

# 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

**Beyond Vision Design**  
 concept - design - construct

PROJECT NO. - 26018

BASIX NOTES		6 Saric Avenue , Georges Hall	
<b>DWELLING :</b>			
<b>ITEM</b>	<b>TYPE</b>	<b>INSULATION / RATING/ SIZE</b>	
<b>FLOOR</b>	CSOG	N/A	
	CONCRETE SLAB	N/A	
<b>EXTERNAL WALL</b>	BRICK VENEER	R 2.5	
	BRICK CAVITY	R 1.5	
	RETAINING WALL	R 1.5	
<b>ROOF</b>	METAL DECK ROOF	R 1.3	
	CONCRETE	N/A	
<b>CEILING</b>	FLAT	R 6.0	
<b>WINDOWS</b>	ALUMINUM FRAME -CLEAR GLASS	<b>WINDOW TYPE</b>	<b>U VALUE</b> <b>SHGC</b>
		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
<b>WATER</b>	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	
<b>ENERGY</b>	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR	
	AIR CONDITION	1 PHASE 3 STAR AVERAGE ZONE	
	COOKING	GAS COOKTOP ELECTRIC OVEN	
	LIGHTING	LED	
<b>ALTERNATIVE ENERGY</b>	PHOTOVOLTAIC SYSTEM	1KW	



## BASIX™ Certificate

Building Sustainability Index  
[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://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](http://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.

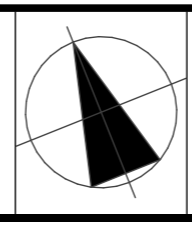
Project summary	
Project name	6 Saric Avenue Georges Hall
Street address	6 SARIC Avenue GEORGES HALL 2198
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP238429
Lot no.	9
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	6
Project score	
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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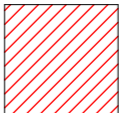
REV	DATE	DESCRIPTION	INITIAL
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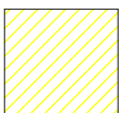
**DRAWING TITLE:** BASIX Commitments  
**DRAWN BY:** H. Fayad  
 LOT: 9 | SEC: - | DP: 238429  
**COUNCIL AREA:** COUNCIL CANTERBUYR-BANKSTOWN

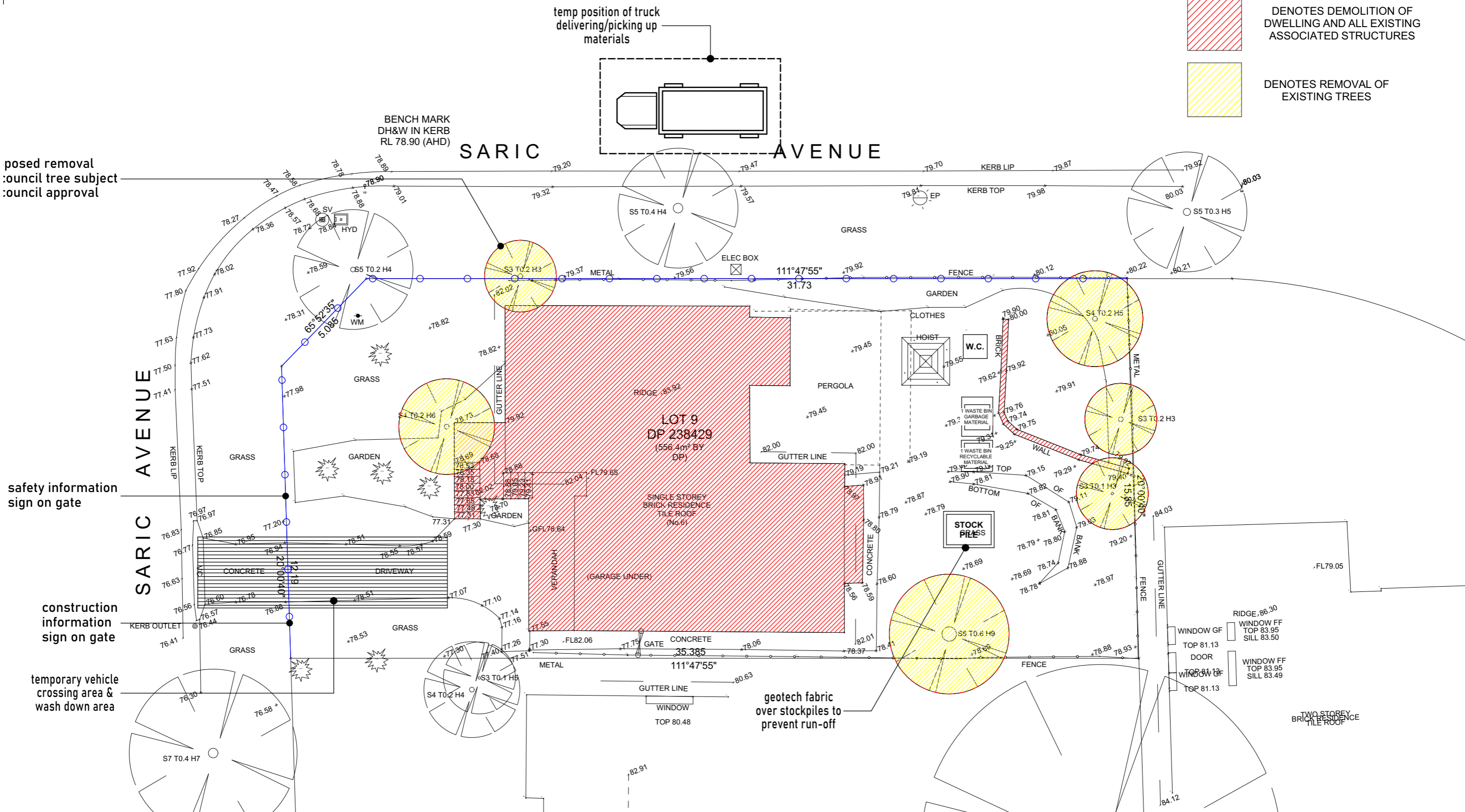


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
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**PROJECT TYPE:** Proposed Dwelling over basement with pool  
**SCALE:** As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 2

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 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

# 1 DEMOLITION PLAN

SCALE - 1:150

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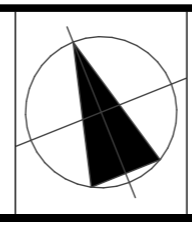
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**DRAWING TITLE:** Demolition Plan  
**DRAWN BY:** H. Fayad

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



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**PROJECT NO.:** 26018

# DEVELOPMENT SUMMARY

**SITE AREA: 556.4m<sup>2</sup> by calc.**

## CONTROL

LEP / DCP

**ZONING: R2**

FSR: 0.5:1

## PROPOSAL

(gross floor area calc.)

BASEMENT	8.64 m <sup>2</sup>
<b>BASEMENT INCLUDES LIFT &amp; STAIR</b>	
GROUND FLOOR	149.48 m <sup>2</sup>
FIRST FLOOR	120.03 m <sup>2</sup>
TOTAL AREA	278.15 m <sup>2</sup>

## 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% / 115.99m<sup>2</sup> = 52.195m<sup>2</sup>) Proposed - 68.32m<sup>2</sup> / 58.9%**

(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and **(45% / 113.2m<sup>2</sup> = 50.94m<sup>2</sup>) Proposed - 88.17m<sup>2</sup> / 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 m<sup>2</sup>

**Total :179.58 m<sup>2</sup> / 32.2%**

## PRIVATE OPEN SPACE

(min. 80m<sup>2</sup> of private open space)

81.28m<sup>2</sup>

141.82m<sup>2</sup> (inclu. alfresco)

## BUILDING HEIGHT

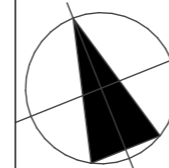
max. 9m building height

8.9m

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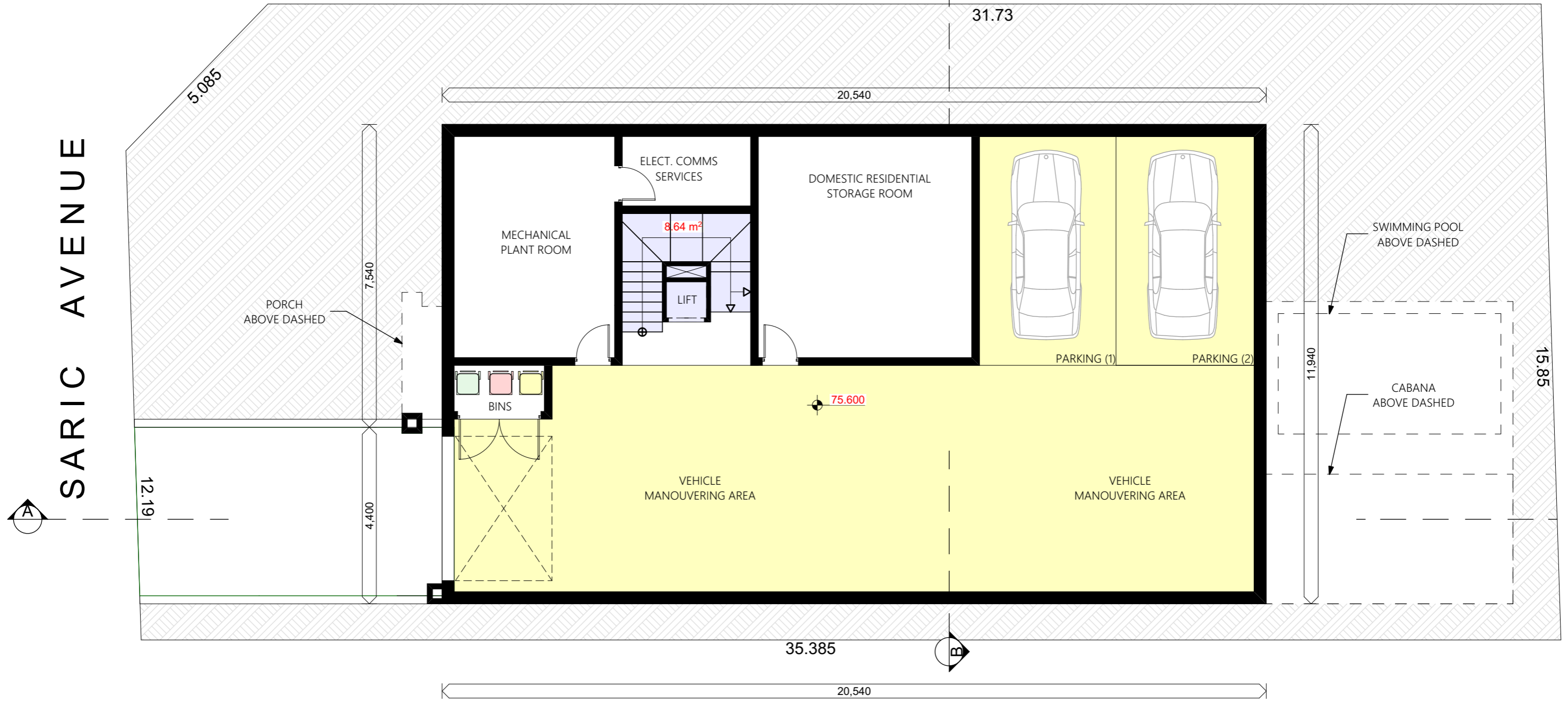


