

Chidiac Duplex


22 Nicoll Street, Roaselands NSW 2196

09/05/22
A

DRAWING LIST

A002	EXISTING SITE PLAN	A
A003	SUBDIVISION AREA PLAN	A
A004	DEMO. / CON. MANAGEMENT PLAN	A
A005	SITE ANALYSIS	A
A050	AREA CALCULATIONS	A
A051	BASIX COMMITMENTS	A
A080	PROPOSED SITE / ROOF PLAN	A
A100	GROUND FLOOR PLAN - TOWN HOUSE	A
A101	FIRST FLOOR PLAN - TOWN HOUSE	A
A102	GROUND FLOOR PLAN - GRANNY FLAT	A
A200	SECTIONS - UNIT A	A
A201	SECTIONS - UNIT B	A
A202	SECTIONS UNIT A and B	A
A203	SECTIONS - GRANNY FLAT	A
A300	ELEVATIONS - UNIT A and B (1 of 2)	A
A301	ELEVATIONS - UNIT A and B (2 of 3)	A
A302	ELEVATIONS - GRANNY FLAT	A
A500	EXTERNAL FINISHES	A
A600	EXISTING SHADOWS - JUNE 21st	A
A601	PROPOSED SHADOES - JUNE 21st	A
A700	WASTE MANAGEMENT PLAN	A
A750	DOOR / WINDOW SCHEDULE	A
A800	STREET VIEW	A
A801	REAR VIEW	A
A802	FRON VIEW - DASK	A
A803	REAR VIEW - DAWN	A
A804	INTERNAL VIEWS	A






000770963014 May 2022

Assessor Zoran Cvetkovski

Accreditation No. DMN/13/1641

Address

22 Nicoll Street , Roselands , NSW , 2196



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Affiliate Level 2

Australian Institute of Architects



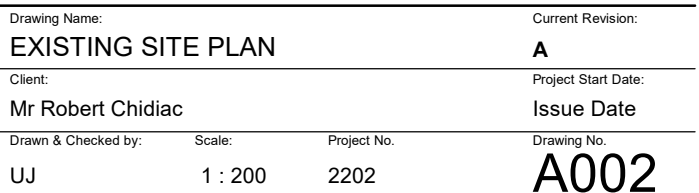
DEVELOPMENT APPLICATION

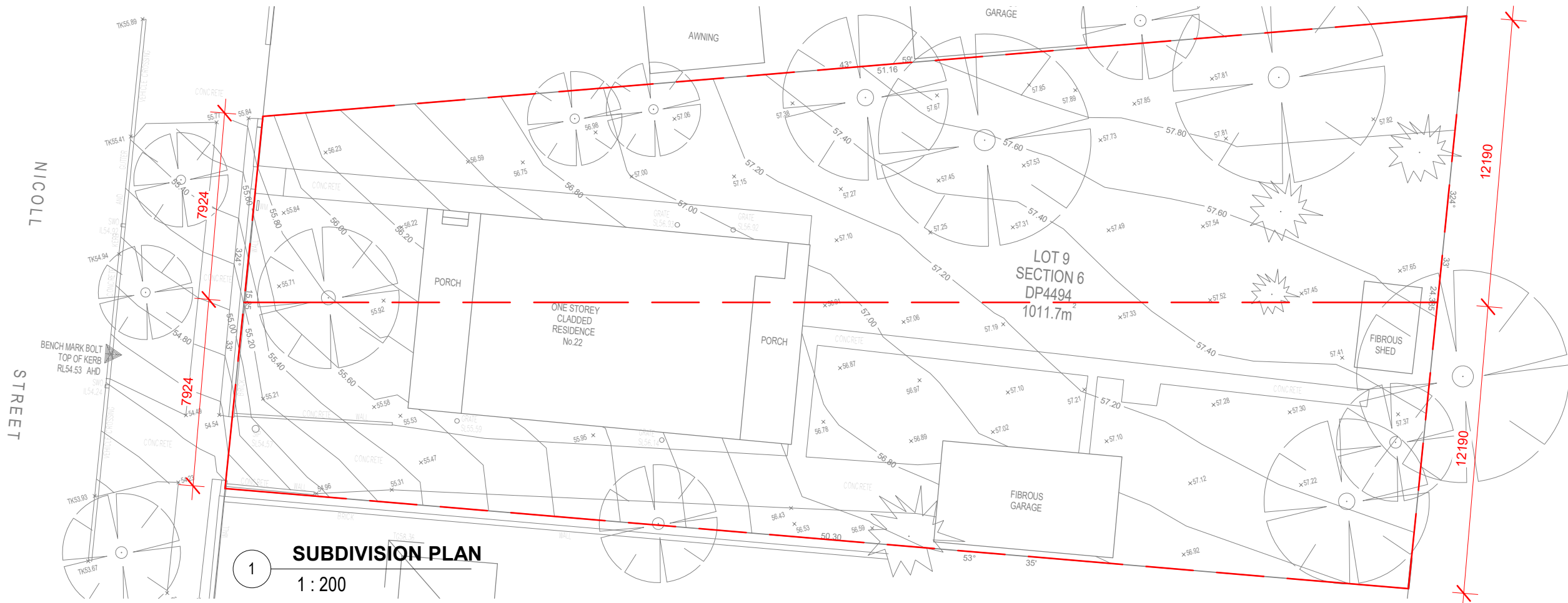


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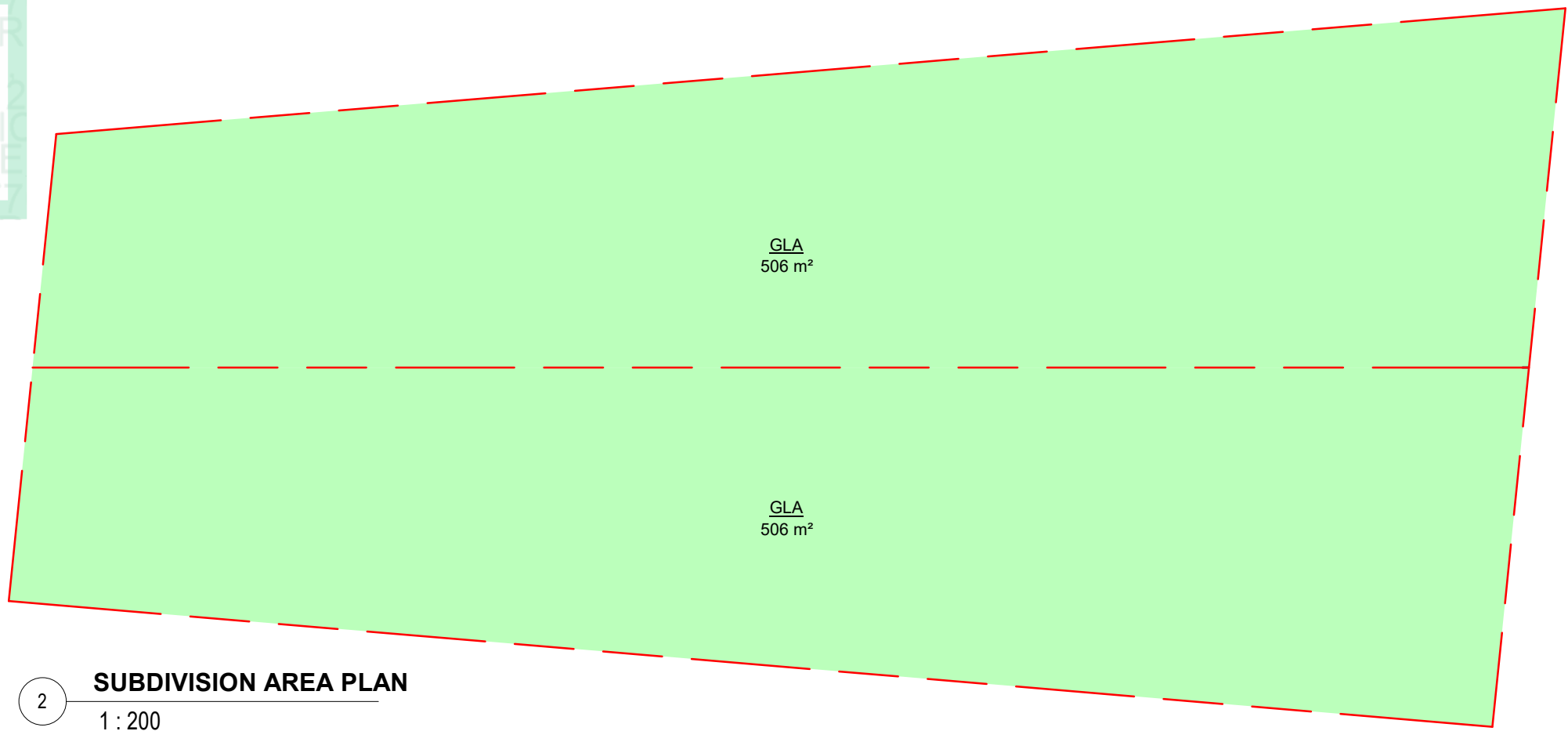




SUBDIVISION PLAN

1 : 200

1



SUBDIVISION AREA PLAN


1 : 200

2


Gross Lot Area

GLA






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Accreditation No. DMN/13/1641
Address
22 Nicoll Street, Roselands,
NSW, 2196



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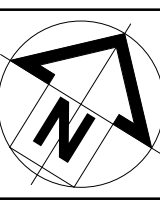


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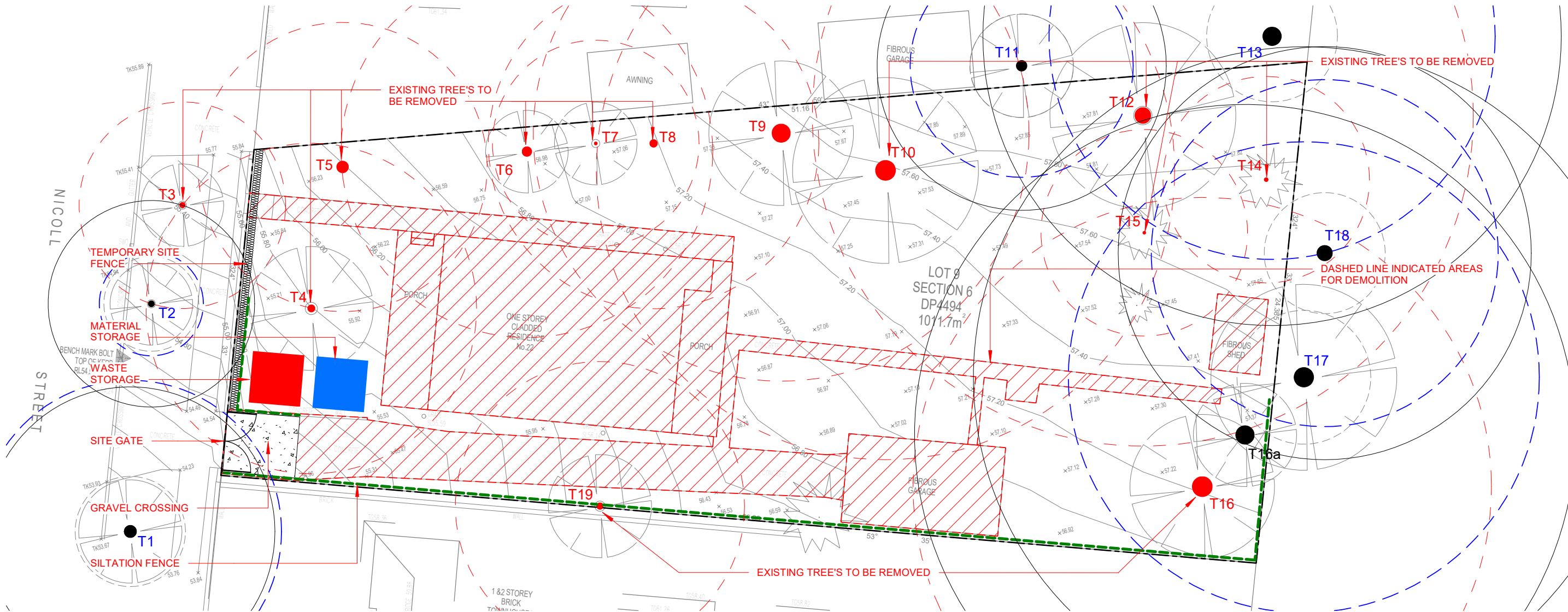
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09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A
Date:	Description:	Rev:

Project Status:	DEVELOPMENT APPLICATION
Project:	Chidiac Duplex
Location:	22 Nicoll Street, Roaselands NSW 2196

Drawing Name:	SUBDIVISION AREA PLAN	Current Revision:	A
Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Scale:	1 : 200
Project No.	2202	Drawing No.	A003



1 **DEMOLITION and CONSTRUCTION MANAGEMENT PLAN**
1 : 200

TREE PROTECTION GUIDELINES

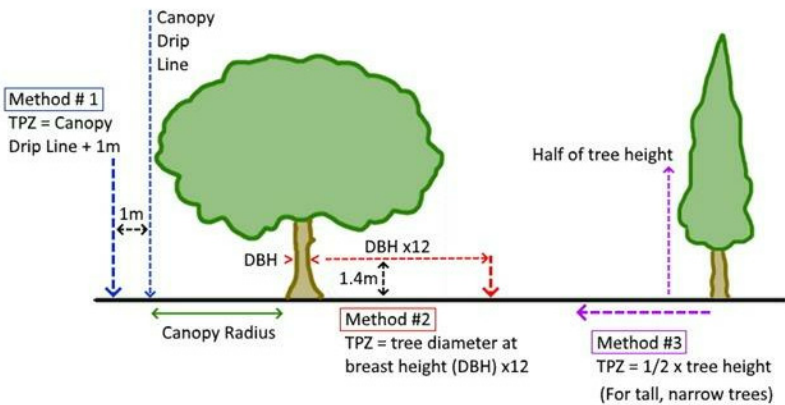
1. WORKING NEAR TREES

GENERAL : All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquiries regarding the protection /health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advise.
REQUIREMENTS: Trees shall not be removed or looped unless specific instruction is given is given by Superintendent. All tree protection works shall be carried out before excavation, grading and site works commences.

