

PROPOSED SUBDIVISION & SEMI DETACHED DWELLINGS AT
19 PARK STREET, CAMPSIE

Existing driveway & layback to be extended

New driveway & laybacks

- Timber framed roof to
- National Timber Framing Code & AS1684
 - Refer structural engineers details
 - To external finishes schedule
 - To comply with BASIX requirements

WINDOW SCHEDULE	
Window No.	Window Size (W x H)
W1	900 x 2700
W2	900 x 2700
W3	3540 x 2700
W4	3400 x 2700
W5	3230 x 3060
W6	2700 x 1200
W7	2700 x 1200
W8	2700 x 1200
W9	2700 x 1200
W10	2700 x 1200
W11	2700 x 1200
W12	1200 x 2050
W13	1000 x 2050
W14	1000 x 2050
W15	1000 x 2050
W16	950 x 2050
W17	950 x 2050
W18	950 x 2050
W19	1100 x 2050
W20	850 x 2050
W21	950 x 2050
W22	950 x 2050
W23	950 x 2050
W24	1100 x 2050
W25	850 x 2050
W26	3680 x 2550

DOOR SCHEDULE	
Door No.	Door Size (W x H)
D1	3980 x 2550
D2	4130 x 2700
D3	3530 x 2700
D4	1045 x 2700

DP 392957

No. 8
WEATHERBOARD HOUSE
TILED ROOF

121
DP 3846

No. 21
2 STOREY
BRICK UNITS
TILED ROOF

NATHERS summary for 19 & 19A Park Street Campsie 2194		
Building Elements	Material	Detail
External walls - ground floor	Cavity brick	25mm DeSivaine 148 or the like (total system R value R1.96) (excluding garage) min cavity width 60mm
External walls - first floor	Cavity brick	R2.5 bulk insulation
Internal walls	Lightweight cladding	-
Common walls	Single skin brick	-
Ceilings	Cavity brick	R3.5 bulk insulation to ceilings with roof exposed to outside air (excluding garage)
Floors	Concrete	-
Floor finishes	Tiles - Wet areas, Timber flooring - Living areas, Carpet - bedrooms	-
Roof	Metal Roof - Medium colour	Builders Blanket (Toll - R1.3)
Windows/doors		
ANZ-001-05	Aluminium frame, single glazed ET	U value 4.40 or less and SHGC 0.54
AW5-012-18	Aluminium frame, single glazed comfort plus	U value 4.36 or less and SHGC 0.59
BR2-006-03	Aluminium frame, single glazed 65mm	U value 4.66 or less and SHGC 0.48
ALM-002-01	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70
ALM-004-03	Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53
If any SHGC values are according to NABERS, Aluminium products may be used if the U-value is the same or lower and the SHGC is within 10% of the above figures. The also applies to changes to the type and thickness of glass required to meet double and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to bedrooms		
Lighting: Dwellings have been tested with non-ventilated LED downlights as per NABERS certification.		
Note: Insulation specified must be installed in accordance with Part 3.2.2.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing dampers to bathroom, ensuite and laundry exhaust fans.		

BASIX COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star (or 5 star <= 7.5 L/min)	4 star	4 star	4 star
Alternative water source	Individual rainwater tanks to collect run off from at least 60 m ² of roof area from each dwelling - Tank size min 2000 litres			
	The applicant must connect the rainwater tank to:			
	Landscaping connection	Toilet connection	Laundry connection	Pool top up
	Yes	-	Yes	-
ENERGY	Hot water system: Gas instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to facade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to facade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to facade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
Artificial lighting: As per BASIX				
Must install a gas cooktop and electric oven.				
Must install fixed outdoor clothes drying line as part of the development.				