PROJECT NO. - 26018



SARIC

AVENUE



1

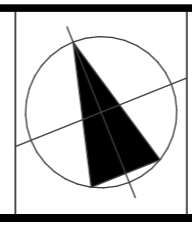
**BASEMENT FLOOR PLAN**  
SCALE - 1:100



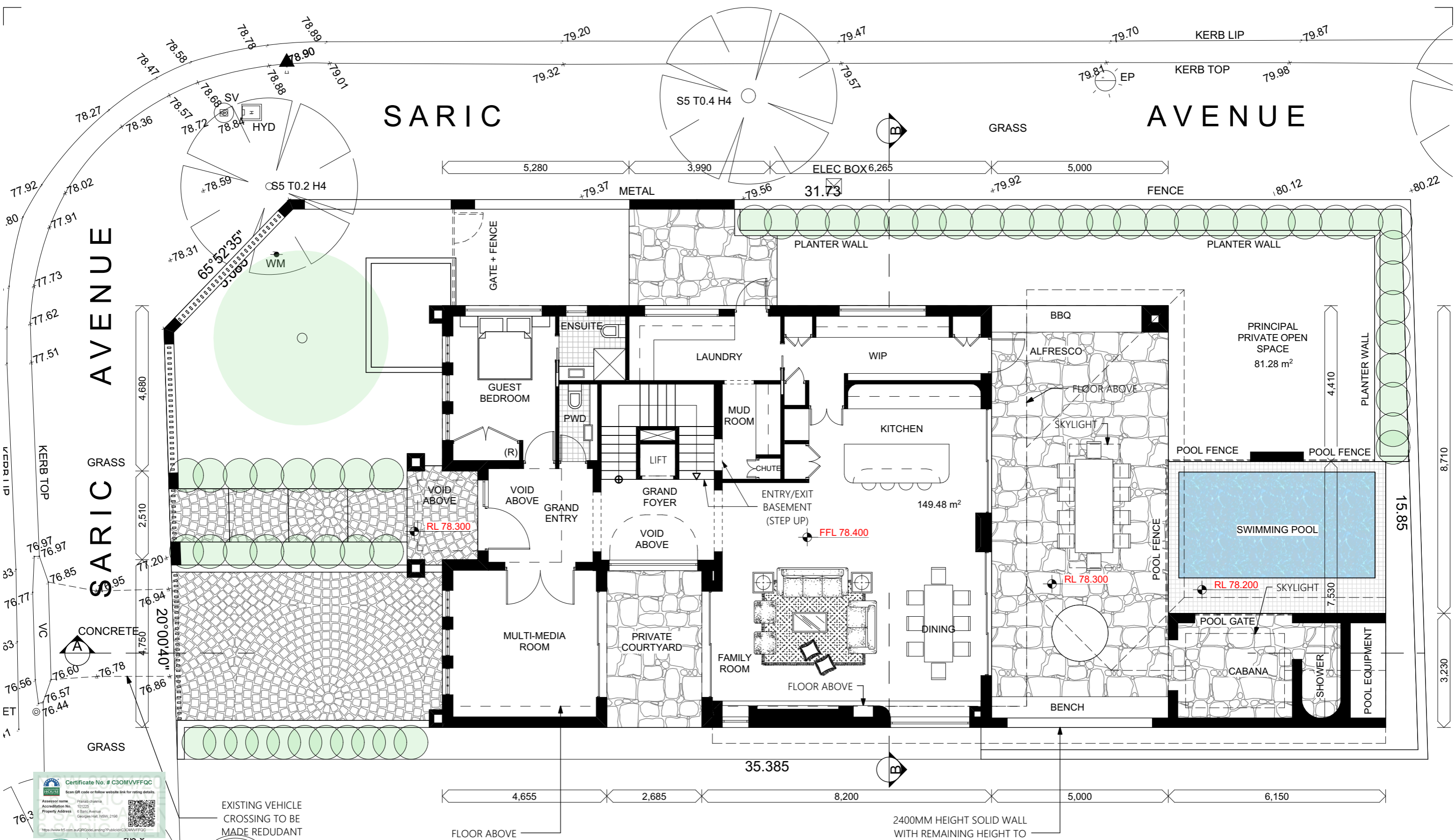
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**DRAWING TITLE:** Basement Floor Plan  
**DRAWN BY:** H. Fayad  
**LOT:** 9 | **SEC:** - | **DP:** 238429  
**COUNCIL AREA:** COUNCIL CANTERBUYR-BANKSTOWN



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

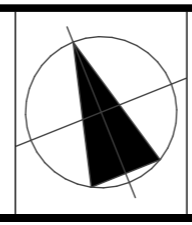


**1**  
**GROUND FLOOR PLAN**  
 SCALE - 1:100

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**DRAWING TITLE:** Ground Floor Plan  
**DRAWN BY:** H. Fayad  
**LOT:** 9 | **SEC:** - | **DP:** 238429  
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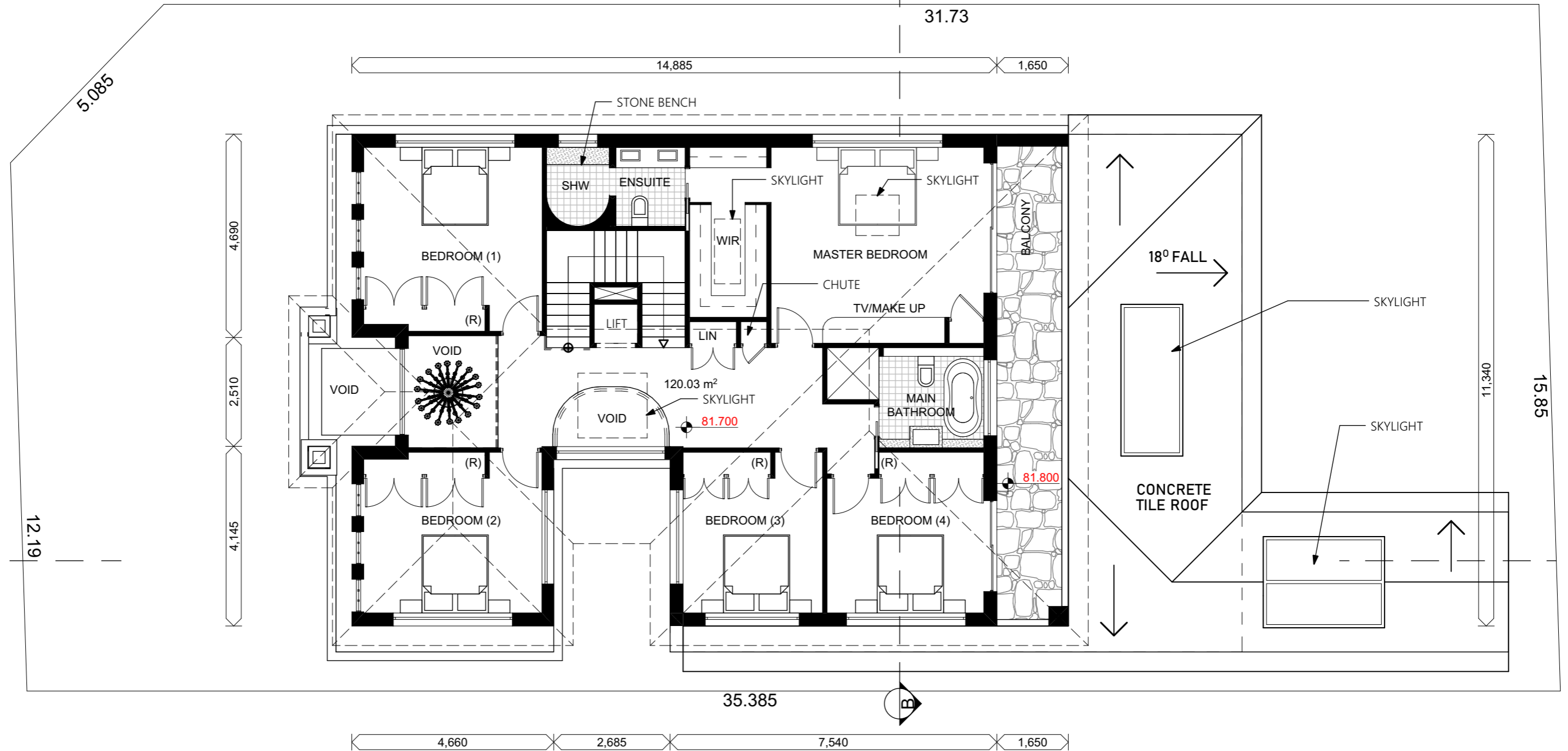
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SARIC

AVENUE

SARIC AVENUE



1

**FIRST FLOOR PLAN**  
SCALE - 1:100

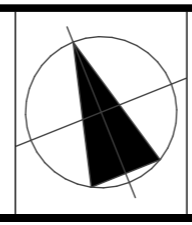


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**DRAWING TITLE:** First Floor Plan  
**DRAWN BY:** H. Fayad

LOT: 9 | SEC: - | DP: 238429  
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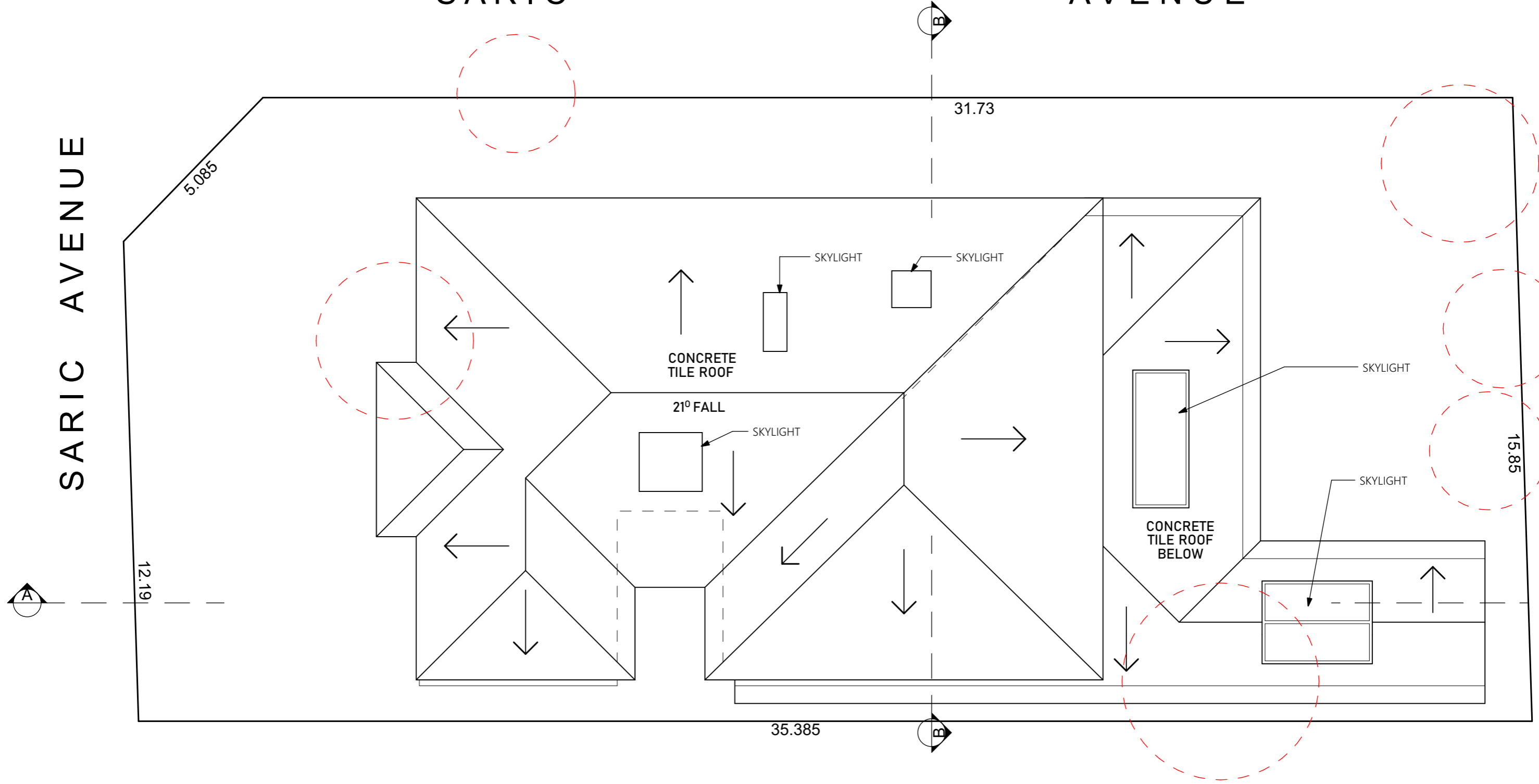
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SARIC

AVENUE

SARIC AVENUE



1

ROOF PLAN  
SCALE - 1:100

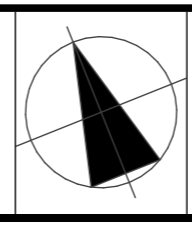


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**DRAWING TITLE:** Roof Plan  
**DRAWN BY:** H. Fayad