2. PROTECTION

Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:
2.1. Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees those works must be supervised by qualified Arborist.
2.2. Harmful materials: Do not store or otherwise place bulk materials and harmful materials under on near the trees. Do not place spoil from excavations against tree trunks. Prevent wind blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.
2.3. Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees.
2.4. Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand method such that root systems are preserved intact and undamaged. Open the excavations under tree canopies for as short period as possible.
2.5. Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by qualified Arborist.

Calculating the Tree Protection Zone (TPZ)



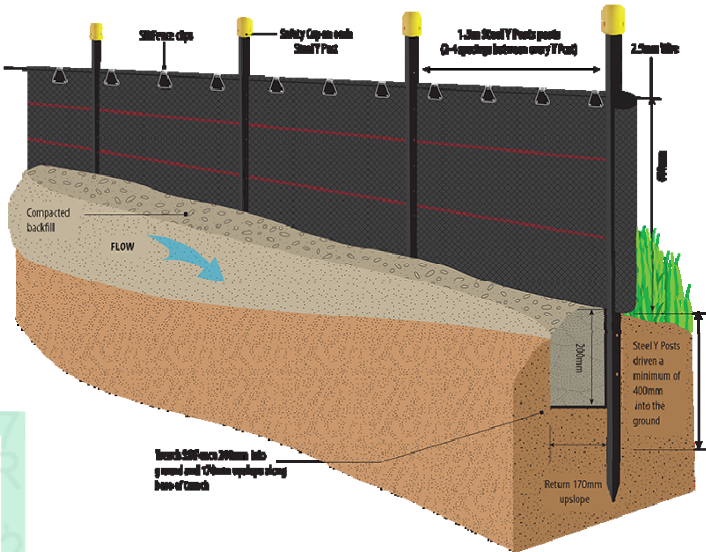
SOIL AND WAIST MANAGEMENT

SOIL MANAGEMENT

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. Install temporary sediment barriers to all inlet pits likely to collect silt-laden water until regressed.
3. All silt fences and barriers are to be maintained in good condition and desilted, during all stages of the construction.

CONSTRUCTION MANAGEMENT

Waste Materials are to be stockpiled or loaded into bins. All protection works to be carried out in accordance with the Council DCP/LEP rules and legislations.



NATIONWIDE HOUSE ENERGY RATING SCHEME

0007709630 14 May 2022

Assessor Zoran Cvetkovski
Accreditation No. DMN13/1641
Address
22 Nicoll Street , Roselands ,
NSW , 2196

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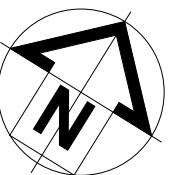
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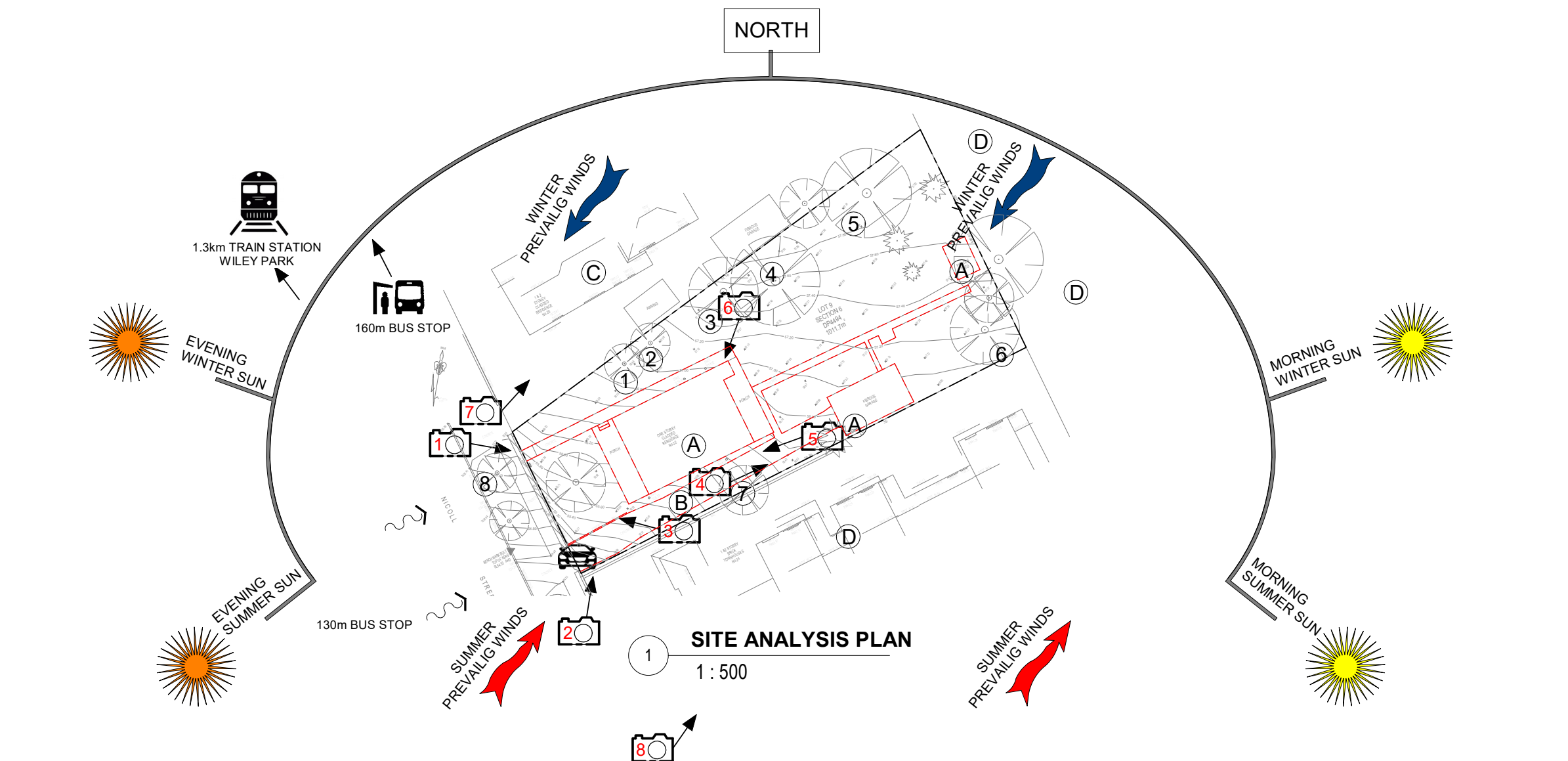
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Project: Chidiac Duplex		Client: Mr Robert Chidiac		Project Start Date: Issue Date	
Location: 22 Nicoll Street, Roaselands NSW 2196		Drawn & Checked by: UJ		Scale: As indicated	
Date: 09/05/22		Description: ISSUE FOR DEVELOPMENT APPLICATION		Project No. 2202	
Rev: A		Drawing No. A004			



LEGEND	
	Prevailing Winds
	Noise Source
	Vehicular Site Entry
	Outline Of Existing Building And Structures
	BUS Stops
	Train Station
	Existing Building And Structures To Be Demolished - Refer To Demolition Plan
	Existing Driveway To Demolished
	Existing Single Storey Building
	Existing Duble Storey Building
	Existing Trees To Be Demolished
	Location Of The Photo Taken
	Direction Of The Photo Taken



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5




PHOTO 6



PHOTO 7




PHOTO 8



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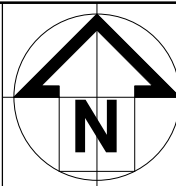
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Project Status:	DEVELOPMENT APPLICATION
Project:	Chidiac Duplex
Location:	22 Nicoll Street, Roaselands NSW 2196

Drawing Name:	SITE ANALYSIS	Current Revision:	A
Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Scale:	As indicated
Project No.	2202	Drawing No.	A005

DEVELOPMENT SUMMARY			
Site Area	=	1011.7m ²	
Council	=	Canterbury Bankstown Council	
Zone	=	R3	
Max. FSR (LEP)	=	0.5:1 (505.85m ²)	
Max. Height (LEP)	=	8.5m	
Min. Deep Soil	=	30% (303.5m ²)	
Proposed FSR	=	0.49:1 (505.1m ²)	
Proposed Deep Spoil	=	47.8% (484.0m ²)	
Acid Sulphate	=	No	
Heritage	=	No	
Bushfire	=	No	
Floor Prone Zone	=	No	
PARKING	=		
Max. Residence	=	1 / Unit ~ 2 Total	
Provided	=	2	



HERITAGE MAP



LOT SIZE MAP - 450m²

AREA CALCULATIONS			
Level	Area Name	Area Type	Area
Ground Floor	Proposed GFA	Floor Area	102 m ²
Ground Floor	Proposed GFA	Floor Area	101 m ²
First Floor	Proposed GFA	Floor Area	90 m ²
First Floor	Proposed GFA	Floor Area	92 m ²
Ground Floor	Proposed GFA	Floor Area	60 m ²
Ground Floor	Proposed GFA	Floor Area	60 m ²
			505 m ²
Ground Floor	Hard Surface Area	Exterior Area	27 m ²
Ground Floor	Hard Surface Area	Exterior Area	27 m ²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
			87 m ²
Ground Floor	Deep Soil	Exterior Area	196 m ²
Ground Floor	Deep Soil	Exterior Area	196 m ²
Ground Floor	Deep Soil	Exterior Area	34 m ²
Ground Floor	Deep Soil	Exterior Area	31 m ²
Ground Floor	Deep Soil	Exterior Area	13 m ²
Ground Floor	Deep Soil	Exterior Area	14 m ²
			484 m ²

CANTERBURY LEP 2012 MAPS



R3 ZONE



FSR 0.5:1 - D



BUILDING HEIGHT 8.5m - I



ACID SULFATE

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.	
Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 21-12-2012)
Land Zoning	R3 - Medium Density Residential: (pub. 9-3-2018)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	460 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

