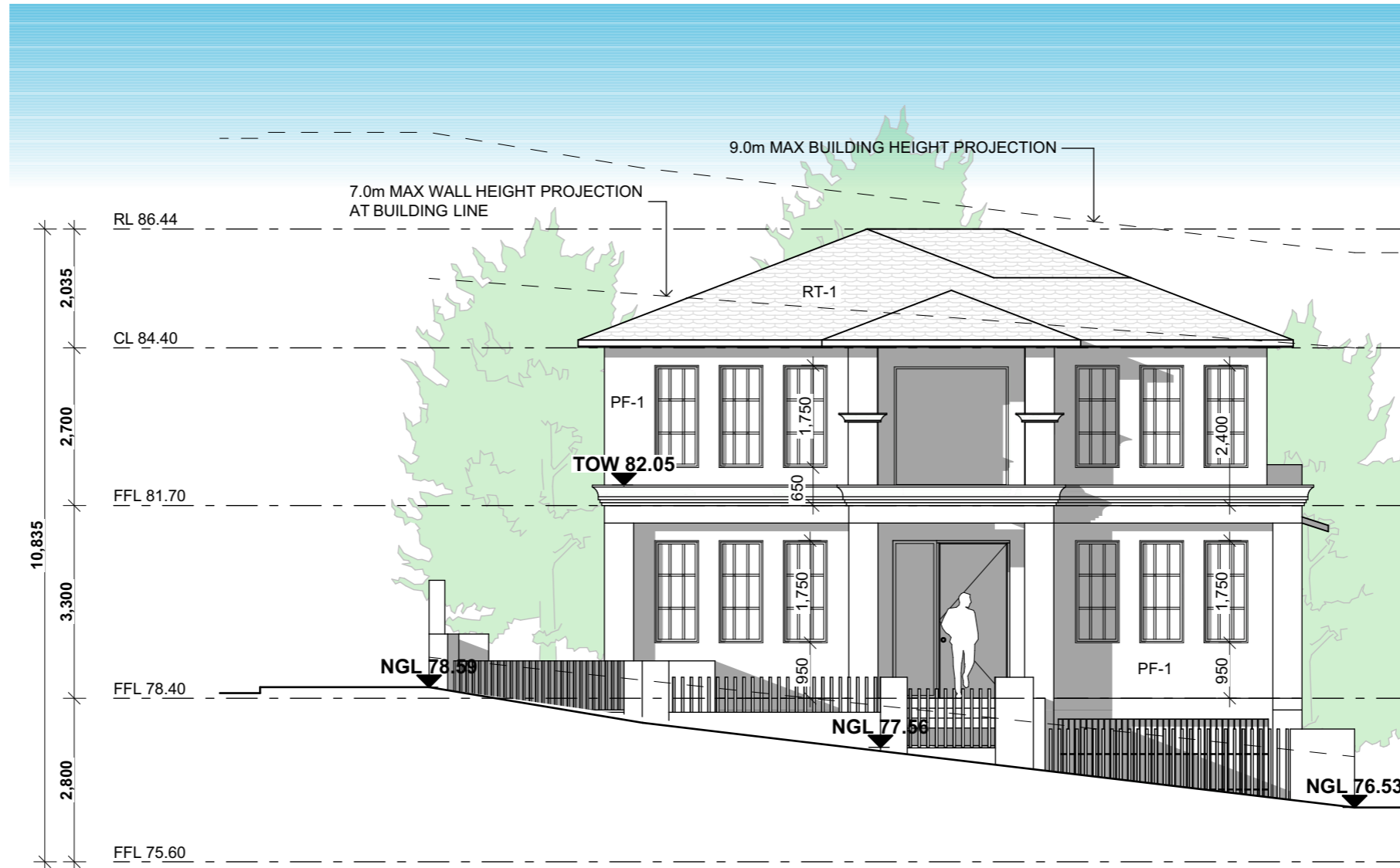


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 12

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Beyond Vision Design
concept - design - construct

PROJECT NO. - 26018



1

WEST ELEVATION
SCALE - 1:100

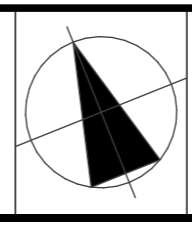
DULUX NATURAL WHITE	ROOF TILES	SHALE GREY PC

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DRAWING TITLE: Elevations
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

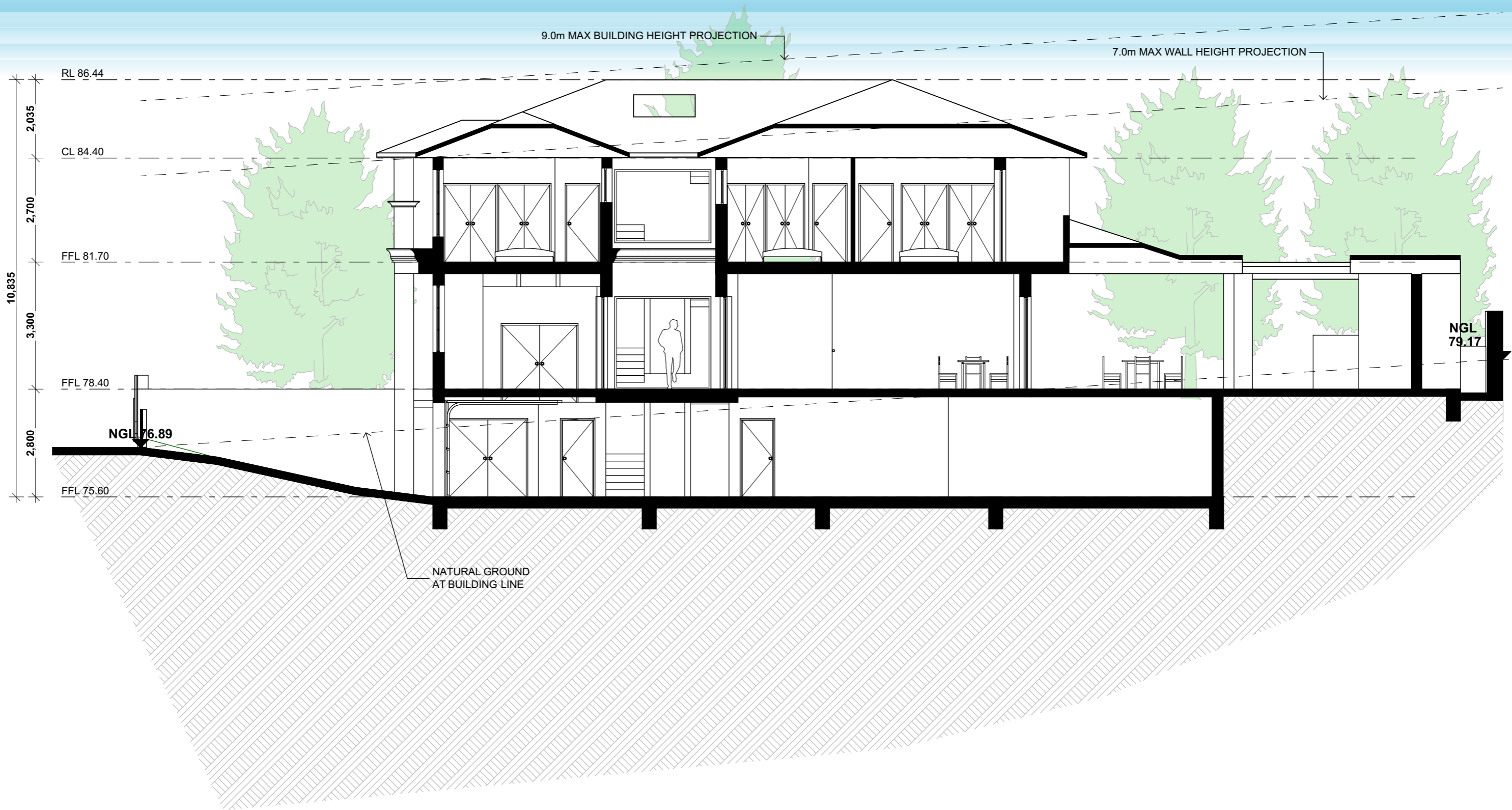


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO.:** 13

Beyond Vision Design
concept - design - construct

PROJECT NO.: 26018



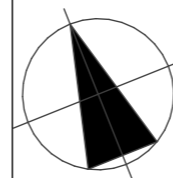
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SECTION A - A
SCALE - 1:100

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs & footings, r.c. and steel beams and columns, wind bracing to AS 1170 & AS 4055, anchor rods or bolts, tie-downs, rings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.
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REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Section
DRAWN BY: H. Fayad
LOT: 9 | **SEC:** - | **DP:** 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

