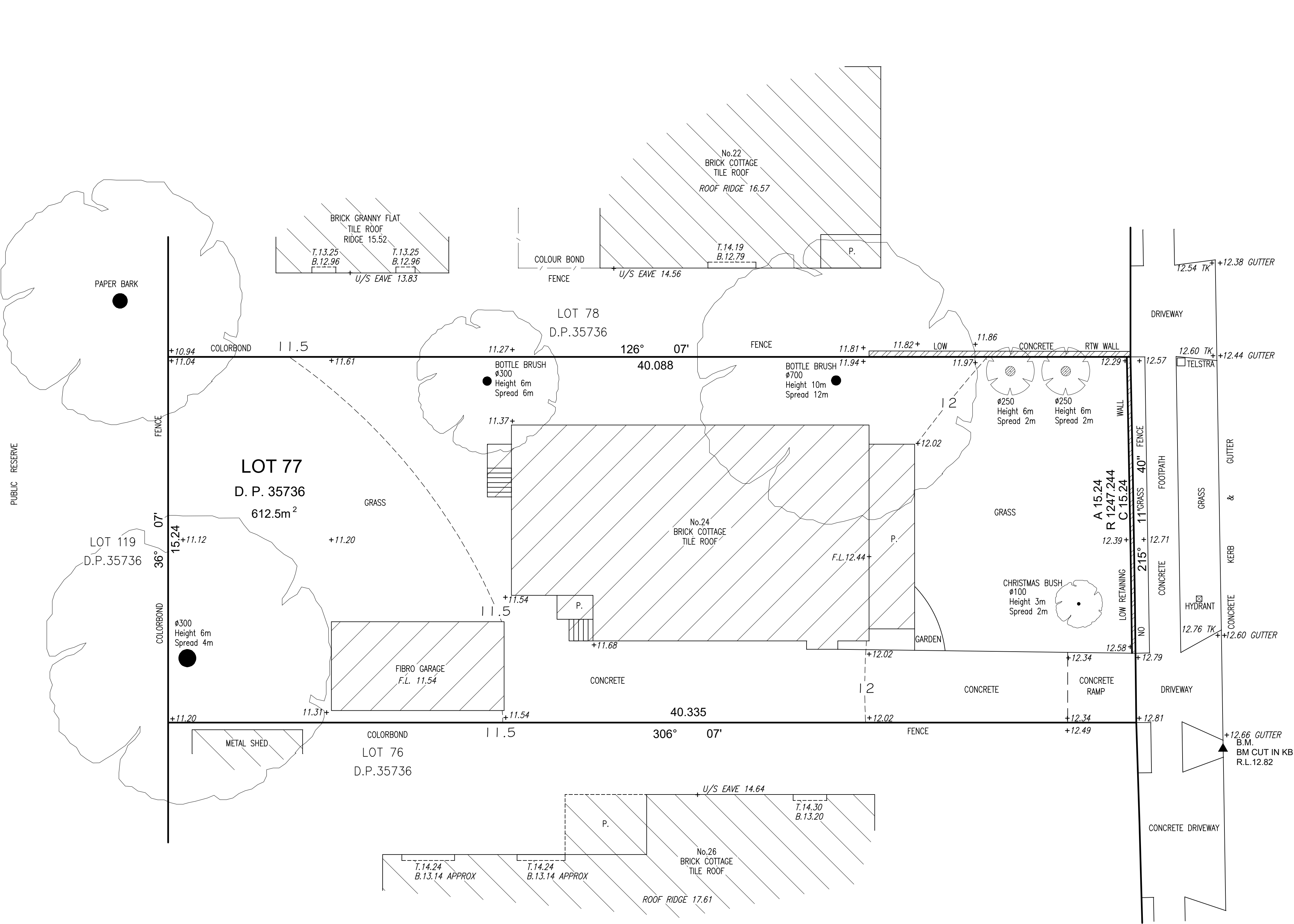




NOTES:

1. NO SURVEY HAS BEEN MADE OF THE TITLE BOUNDARIES. DIMENSIONS SHOWN ARE FROM EXISTING D.P.35736
2. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN UNDERTAKEN IN THE PREPARATION OF THIS SURVEY.
3. THE BOUNDARIES OF THE LAND SHOULD BE MARKED OUT PRIOR TO ANY CONSTRUCTION.
4. ANY DETAIL CRITICAL TO DESIGN MUST BE LOCATED BY A FIELD SURVEY.
5. ADOPT SPOT LEVELS IN PREFERENCE TO CONTOURS.
6. ALL DETAIL AND FEATURES SHOWN HEREON HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS (FENCES AND/OR WALLS ETC), THESE OCCUPATIONS HAVE NOT YET BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
7. ALL TREE DIMENSIONS ARE APPROXIMATE.
8. ORIGIN OF LEVELS S.S.M.166938 R.L.13.516 (AUSTRALIAN HEIGHT DATUM)



- DENOTES WINDOW
T DENOTES TOP OF WINDOW
B DENOTES BOTTOM OF WINDOW

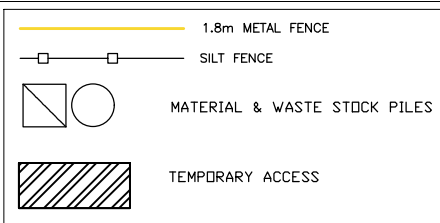
CONTOUR INTERVAL - 0.5 METRES

PLAN SHOWING
SELECTED DETAIL & LEVELS
OVER LOT 77 IN D.P.35736 BEING
No.24 PARK ROAD, EAST HILLS

LGA : CANTERBURY- BANKSTOWN DATUM - AHD

PREPARED BY
J.P. BATES & INWOOD
REGISTERED SURVEYORS
31 KITCHENER ST, OATLEY, 2223.
PHONE: (02) 9570 8251 FAX: (02) 9580 1704

R.R. 1:100	REF: 19419-21	DATE: 14/12/21	SHEET 1 OF 1
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DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001

EROSION CONTROL NOTES:

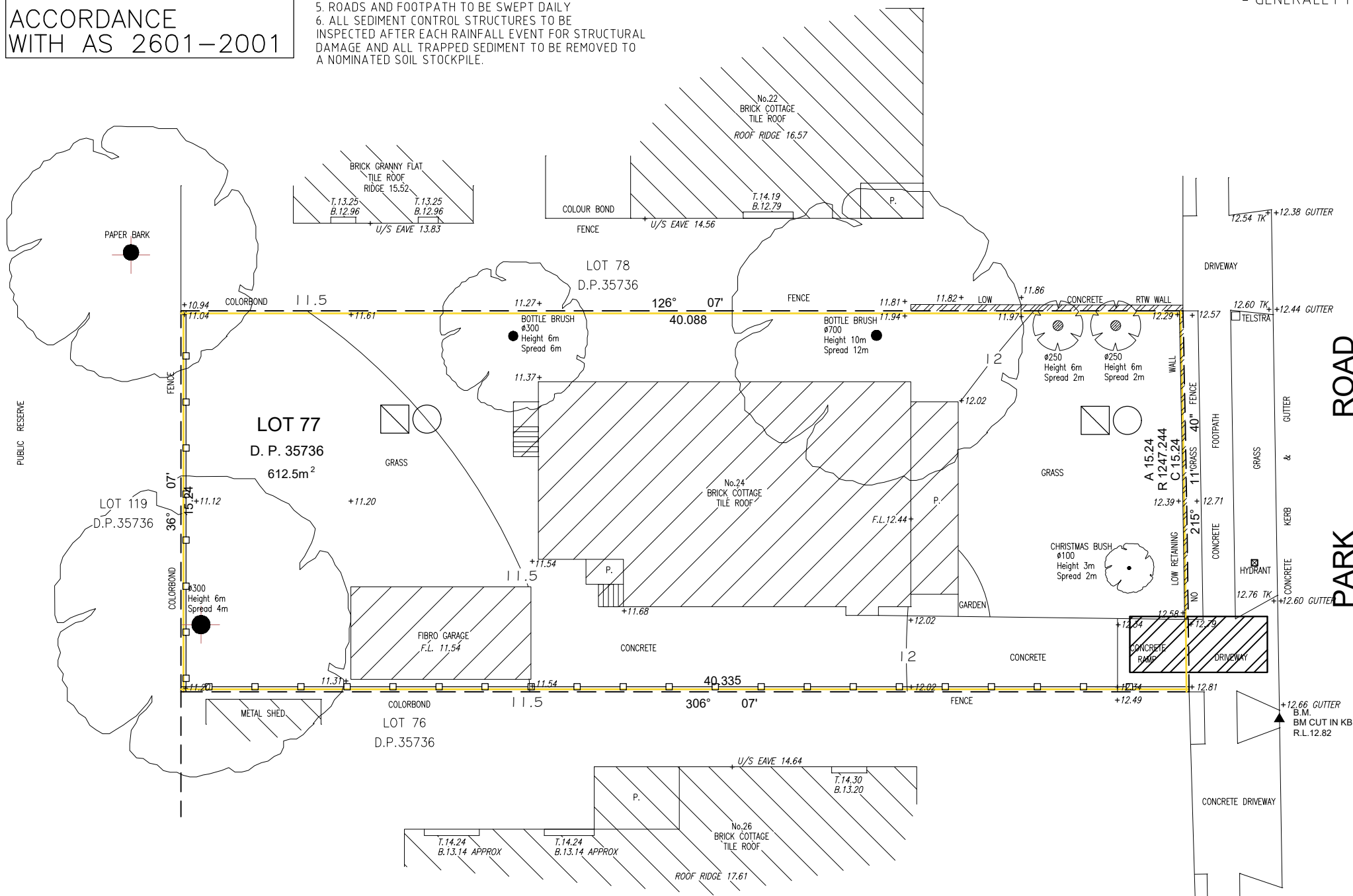
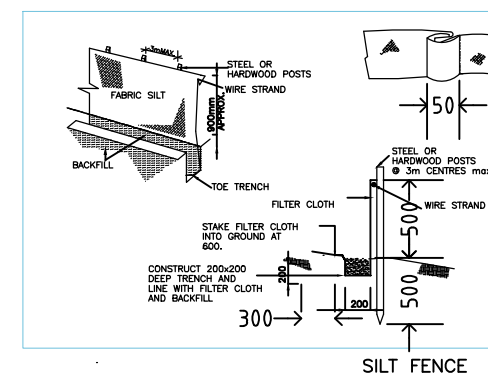
1. ALL ERSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEP DAILY
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.

SILTATION MANAGEMENT PROCEDURE

1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.

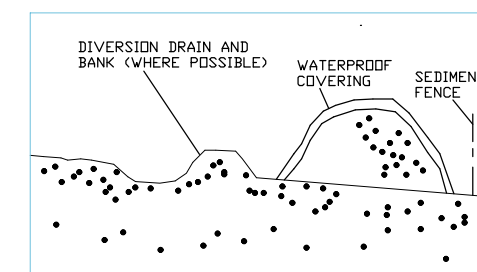
SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES.
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.

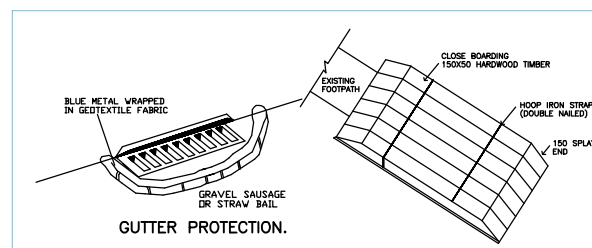


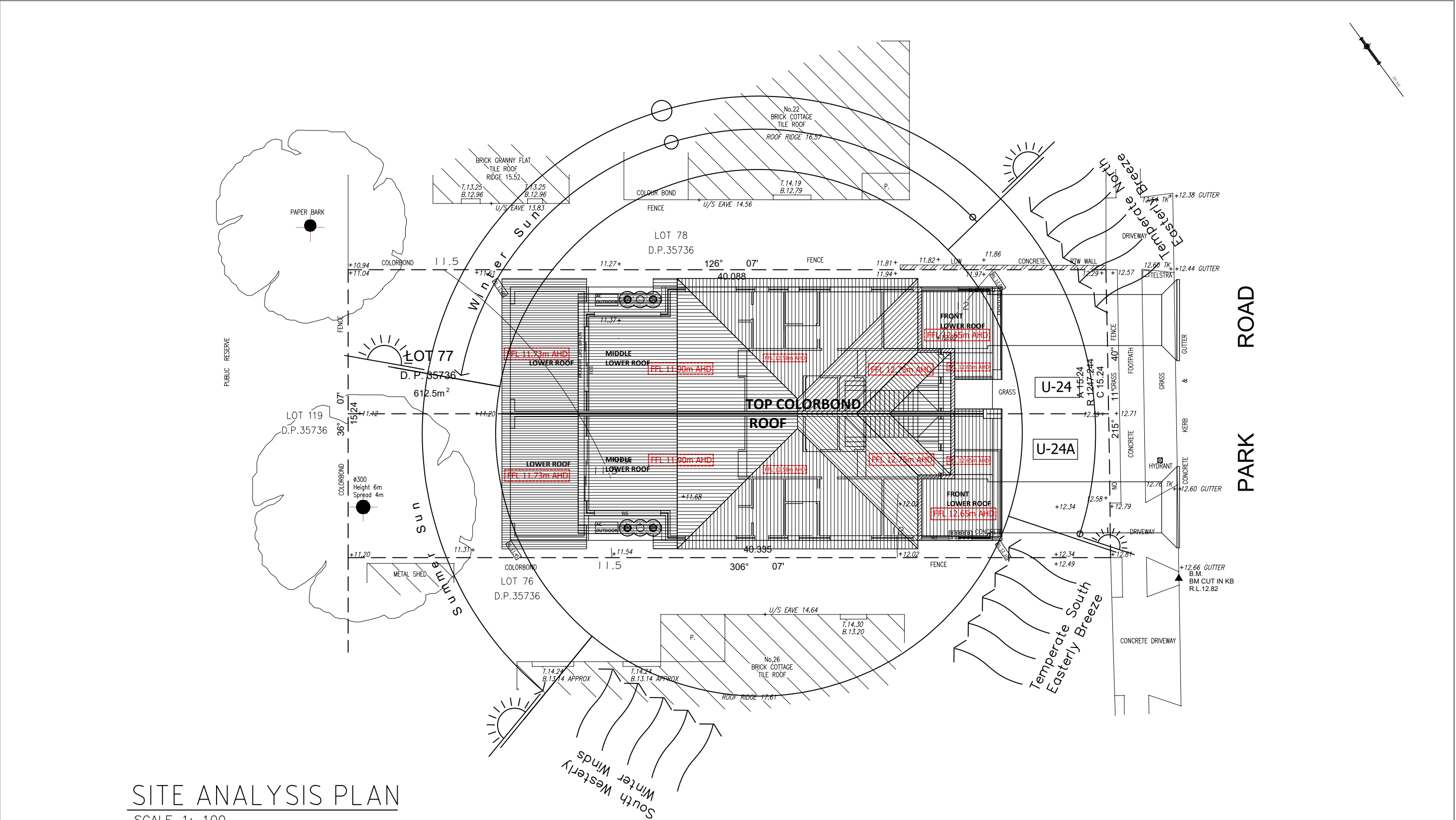
DEMOLITION & SITE MANAGEMENT PLAN

SCALE 1: 100



BUILDING MATERIAL STOCKPILES





SITE ANALYSIS PLAN
SCALE 1: 100

CALCULATIONS:

SITE AREA = 612.76 m² (By Calculation)

UNIT-24: PROPOSED SITE AREA = 306.38 m²

PROPOSED GROUND FLOOR AREA = 102.40 m²

PROPOSED FIRST FLOOR AREA = 50.82 m²

TOTAL FLOOR AREA (U-24) = 153.22 m²

F.S.R = $\frac{153.22}{306.38}$ = 0.5 :1 (OK)

UNIT-24A: PROPOSED SITE AREA = 306.38 m²

PROPOSED GROUND FLOOR AREA = 102.40 m²

PROPOSED FIRST FLOOR AREA = 50.82 m²

TOTAL FLOOR AREA (U-24A) = 153.22 m²

F.S.R = $\frac{153.22}{306.38}$ = 0.5 :1 (OK)

TOTAL BUILT ON AREA:

TOTAL AREA for PORCH = 16.042 m² ; TOTAL AREA for GARAGE = 33.00 m²

TOTAL AREA for ALFRESCO = 49.413 m² ; TOTAL AREA for TERRACES = 39.36 m² ; TOTAL AREA for BALCONIES = 20.10 m² ;

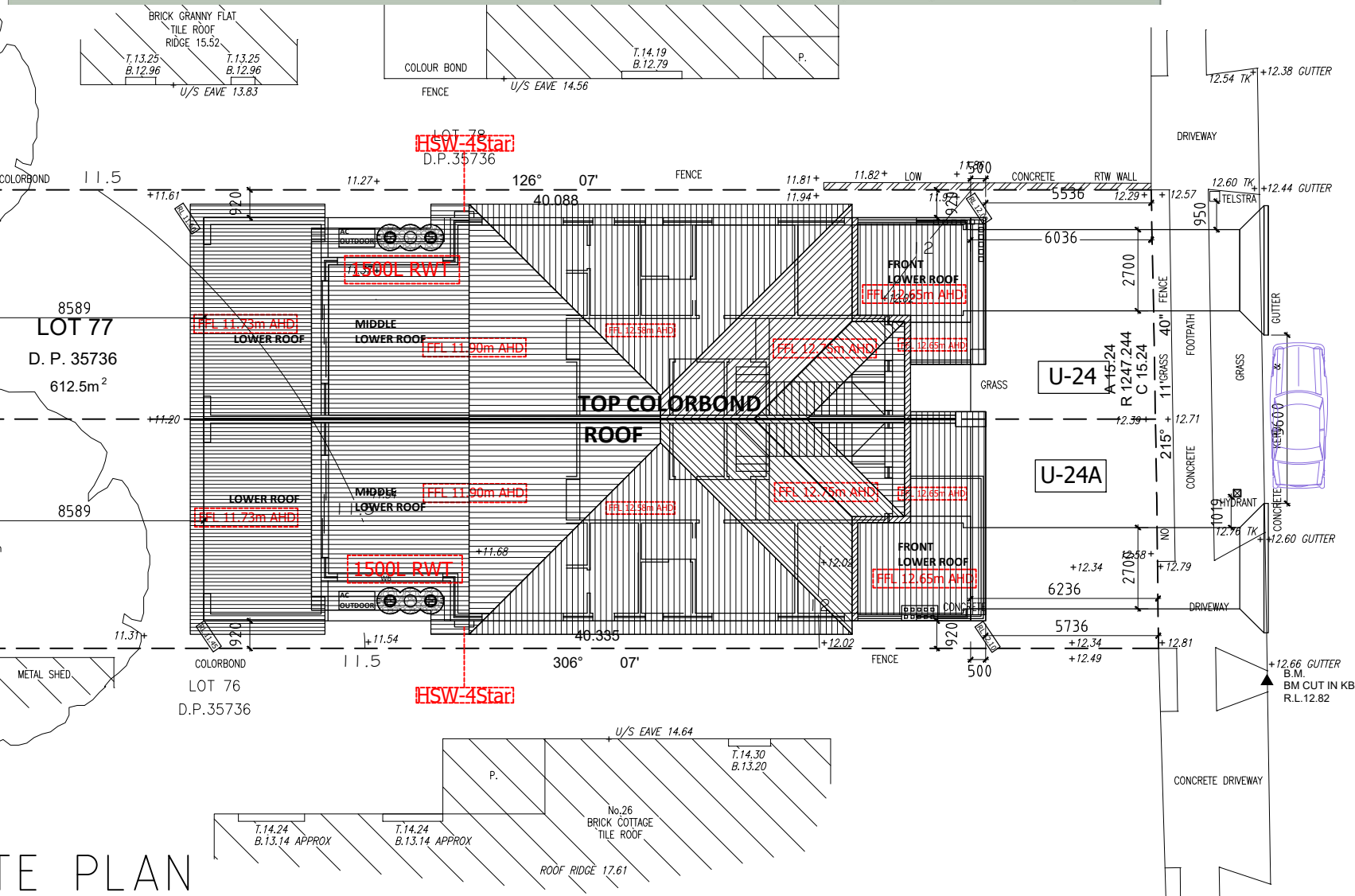
TOTAL Built ON-AREA (U-24A & U-24)= 157.915 m²
(INCLUDING TERRACE, ALFRESCO, GARAGE & PORCH BUT EXCLUDING VOIDS)

GRAND TOTAL AREA (U-24 & U-24A) = 464.355 m²

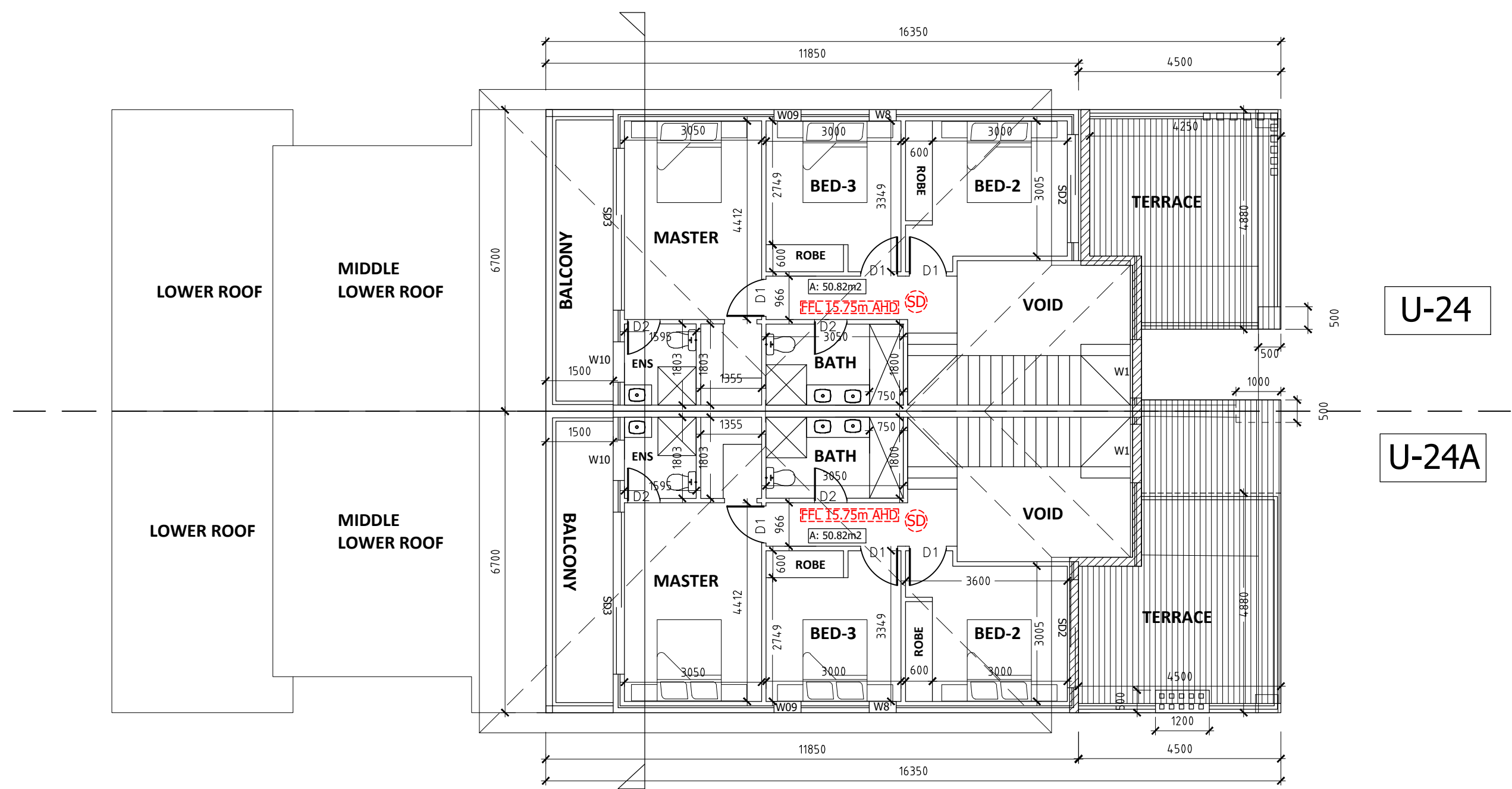
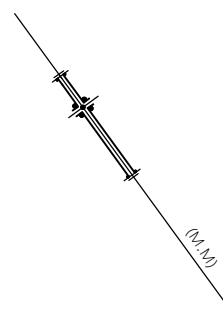
SITE PLAN