SIMILAR PROPOERTIES IN NEIGHBOURHOOD



32/a Ridgewell Street, ROSELANDS



32/a Ludgate Street, ROSELANDS



1 Nicoll Street, ROSELANDS



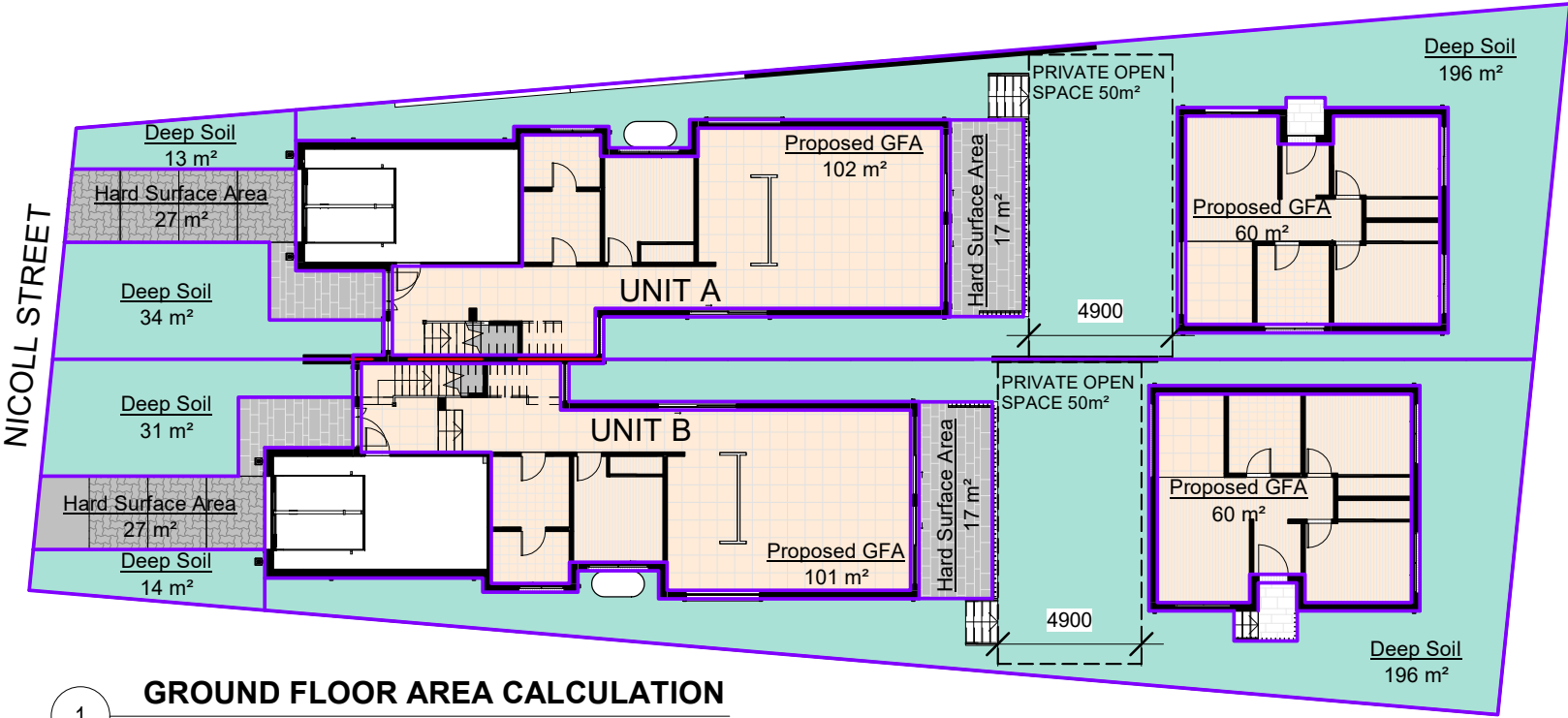
19/a Ridgewell Street, ROSELANDS



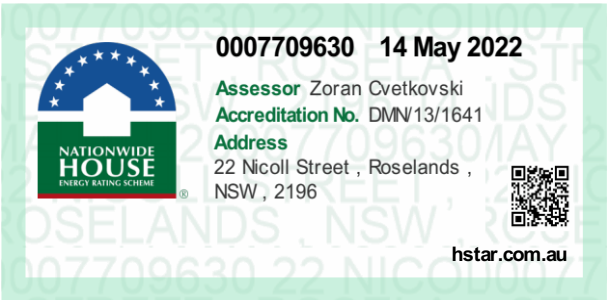
24/a Ridgewell Street, ROSELANDS



15/a Ridgewell Street, ROSELANDS

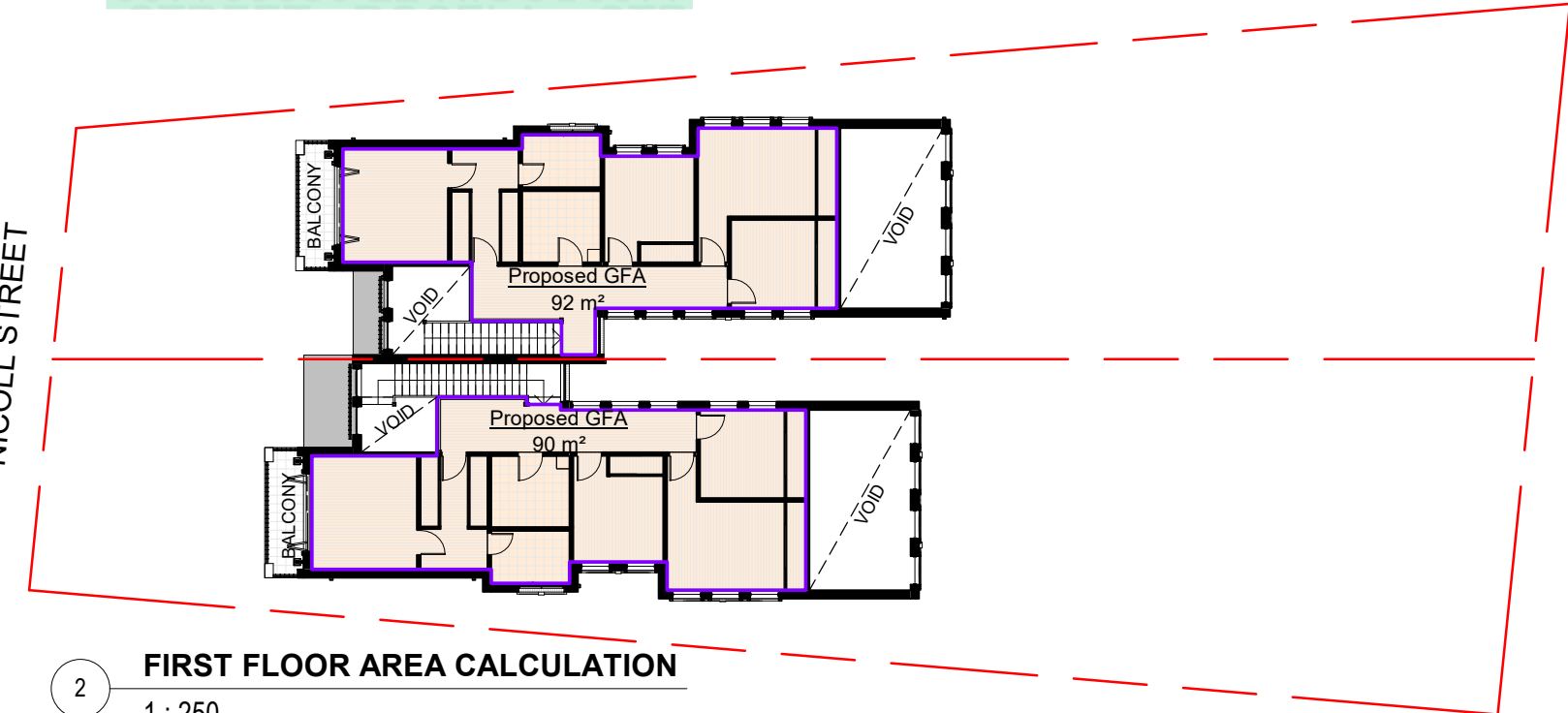


1 GROUND FLOOR AREA CALCULATION
1 : 250

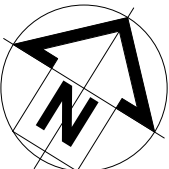


Gross Floor Area

- Proposed GFA
- Deep Soil
- Hard Surface Area



2 FIRST FLOOR AREA CALCULATION
1 : 250



BASIX®Certificate

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

Multi Dwelling

Certificate number: 1305985M
Date of issue: Saturday, 14 May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Basix-Commitments

/for details: See the Basix certificate/

Alternative water
(Main Dwellings) The applicant must install a central rainwater tank of at least 2000 litres.
The rainwater tanks to collect rain runoff from at least 30 m2 of the roof / See the central systems/
The applicant must connect the rainwater tank to:

- all toilets
- all laundries
- the rainwater tank to allow irrigation of min. 227 m2, common landscaping in the development / See the central systems/

Fixtures (Each Dwelling)
•Shower heads 3 star (> 7.5 but <= 9.0 L/min)
•Toilets.....4 star
•Kitchen tap.....5 star
•Basin Taps.....5 star

Hot Water System (Each Dwelling): Gas instantaneous with a performance of 5 stars

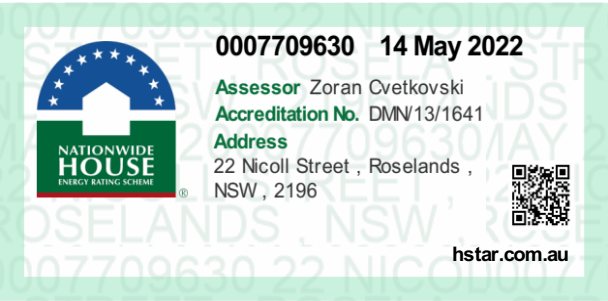
Heating/Cooling (Main Dwellings): 1-phase air-conditioning; Energy rating: EER 2.5-3.0 (Zoned)
Heating/Cooling (Sec. Dwellings): 1-phase air-conditioning; Energy rating: 2.5* old label (Living ONLY)

Ventilation (Main Dwellings): Kitchen, Bathrooms & Laundry (individual fan, ducted; operation: manual on/off)
Ventilation (Sec. Dwellings): Bathroom & Laundry (No mechanical ventilation; Natural), Kitchen (individual fan, ducted; operation: manual on/off)

Natural lighting (Main Dwellings): Window(skylight) in the kitchen and 2 Bathrooms/Toilets
Natural lighting (Sec. Dwellings): Window(skylight) in the kitchen, and in 1 bathroom/toilet

Artificial lighting fluorescent or (LED)/ DEDICATED/:
•Main Dwellings- 5 in the bedrooms/study, 2 in the livings, the kitchen, bathrooms, laundry and ALL Hallways
•Sec. Dwellings- 2 in the bedrooms/study, 2 in the living, the kitchen, bathroom, laundry and ALL Hallways

OTHER
•The applicant must install a gas cooktop & electric oven in the kitchen of each dwelling.
•The applicant must install a fixed outdoor clothes drying line for each dwelling



Building Elements

/For Details: see the Nathers certificate

Thermal Comfort-Simulation method
A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls
•Cavity Brick, Foil Sided Bubble Wrap, Anti-glare One Side

Internal Wall
•Single Skin Brick, Bulk Insulation, No Air Gap R 2.5 (Against Garage)
•Single Skin Brick, No Insulation (All others)
•Cavity brick, No Insulation

External Floor
•Concrete slab on Ground

Internal Floor/Ceiling
•Concrete Above Plasterboard, Bulk Insulation R 2.5 (Above garage)
•Concrete Above Plasterboard, No Insulation (All others)

External Ceiling
•Concrete, Plasterboard, Bulk Insulation R5.0 Unventilated roofspace

Roof
•Roof Tiles, Foil, Gap Above, Reflective Side Down, Anti-glare Up
•Waterproofing Membrane, No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the Nathers certificate

Basix Dwelling Names:

A-MDw - Lot A, Main Dwelling

A-SDw – Lot A, Secondary Dwelling

B-MDw – Lot B, Main Dwelling

B-SDw – Lot B, Secondary Dwelling



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			DEVELOPMENT APPLICATION	BASIX COMMITMENTS	A
			Project:	Client:	Project Start Date:
			Chidiac Duplex	Mr Robert Chidiac	Issue Date
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A	Location:	Drawn & Checked by:	Project No.
Date:	Description:	Rev:	22 Nicoll Street, Roaselands NSW 2196	ZC	2202
					Drawing No.
					A051

LEGEND

- A.F.F.L. - ABOVE FINISHED FLOOR LEVEL
- A.P. - ACCESS PANEL (600 x 600 U.N.O.)
- C.O.S. - CHECK ON SITE
- D.P. - DOWN PIPE
- E.X. - EXISTING
- E.Q. - EQUAL
- F. - FRIDGE
- F.C.L. - FINISHED CEILING LEVEL
- F.F.L. - FINISHED FLOOR LEVEL
- F.R.L. - FIRE RATED LEVEL
- F.S.L. - FINISHED SLAB LEVEL
- F.W. - FLOOR WAIST
- G.B. - GAS BAYONET
- H.W.U. - HOT WATER UNIT
- N.G.L. - NATURAL GROUND LINE
- R.L. - RELATIVE LEVEL
- S.C. - STRUCTURAL COLUMN
- S.P. - STRUCTURAL POST
- T.O.W. - TOP OF WALL
- T.V. - TELEVISION
- U. - UNDER
- U.N.O. - UNLESS NOTED OTHERWISE
- W.M. - WASHING MACHINE
- X. - CRITICAL DIMENSION

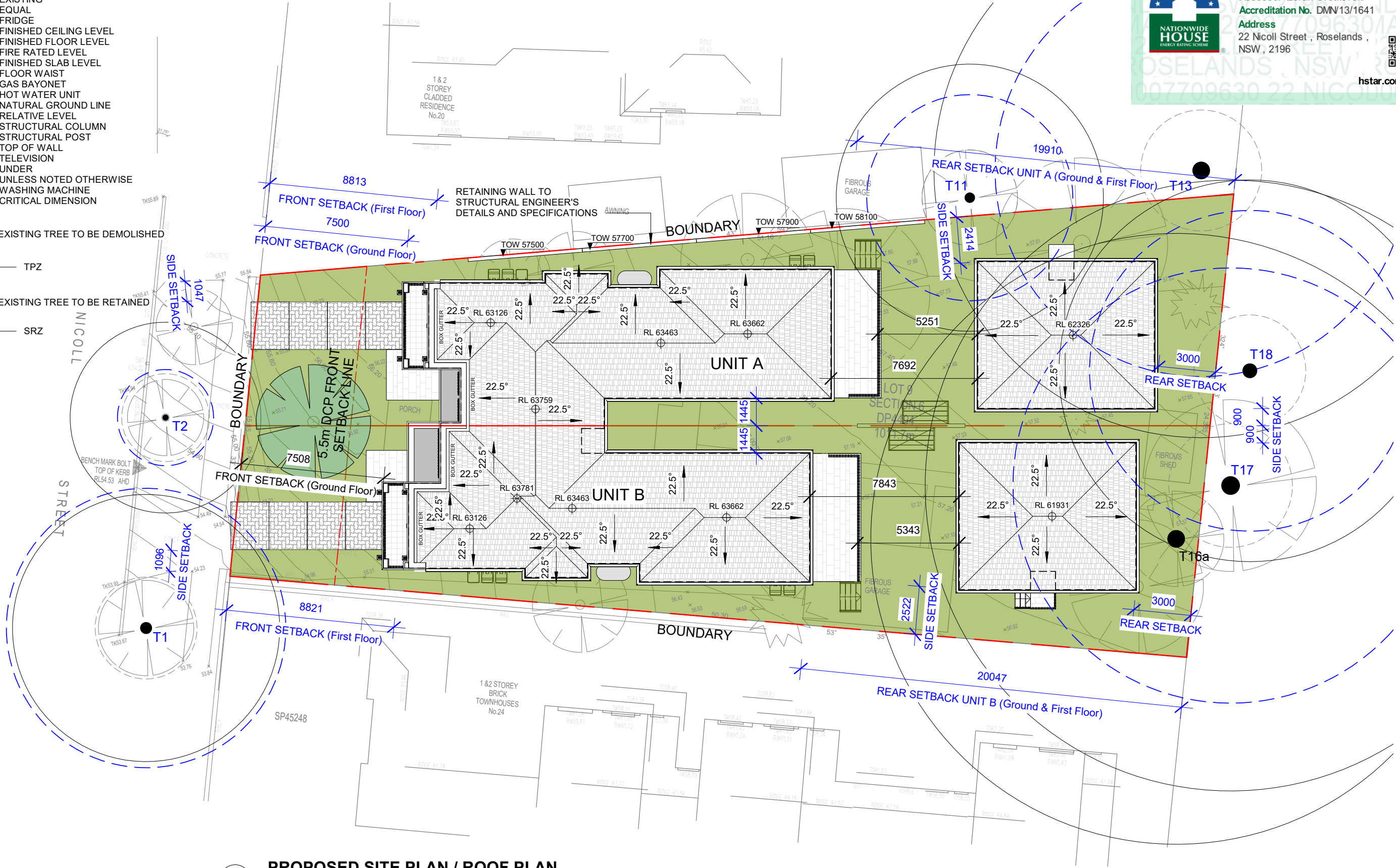
- EXISTING TREE TO BE DEMOLISHED
- TPZ
- EXISTING TREE TO BE RETAINED
- SRZ



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1 PROPOSED SITE PLAN / ROOF PLAN

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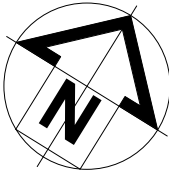




