

Buildcert Certification Pty Ltd - RBC 8

Accredited Certifier & Principal Certifying Authority

APPROVED

CERTIFICATE No: CDC/5663482

DATE: 03/04/2025

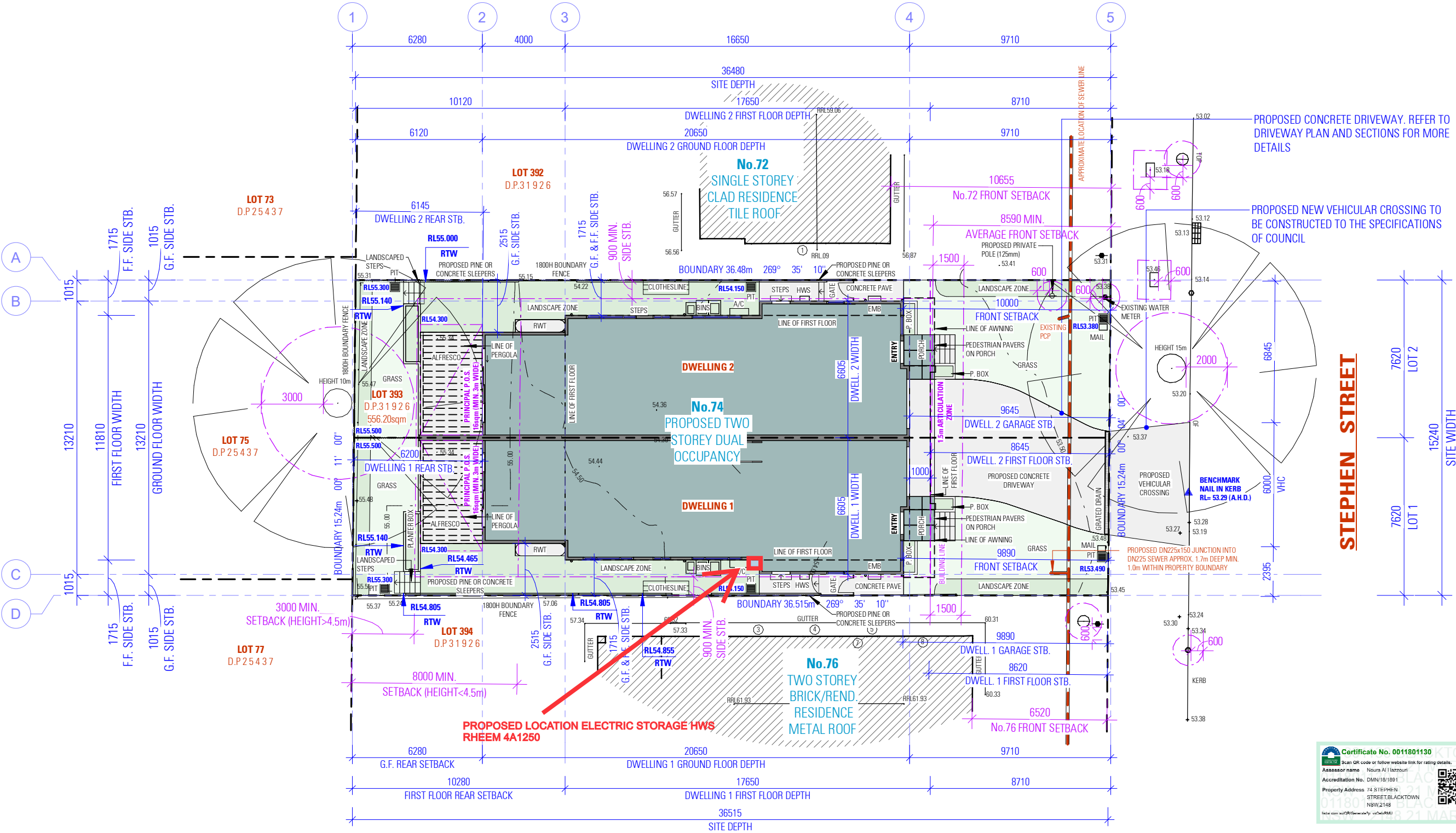
Buildcert.

NOTES:

- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL SIDE AND REAR BOUNDARY FENCING BEHIND BUILDING LINE TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS

ITEM	REQUIREMENT		DWELLING 1	DWELLING 2
TOTAL SITE AREA (PARENT LOT)	> 500.00 m ²		556.20 m ²	
GROUND FLOOR AREA			100.21 m ²	100.21 m ²
FIRST FLOOR AREA			91.82 m ²	91.82 m ²
TOTAL GROSS FLOOR AREA			192.03 m ²	192.03 m ²
GROSS FLOOR AREA OF ALL BUILDINGS	< 25%+300 m ²	< 439.05 m ²	384.06 m ²	
LANDSCAPE AREA (SITE) (MIN. 1.5m WIDE)	> 50%-100 m ²	> 178.10 m ²	195.23 m ²	
LANDSCAPE AREA (FORWARD BUILDING LINE)	> 25.00%	> 36.76 m ²	81.97 m ²	
LANDSCAPE AREA (BEHIND BUILDING LINE)	> 50.00%	> 89.05 m ²	113.26 m ²	
ARTICULATION ZONE BUILDING ELEMENTS	< 25.00%	< 5.72 m ²	1.12m ²	
PRINCIPAL PRIVATE OPEN SPACE (MIN. 3.0m WIDE)	> 16.00 m ²		16.00m ²	16.00m ²
HARDSTAND SPACE	2400W x 5400L	ONE SPACE PER DWELLING	ONE SPACE	ONE SPACE