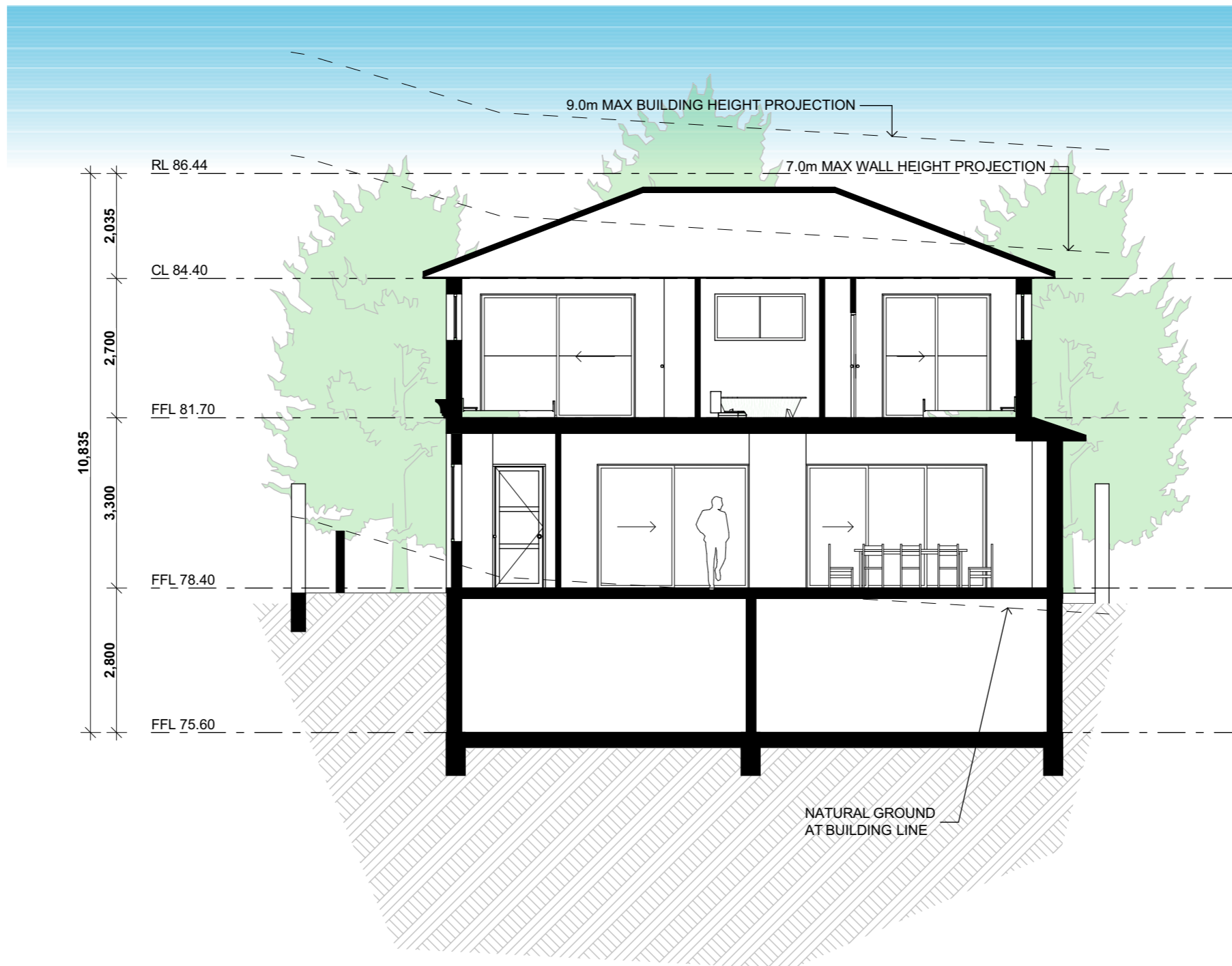


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown | **DATE:** 03/2026 | **REV:** A | **SHEET NO:** 14

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PROJECT NO. - 26018



1

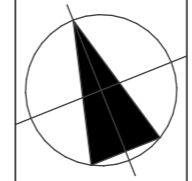
SECTION B - B
SCALE - 1:100

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B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Section
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN

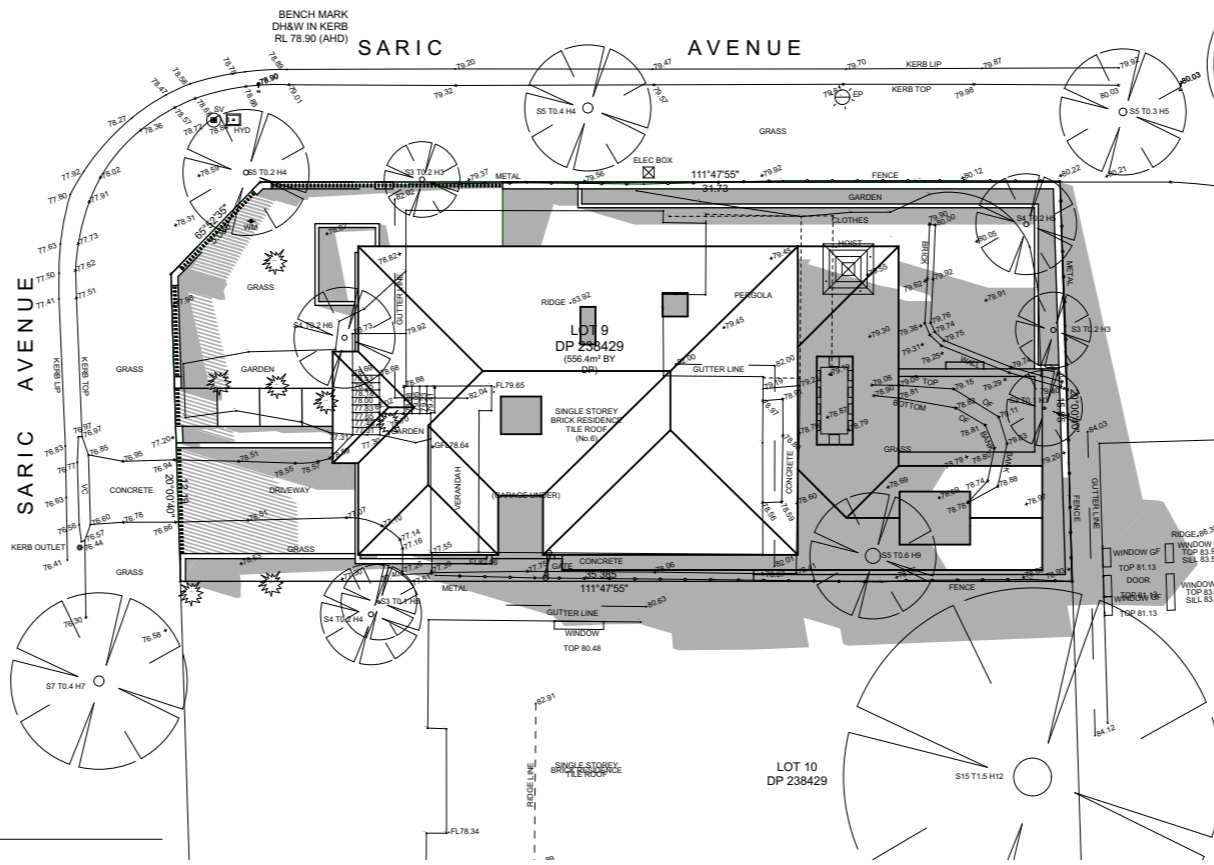
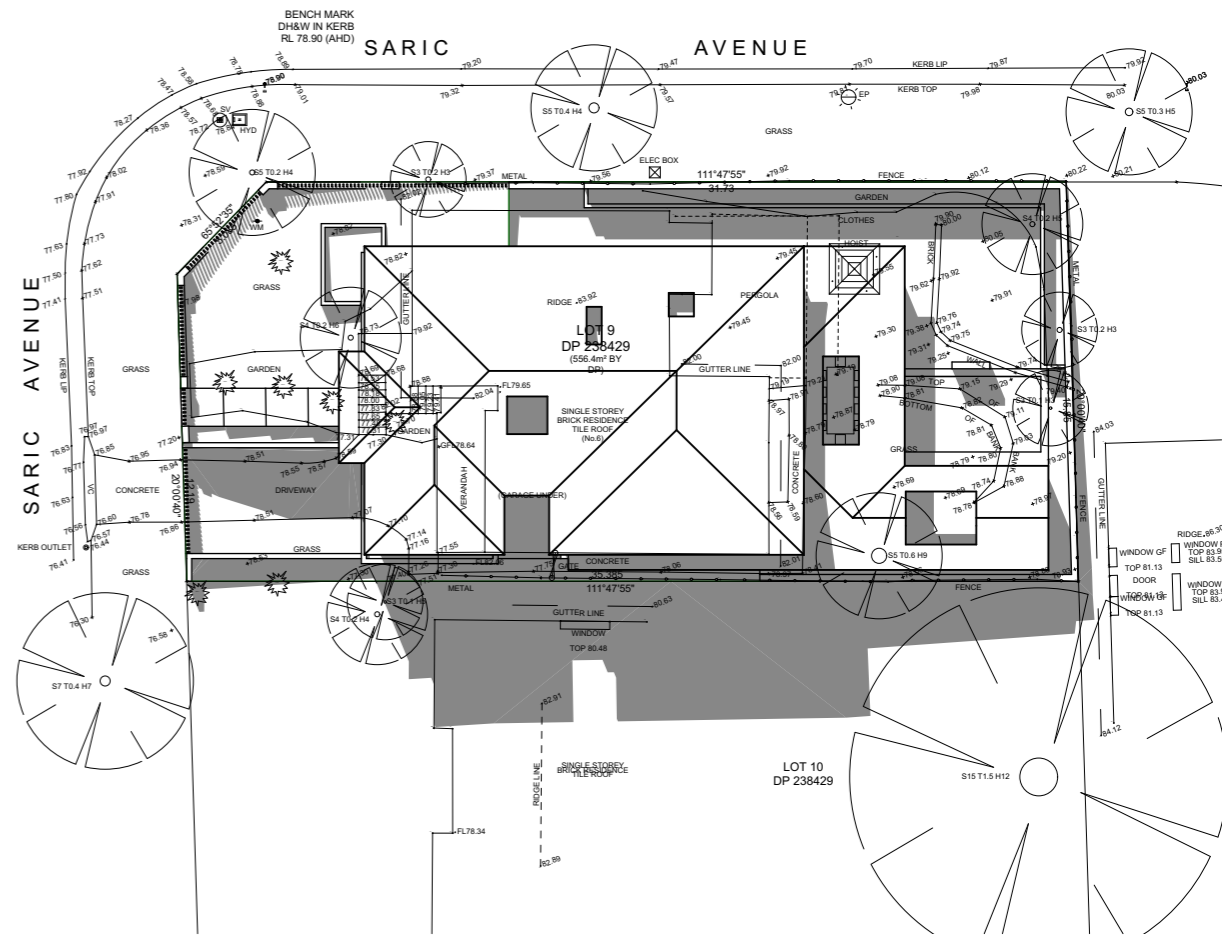
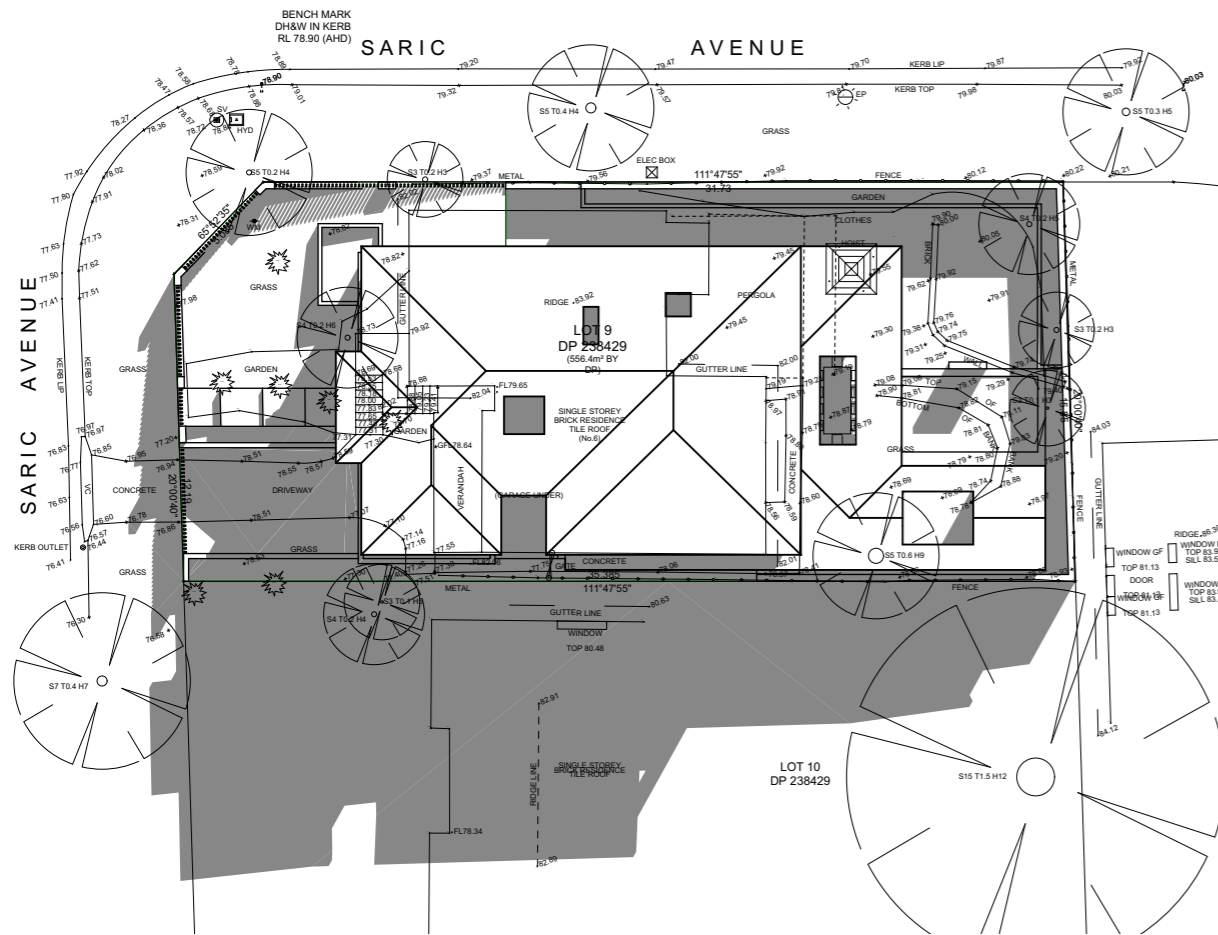