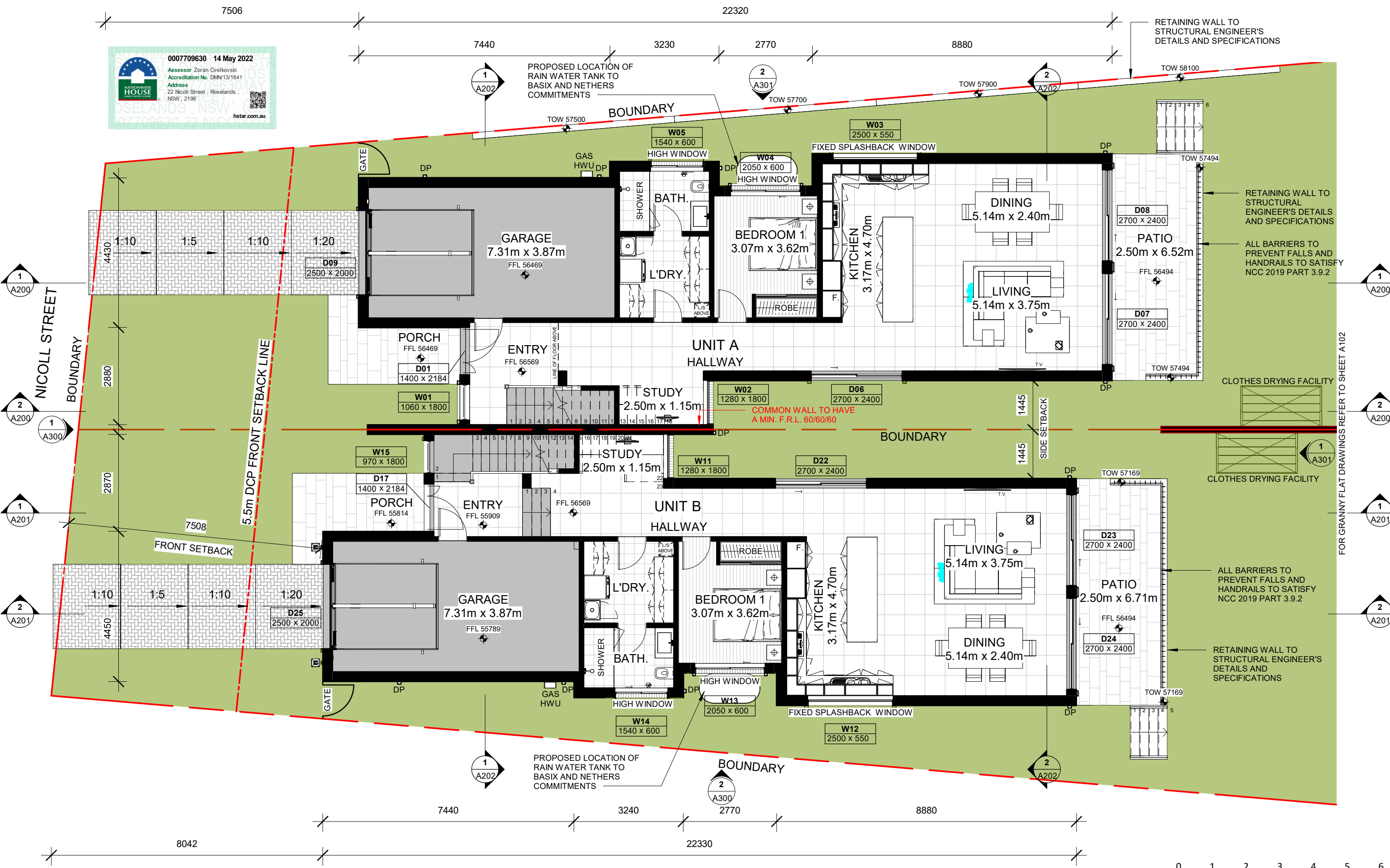
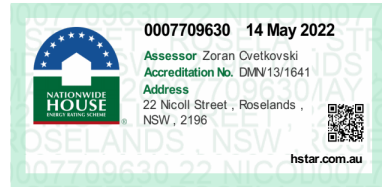
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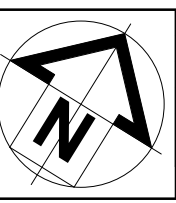
Project Status: DEVELOPMENT APPLICATION		Drawing Name: PROPOSED SITE / ROOF PLAN		Current Revision: A	
Project: Chidiac Duplex		Client: Mr Robert Chidiac		Project Start Date: Issue Date	
Location: 22 Nicoll Street, Roaselands NSW 2196		Drawn & Checked by: UJ		Project No. As indicated 2202	
Date: 09/05/22		Description: ISSUE FOR DEVELOPMENT APPLICATION		Drawing No. A080	
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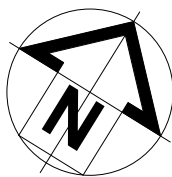
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Location:	22 Nicoll Street, Roaselands NSW 2196

Drawing Name:	GROUND FLOOR PLAN - TOWN HOUSE	Current Revision:	A
Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Scale:	1 : 100
Project No.	2202	Drawing No.	A100



First Floor - Town House DA

1 : 100



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Drawn & Checked by:	UJ	Project No.	2202
Scale:	1 : 100	Drawing No.	A101



000770963014 May 2022

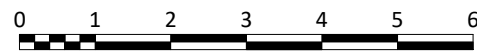
Assessor Zoran Cvetkovski

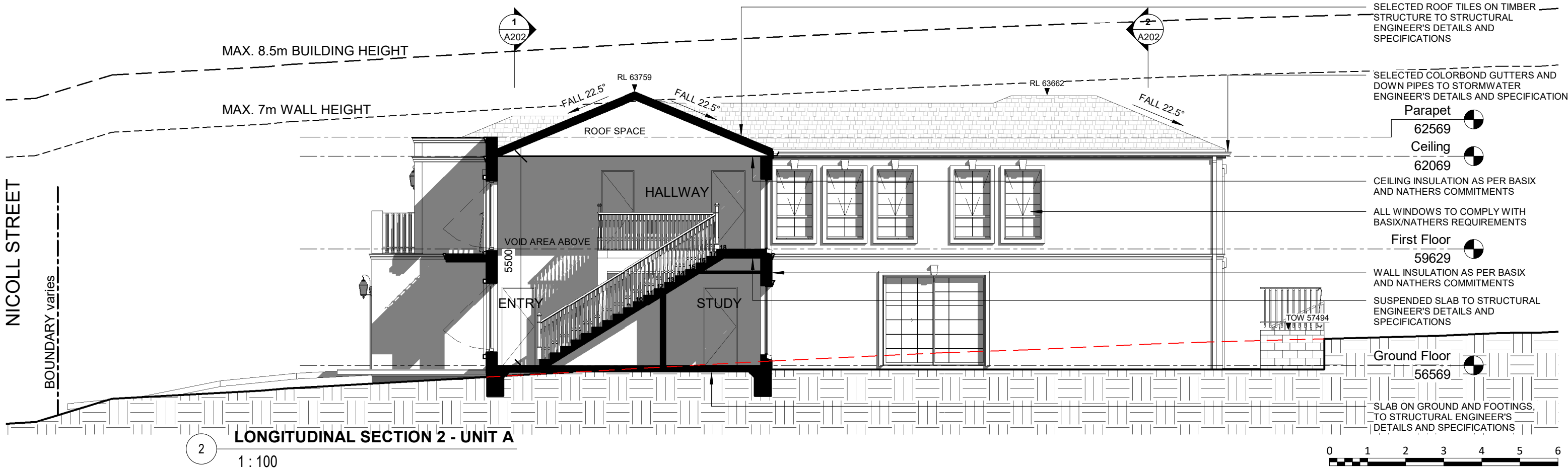
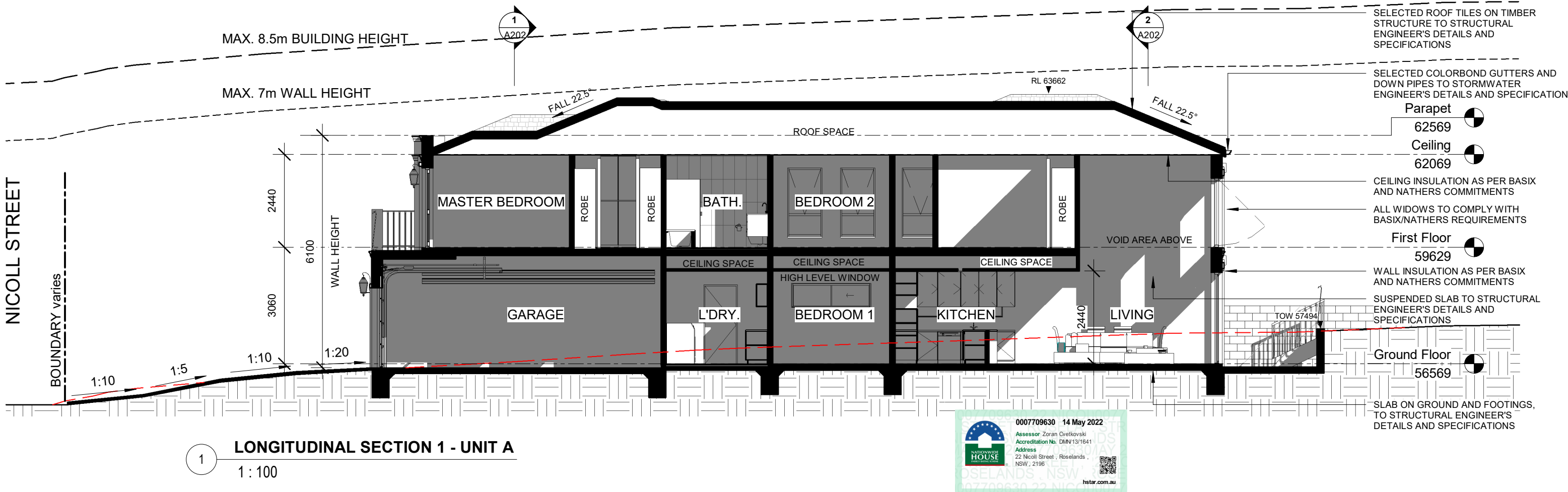
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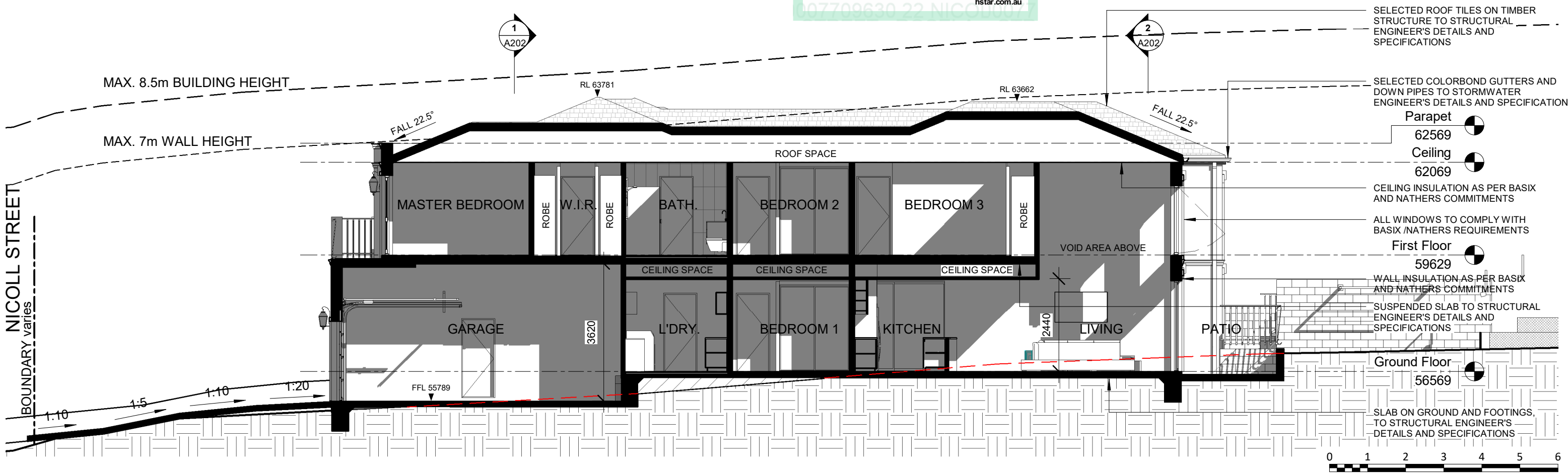
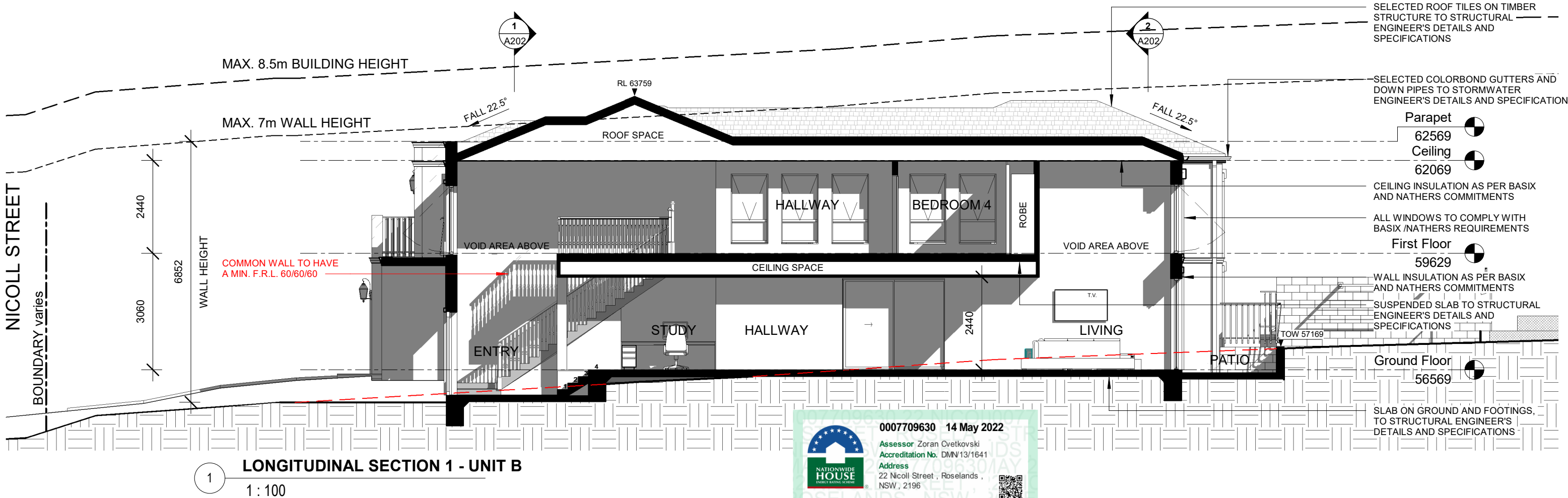
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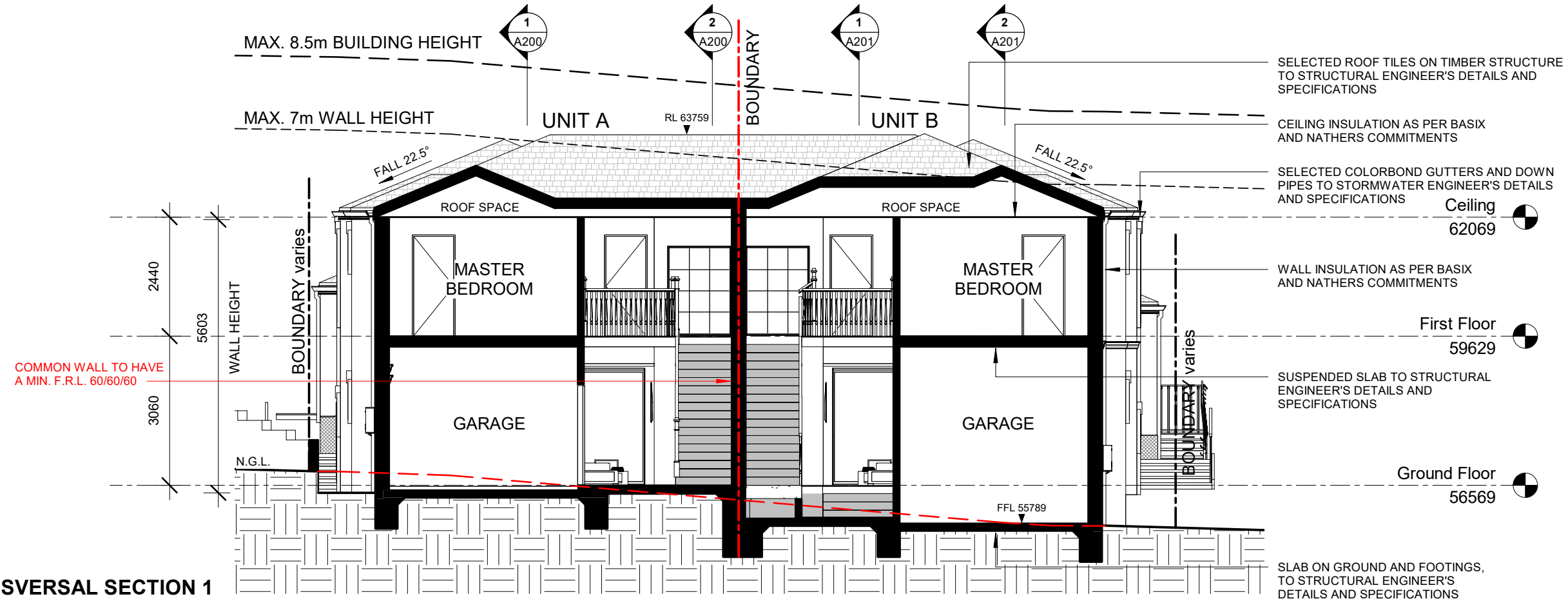
22 Nicoll Street , Roselands , NSW , 2196