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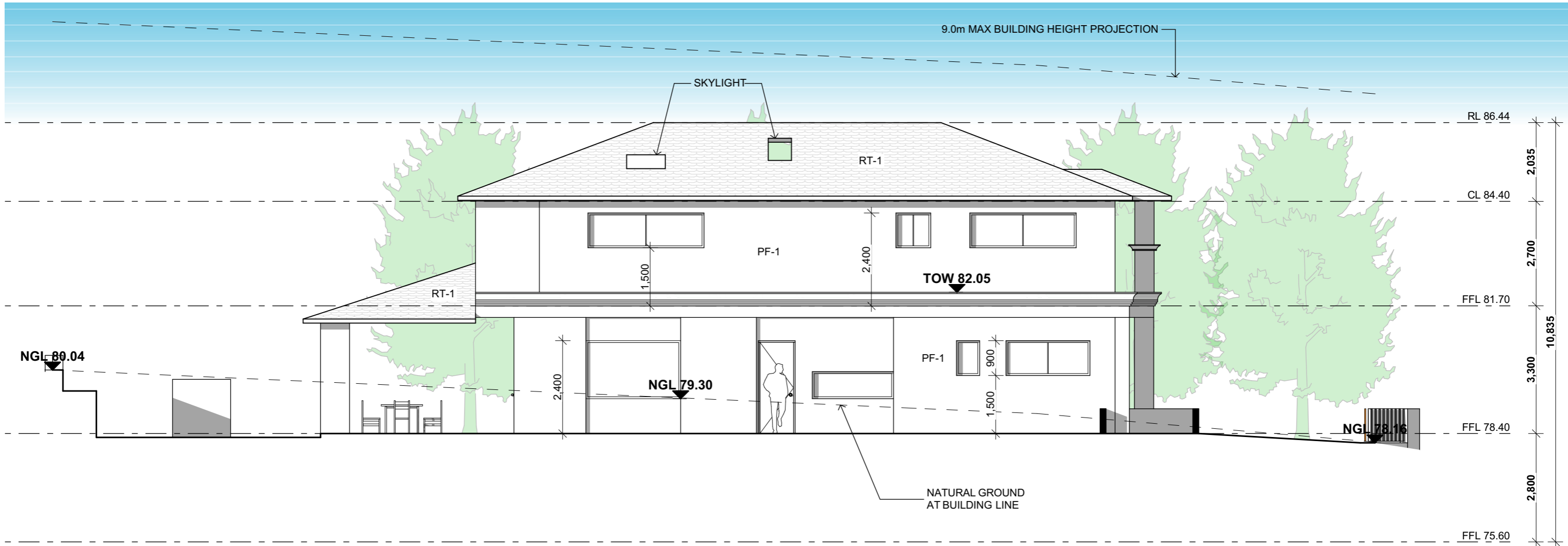


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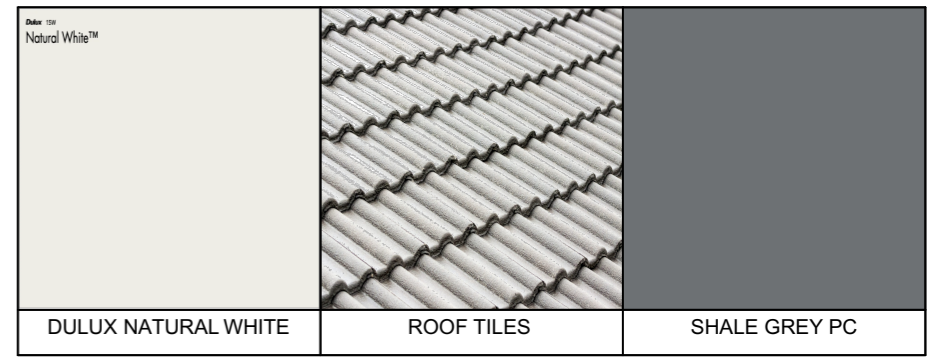
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1

**NORTH ELEVATION**  
SCALE - 1:100

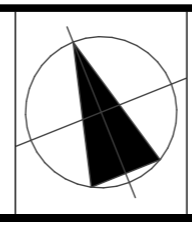


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REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

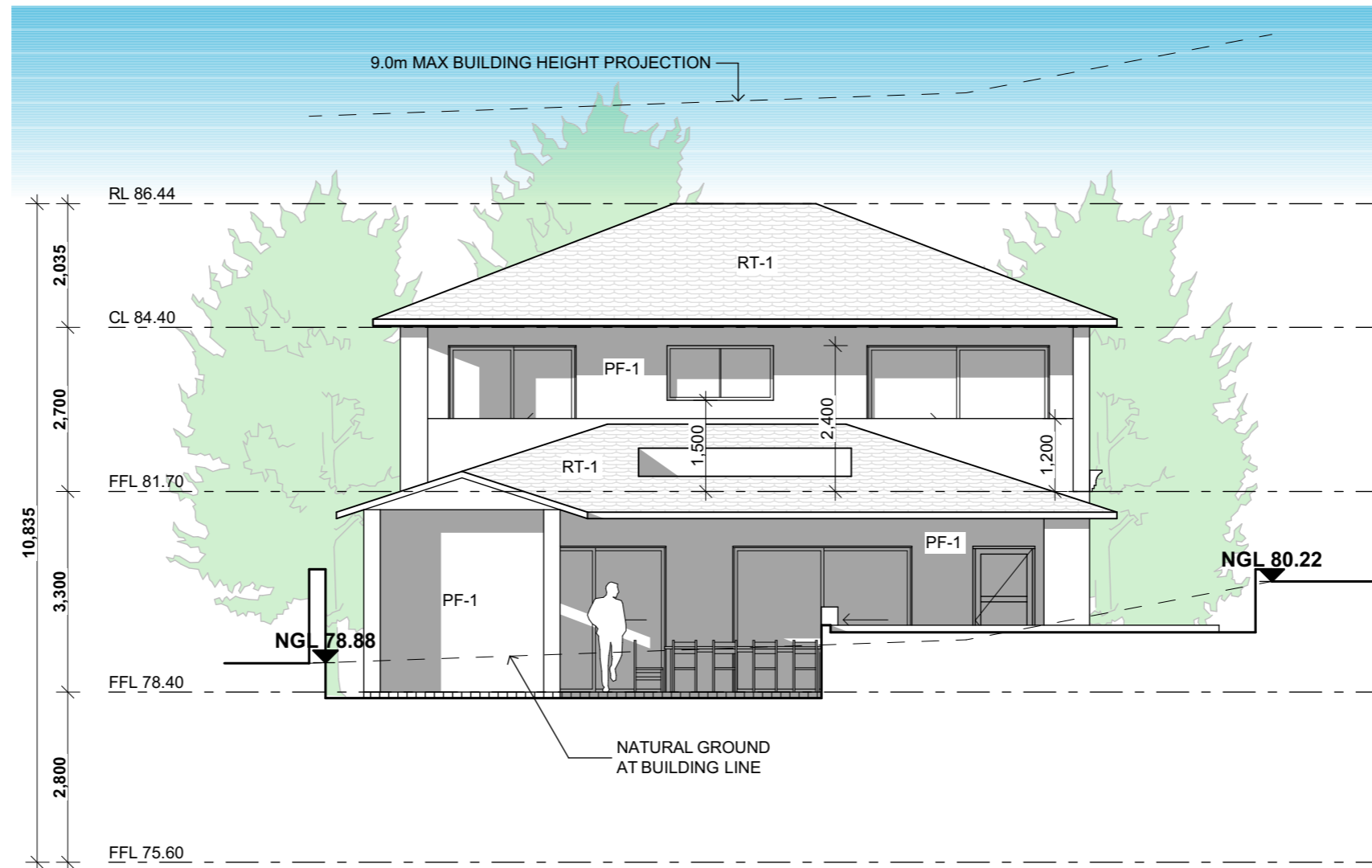
**DRAWING TITLE:** Elevations  
**DRAWN BY:** H. Fayad

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



1

**EAST ELEVATION**  
SCALE - 1:100

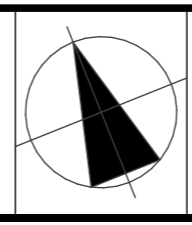


DULUX NATURAL WHITE	ROOF TILES	SHALE GREY PC

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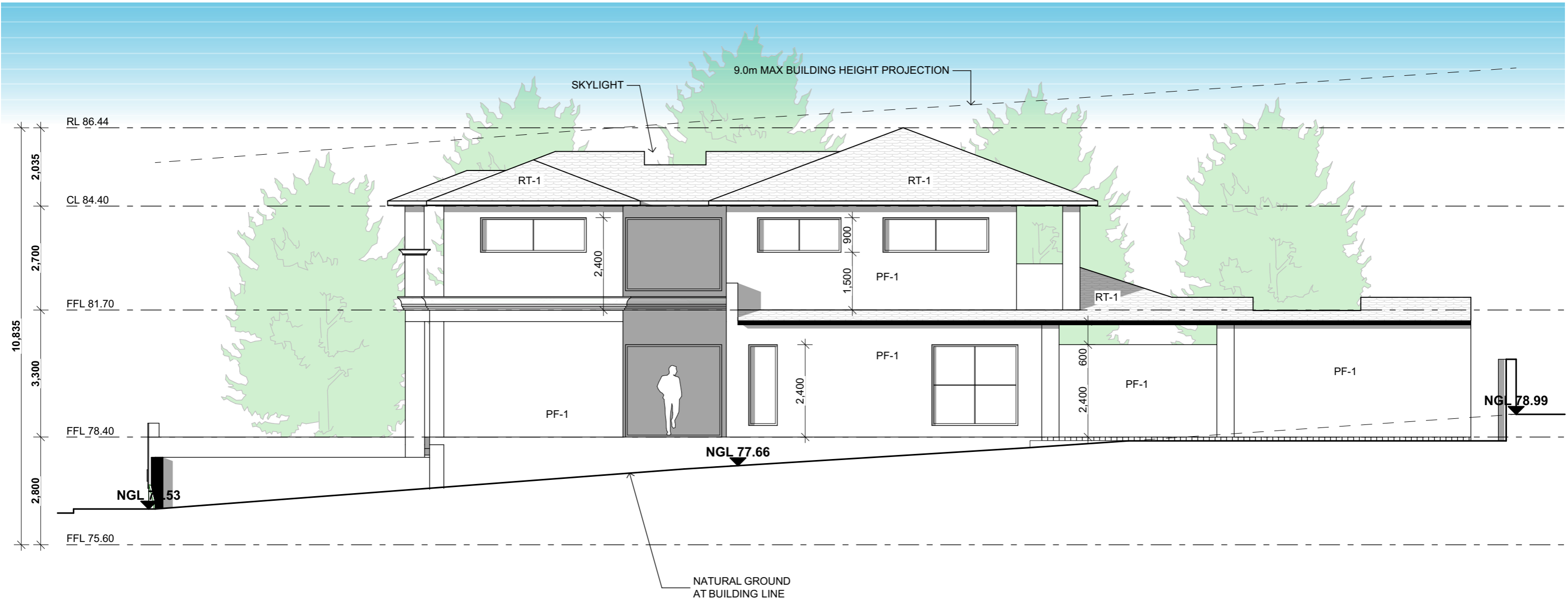
REV	DATE	DESCRIPTION	INITIAL
A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

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

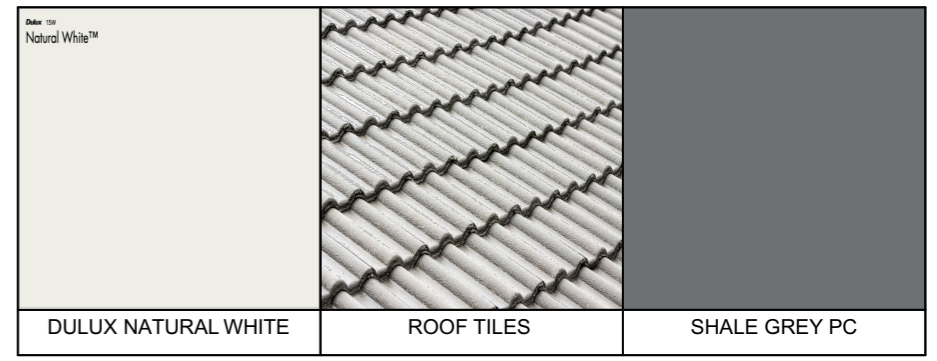


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool  
**SCALE:** As shown **DATE:** 03/2026 **REV:** A **SHEET NO:** 11

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 PROJECT NO. : 26018



**1** SOUTH ELEVATION  
SCALE - 1:100

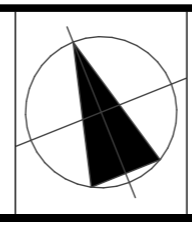


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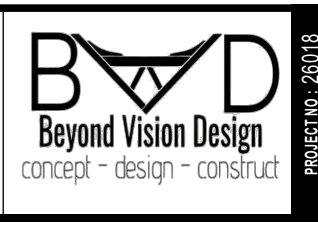
**DRAWING TITLE:** Elevations  
**DRAWN BY:** H. Fayad