SCALE 1: 100

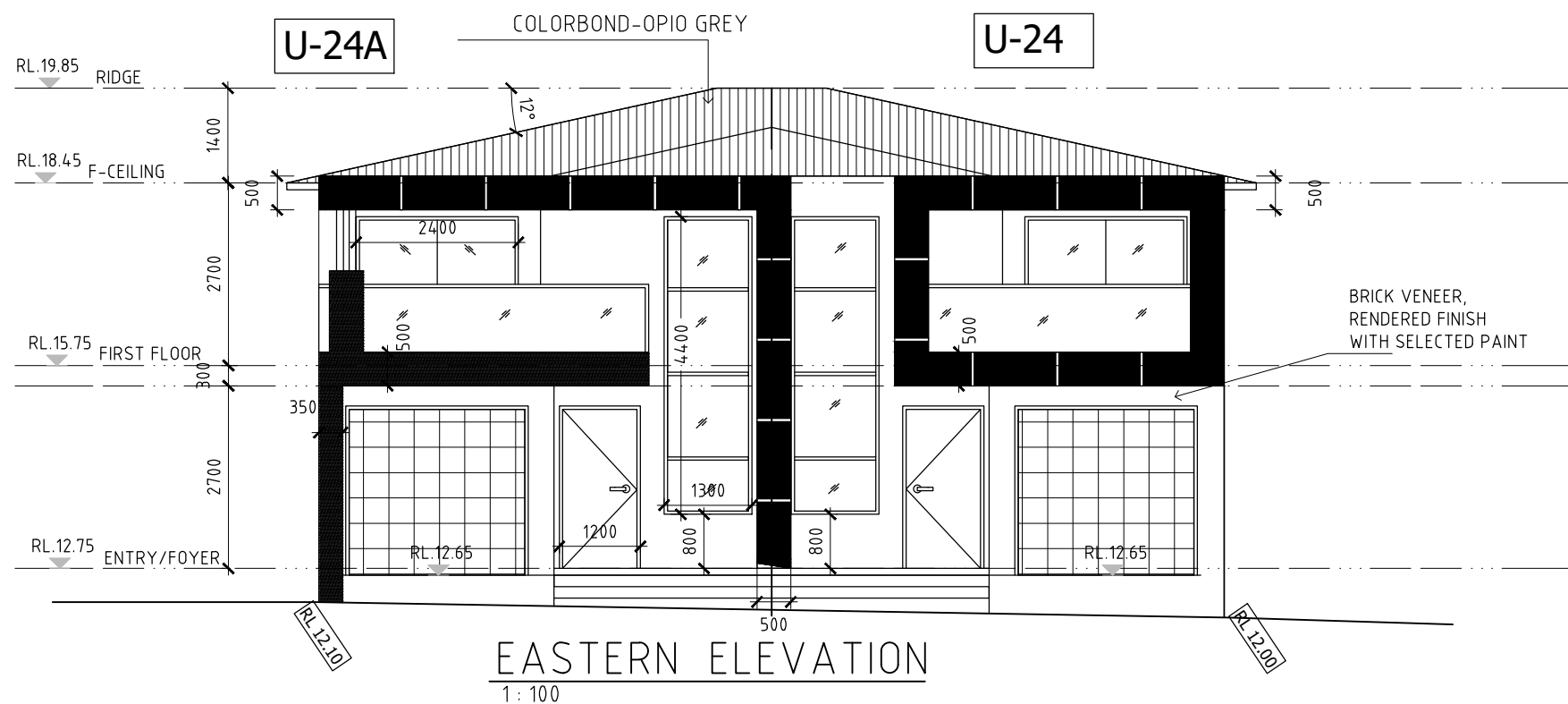
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓



Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓



FIRST FLOOR
SCALE 1: 100



PROPOSED WINDOW SCHEDULE FOR "No. 24A"