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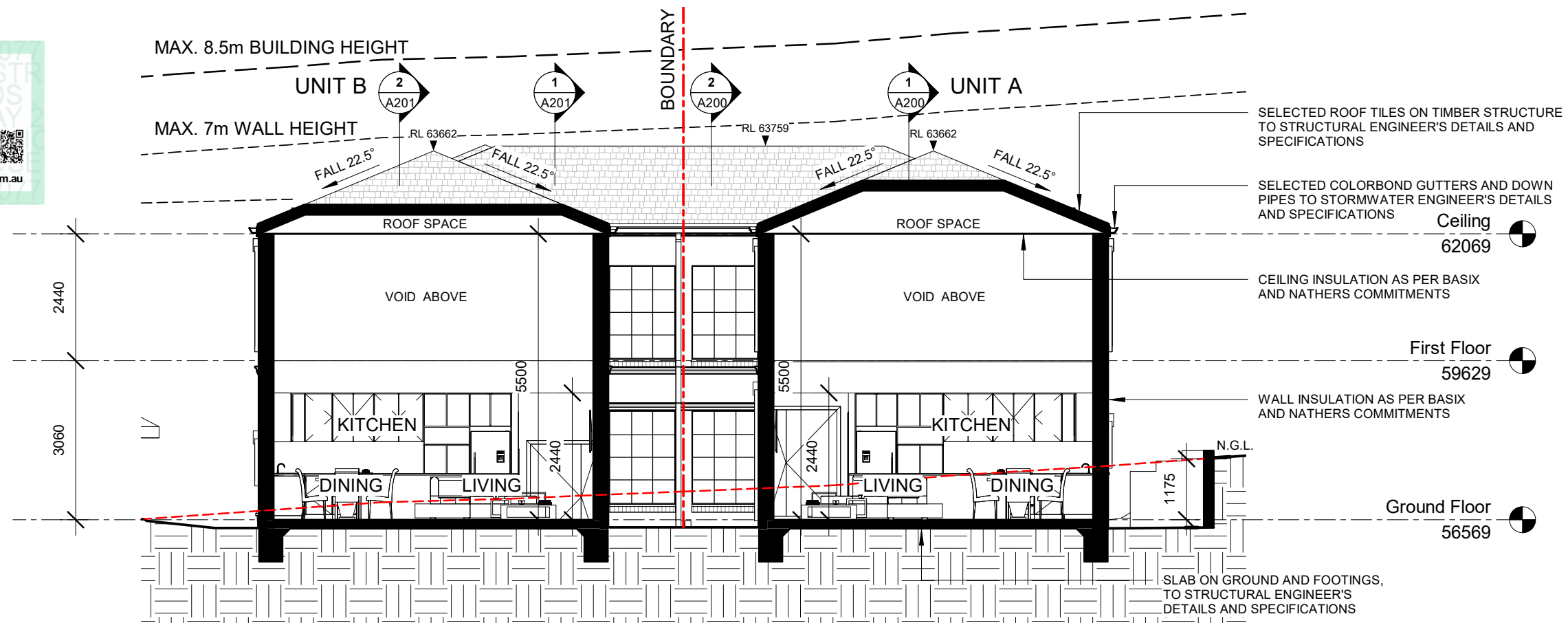
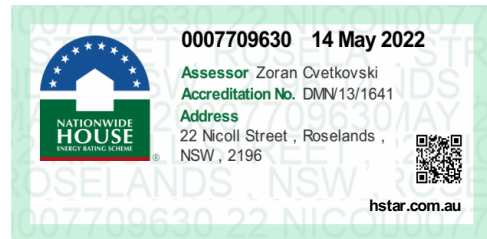






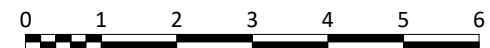
TRANSVERSAL SECTION 1

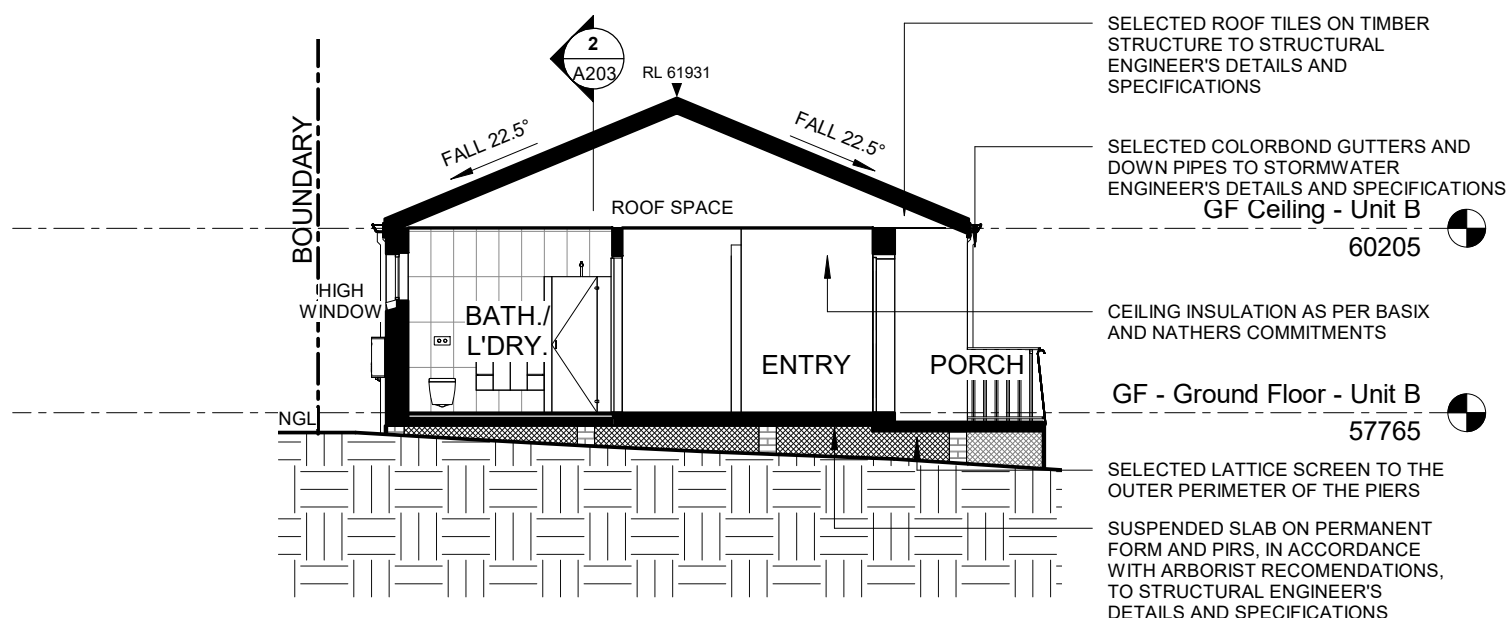
1 : 100



TRANSVERSAL SECTION 2

1 : 100





Architectural section drawing of a building showing the roof, roof space, and ground floor. The drawing includes labels for various components and dimensions.

Dimensions:

- Overall height: 2440
- Roof slope: FALL 22.5°

Labels and Callouts:

- 1 A203 (Roof level indicator)
- ROOF SPACE
- HIGH WINDOW
- KITCH.
- BATH./L'DRY.
- BEDROOM 2
- GF Ceiling - Unit B 60205
- GF - Ground Floor - Unit B 57765
- NGL (Natural Ground Level)

Notes:

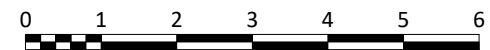
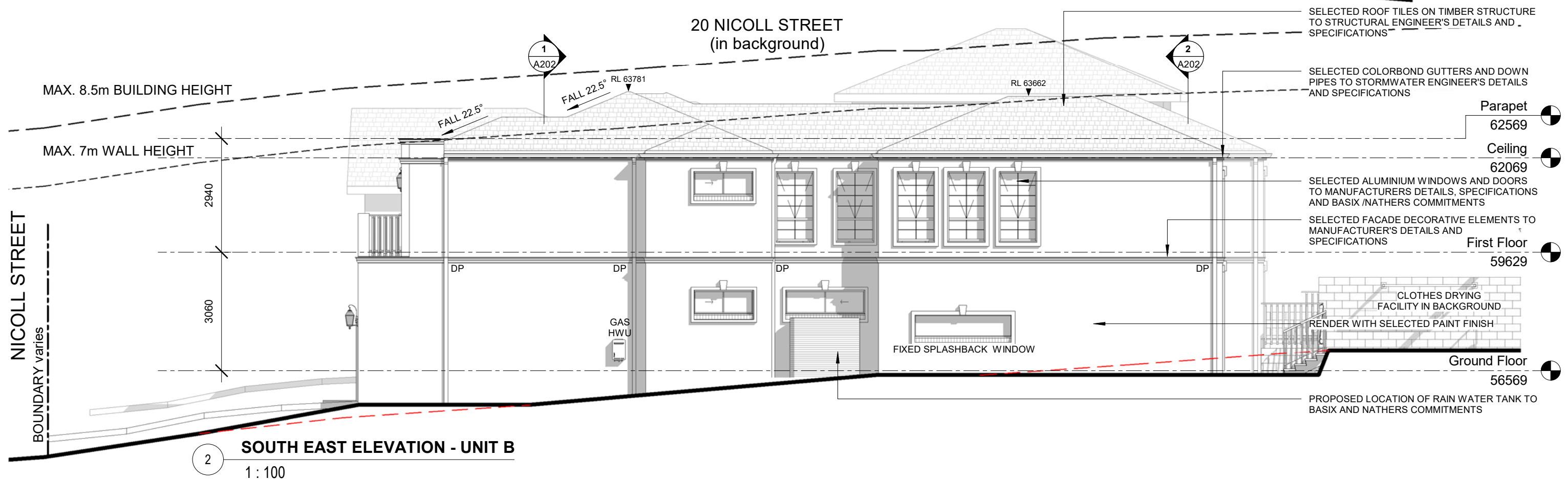
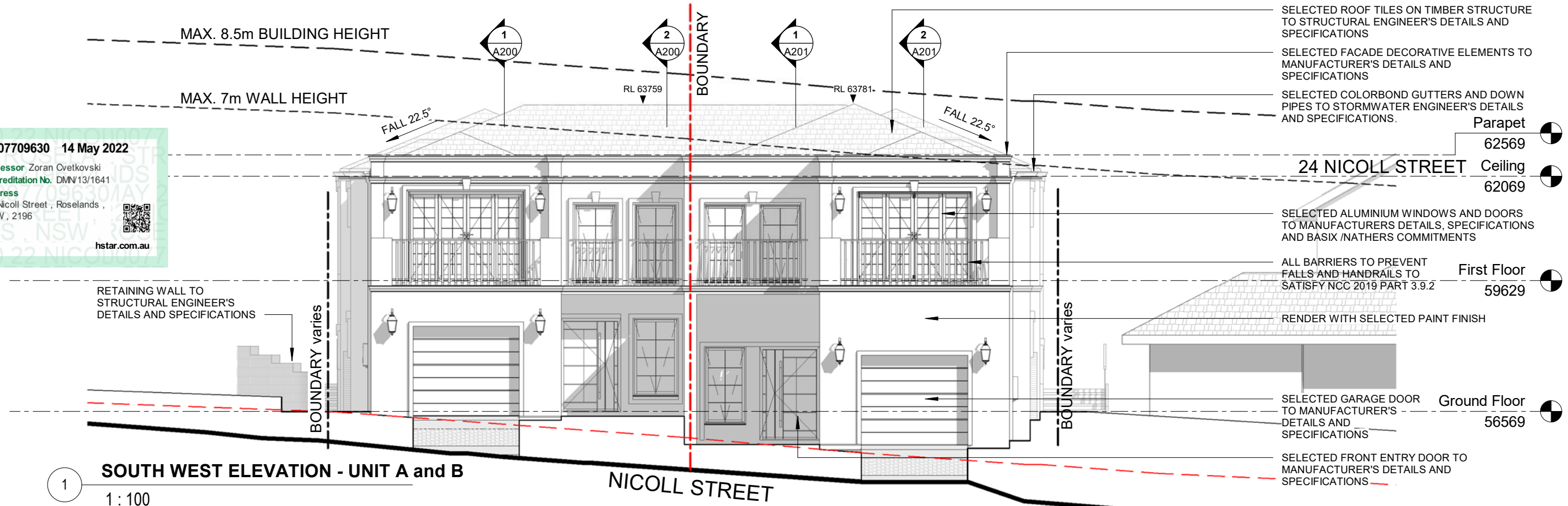
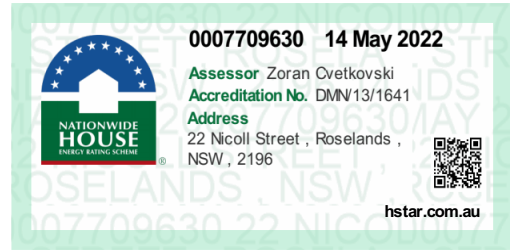
- SELECTED ROOF TILES ON TIMBER STRUCTURE TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS
- CEILING INSULATION AS PER BASIX AND NATHERS COMMITMENTS
- SELECTED COLORBOND GUTTERS AND DOWN PIPES TO STORMWATER ENGINEER'S DETAILS AND SPECIFICATIONS
- ALL WINDOWS TO COMPLY WITH BASIX /NATHERS REQUIREMENTS
- SELECTED LATTICE SCREEN TO THE OUTER PERIMETER OF THE PIERS
- SUSPENDED SLAB ON PERMANENT FORM AND PIERS, IN ACCORDANCE WITH ARBORIST RECOMMENDATIONS, TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS