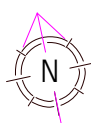
LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	[Solid Grey Box]
LINE OF FIRST FLOOR	[Dashed Line]
SITE BOUNDARY	[Dashed Line]
COMPLIANCE LINE	[Dashed Line]
COMPLIANCE DIMENSION	[Line with Asterisks]
NEIGHBOURING BUILDINGS	[Hatched Box]
GRASS ZONE	[Green Box]
LANDSCAPING ZONE	[Light Green Box]

- NOTES
- ALL DIMENSIONS ARE IN MILLIMETERS
 - VERIFY ALL DIMENSIONS ON SITE
 - DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
 - VERIFY ALL DISCREPANCIES WITH THE DESIGNER
 - ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUE	DATE	DESCRIPTION
A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI
DEAN WILLEMSSEN

DRAWING

PROPOSED SITE PLAN

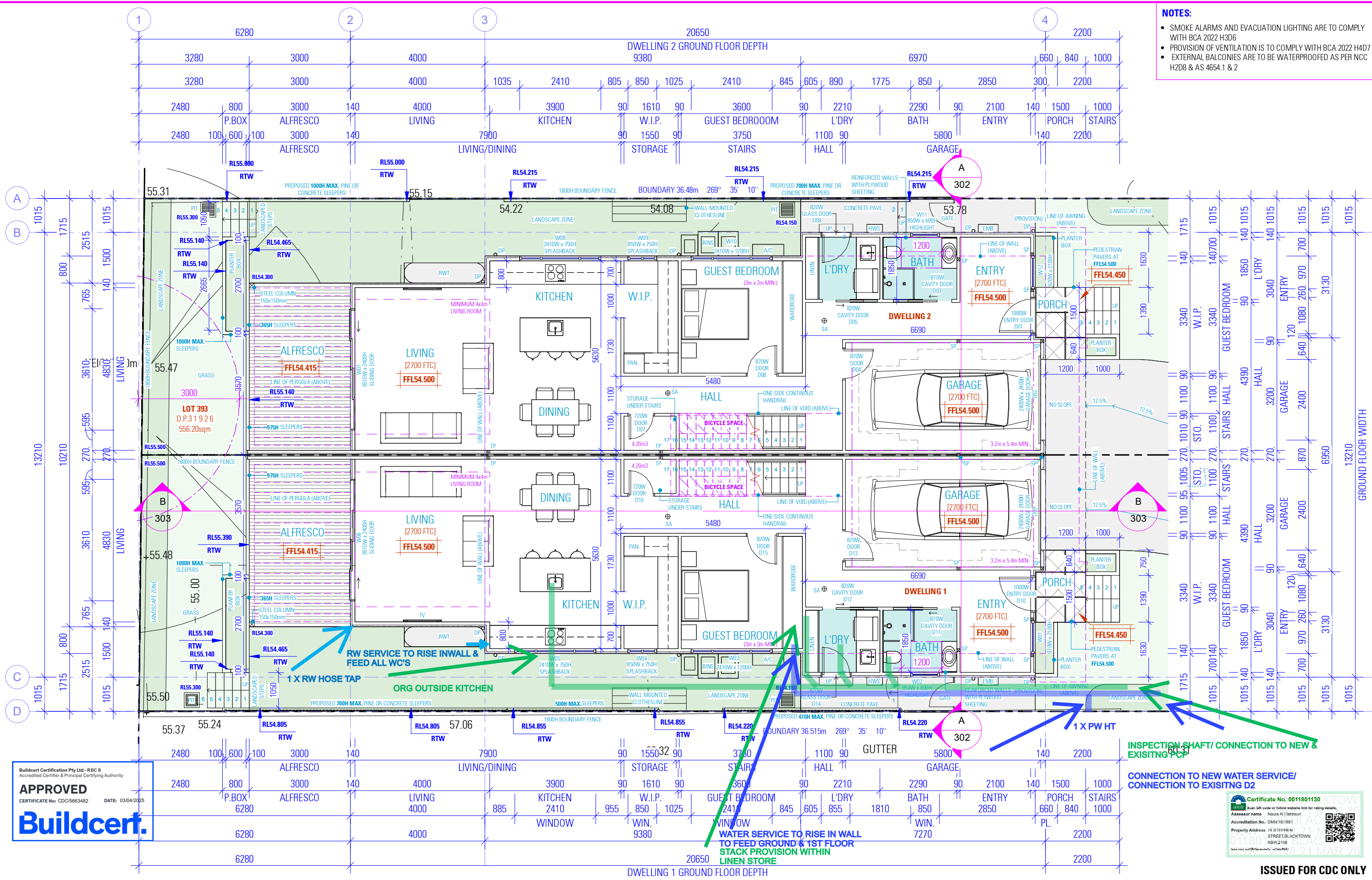
SCALE 1:200 / A3
ISSUE A

DWG No. 24564 - 011



ISSUED FOR CDC ONLY

- NOTES:**
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
 - PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
 - EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2



Buildcert Certification Pty Ltd - RBC 8
Accredited Certifier & Principal Certifying Authority

APPROVED

CERTIFICATE No: CDC/5663482 DATE: 03/04/2025

Buildcert.

Certificate No. 0011801130

Assessor name: Nours Al Ibrahimi

Accreditation No: DMN/18/1891

Property Address: 74 STEPHEN STREET, BLACKTOWN NSW 2148

ISSUED FOR CDC ONLY

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
 2. VERIFY ALL DIMENSIONS ON SITE
 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE
ISSUE	DATE	DESCRIPTION



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DESIGN
DRAFTED

ELIE SLEIMAN
NIKOLA CVETKOVSKI

DEAN WILLEMSSEN

DRAWING

PROPOSED GROUND FLOOR PLAN

SCALE 1:100 / A3

ISSUE A

DWG No. 24564 - 101