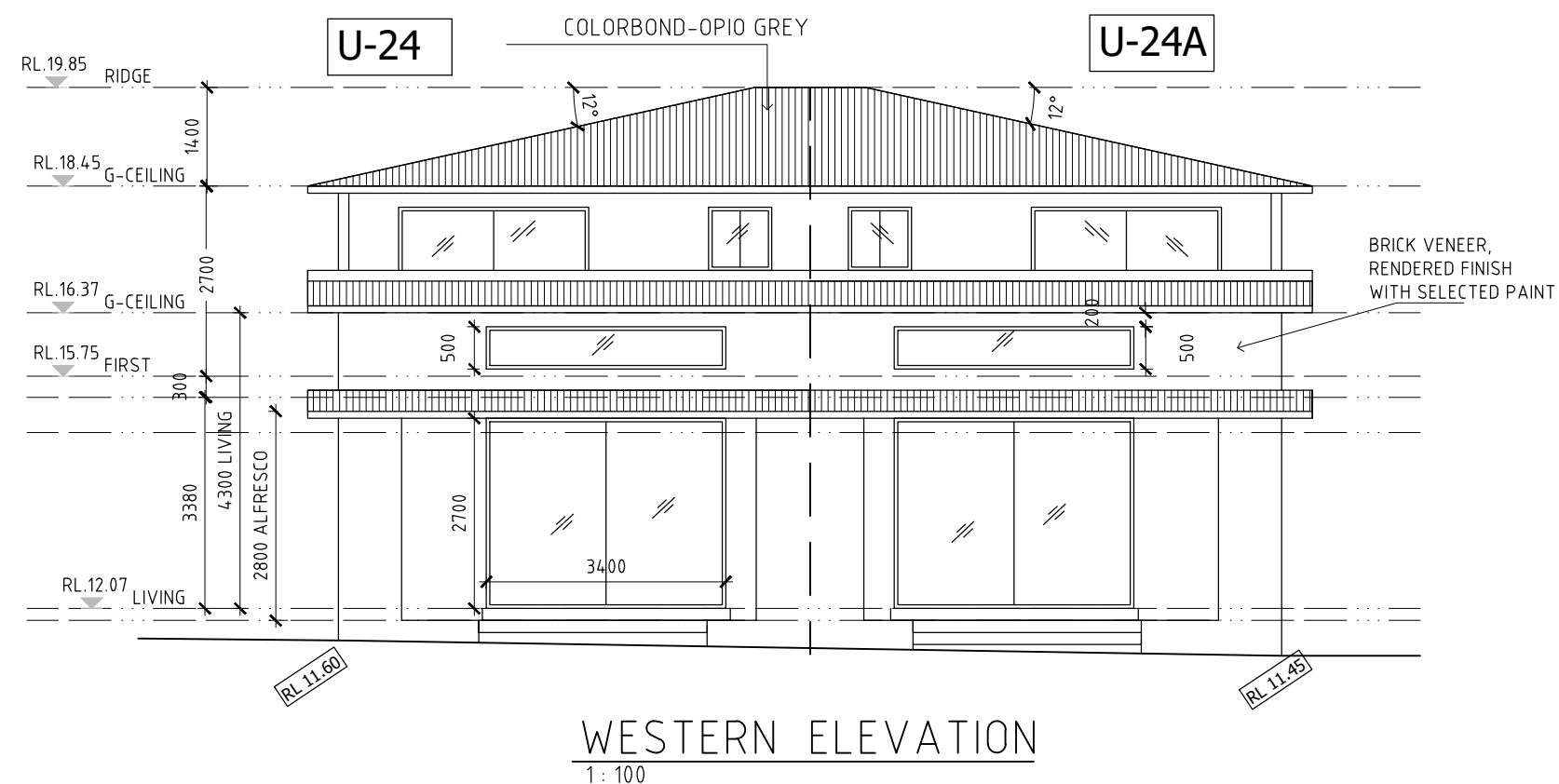
WINDOW#	WIDTH	HEIGHT
W 1	1300	4400
W 2	2400	900
W 3	2400	1200
W 4-OBSC	700	900
W 5	2700	500
W 6-HIGHLIGHT-FIXED	3400	500
W 6A	3800	1200
W 7-HIGHLIGHT-FIXED	3400	500
W 8	500	2100
W 9	500	2100
W 10-OBSC	900	900

SLIDING DOOR SCHEDULE

DOOR#	WIDTH	HEIGHT
S.D 1	3400	2700
S.D 2	2400	2400
S.D 3	3600	2400

INTERNAL DOOR SCHEDULE

DOOR	WIDTH	HEIGHT
MDD	1200	2400
D1	820	2400
D2	720	2400
GLAZED DOOR-OBSC	720	2400
GARAGE DOOR	2700	2500



PROPOSED WINDOW SCHEDULE FOR "No. 24"

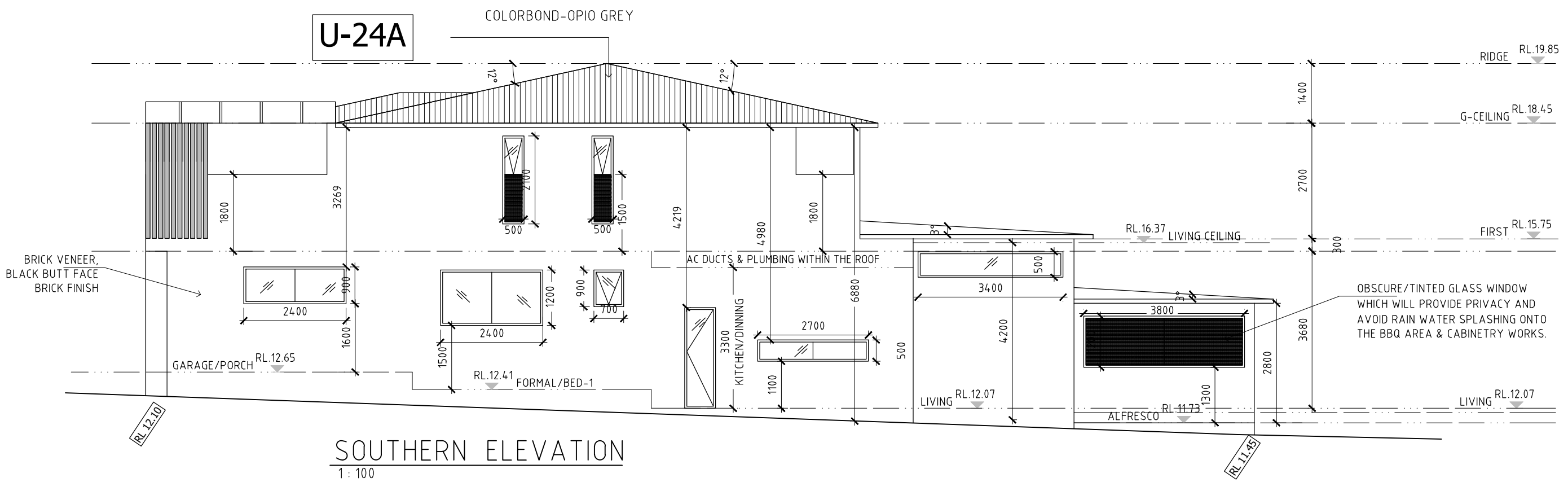
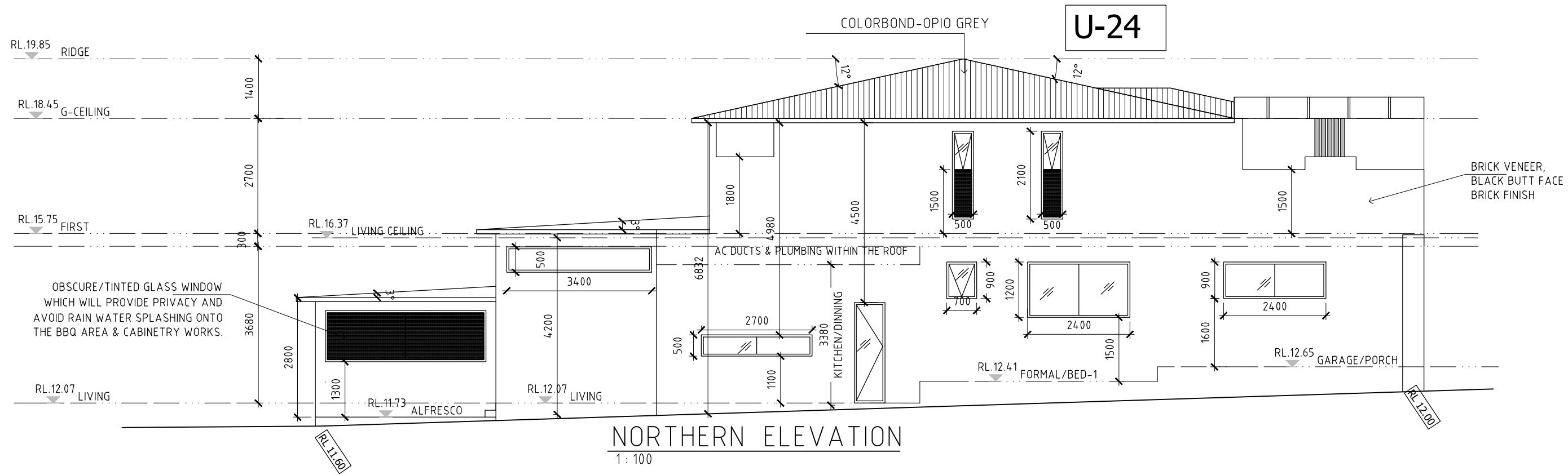
WINDOW#	WIDTH	HEIGHT
W 1	1300	4400
W 2	2400	900
W 3	2400	1200
W 4-OBSC	700	900
W 5	2700	500
W 6-HIGHLIGHT-FIXED	3400	500
W 6A	3800	1200
W 7-HIGHLIGHT-FIXED	3400	500
W 8	500	2100
W 9	500	2100
W 10-OBSC	900	900