0 2 4 6 8 10
SCALE IN METRES

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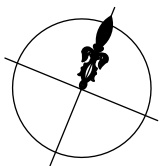
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KEY	
AC	Air conditioning
BG	Box gutter
CM	Concrete render
CP	Carpet
CPD	Cupboard
CR	Copper roofing
CT	Cooktop
DD	Downpipe
ED	Eastern door
EW	Eastern window
FW	Floor waste
HWS	Hot water system
J	Construction joint
OF	Overflow
PB	Plasterboard
PL	Plaster
RC	Refrigerator
RE	Reinforced concrete
RL	Relative level
RP	Recessed panel
S	Sink
SD	Skid drain
SK	Skylight
SW	Shower waste
TB	Timber battens
TF	Timber flooring
WD	Western door
WW	Western window
CB	Concrete block

REVISION	ISSUE	DATE
A	DEVELOPMENT APPLICATION	18/05/2023
B	DEVELOPMENT APPLICATION	07/07/2023
C	S82A APPLICATION	22/08/2023
FOR S82A / SK / TENDER ISSUE ONLY		



FOR S82A APPLICATION
ISSUE ONLY



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19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
SITE / ROOF PLAN
SCALE 1:200 @ A3
S82A_1.00
AUGUST 2023

Proposed Ridge
RL 22.075

Proposed Ridge
RL 21.320

First Floor
RL 17.100

Brick finish to external finishes schedule

Ground Floor
RL 14.050

Black powdercoated aluminium doors & windows installed to manufacturers details to comply with Basix requirements

- "Klip-Lok" roof sheeting installed to manuf.
- details - Colourbond "Monument"
- Flashings & Cappings "Night Sky"
- Refer BASIX for requirements

Timber framed roof to National
Timber Framing Code & AS1684
- Refer to structural eng. details

Proposed Ridge
RL 22.075

RL 22.075
RL 20.070

RL 18.425

James Hardie "133mm Smooth
Axon" scyon wall
cladding installed to manufacturer's
details

First Floor
RL 17.900

Brick finish to external
finishes schedule

Garage
RL 14.390

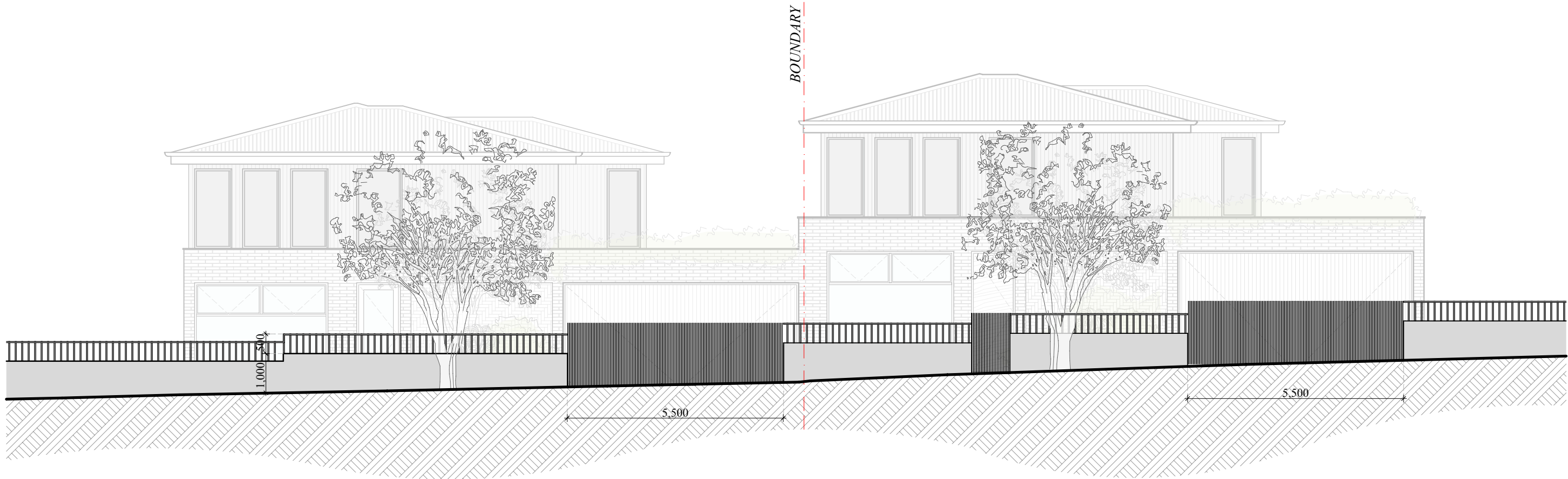
North Eastern Elevation

South Western Elevation

[illegible]