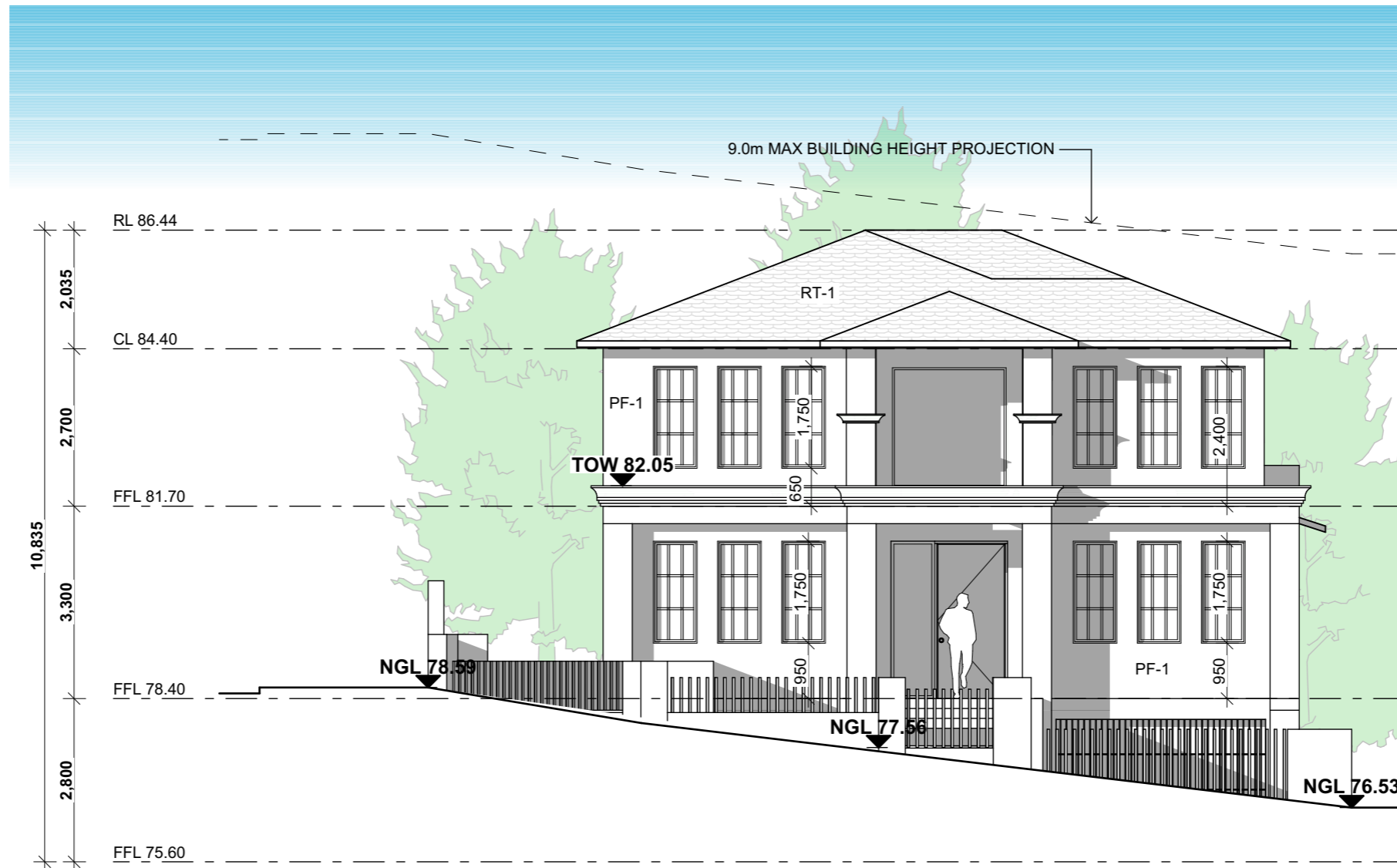
LOT: 9 | SEC: - | DP: 238429  
**COUNCIL AREA:** COUNCIL CANTERBUYR-BANKSTOWN



**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

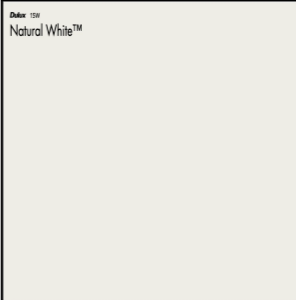






1

**WEST ELEVATION**  
SCALE - 1:100



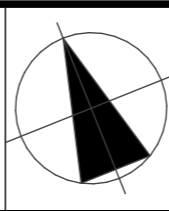
		
DULUX NATURAL WHITE	ROOF TILES	SHALE GREY PC

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**DRAWING TITLE:** Elevations  
**DRAWN BY:** H. Fayad

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

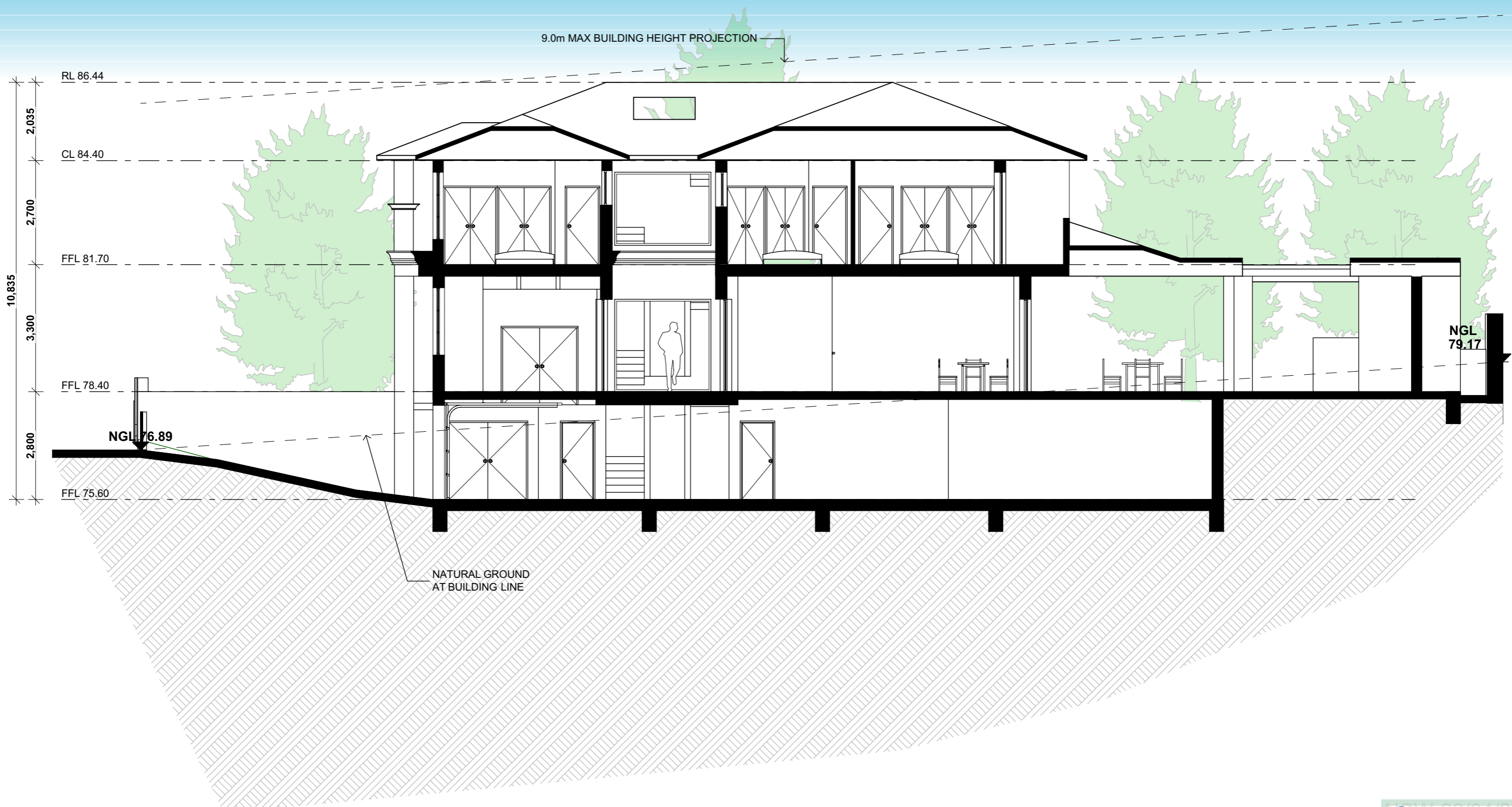


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool

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

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PROJECT NO.: 26018



1

**SECTION A - A**  
SCALE - 1:100

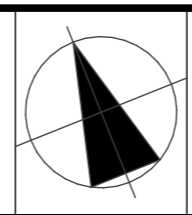


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A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

**DRAWING TITLE:** Section  
**DRAWN BY:** H. Fayad

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

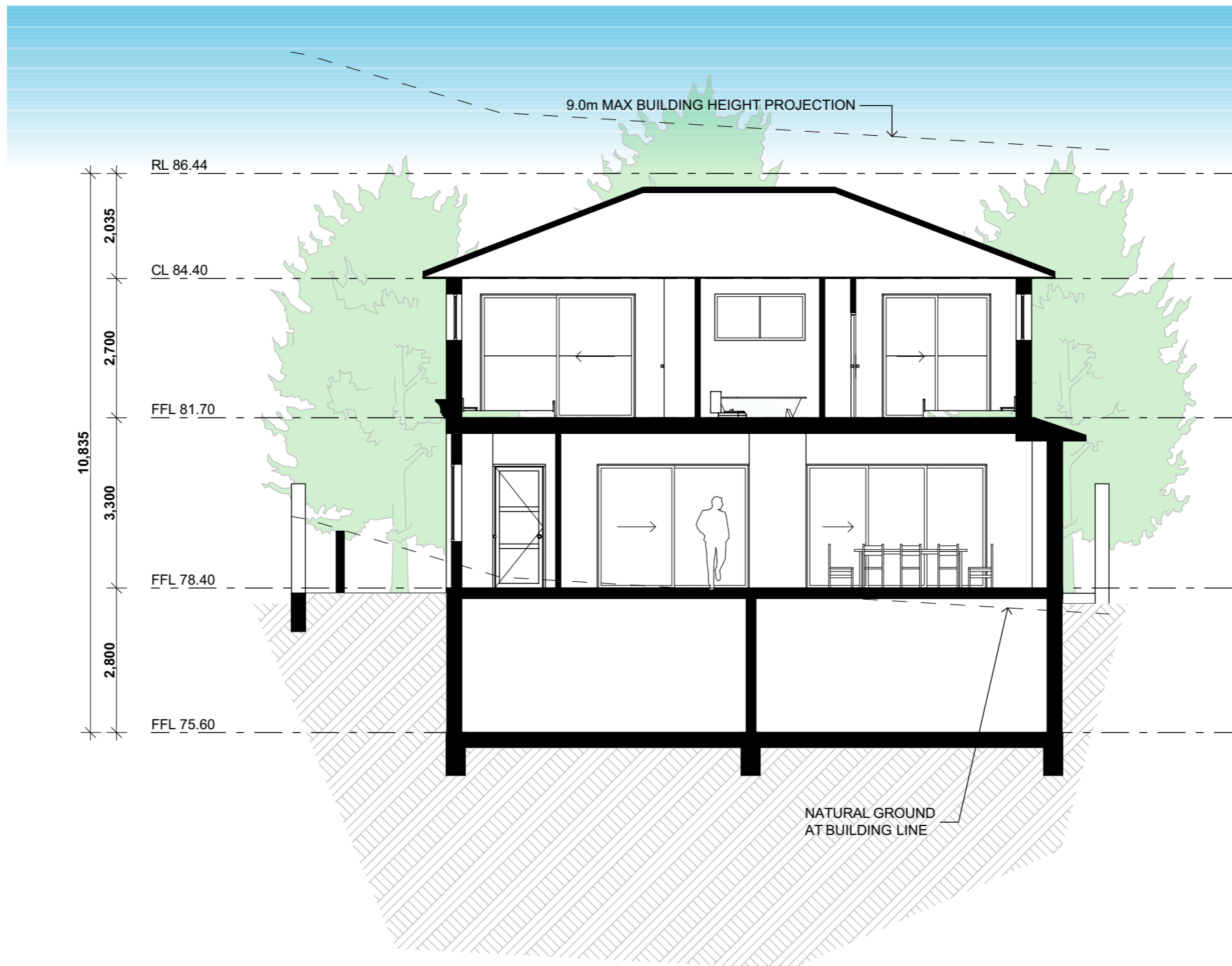


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool

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

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Beyond Vision Design  
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PROJECT NO. - 26018



1

**SECTION B - B**  
SCALE - 1:100

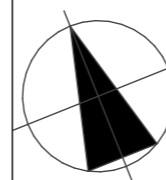


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A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