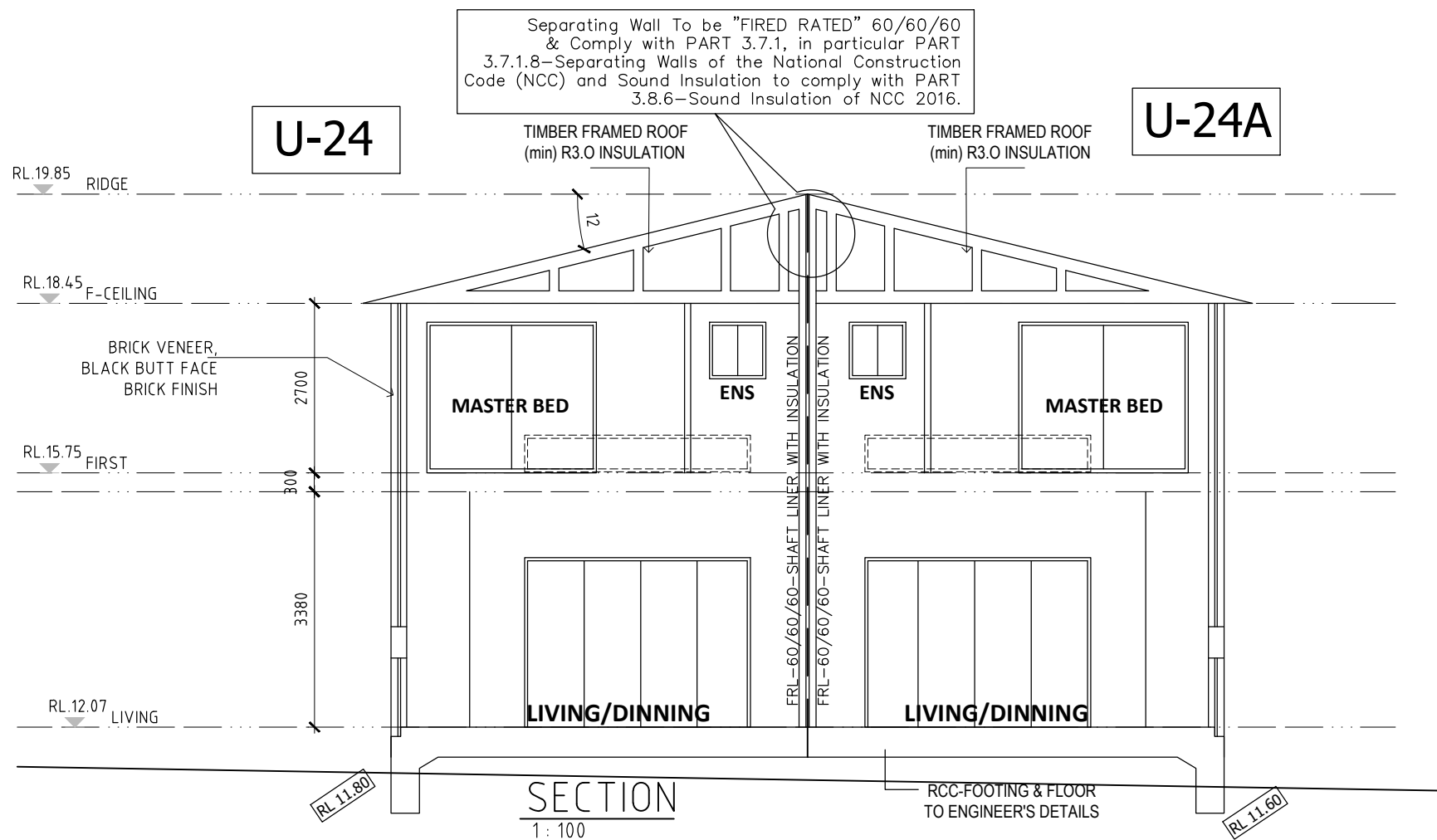
SLIDING DOOR SCHEDULE

DOOR#	WIDTH	HEIGHT
S.D 1	3400	2700
S.D 2	2400	2400
S.D 3	3600	2400

INTERNAL DOOR SCHEDULE

DOOR	WIDTH	HEIGHT
MDD	1200	2400
D1	820	2400
D2	720	2400
GLAZED DOOR-OBSC	720	2400
GARAGE DOOR	2700	2500





BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1295708S

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.basix.nsw.gov.au

Secretary
Date of issue: Sunday, 03 April 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	24-PARK ROAD, EAST HILLS NSW-2213	
Street address	24 PARK Road EAST HILLS 2213	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 35736	
Lot no.	77	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 54	Target 50

Certificate Prepared by	
Name / Company Name:	MAK KHAN
ABN (if applicable):	N/A

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1295705S

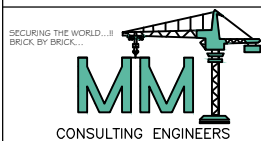
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions"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

Secretary
Date of issue: Sunday, 03 April 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	24A-PARK ROAD, EAST HILLS NSW-2213	
Street address	24 PARK Road EAST HILLS 2213	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 35736	
Lot no.	77	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 50

Certificate Prepared by	
Name / Company Name:	MAK KHAN
ABN (if applicable):	N/A



HYDRAULICS, STRUCTURES, ARCHITECTURE, BUILDING INSPECTIONS, PLANNING, BCA REPORTS, COMPLIANCE REPORTS, FLOOD RISK MANAGEMENT, STD WATER CO-ORDINATION, ESTIMATION, PRE & POST CONSTRUCTION PROJECT MANAGEMENT, QA/QC, PM CONSTRUCTION.
: mk@mmconsultingengineers.com.au
: 0406-756-950 ; ACN: 627 098 085

CHECK ALL DIMENSIONS, WINDOWS AND SETBACKS ON SITE BEFORE COMMENCING. REPORT ANY DISCREPANCIES TO DESIGNER FOR DECISION BEFORE PROCEEDING WITH WORK. COPYING IT OR ITS ATTACHMENTS IS A BREACH OF THE "COPYRIGHT ACT".



PROPOSED :
ATTACHED DUAL OCCUPANCY
PROPERTY ADDRESS:
24-PARK ROAD,
EAST HILLS NSW

A3

A3-1:100

LGA : CB CITY COUNCIL
DESIGNER: MM CONSULTING ENGINEERS

AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	FOR DA	NOV-22
B	COUNCIL LETTER-1	25-05-23
C		
D		

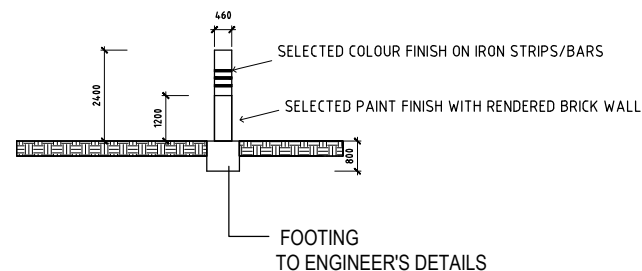
Date
05/02/2022

X-SECTION+BASIX

SHEET - 8

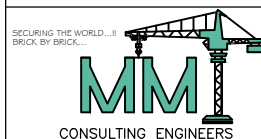
CLOTHES LINE

PROPOSED PERMEABLE/LANDSCAPED AREA = 232.78 m² > 1/3rd (LOT AREA) i.e. 204.25m² (OK)