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			Project Status:	Drawing Name:	Current Revision:
			DEVELOPMENT APPLICATION	SECTIONS - GRANNY FLAT	A
			Project:	Client:	Project Start Date:
			Chidiac Duplex	Mr Robert Chidiac	Issue Date
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A	Location:	Drawn & Checked by:	Scale:
Date:	Description:	Rev:	22 Nicoll Street, Roaselands NSW 2196	UJ	1 : 100
					Project No.
					2202
					Drawing No.
					A203

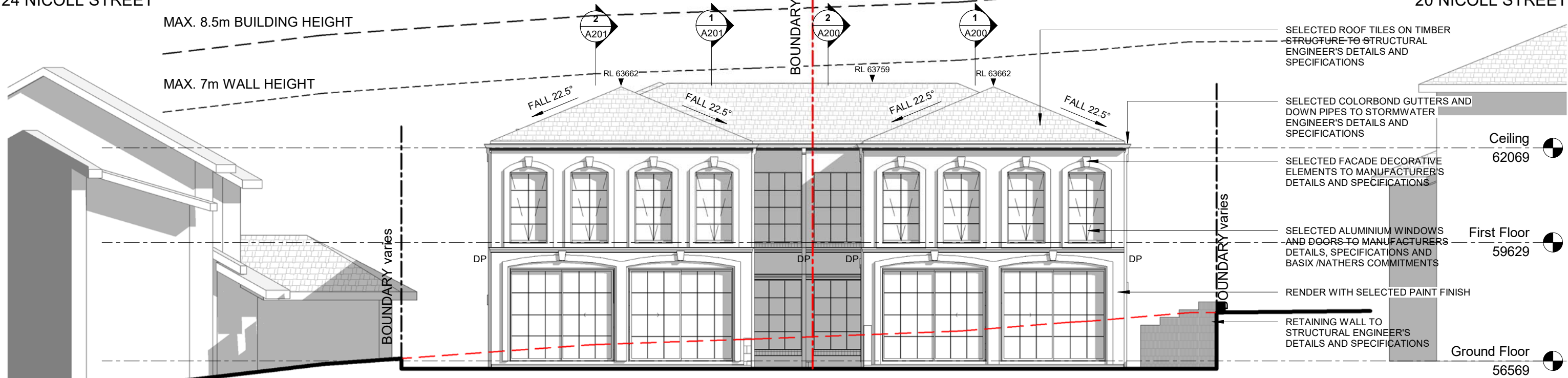


24 NICOLL STREET

20 NICOLL STREET

MAX. 8.5m BUILDING HEIGHT

MAX. 7m WALL HEIGHT



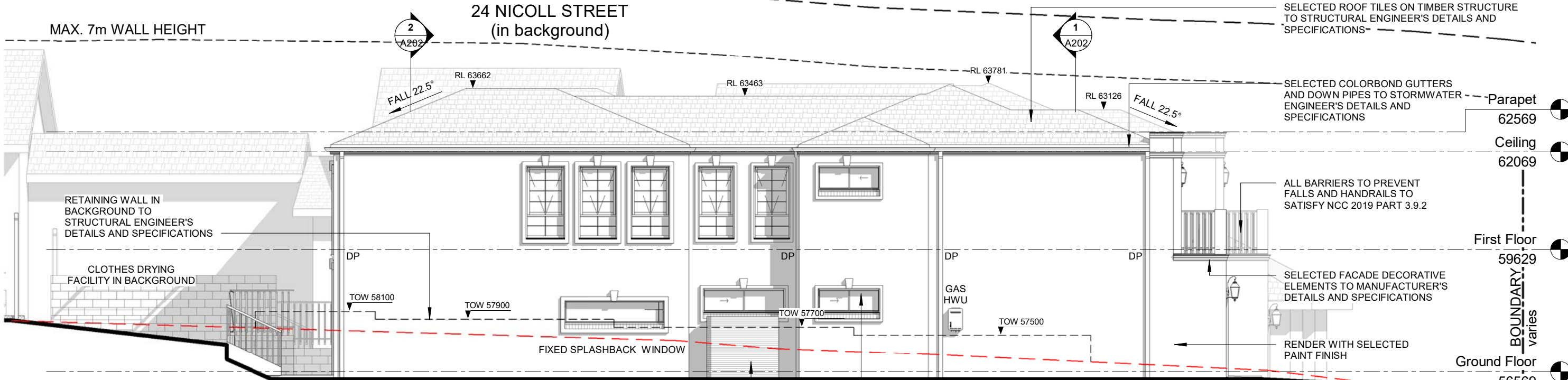
NORTH-EAST ELEVATION - UNIT A and B

1 : 100

MAX. 8.5m BUILDING HEIGHT

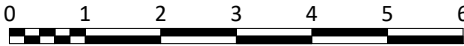
MAX. 7m WALL HEIGHT

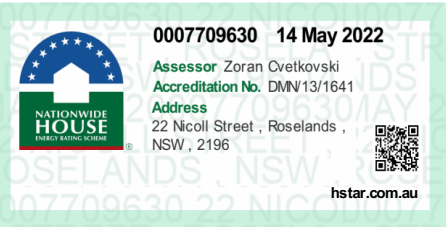
24 NICOLL STREET
(in background)



NORTH WEST ELEVATION - UNIT A

1 : 100





0007709630 14 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN13/1641
Address
22 Nicoll Street, Roselands,
NSW, 2196

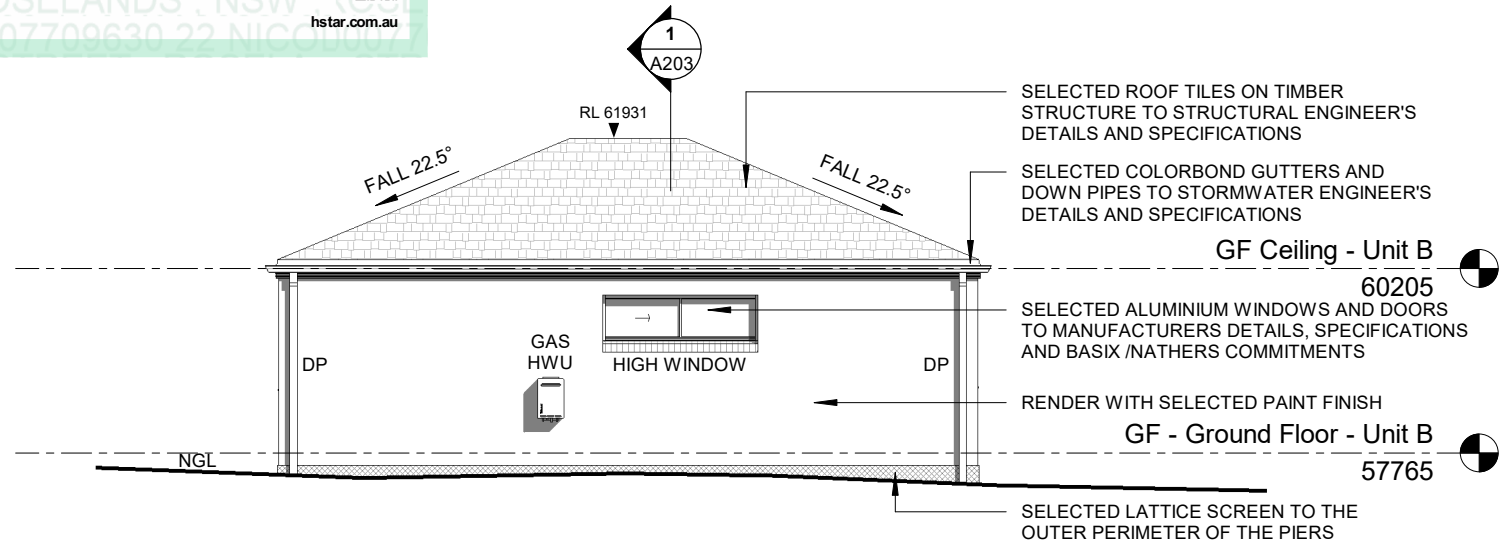
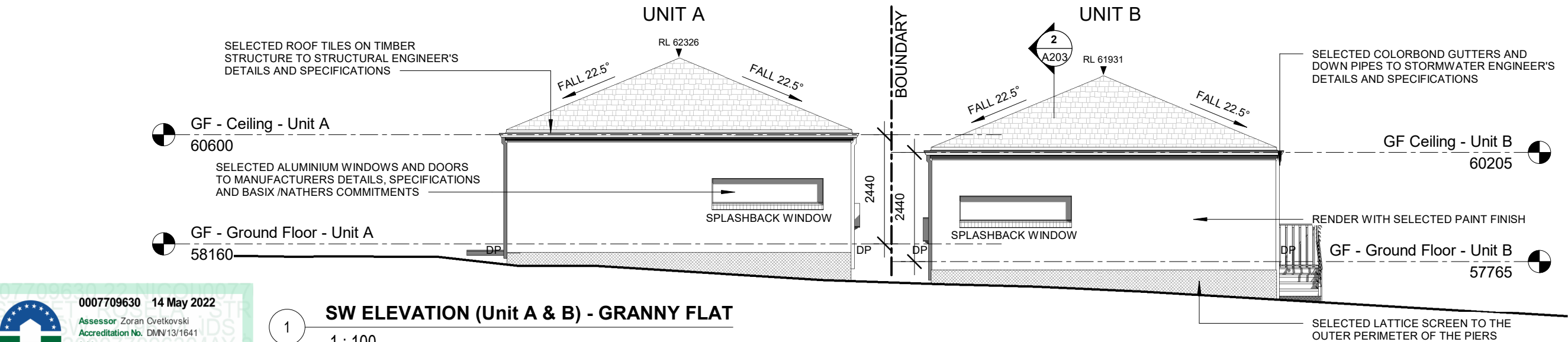