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 15

Beyond Vision Design
concept - design - construct

PROJECT NO. - 26018



1

JUNE 21ST - 9AM
SCALE - 1:300

2

JUNE 21ST - 12PM
SCALE - 1:300

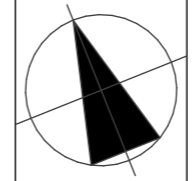
3

JUNE 21ST - 3PM
SCALE - 1:300

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C	26.04.26	Issue for development application	HF

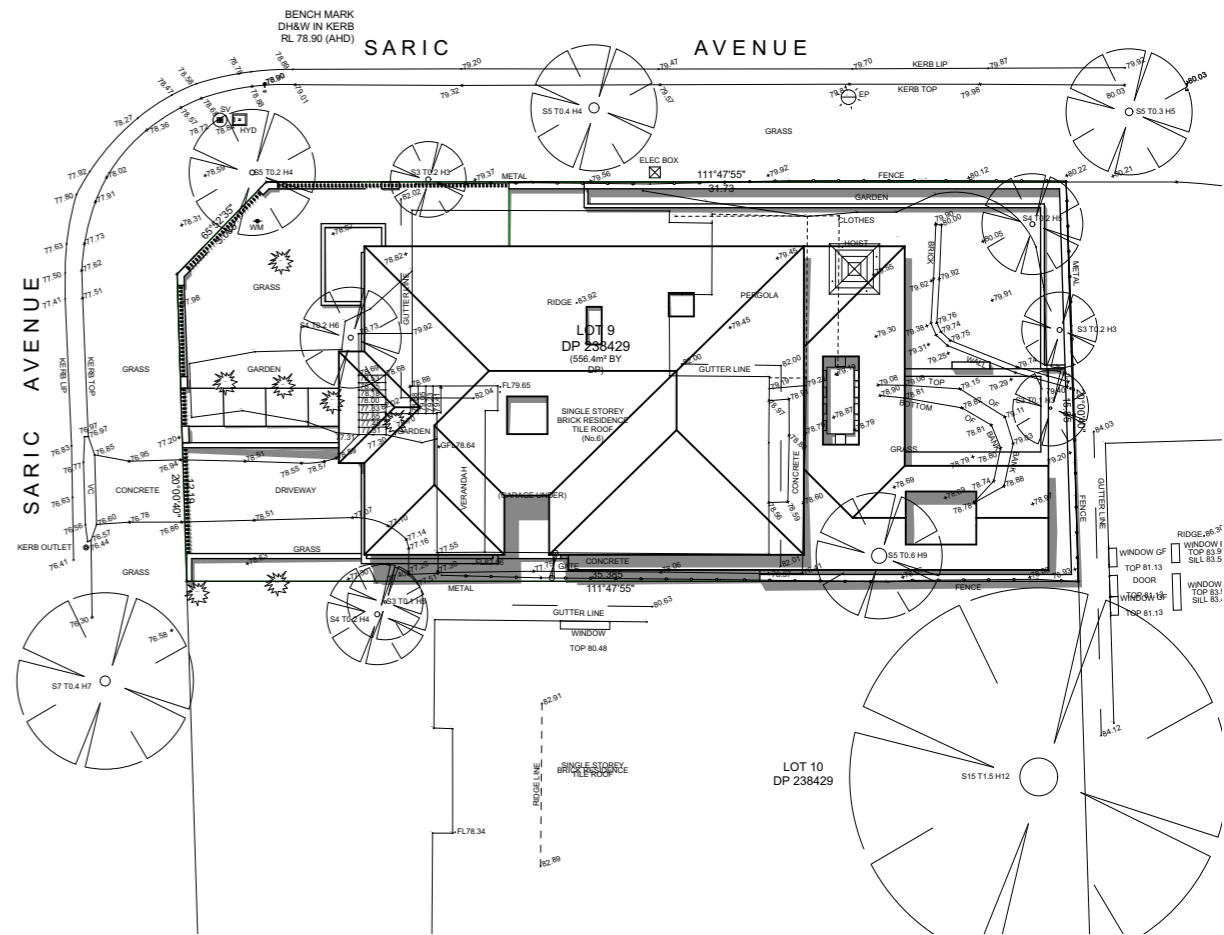
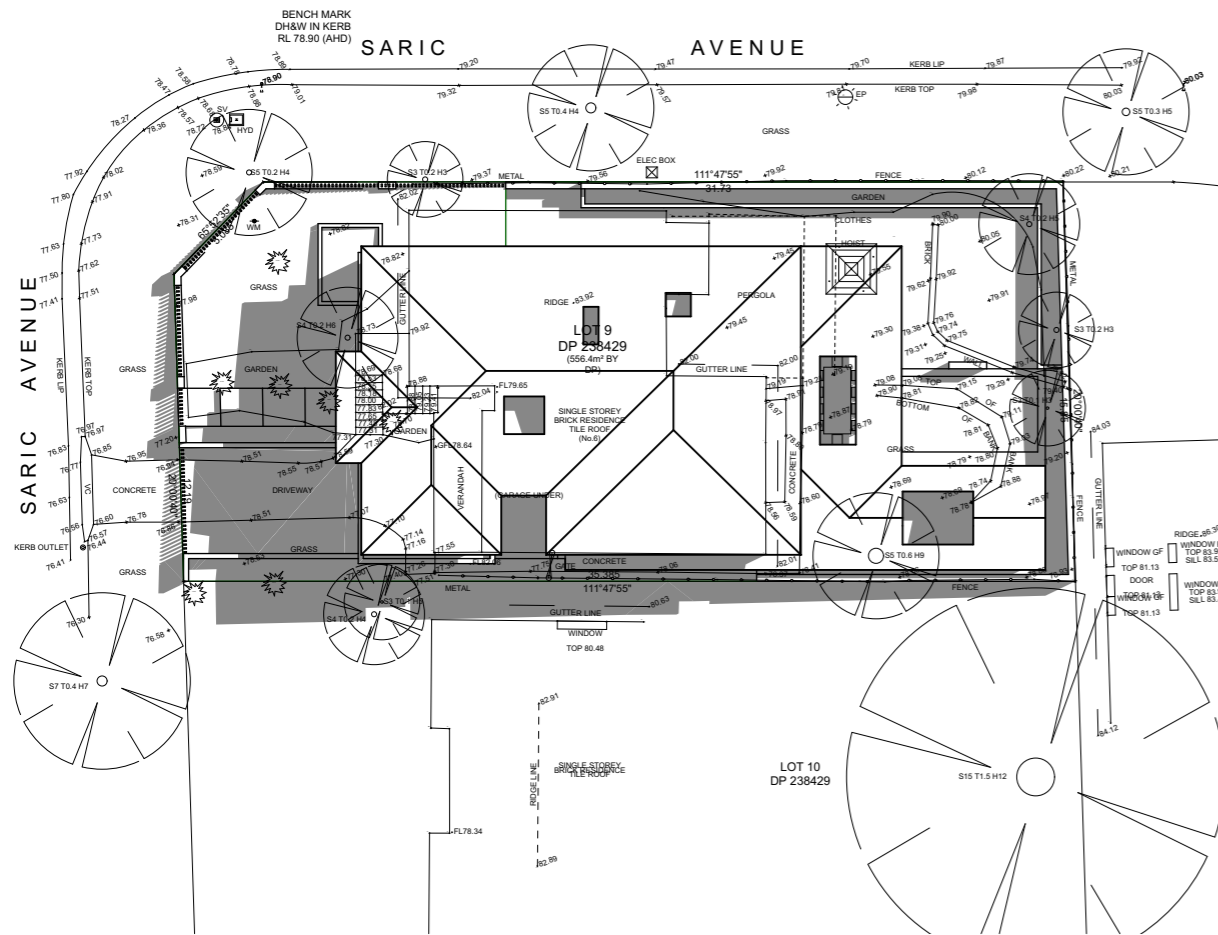
DRAWING TITLE: Shadow Diagrams
DRAWN BY: H. Fayad
LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO.:** 16