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19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
ELEVATIONS
SCALE 1:100 @ A3
S82A 9.00 
AUGUST 2023



Streetscape Elevation
Evaline Street

0 1 2 3 4 5
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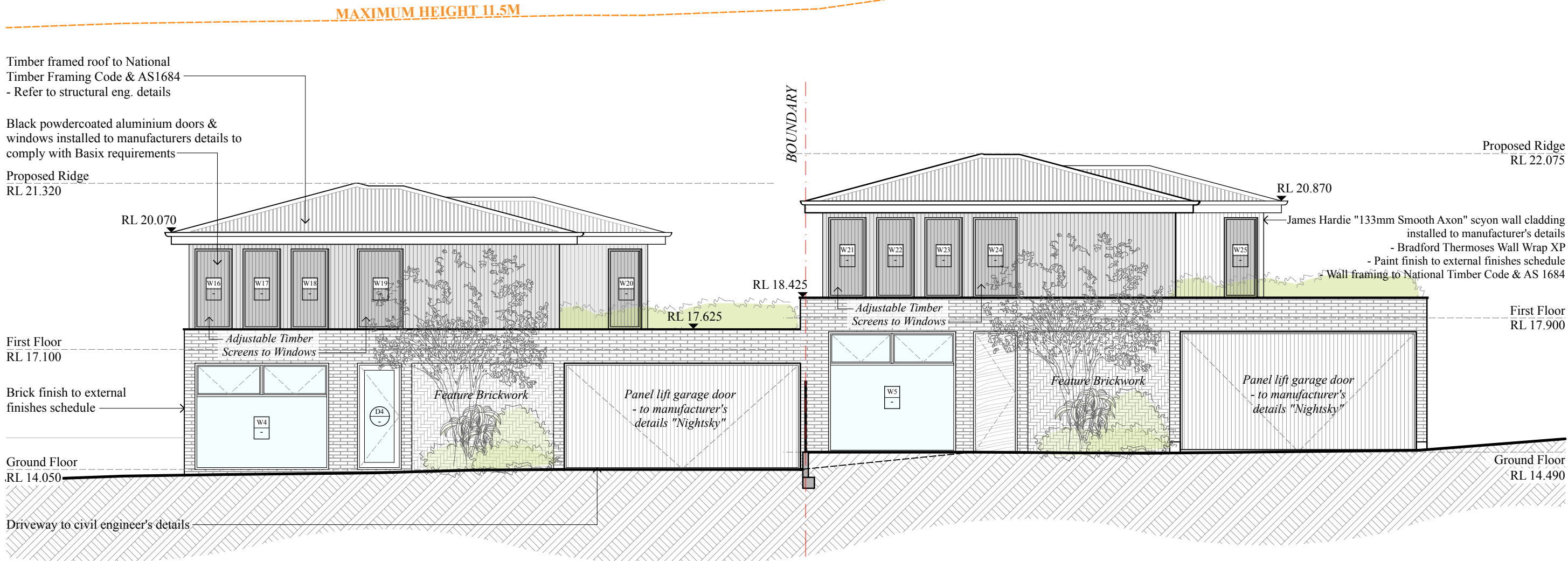
KEY		
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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CPD	Cupboard	RP Recessed panel
CR	Copper roofing	S Sink
CT	Cockle	SD Slot drain
DP	Downpipe	SK Skylight
ED	Eastern door	SW Shower waste
EW	Eastern window	TB Timber battens
FW	Floor waste	TF Timber flooring
HWS	Hot water system	WD Western door
J	Construction joint	WW Western window
OF	Overflow	CB Concrete block
PB	Plasticboard	