**DRAWING TITLE:** Section  
**DRAWN BY:** H. Fayad

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

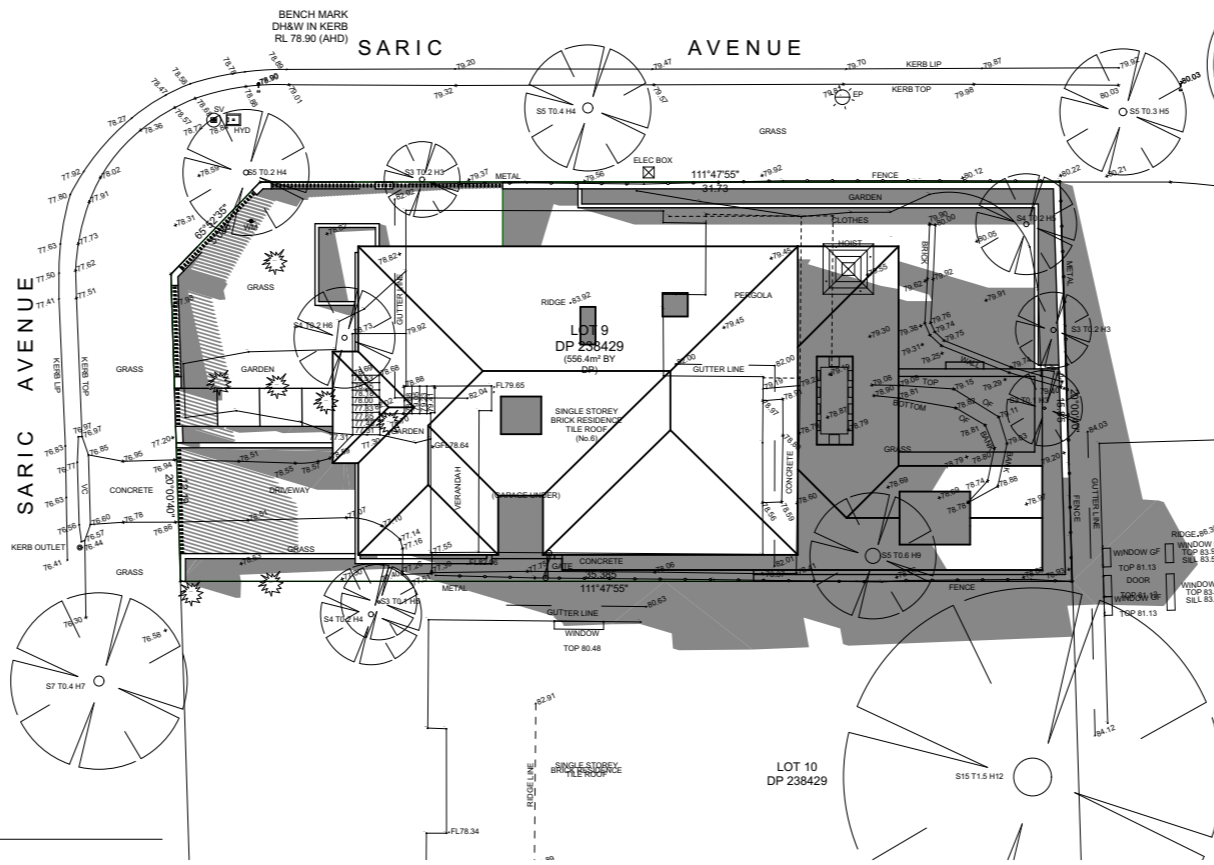
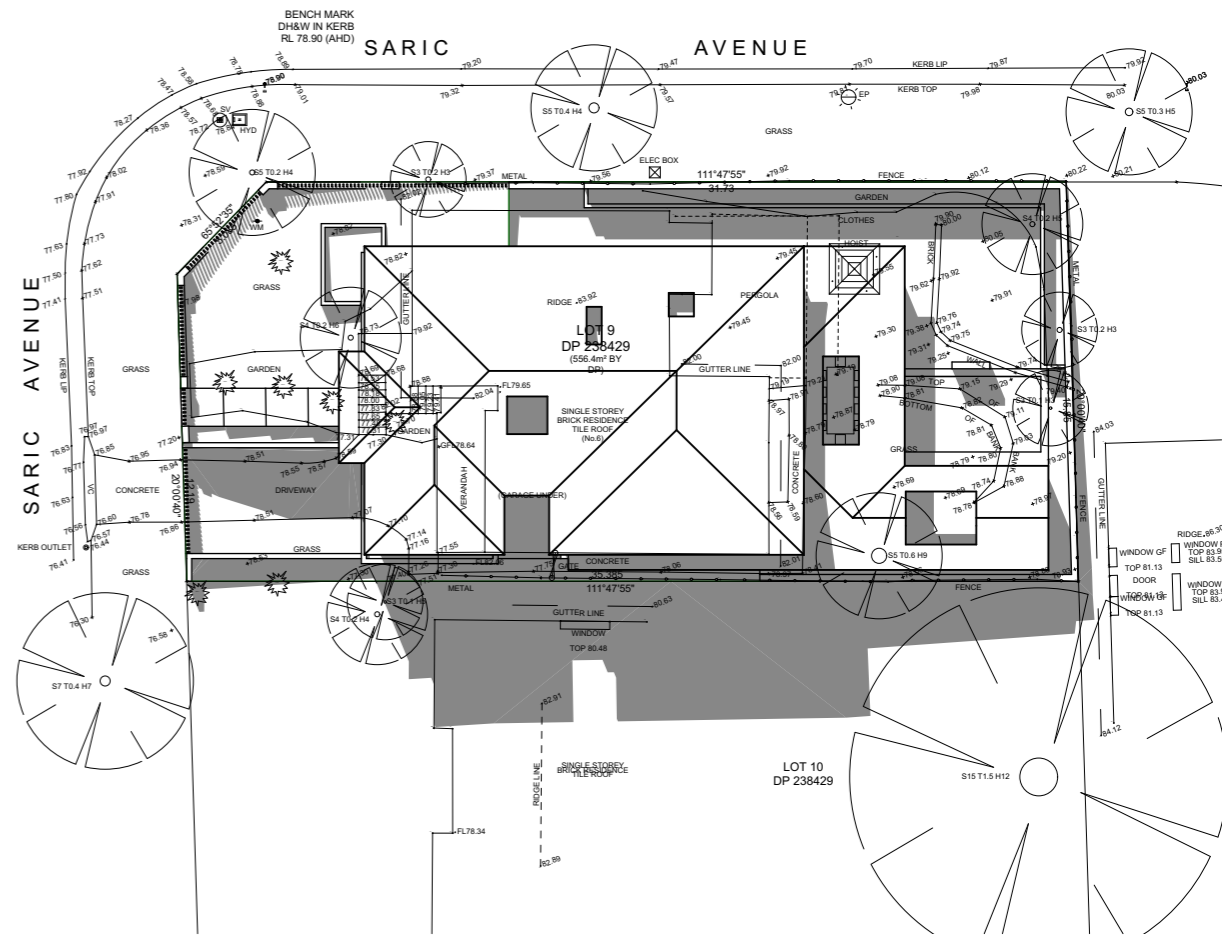
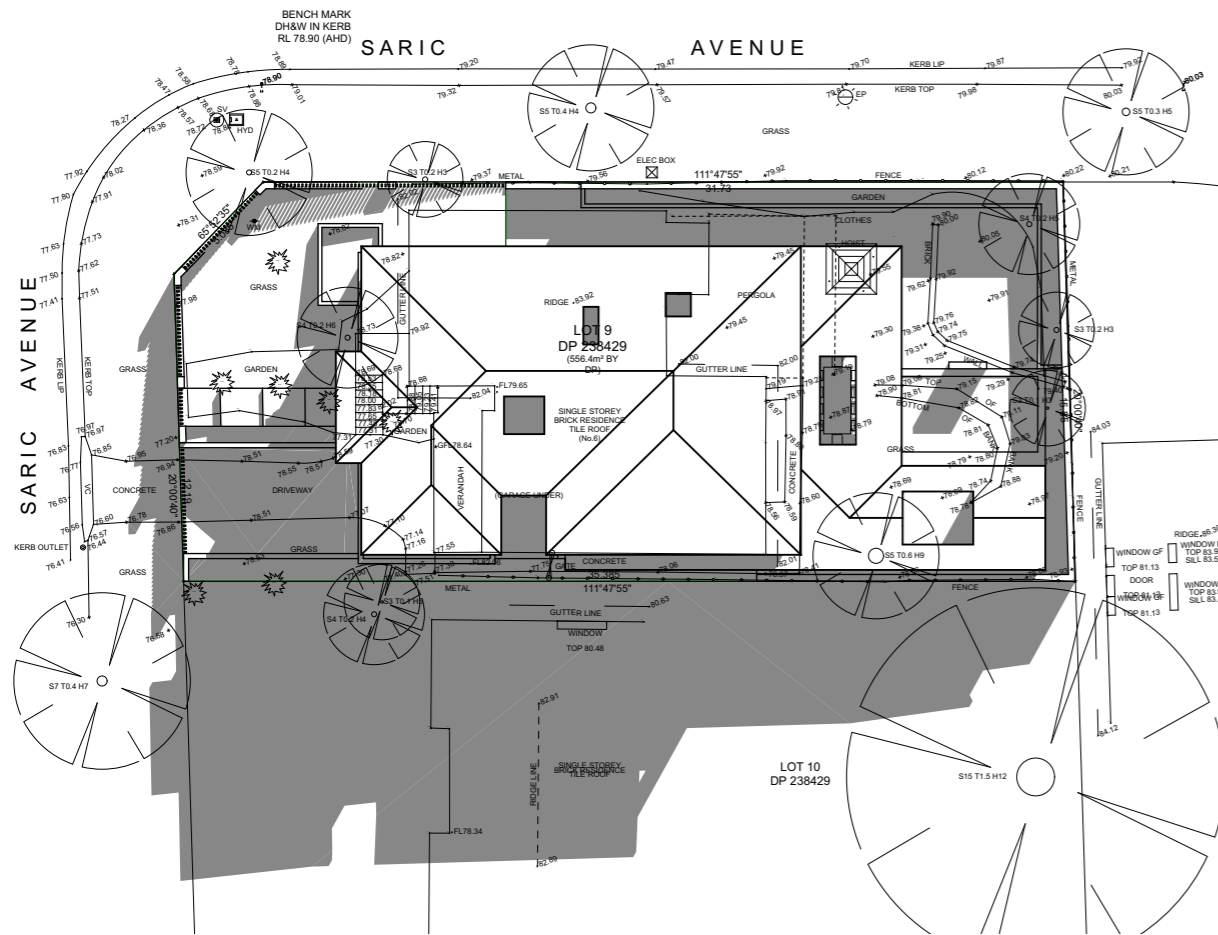


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool

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



PROJECT NO. - 26018



1

JUNE 21<sup>ST</sup> - 9AM  
SCALE - 1:300

2

JUNE 21<sup>ST</sup> - 12PM  
SCALE - 1:300

3

JUNE 21<sup>ST</sup> - 3PM  
SCALE - 1:300

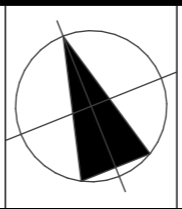
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A	19.04.26	Issue for client review	HF
B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