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PROJECT NO. - 26018

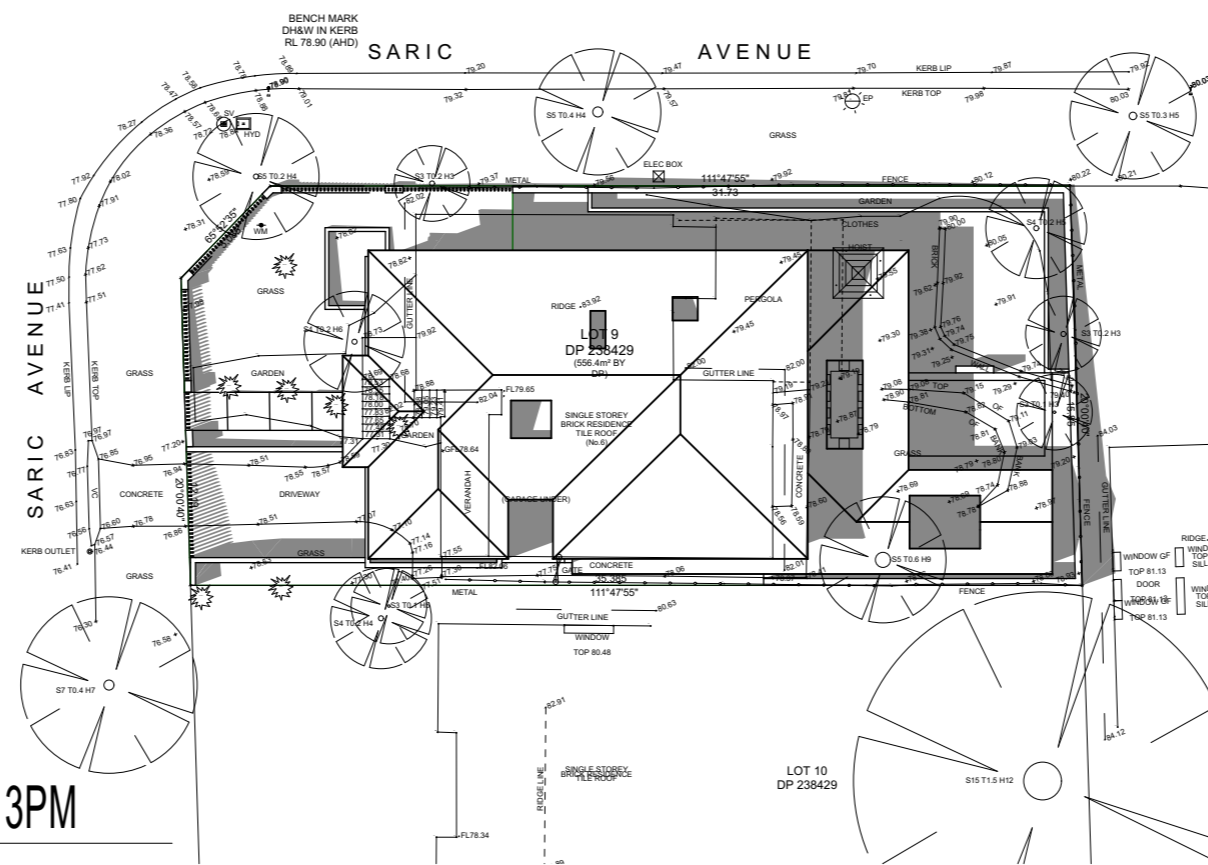


1

DECEMBER 21ST - 9AM
SCALE - 1:300

2

DECEMBER 21ST - 12PM
SCALE - 1:300



3

DECEMBER 21ST - 3PM
SCALE - 1:300

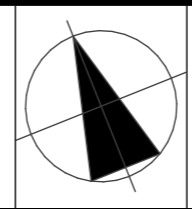
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C	26.04.26	Issue for development application	HF

DRAWING TITLE: Shadow Diagrams
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429

COUNCIL AREA: COUNCIL CANTERBUYS-BANKSTOWN

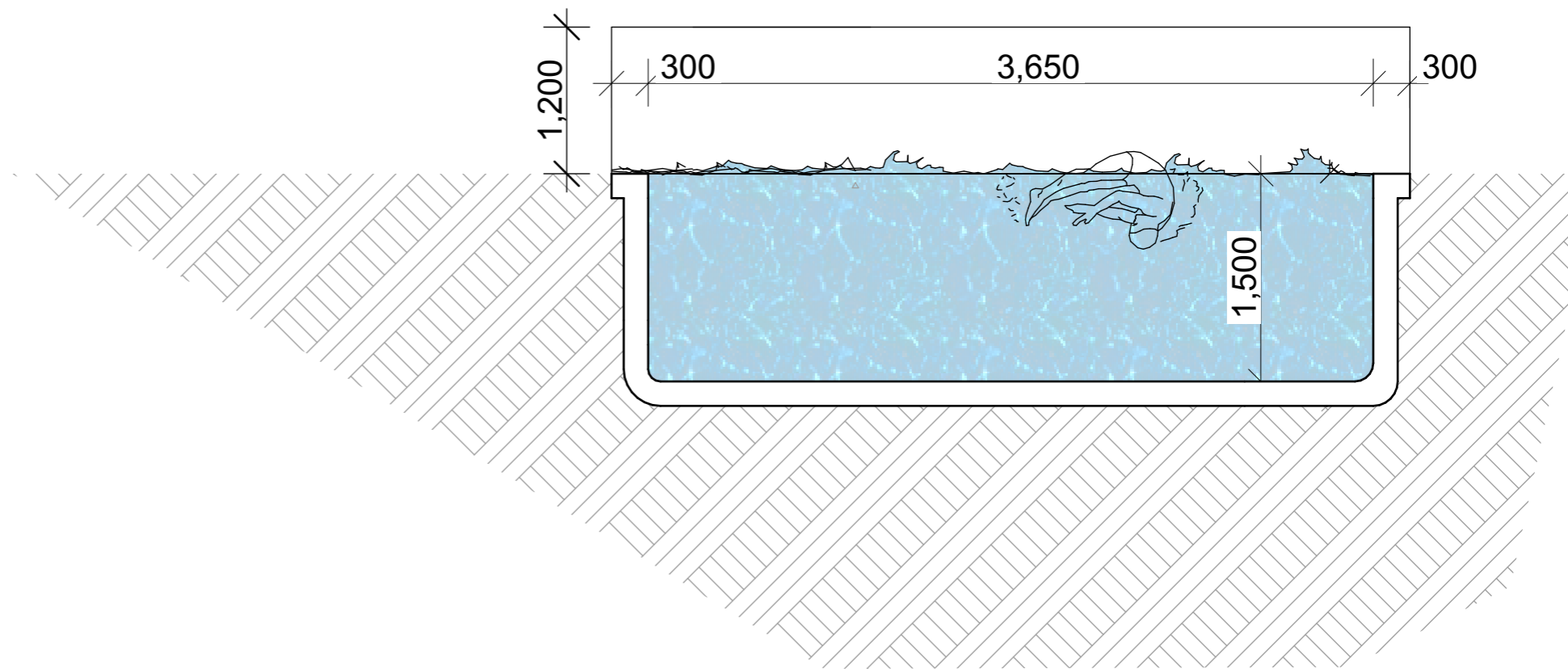
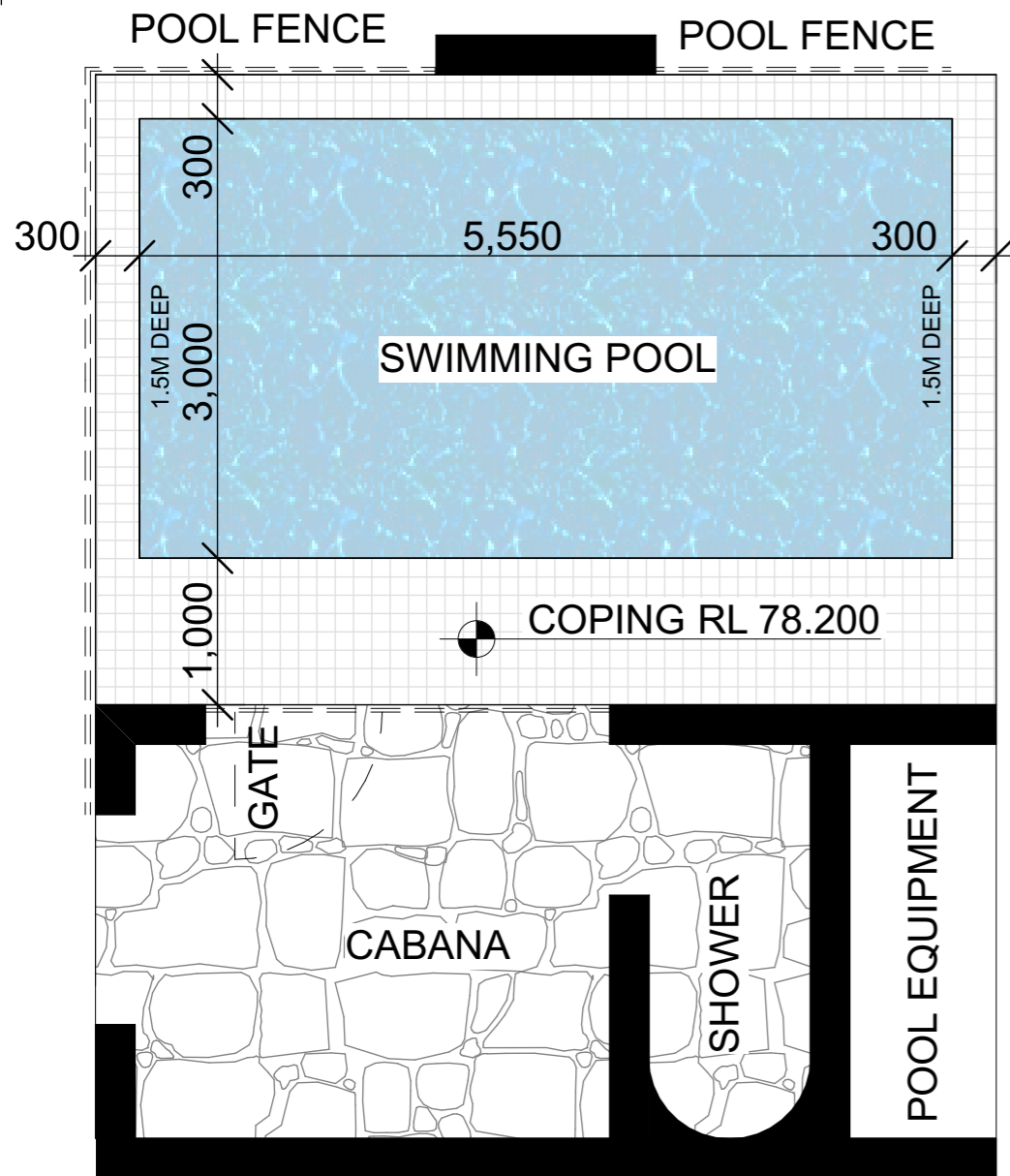


SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO.:** 17

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PROJECT NO. - 26018



1 SWIMMING POOL PLAN
SCALE - 1:50

2 SWIMMING SECTION
SCALE - 1:50

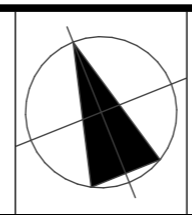
- Section H7D2 – Pool Fence Requirements in accordance with AS1926.1-2012:**
1. Pool fence to swing outwards
 2. Windows opening to pool area to be protected
 3. 1.8m Boundary Fence
 4. Pool pump enclosure, landscaping and any ancillary structures must not intrude into the child-resistant barrier Non-Climbable Zone
 5. There must be an appropriate warning sign, including details of resuscitation (CPR) techniques, in the immediate vicinity of the pool area and which can be easily read from a distance of 3 metres
 6. Metal pool fence spigots to be earthed in accordance with AS/NZS3000:2007 Section 5.6.2.5 & 5.6.2.6
 7. Self-closing and self-latching gates in accordance with AS 1926.1:2012.

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A	19.04.26	Issue for client review	HF
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C	26.04.26	Issue for development application	HF

DRAWING TITLE: Swimming Pool Plan
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

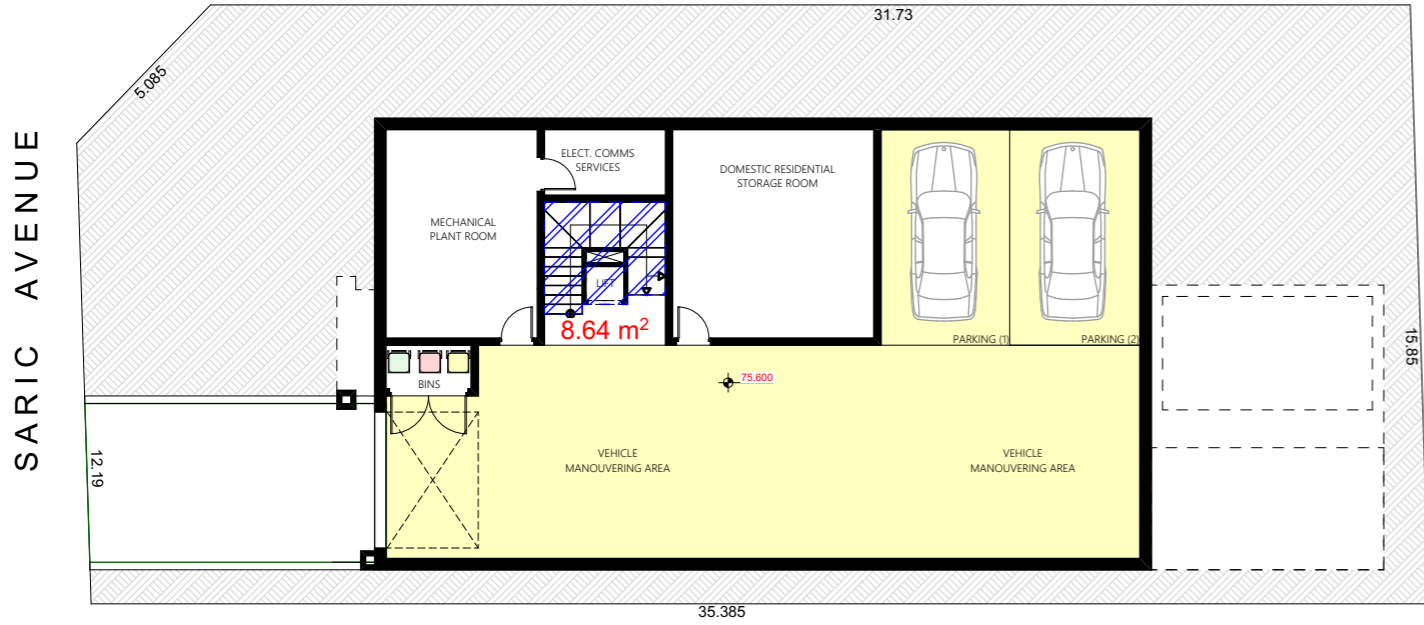
SCALE: As shown | DATE: 03/2026 | REV: A | SHEET NO: 18

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Beyond Vision Design
concept - design - construct