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19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
ELEVATIONS CONT. **S82A_9.01** 
SCALE 1:100 @ A3 AUGUST 2023



North-Western Elevation

0 1 2 3 4 5

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0008170260 18 May 2023

Assessor Thomas Ruck

Accreditation No. DMN201999

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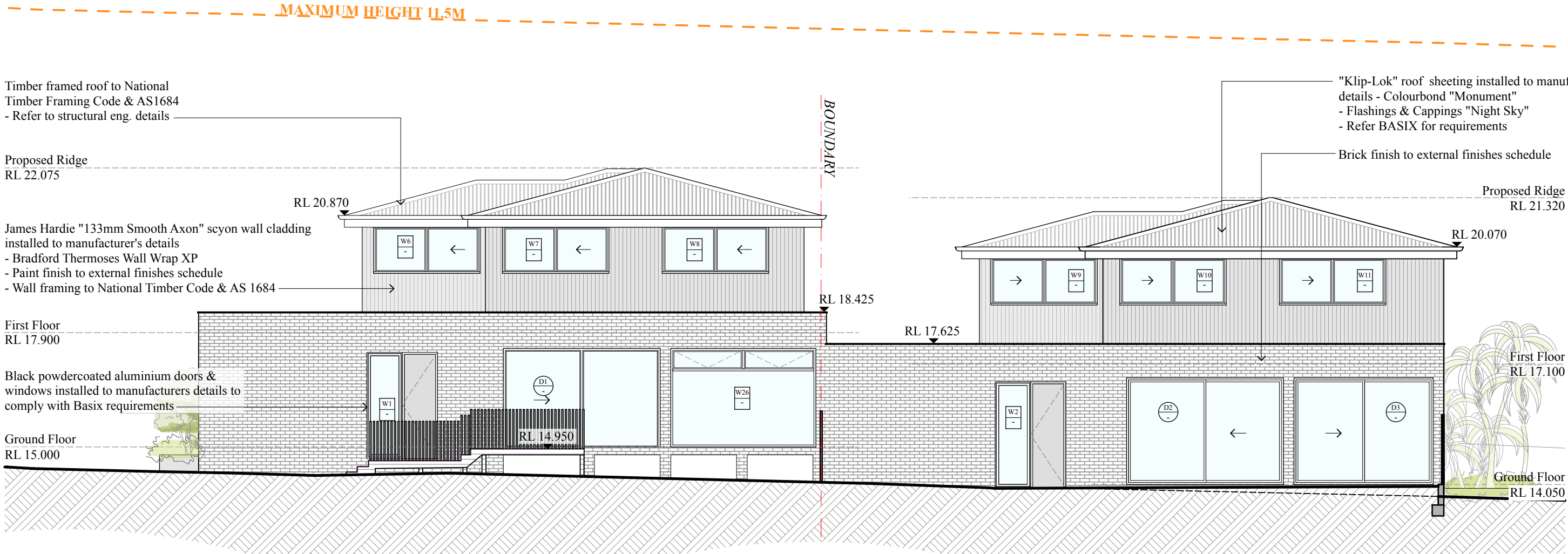
FOR MR TOMI VIDOVIC

ELEVATIONS CONT.

SCALE 1:100 @ A3

S82A_9.02

AUGUST 2023



South-Eastern Elevation

0 1 2 3 4 5

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KEY

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BG	Box gutter	R	Refrigerator
CM	Cement render	RC	Reinforced concrete
CP	Carpet	RL	Relative level
CPD	Cupboard	RP	Recessed panel
CR	Copper roofing	S	Sink
CT	Cockup	SD	Slat drain
DP	Downpipe	SK	Skylight
ED	Eastern door	SW	Showers waste
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ELEVATIONS CONT.

S82A_9.03

SCALE 1:100 @ A3

AUGUST 2023