1 : 100

SCALE 1: 100



 : 0406-756-950 : ACN: 627 098 088

CHECK ALL DIMENSIONS, WINDOWS AND
SETBACKS ON SITE BEFORE COMMENCING.
REPORT ANY DISCREPANCIES TO DESIGNER FOR
DECISION BEFORE PROCEEDING WITH WORK.
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PROPOSED :
CONSTRUCTION OF ATTACHED
DUPLEX
PROPERTY ADDRESS:
24-PARK ROAD,
EAST HILLS NSW

A3	A3-1:200
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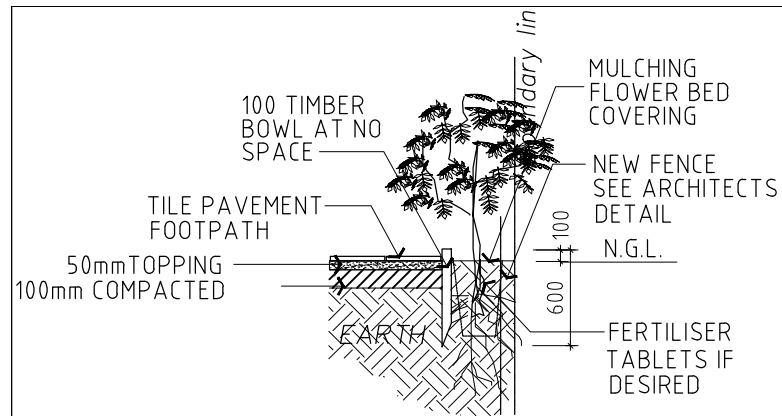
LGA :	CB CITY COUNCIL
DESIGNER:	MM CONSULTING ENGINEERS

AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	FOR DA	PER 2
B	COUNCIL LETTER-1	25/05
C		
D		

Date	05/02/2022
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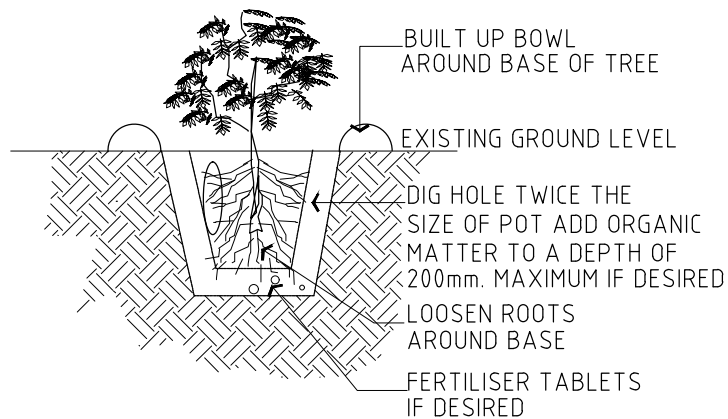
LANDSCAPE PLAN

SHEET - 10



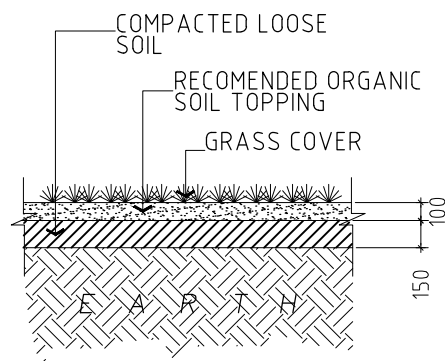
SHRUB DETAILS AT BOUNDARY LINE

SEE NOTE FOR
WATERING PROCEEDURE

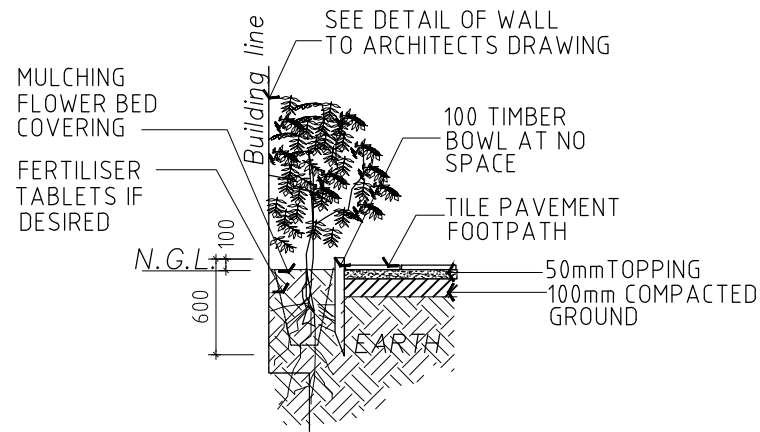


TYPICAL PLANTING PROCEEDURE DETAIL

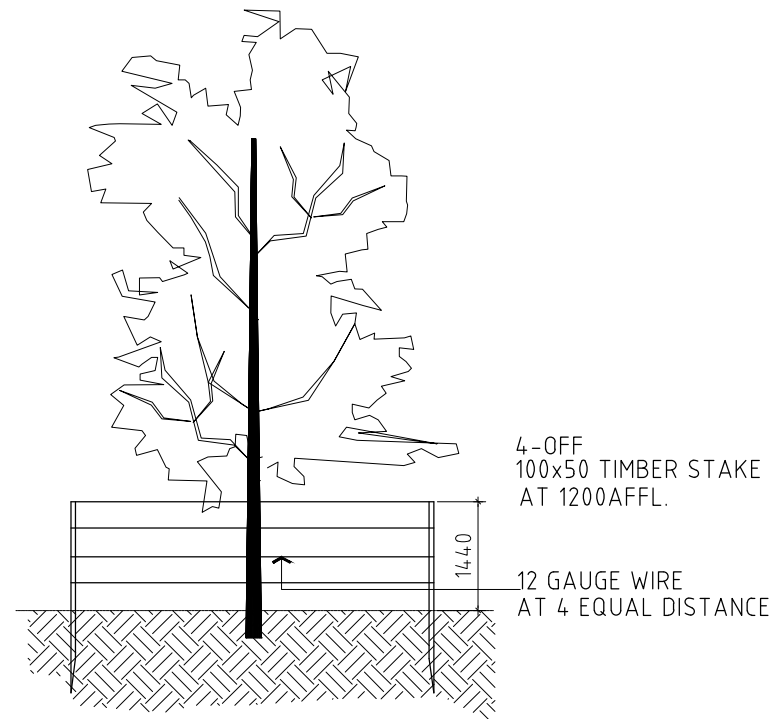
D.P. 21603



TYPICAL GRASS PLANTING DETAIL



SHRUB DETAILS AT BUILDING LINE



TREE DETAILS

SYMBOL	PLANT NAME	CONTAINER SIZE (min)	QUANTITY	MATURITY HT/SPREAD
AA	AGAVE ATTENUATA	5 Litre	3	1.5m-1.5m
BF	BORONIA FLORIBUNDA	5 Litre	5	1m-1m
BN	BLECHNUM NUDUM	5 Litre	5	0.7m-0.5m
TURF	SOFT LEAF BUFFALO	AS SHOWN		AS SHOWN

NOTES:

REFER THIS WITH LANDSCAPE SPECIFICATION + DETAILS

PLAN PREPARED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OUTLINED IN BANKSTOWNS CITY COUNCIL'S D.C.P.
READ THIS IN CONJUNCTION WITH THE ARCHITECTURAL, SURVEY, STRUCTURAL, HYDRAULIC DRAWINGS AND DETAILS THE DESIGN AND LOCATION OF LETTER BOXES SHALL BE IN ACCORDANCE WITH AUSTRALIA POST'S REQUIREMENTS FOR 'DELIVERY OF MAIL TO RESIDENTIAL PREMISES' REINSTATE ALL BOUNDARY FENCING WHERE IN POOR CONDITION 1.8M LAPPED AND CAPPED TIMBER FENCING OR EQUIVALENT POLLUTION CONTRL, EROSION CONTROL AND TREE PROTECTION MEASURES AS DETAILED OR SPECIFIED SHALL BE IN PLACE PRIOR TO CONSTRUCTION & MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION CONCRETE EDGING TO BE PROVIDED BETWEEN TURF AREAS AND GARDEN BEDS.