PROJECT NO: 26018

SARIC AVENUE

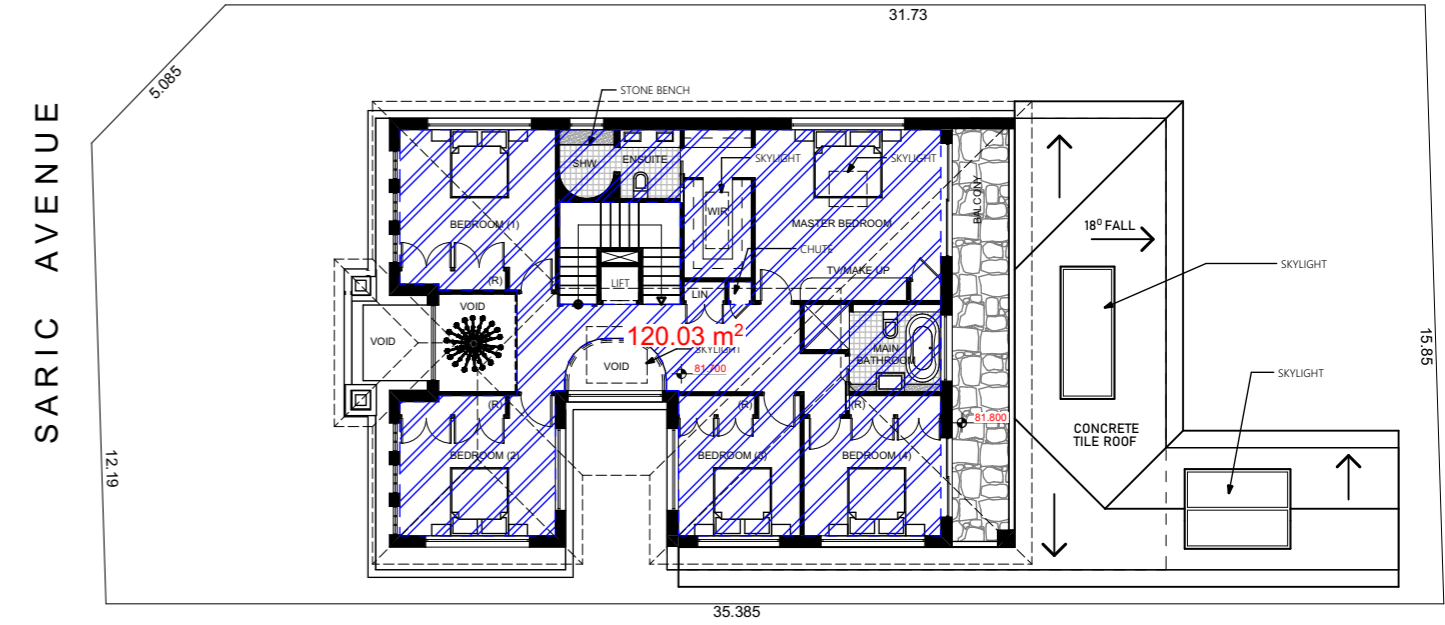
AVENUE



1 AREA CALCULATION PLAN - BASEMENT FLOOR
SCALE - 1:200

SARIC AVENUE

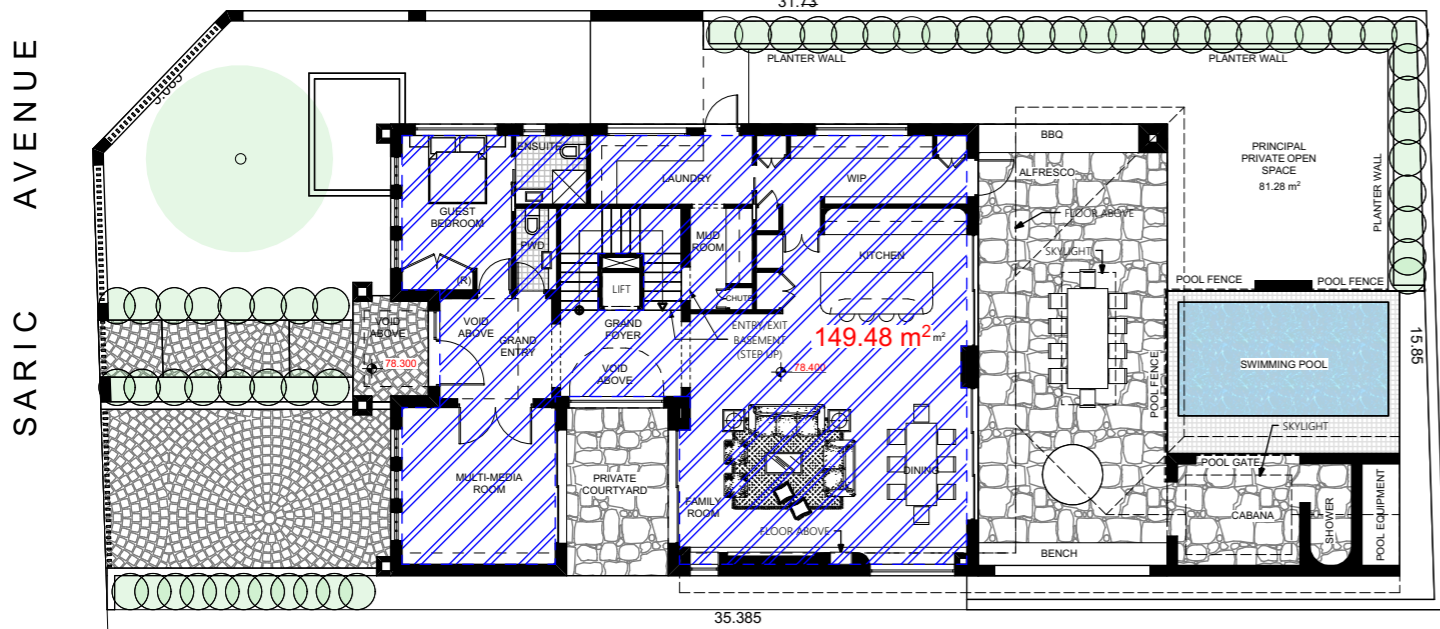
AVENUE



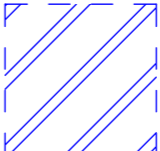
2 AREA CALCULATION PLAN - FIRST FLOOR
SCALE - 1:200

SARIC AVENUE

AVENUE



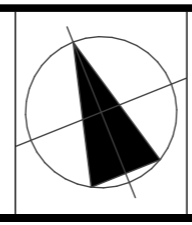
3 AREA CALCULATION PLAN - GROUND FLOOR
SCALE - 1:200

 DENOTES GFA CALCULATED

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REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Area Calculation Plan
DRAWN BY: H. Fayad
LOT: 9 | **SEC:** - | **DP:** 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool
SCALE: As shown | **DATE:** 03/2026 | **REV:** A | **SHEET NO.:** 19

BVD
Beyond Vision Design
concept - design - construct
PROJECT NO. - 26018



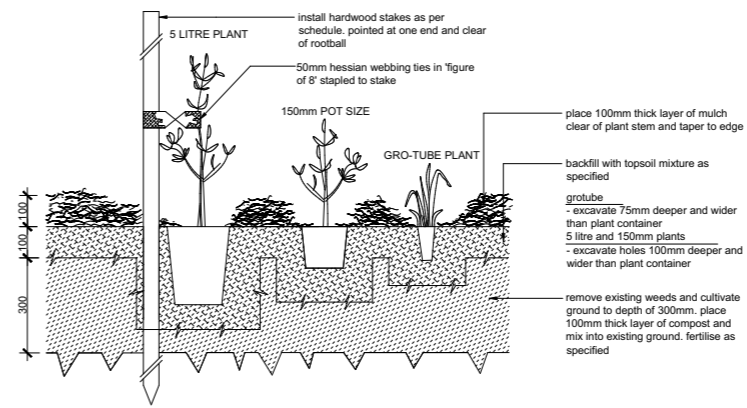
ELAEOCARPUS RETICULATES
(BLUE BERRY ASH) 8m



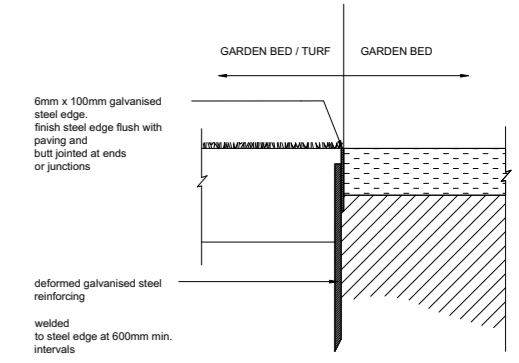
LIRIOPE EVERGREEN GLANT
(GLANT LIRIOPE) 0.5m



SCAEVOLA ALBIDA
(FAN FLOWER)



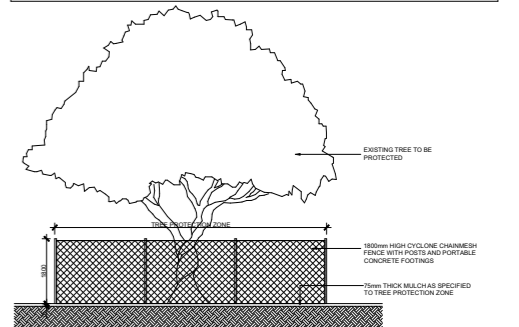
1 PLANTING IN EXISTING TOPSOIL DETAIL
NTS



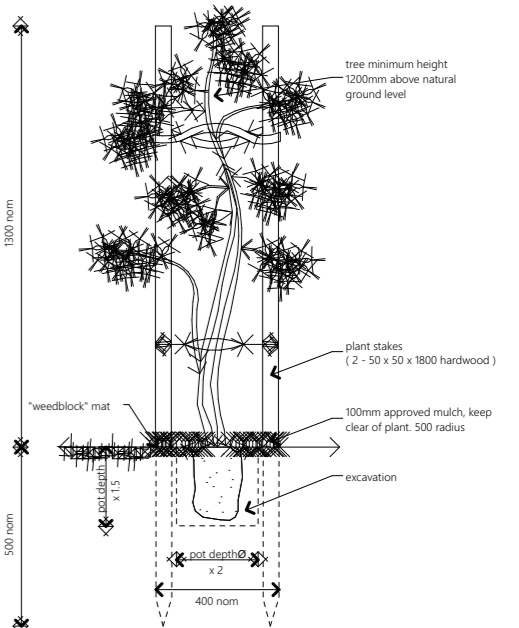
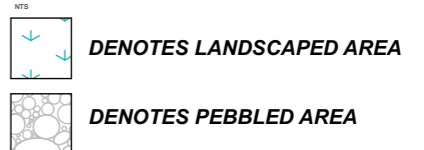
2 STEEL GARDEN EDGING