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

LOT: 9 | SEC: - | DP: 238429

**COUNCIL AREA:** COUNCIL CANTERBUYR-BANKSTOWN

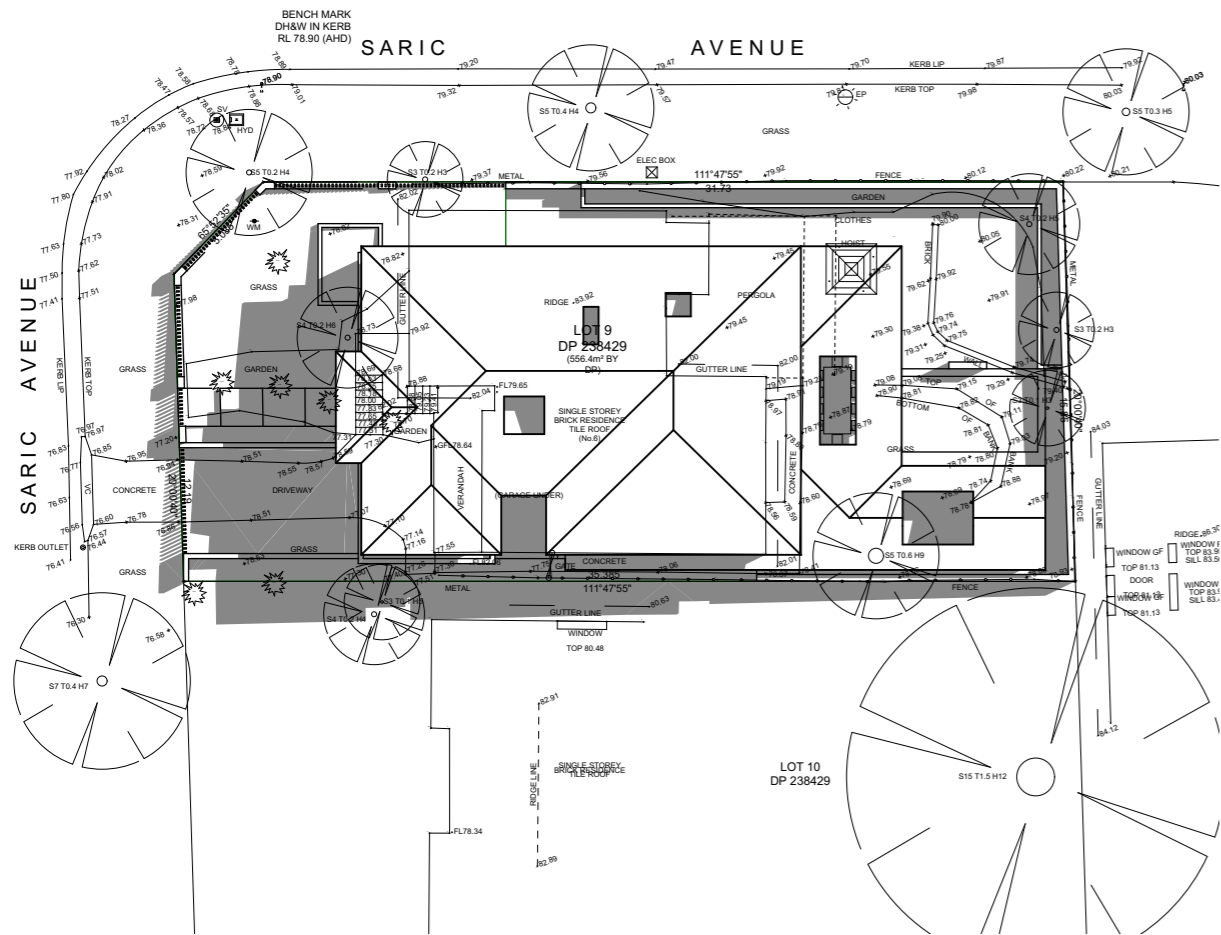


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool

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

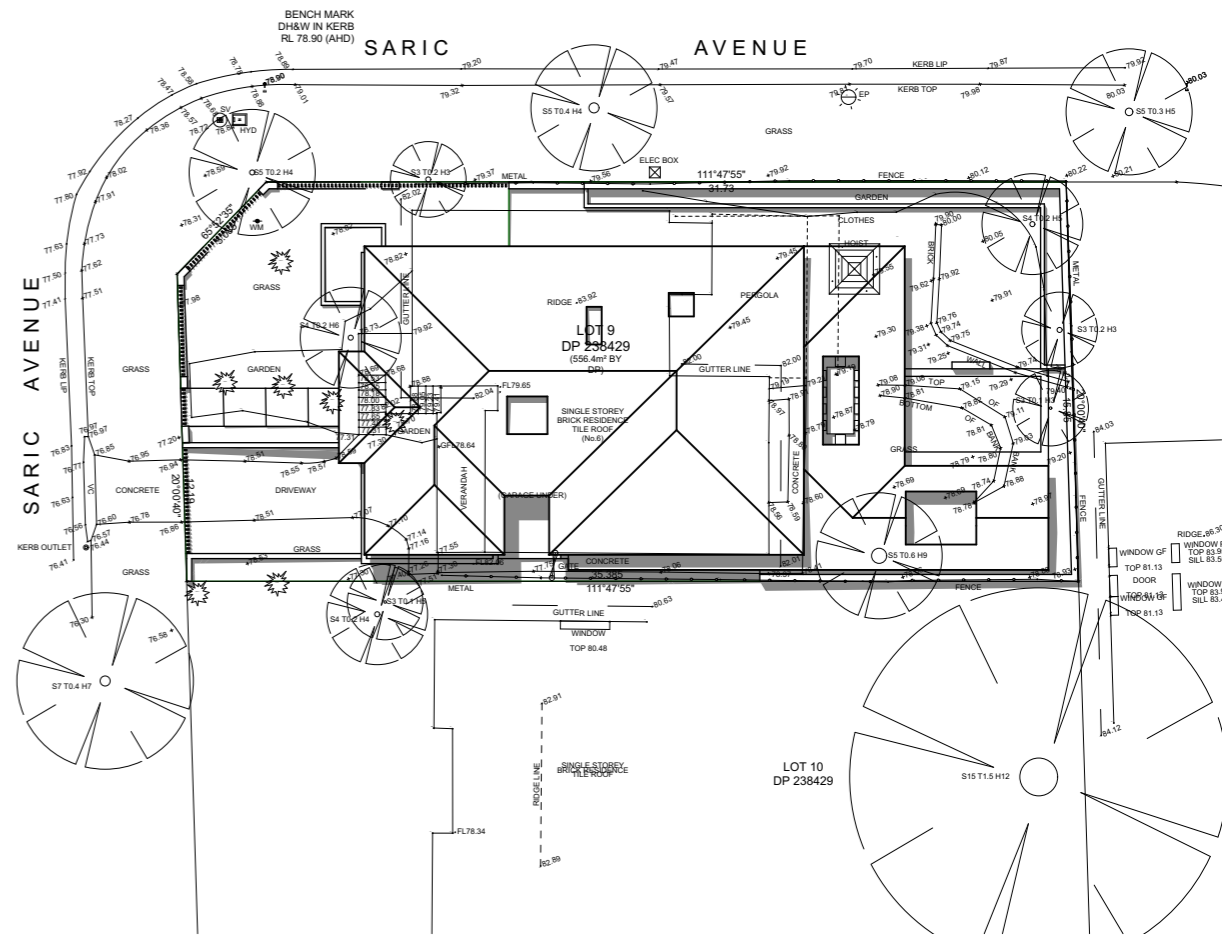
**BVD**  
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PROJECT NO. - 26018



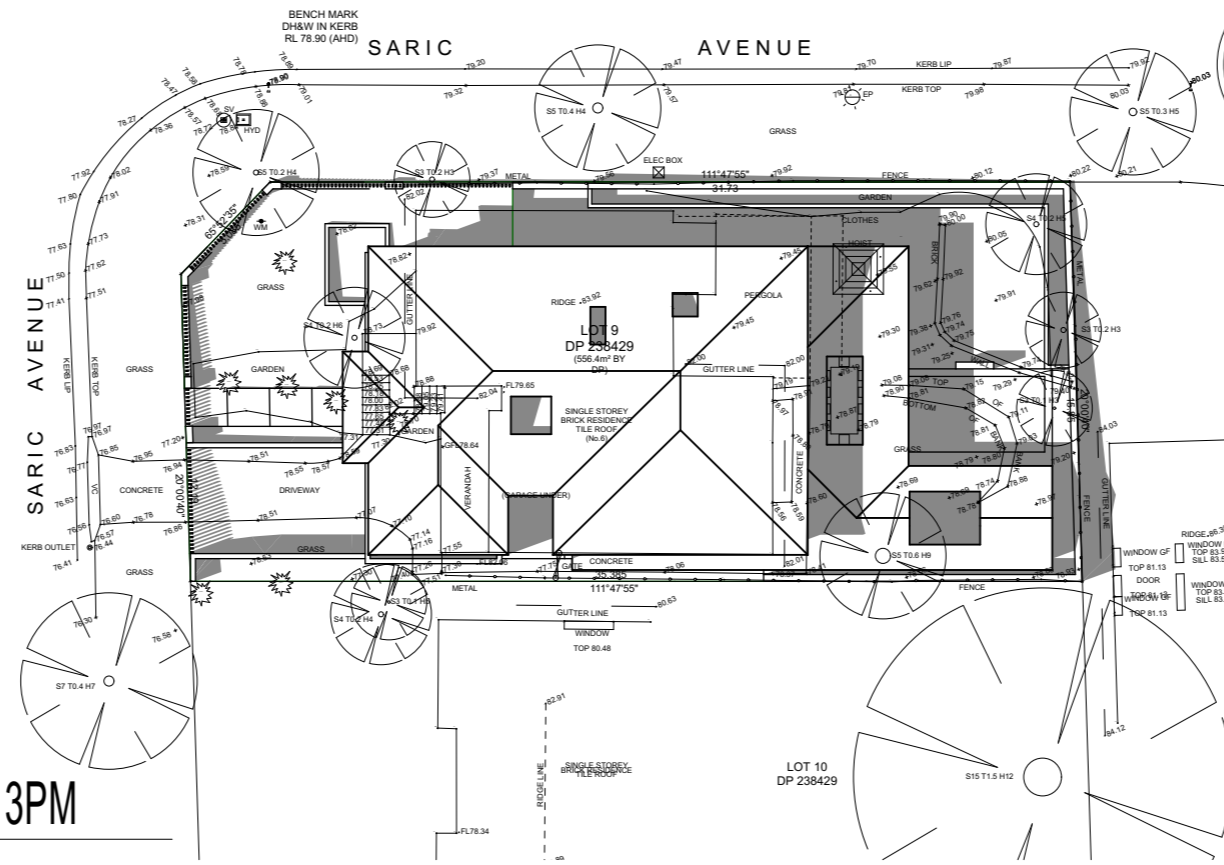
1

DECEMBER 21<sup>ST</sup> - 9AM  
SCALE - 1:300



2

DECEMBER 21<sup>ST</sup> - 12PM  
SCALE - 1:300



3

DECEMBER 21<sup>ST</sup> - 3PM  
SCALE - 1:300

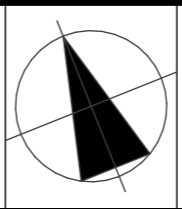
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C	26.04.26	Issue for development application	HF