GARDEN BED/ MULCH

ALL GARDEN BEDS TO BE PROVIDED WITH 300MM GARDEN SOIL MIX.
ALL TURF AREAS ARE TO BE PROVIDED WITH 50MM TURF UNDERLAY SOIL MIX
IRRIGATION TO BE PROVIDED TO GARDEN BEDS LINE TO BE 200MM BELOW FINISHED SURFACE LEVELS
PROVIDE ORGANIC MULCH TO PLANTING AREAS (MIN 75MM) AND IN ACCORDANCE WITH AS 4454

MAINTENANCE

MAINTAIN ALL LANDSCAPE AREAS TO ENSURE PLANT HEALTH AND OCCUPANT SAFETY FOR A PERIOD OF 6 MONTHS BEGINNING FROM THE DATE OF PRACTICAL COMPLETION FERTILISE ALL PLANT MATERIAL, PRUNING, WATERING, REPLACEMENT OF FAILED PLANTS, TREAT DISEASES & PESTS TOPPING UP OF MULCH AND WEEDING GARDEN BEDS

GENERAL

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE LANDSCAPE PLANS OR SPECIFICATIONS REFER TO BUILDING SPECIFICATIONS AND ARCHITECTURAL PLANS FOR DETAILS PAVING DETAILS GARDEN FURNITURE OR LIGHTING LANDSCAPE PLAN DETAILED IN ACCORDANCE WITH BASIX CERTIFICATE REQUIREMENT MIN 15 m2 COMMITMENT

GENERAL NOTES:

- 1/. ALL AREAS WITHIN A DEVELOPMENT NOT OCCUPIED BY BUILDING, DRIVEWAY OR SERVICES AREAS THE LANDSCAPED AREA ALSO INCLUDES ANY BALCONY PLANTERS OR LANDSCAPING OVER CONCRETE SLABS.
- 2/. ALL EXISTING TREES ON THE SITE, ON THE NATURAL STRIP, AND CLOSE TO BOUNDARIES ON NEIGHBORING PROPERTIES SHOULD BE ACCURATELY PLOTTED ON PLANS PRESERVED IN ACCORDANCE WITH COUNCIL'S TREE PRESERVATION ORDER.
- 3/. PROTECTIVE FENCING IS TO REMAIN IN PLACE UNTIL COMPLETION OF ALL BUILDING & HARD LANDSCAPE CONSTRUCTION.
- 4/. CONCRETE PAVING SHOULD BE 20MPA 100MM THICK FOR DRIVEWAYS, & 15MPA 75MM THICK FOR FOOTPATHS, PROVIDED ALL PAVING CONTROL JOINTS AT MAXIMUM 1800MM CENTRES.
- 5/. PAVING LEVELS SHALL BE A MAXIMUM 225MM BELOW SLAB FLOOR LEVELS TO 100MM MINIMUM IN LOCALIZED ARE SUCH AS DOORWAYS, & PROVIDED WITH 1:20 FALLS AWAY FROM THE BUILDING OTHER PAVING SHOULD BE USED WITH LENDING AUTHORITY APPROVAL.
- 6/. PROVIDED METAL, TIMBER OR MASONRY FENCING & GATES TO FRONT BOUNDARY INKEEPING WITH THAT ERRECTED IN THE LOCALITY, PROVIDED SIDE & REAR BOUNDARY FENCING TO ENSURE PRIVACY & SAFETY.
- 7/. PROVIDED EXTERNAL LIGHTING FROM THE DWELLING TO ILLUMINATE THE ENTRANCE PATH & FRONT DOOR, REAR DOOR. PROVIDED CLOTHES DRYING LINE WITH PAVING FROM LAUNDRY TO CLOTHES-LINE.
- 8/. PROVIDE A TAP STAND & GULLY TO THE FRONT & REAR OF THE DWELLING WHERE REQUIRED FIXED TO THE EXTERNAL WALL.
- 9/. ALL LANDSCAPE WORKS ARE TO INCLUDE PROVISION FOR ADEQUATE DRAINAGE INCLUDING COLLECTION OR DISPERSAL OF STORM WATER RUN-OFF, PREVENTION OF PONDING OF WATER ON PAVEMENTS OR DISCHARGE OF RUN-OFF ONTO ADJOINING PROPERTY OR PUBLIC AREAS, WHERE POSSIBLE WATER SHOULD DRAIN TO PLANTING BEDS & LAWN AREAS AS A BASIC WATER CONSERVING STRATEGY.
- 10/. ALL LANDSCAPE CONSTRUCTION BE CARRIED OUT BY A QUALIFIED LANDSCAPE CONTRACTOR TO ENSURE THAT A SATISFACTORY STANDARD OF LANDSCAPING IS ACHIEVED.

RECOMMENDATIONS FOR PLANTING TREES & SHRUBS

- * IT IS ADVISABLE TO DIG A HOLE APPROXIMATELY TWICE THE SIZE OF THE POT THE PLANT IS IN. THIS WILL GIVE THE PLANTS' ROOTS PLENTY OF ROOM TO SPREAD & DEVELOP.
- * TO ASSIST THE QUALITY OF SOIL DIG IN ORGANIC MATTER/COMPOST TO A DEPTH OF 200MM (IT IS NOT ADVISABLE TO GO DEEPER THAN THIS AS ORGANIC MATTER HAS TROUBLE BREAKING DOWN BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SANDY SOILS & MAKE THEM MORE WATER RETENTIVE. IT WILL ALSO LOOSEN UP CLAY SOILS. BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SAND
- * WHEN PLANTING TREES BE SURE TO PLANT AT EXISTING SOIL LEVEL. IF THE TRUNK IS COVERED WITH SOIL IT MAY ROT. IF THE ROOTS ARE EXPOSED THIS MAY LEAD TO THE DRYING OUT OF THE ROOT BALL.
- * 'WATERING BOWLS' ASSISTS THE DIRECTION OF WATER ONTO THE ROOT ZONE AND MINIMIZES WASTAGE WHEN WATERING. WATERING BOWLS CAN BE MADE FROM LEFT OVER SOIL WHEN PLANTING.
- * 'MULCHING AROUND PLANTS', SHRUB & TREES IS VERY EFFICIENT MAY TO KEEP THE ROOT ZONE COOL & MOIST IN SUMMER, HOWEVER KEEP IN MIND THAT MULCH MUST BE KEPT CLEAR OF THE TRUNK AREA AS THIS CAN LEAD COLLAR ROT & INSECT ATTACK.
- * 'AFTER PLANTING WATER IN WELL & CONTINUE TO WATER ONCE A WEEK (3 TIMES A WEEK ON SUMMER) UNTIL THE PLANTS IS ESTABLISHED. SEE TYPICAL DETAIL OF PLANTING

NOTE: WATERING PROCEEDURE

- * WATER IN WELL ADD WEEDING
- * PRE-INSTALLED WATERING SYSTEM CONNECTED FROM HOSE TAP MAKE SURE THERE IS SPECIAL CONTAINER MIXER FOR WEEDING AGENT OTHERWISE DO IT MANUALLY