PROTECTION OF EXISTING TREES

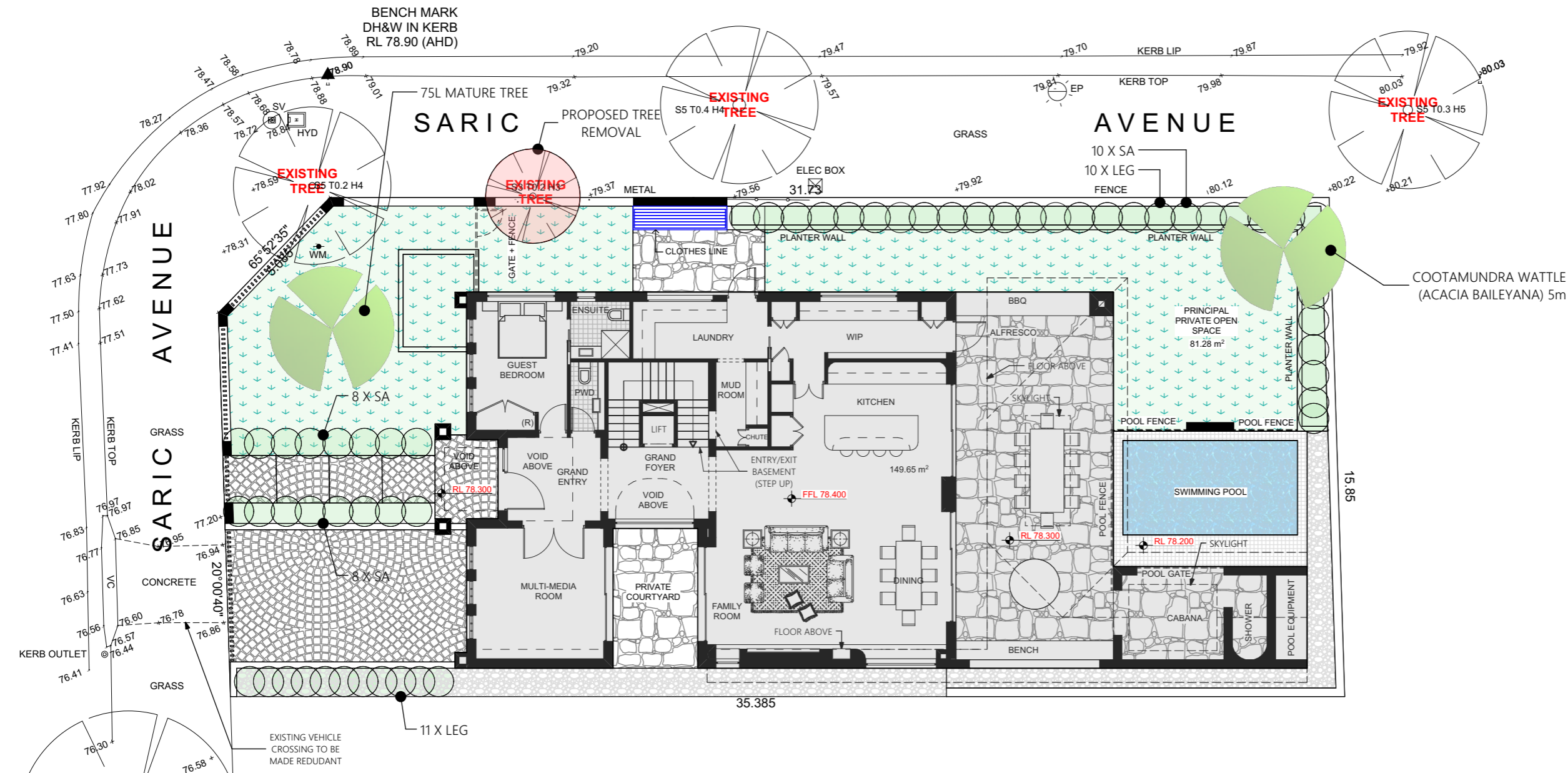
Existing trees are to be protected and maintained during the course of construction to AS4790 Protection of Tree on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chaimesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.



TREE PROTECTION FENCING



TREE PLANTING AND STAKING

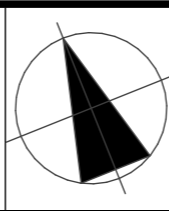


1 LANDSCAPE PLAN
SCALE - NTS

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REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Landscape Plan
DRAWN BY: H. Fayad
LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool
SCALE: As shown DATE: 03/2026 REV: A SHEET NO: 20



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PROJECT NO: 26018

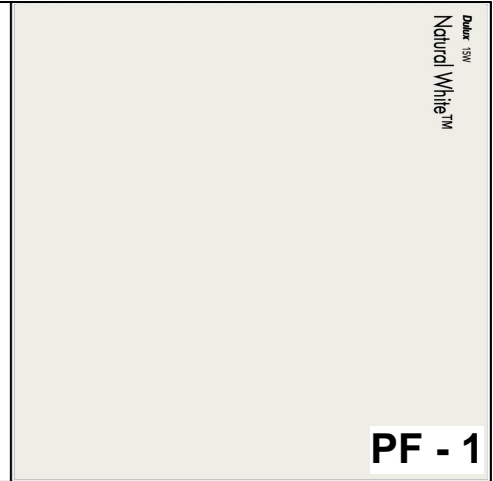
RT - 1

PC - 1

PF - 1



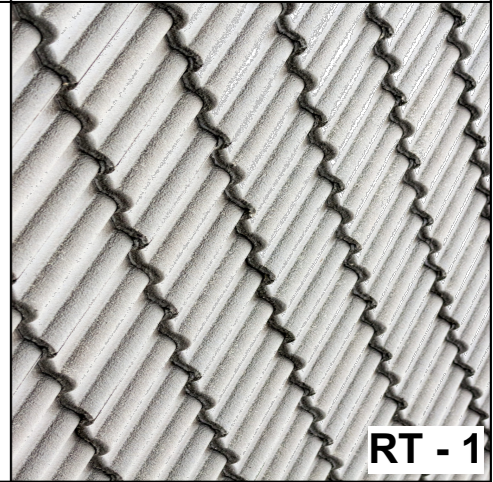
DULUX NATURAL WHITE



Dulux
Natural White™

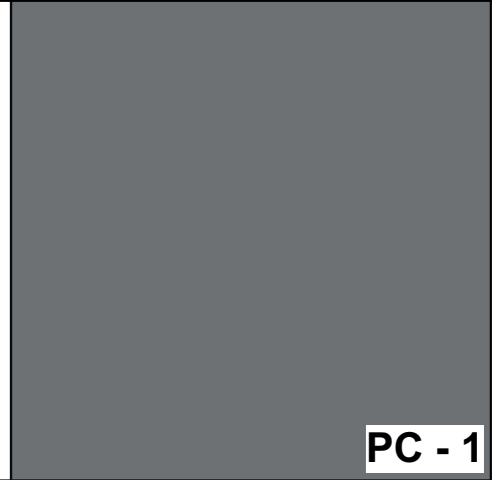
PF - 1

ROOF TILES



RT - 1

SHALE GREY PC



PC - 1

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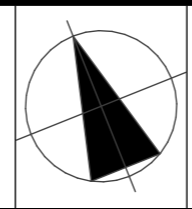
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A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

DRAWING TITLE: Material Finishes Schedule
DRAWN BY: H. Fayad

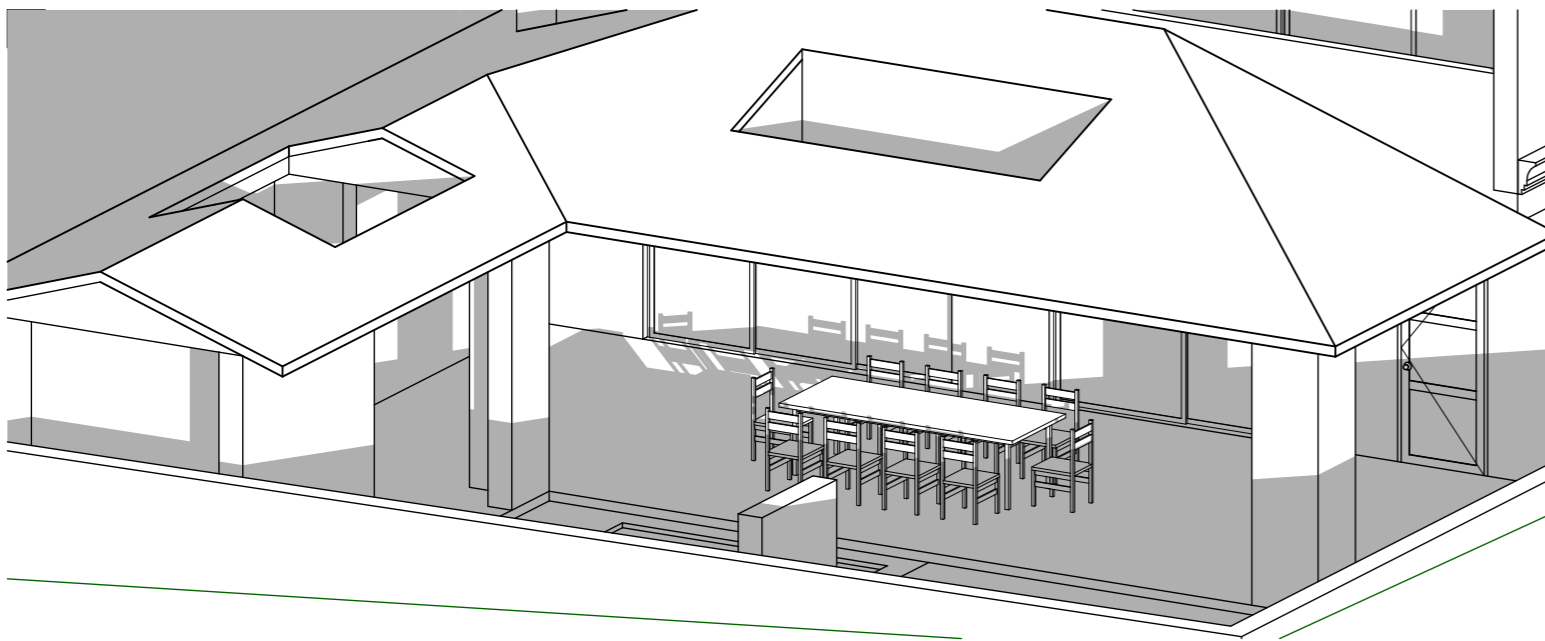
LOT: 9 | SEC: - | DP: 238429
COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