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

LOT: 9 | SEC: - | DP: 238429

**COUNCIL AREA:** COUNCIL CANTERBUYR-BANKSTOWN

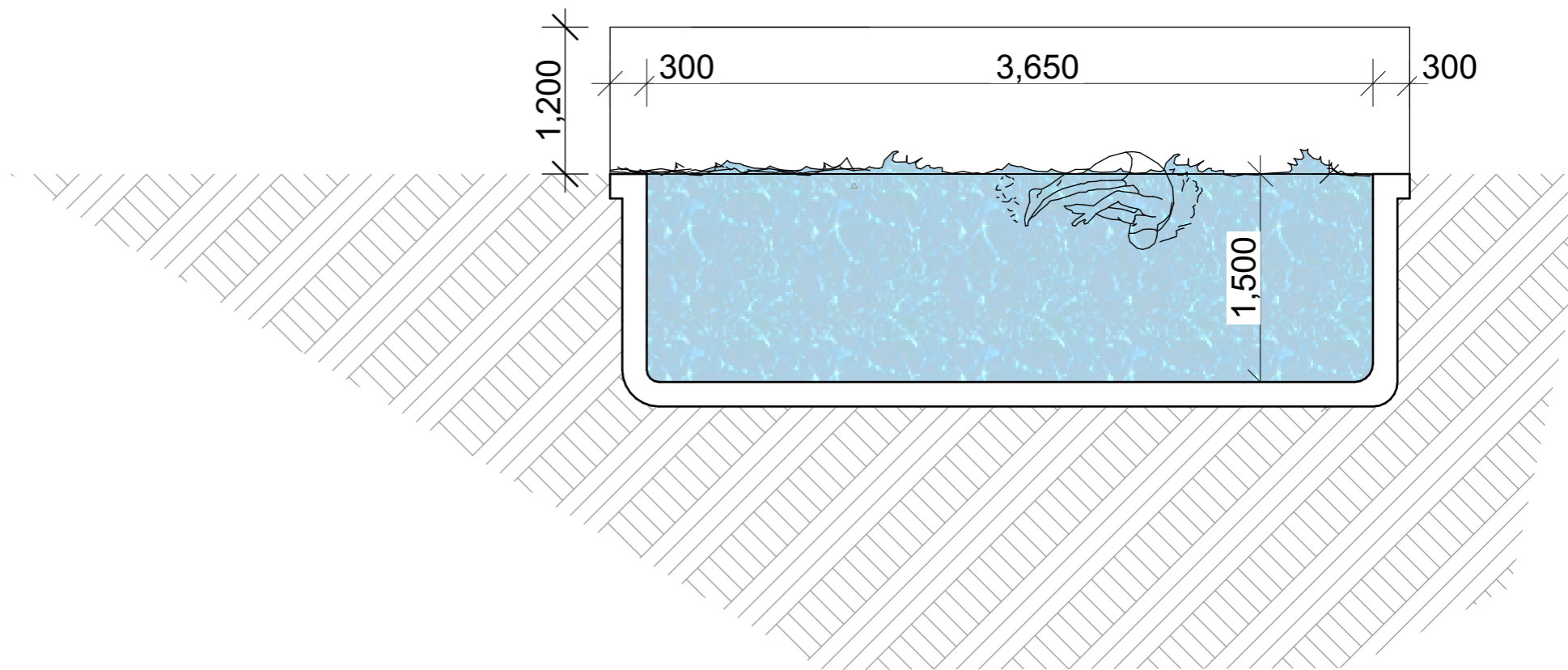
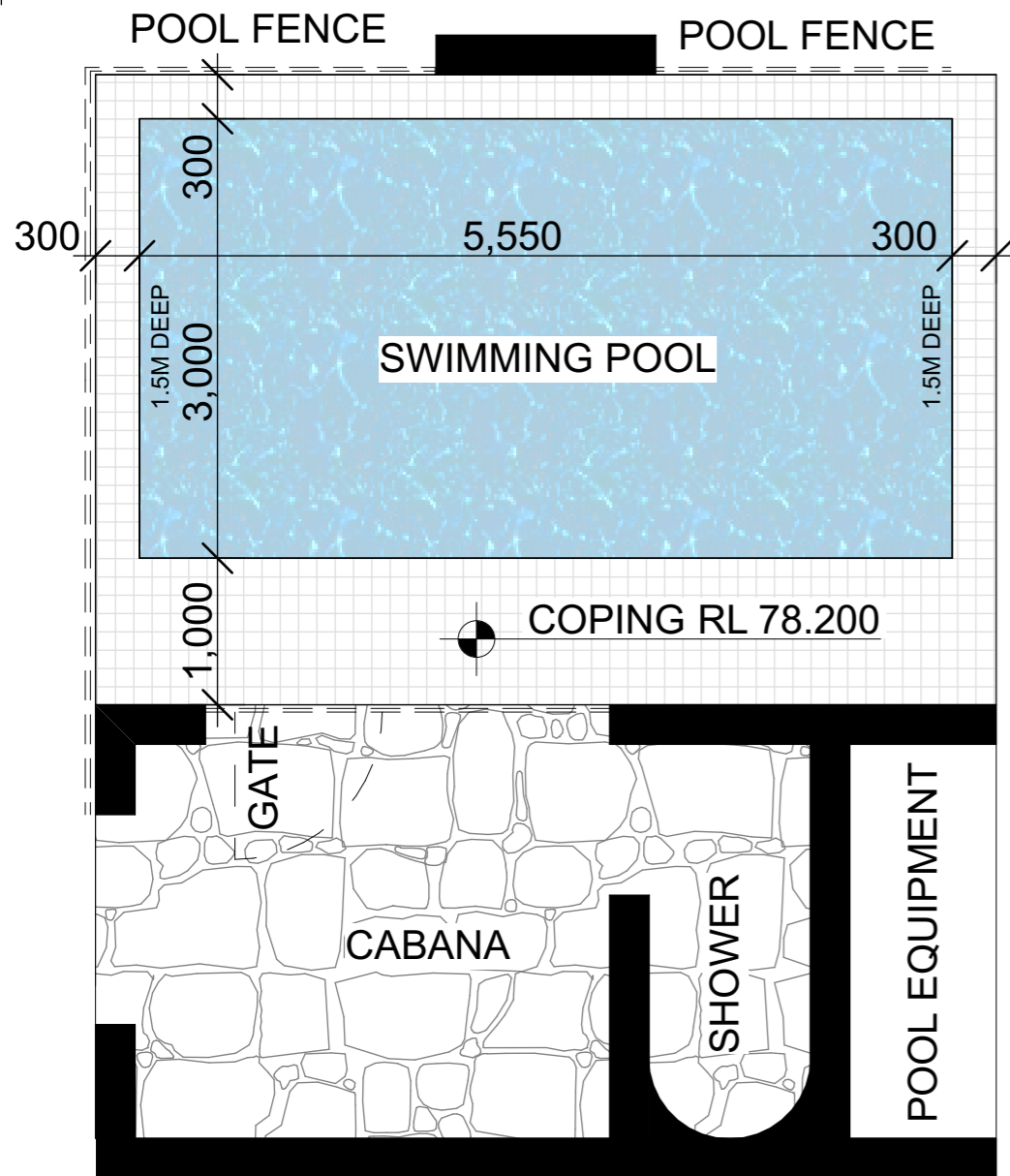


**SITE ADDRESS:** 6 Saric Avenue Georges Hall 2198  
**ISSUED FOR:** Issued for DA  
**PROJECT TYPE:** Proposed Dwelling over basement with pool

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

**BVD**  
Beyond Vision Design  
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PROJECT NO. - 26018



**1** SWIMMING POOL PLAN  
SCALE - 1:50

**2** SWIMMING SECTION  
SCALE - 1:50

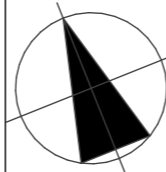
**Section H7D2 – Pool Fence Requirements in accordance with AS1926.1-2012:**

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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B	21.04.26	Issue for consultants	HF
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

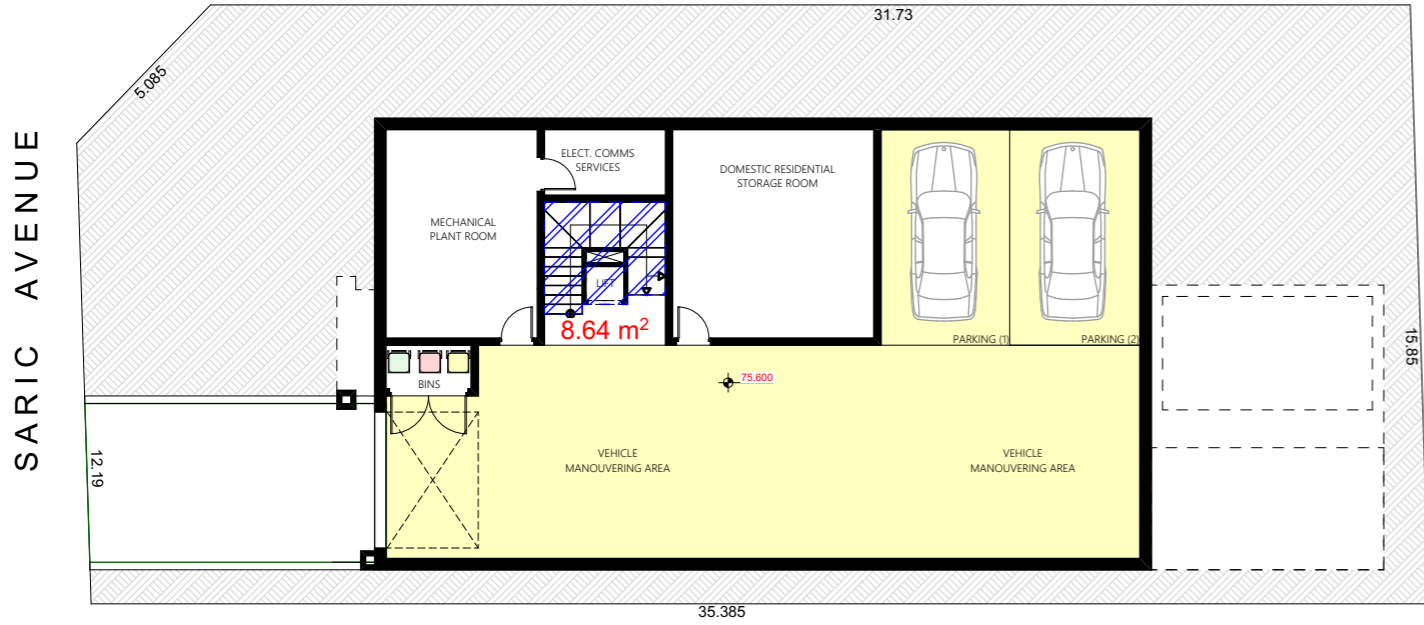
SCALE: As shown DATE: 03/2026 REV: A SHEET NO: 18



PROJECT NO: 26018

SARIC AVENUE

AVENUE

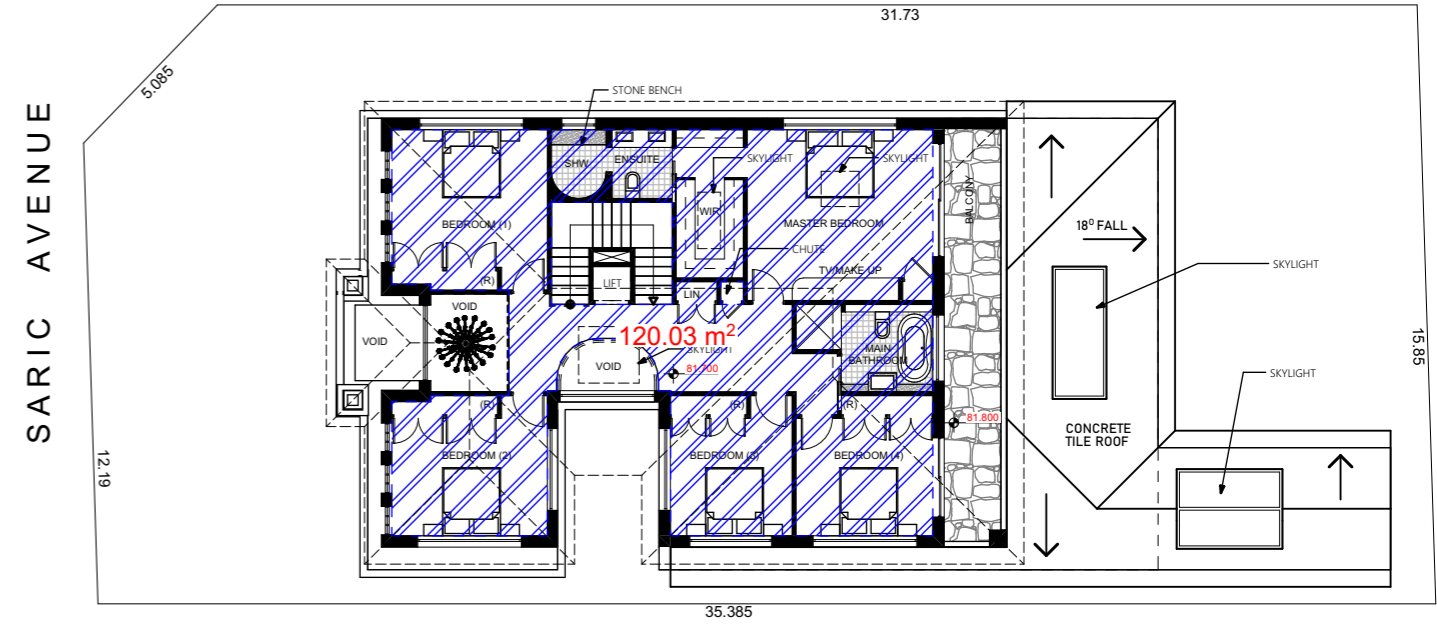


1

AREA CALCULATION PLAN - BASEMENT FLOOR  
SCALE - 1:200

SARIC AVENUE

AVENUE

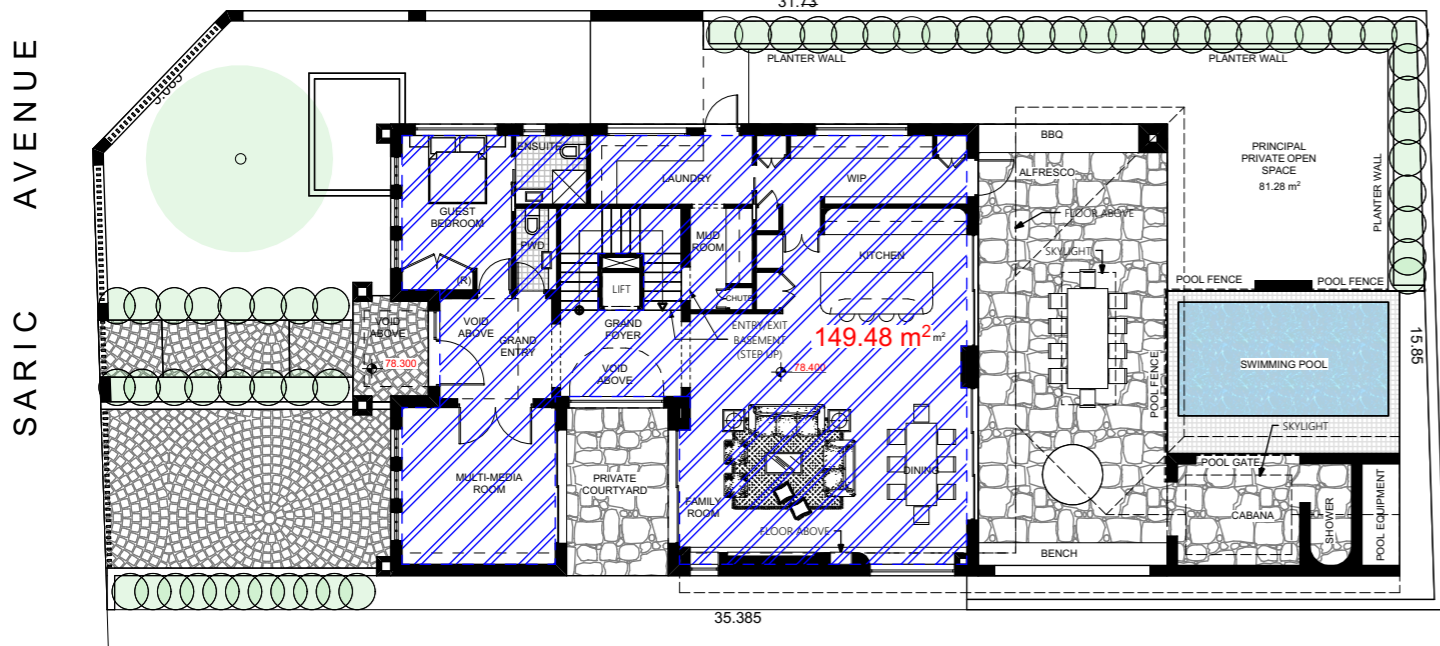


2

AREA CALCULATION PLAN - FIRST FLOOR  
SCALE - 1:200

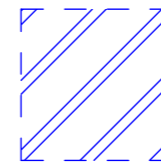
SARIC AVENUE

AVENUE



3

AREA CALCULATION PLAN - GROUND FLOOR  
SCALE - 1:200



DENOTES GFA CALCULATED

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 4555, 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 AS 1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner.

NOTE: Do not scale off the drawings unless otherwise stated & use figured Dimensions in preference.

according to the plans and specification.

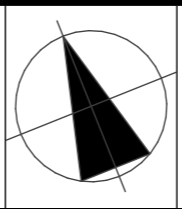
All dimensions to be checked & verified by the CONTRACTOR on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies to be reported to designer prior to commencement. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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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



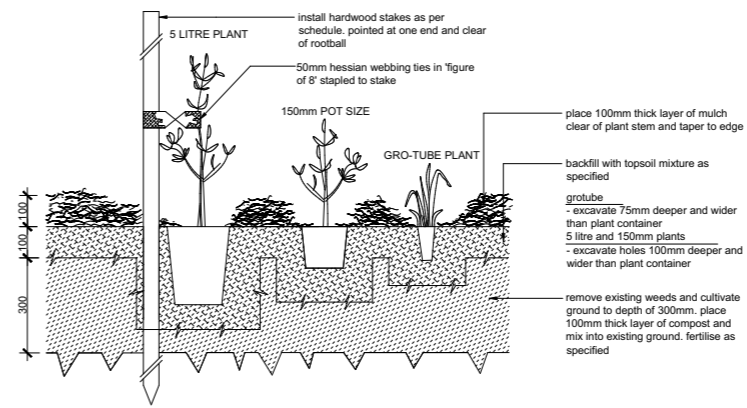
ELAEOCARPUS RETICULATES  
( BLUE BERRY ASH ) 8m



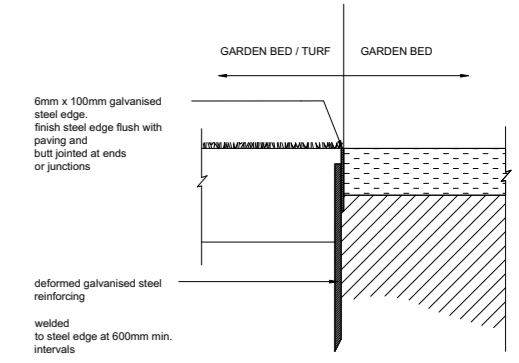
LIRIOPE EVERGREEN GLANT  
( GLANT LIRIOPE ) 0.5m



SCAEVOLA ALBIDA  
( FAN FLOWER )



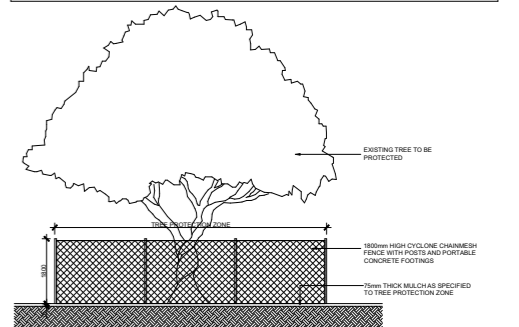
1 PLANTING IN EXISTING TOPSOIL DETAIL  
NTS



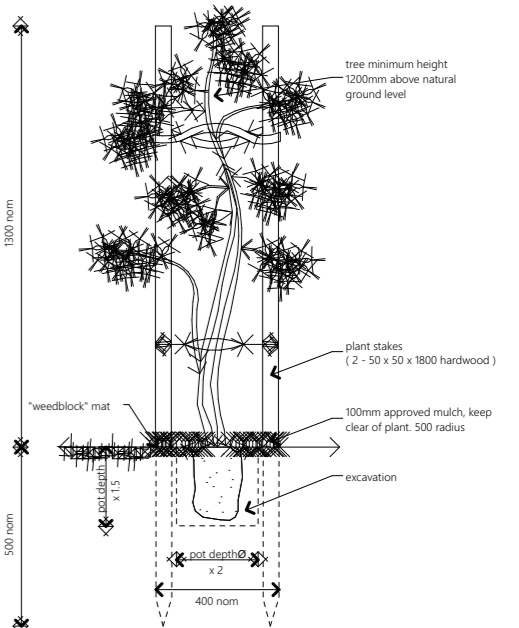
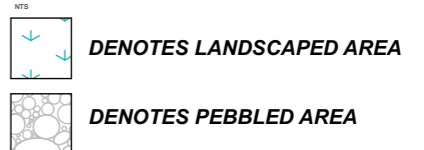
2 STEEL GARDEN EDGING

PROTECTION OF EXISTING TREES

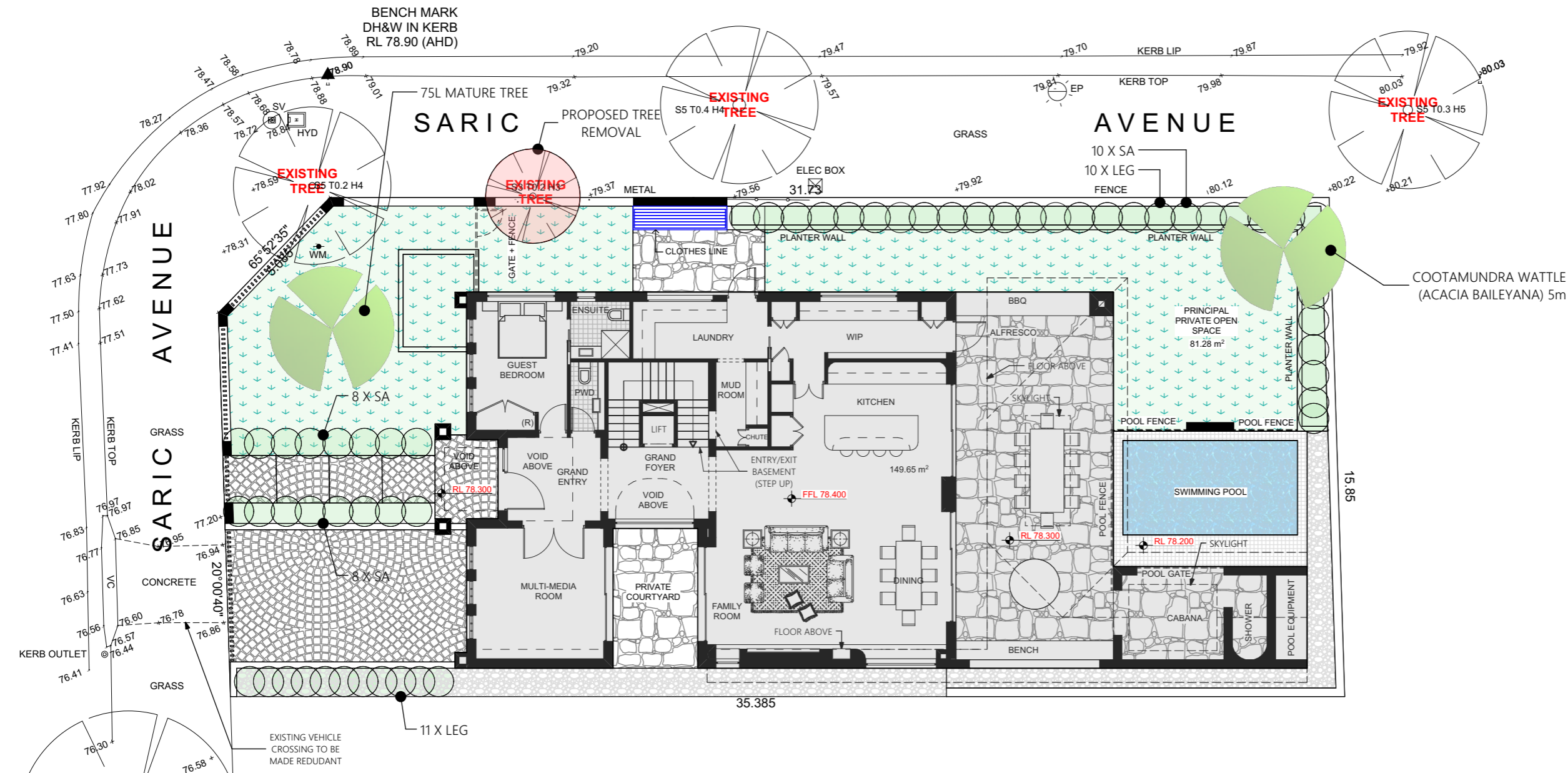
Existing trees are to be protected and maintained during the course of construction to AS4790 Protection of Tree on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high 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

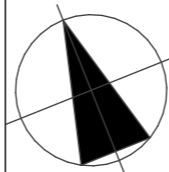


1 LANDSCAPE PLAN  
SCALE - NTS

GENERAL NOTES:  
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NOTE: Do not scale off the drawings unless otherwise stated & use figured dimensions in preference.  
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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



PROJECT NO: 26018

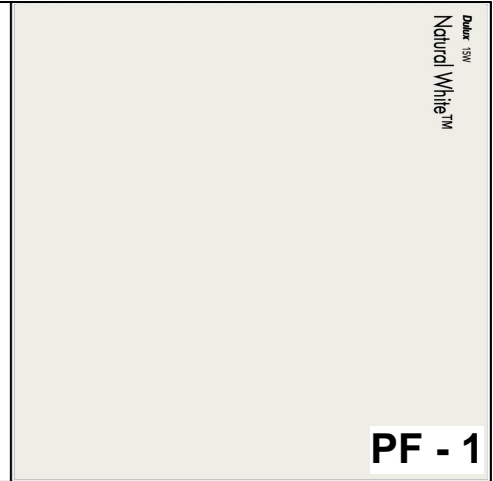
RT - 1

PC - 1

PF - 1



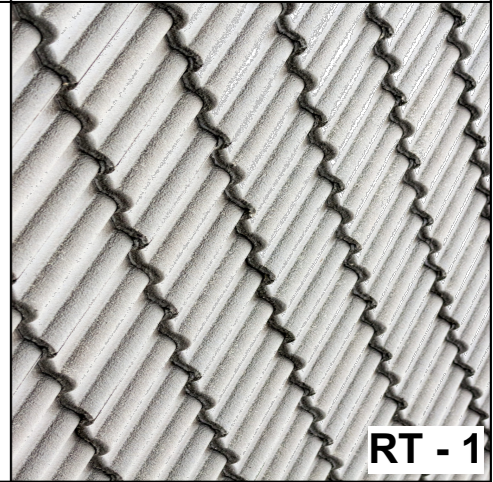
DULUX NATURAL WHITE



Dulux  
Natural White™

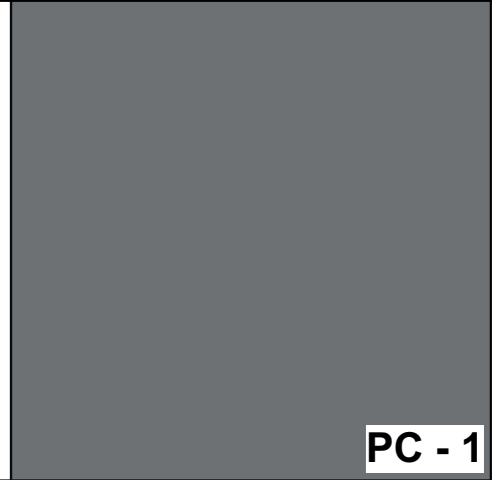
PF - 1

ROOF TILES



RT - 1

SHALE GREY PC



PC - 1

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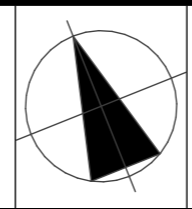
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REV	DATE	DESCRIPTION	INITIAL
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B	21.04.26	Issue for consultants	HF
C	26.04.26	Issue for development application	HF

**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**