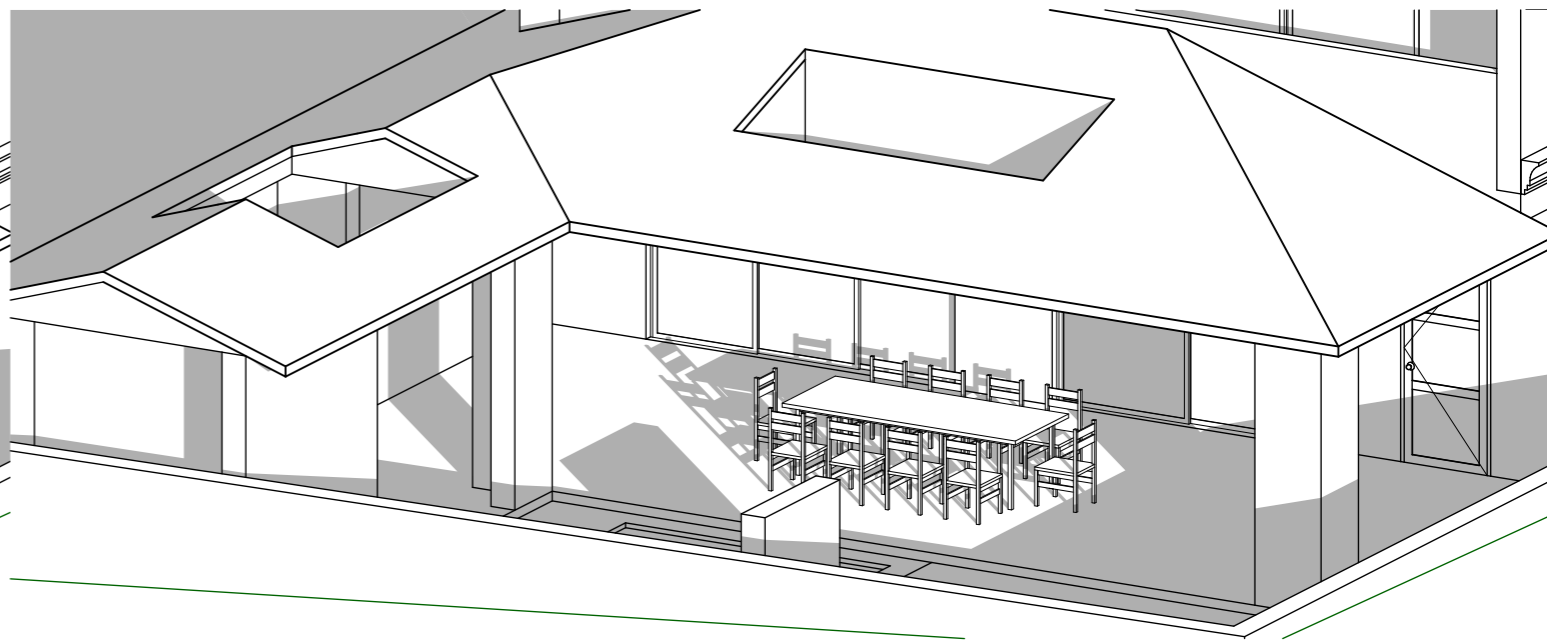
SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 21

PROJECT NO. - 26018



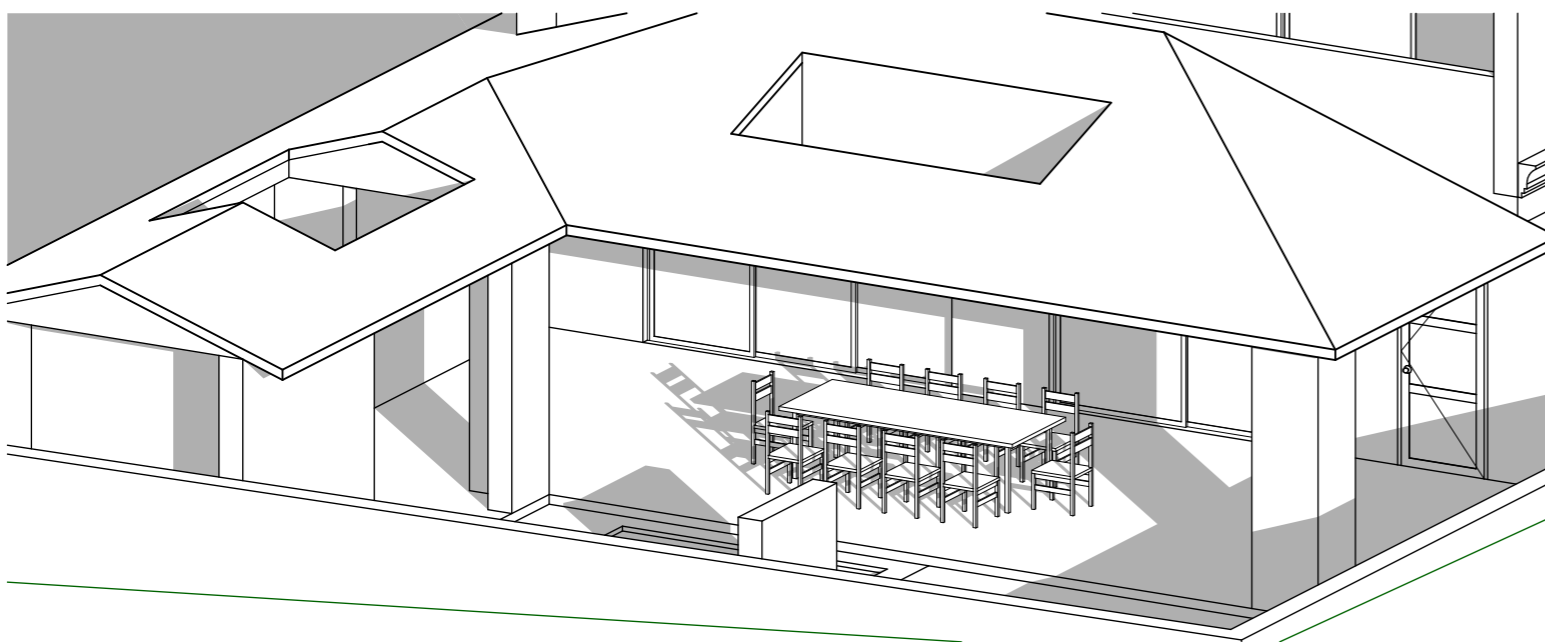
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JUNE - 8AM
SCALE - NTS



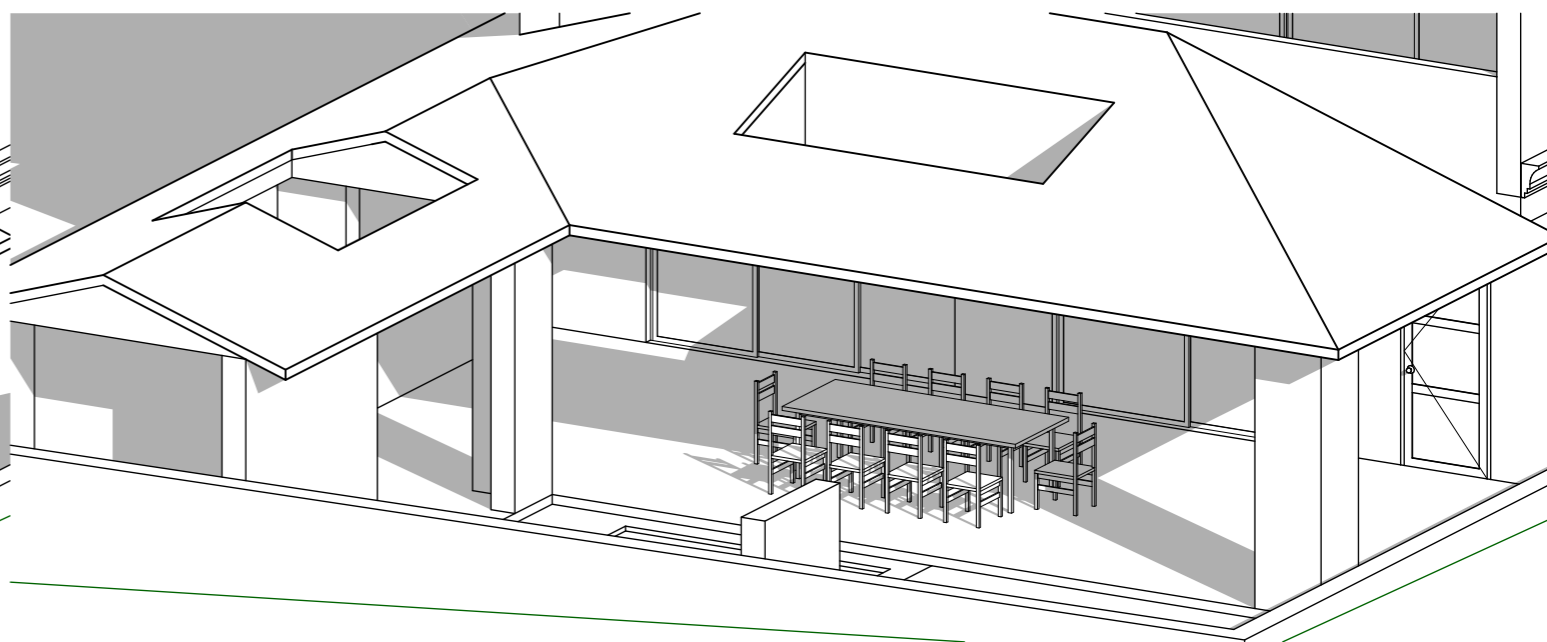
2

JUNE - 9AM
SCALE - NTS



3

JUNE - 10AM
SCALE - NTS



4

JUNE - 11AM
SCALE - NTS

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according to the plans and specification.

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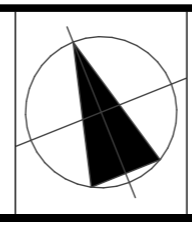
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DRAWING TITLE: Shadow Diagrams Elevational
DRAWN BY: H. Fayad

LOT: 9 | SEC: - | DP: 238429

COUNCIL AREA: COUNCIL CANTERBUYR-BANKSTOWN



SITE ADDRESS: 6 Saric Avenue Georges Hall 2198
ISSUED FOR: Issued for DA
PROJECT TYPE: Proposed Dwelling over basement with pool

SCALE: As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 22

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