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1

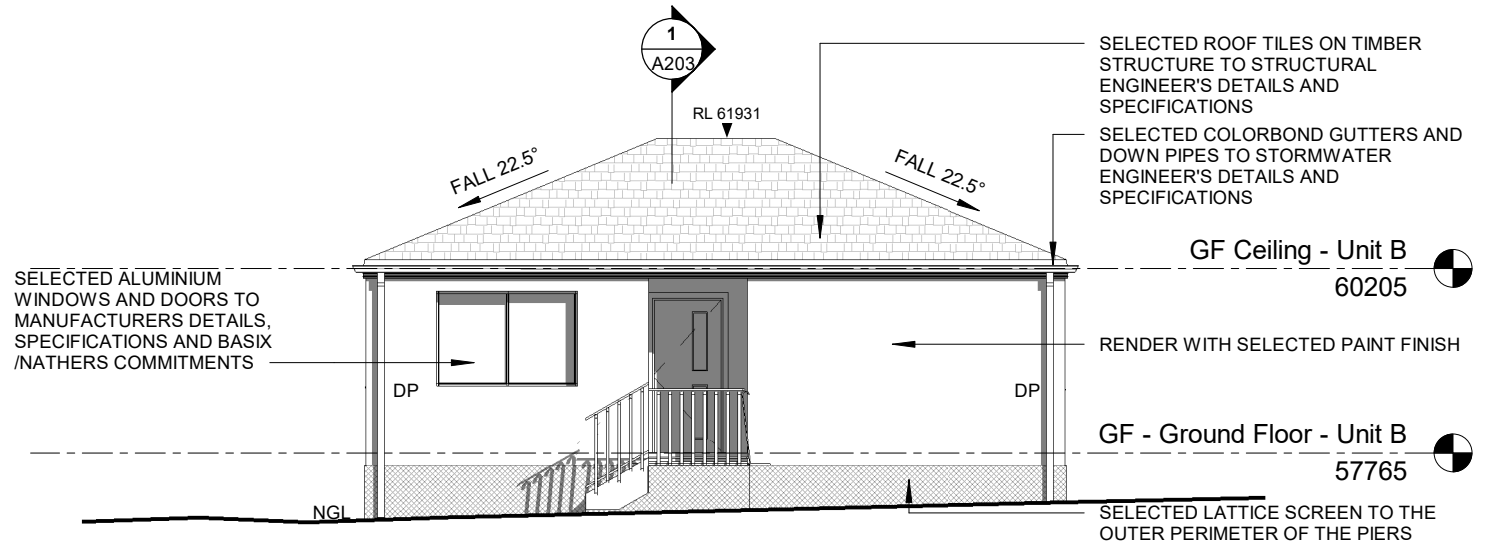
SW ELEVATION (Unit A & B) - GRANNY FLAT

1 : 100



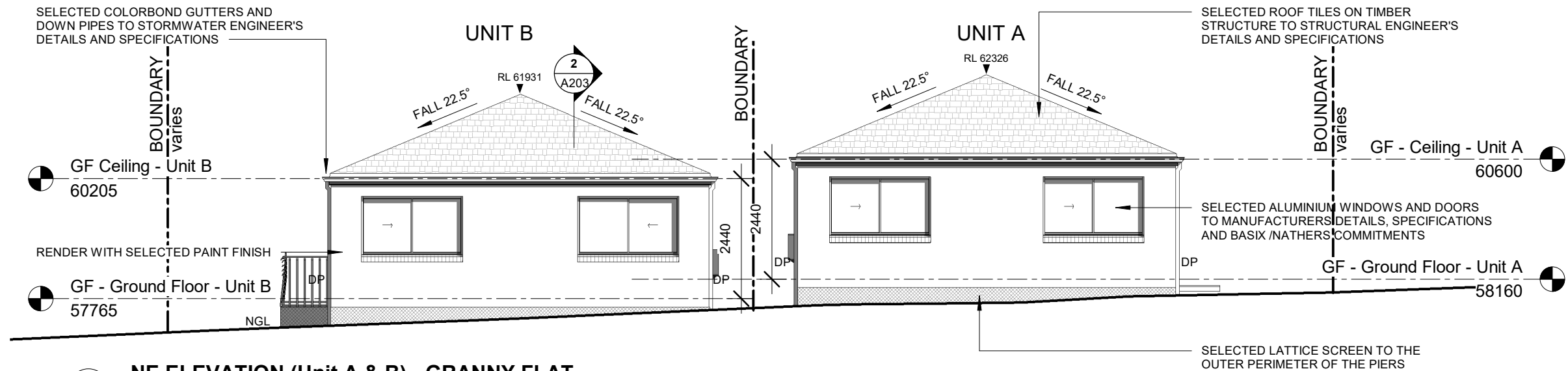
NW ELEVATION (Unit B - Typical) - GRANNY FLAT

1 : 100



SE ELEVATION (Unit B - Typical) - GRANNY FLAT

1 : 100



NE ELEVATION (Unit A & B) - GRANNY FLAT

1 : 100





1. ACRYLIC RENDER TEXTURE



3. DECORATIVE MOULDING



2. DULAX PAINT - PAIVING STONE



4. LATE MIST GREY



5. JULIETE BALCONIES



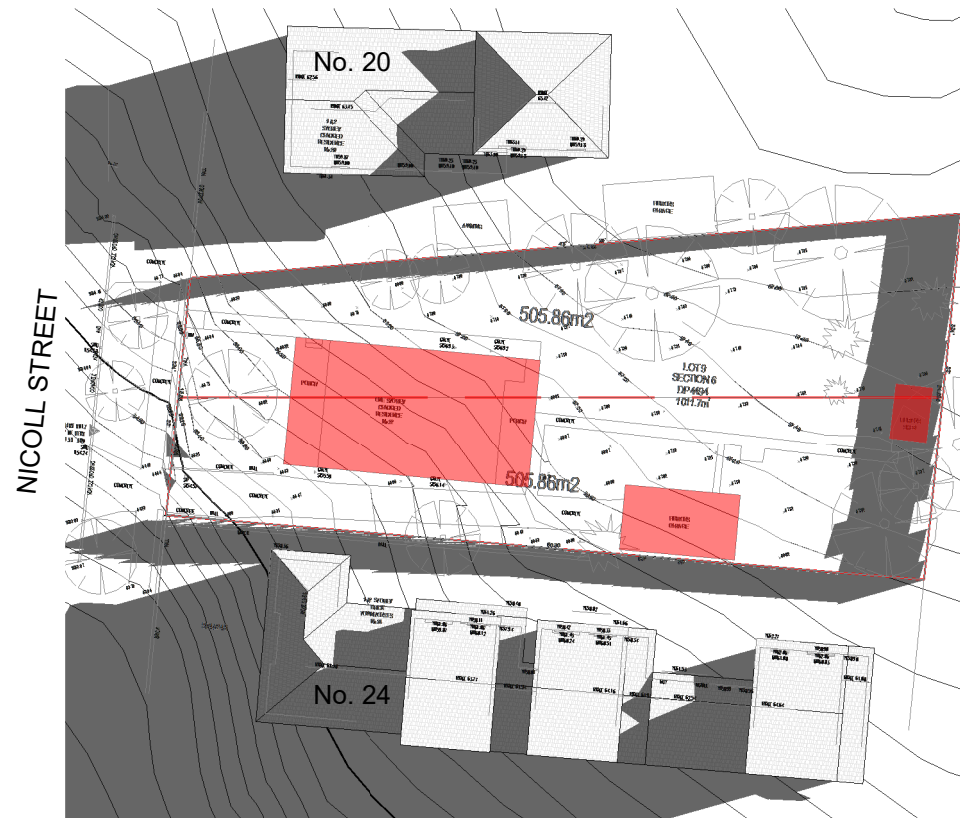
6. GARAGE DOOR



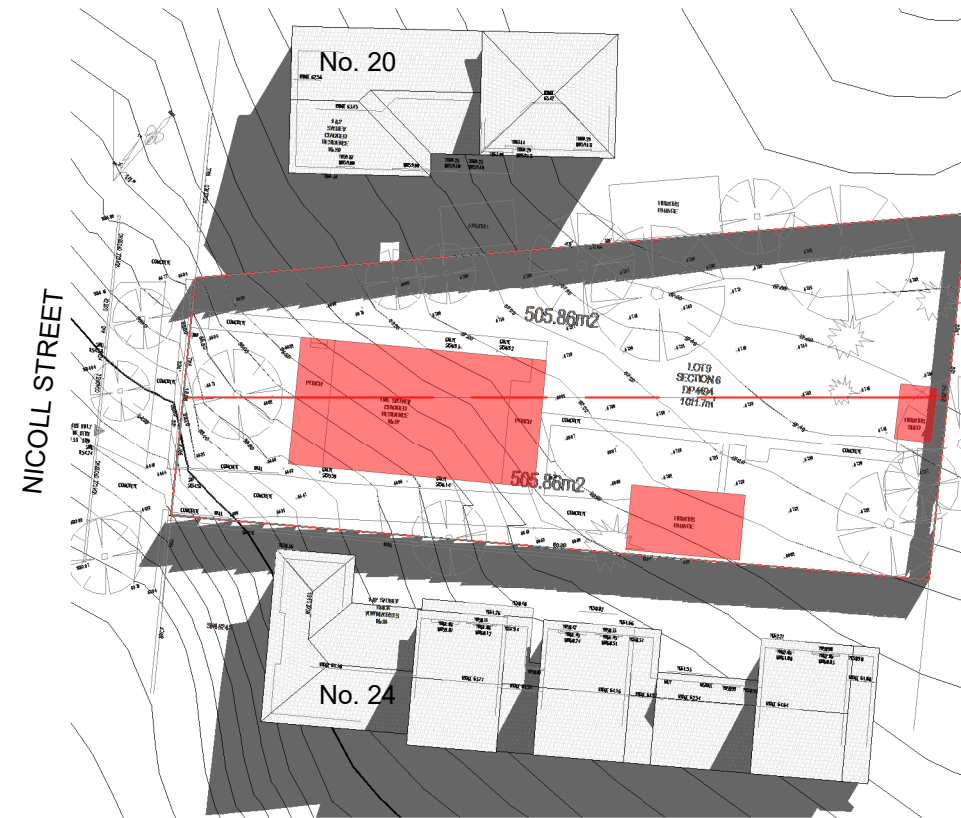
7. EXTERNAL BALUSTRADE



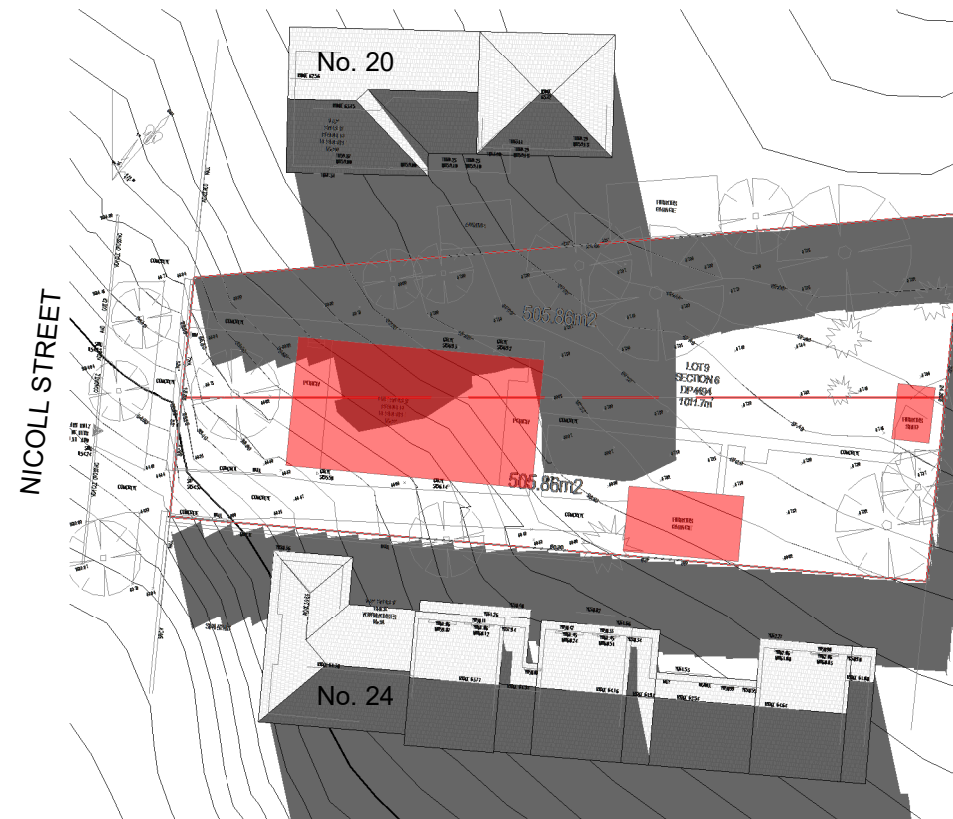
8. ALUMINIUM FRAMED DOORS / WINDOWS



1 EXISTING SHADOW AT 0900h - 21st June
1 : 500

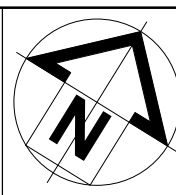


2 EXISTING SHADOW AT 1200h - 21st June
1 : 500



3 EXISTING SHADOW AT 1500h - 21st June
1 : 500

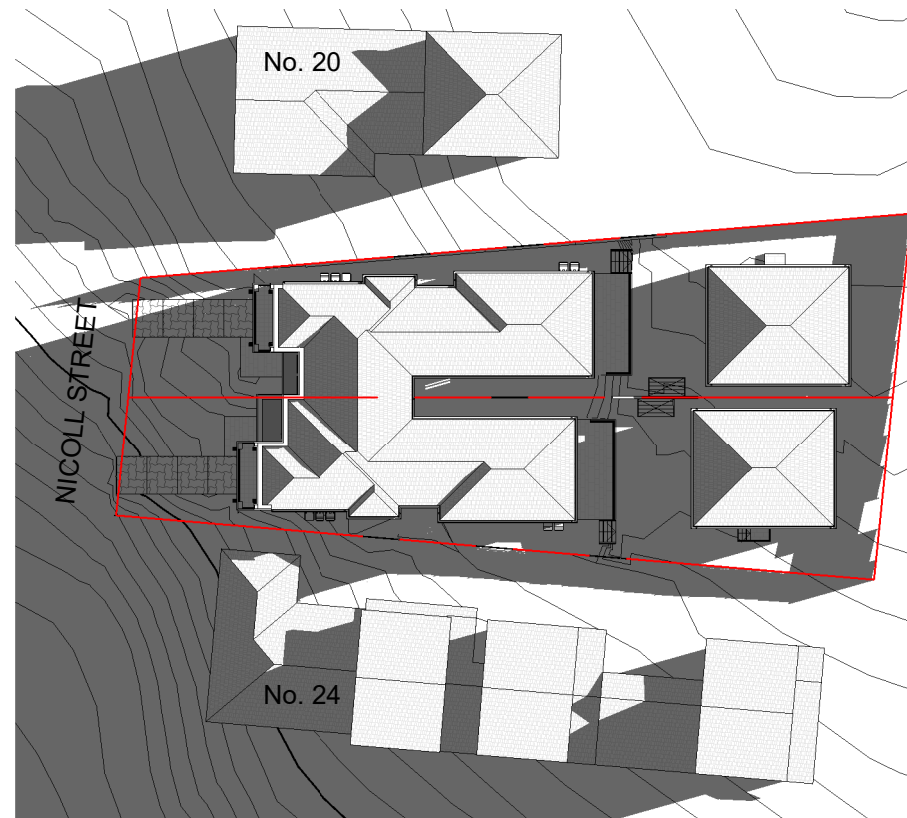
0007709630 14 May 2022
Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
Address
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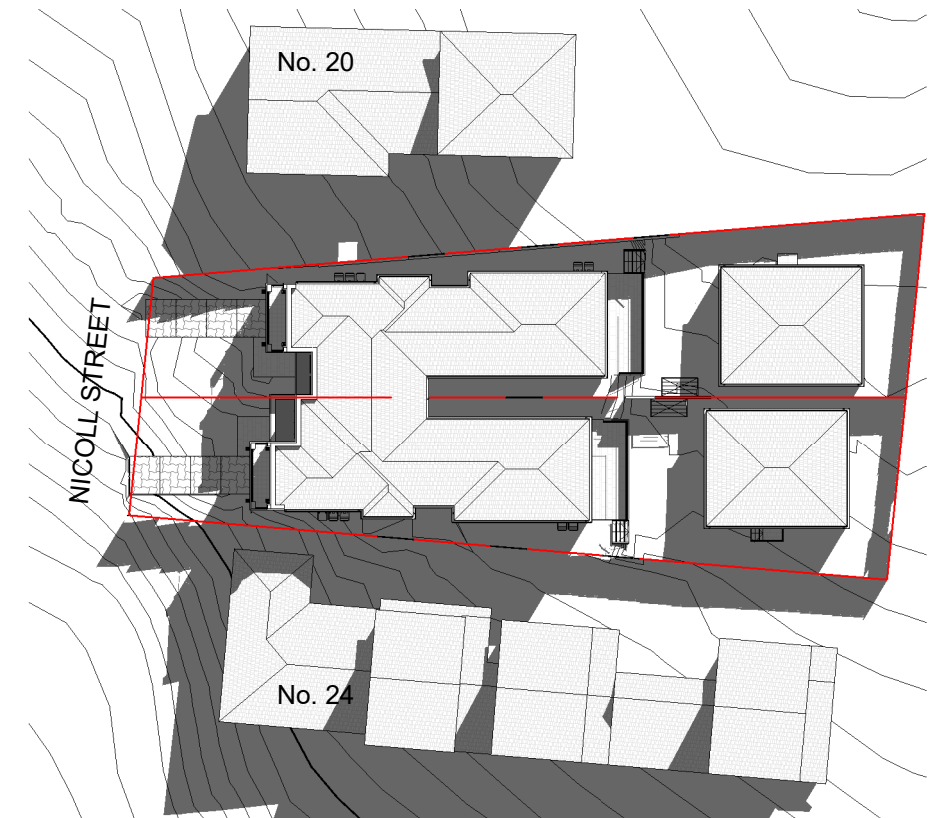
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A
Date:	Description:	Rev:

Project Status:	DEVELOPMENT APPLICATION
Project:	Chidiac Duplex
Location:	22 Nicoll Street, Roaselands NSW 2196

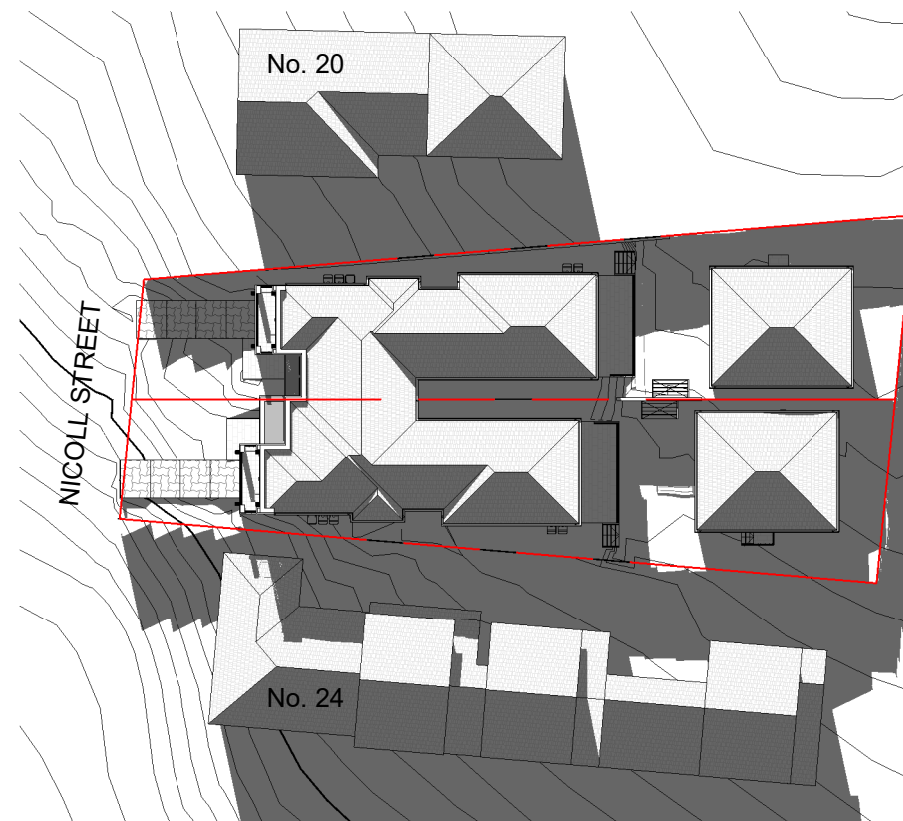
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Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Project No.	2202
Scale:	1 : 500	Drawing No.	A600



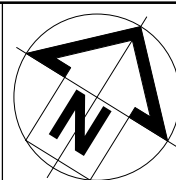
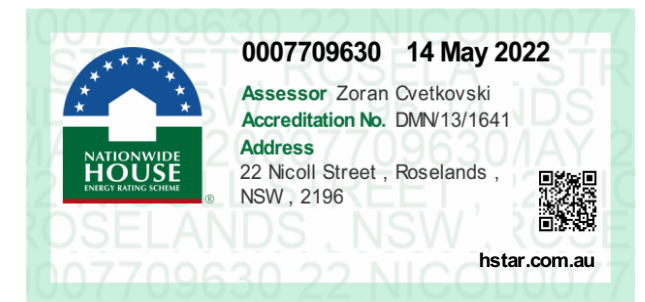
1 **PROPOSED SHADOW 0900h - 21st June**
1 : 500



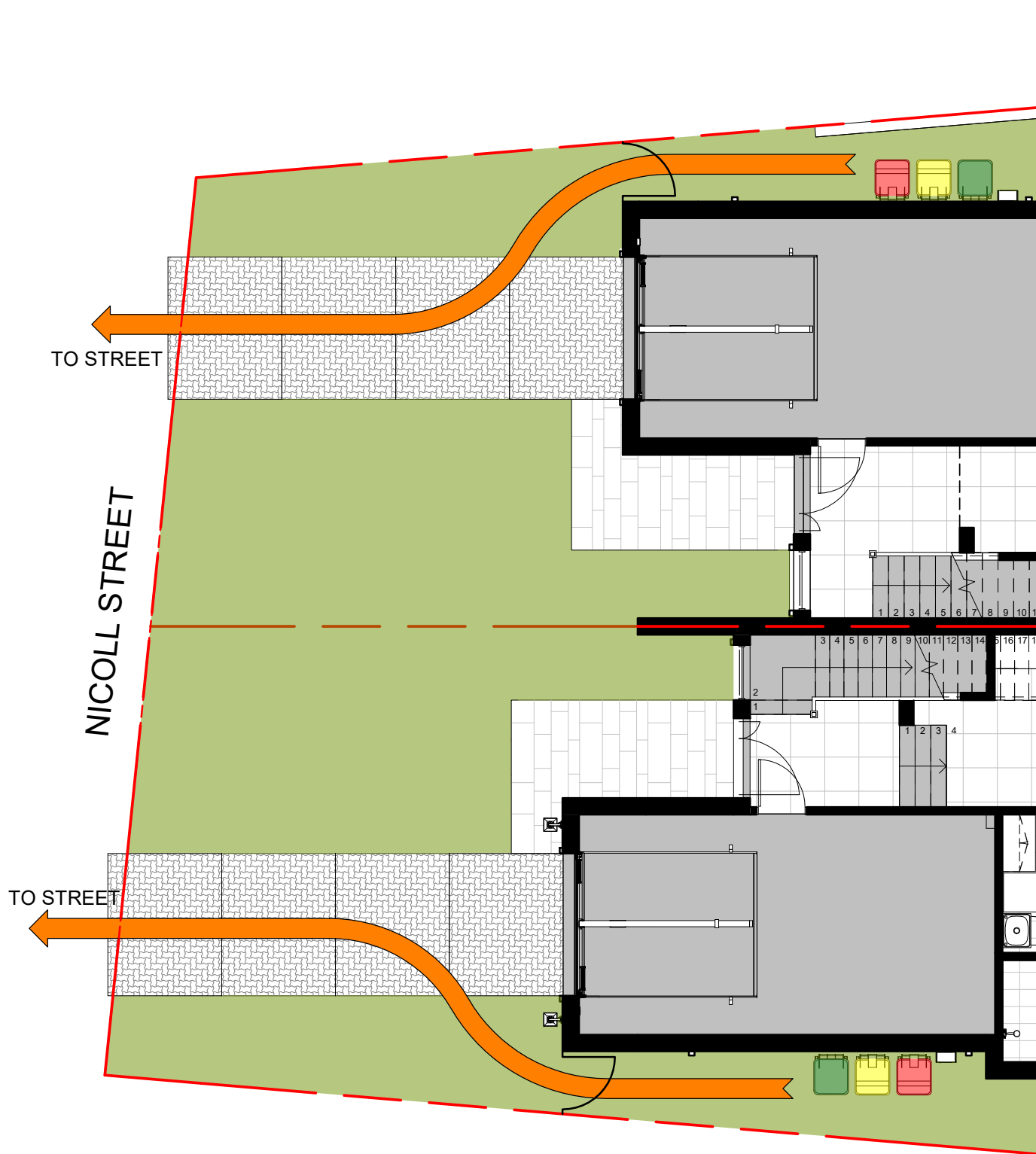
2 **PROPOSED SHADOW 1200h - 21st June**
1 : 500



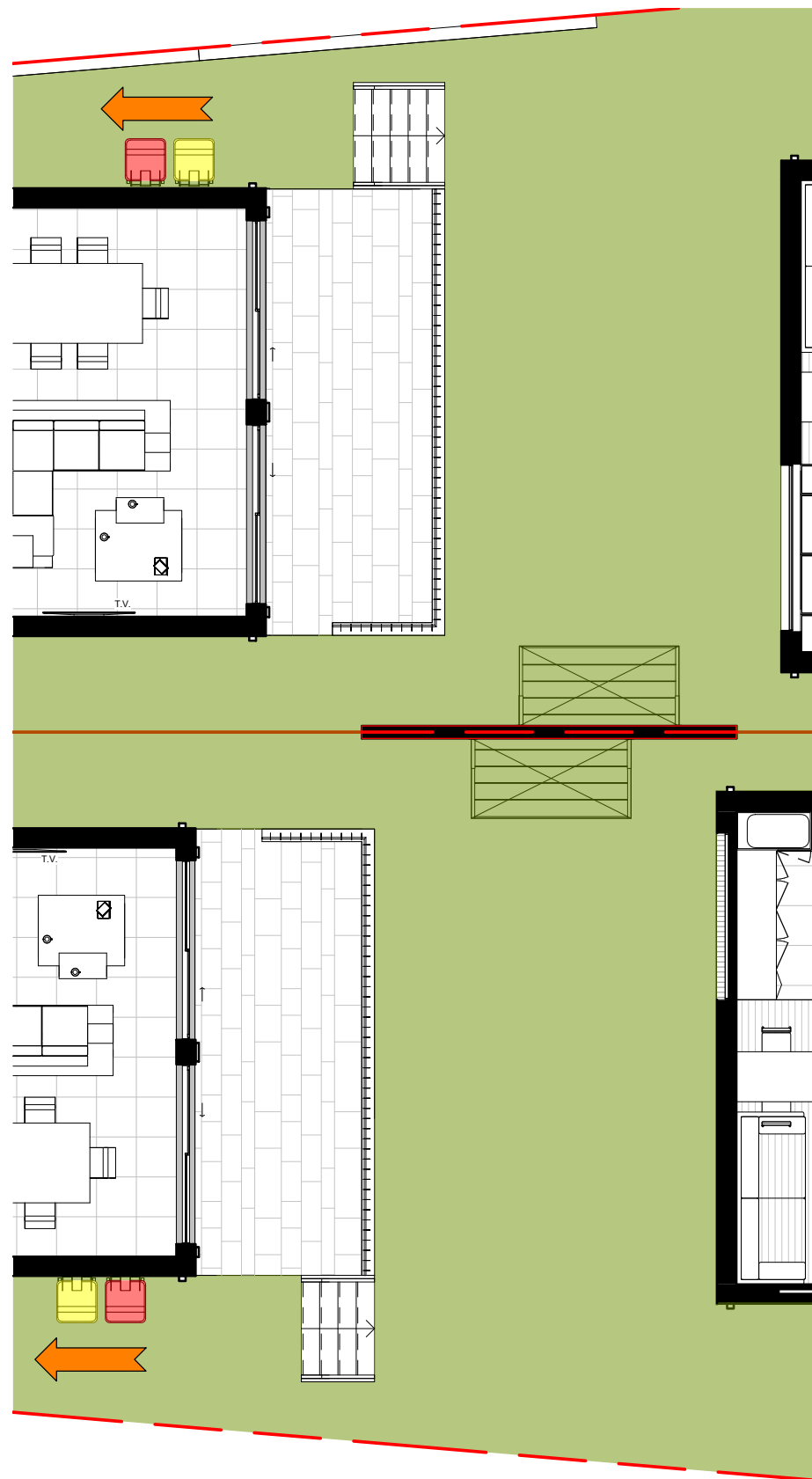
3 **PROPOSED SHADOW AT 1500h - 21st June**
1 : 500



Project Status: DEVELOPMENT APPLICATION			Drawing Name: PROPOSED SHADOES - JUNE 21st		Current Revision: A
Project: Chidiac Duplex			Client: Mr Robert Chidiac		Project Start Date: Issue Date
Location: 22 Nicoll Street, Roaselands NSW 2196			Drawn & Checked by: UJ	Scale: 1 : 500	Project No. 2202
Date: 09/05/22			Description: ISSUE FOR DEVELOPMENT APPLICATION		Drawing No. A601
Rev: A					



1 **W.M.P. - TOWNHOUSES**
1 : 100



2 **W.M.P. - GRANNY FLATS**
1 : 100

RED LID BIN

- PLASTIC BAGS, CHIP PACKETS AND WRAPS
- POLYSTYRENE FOAM
- LIDS, CAPS AND NOZZLES
- DISPOSABLE NAPPIES
- BROKEN GLASS AND CERAMICS
- SOILED PAPER/ CARDBOARD.

YELLOW LID BIN

- PLASTIC CONTAINERS, BOTTLES, TUBS, AND JARS, (NO LIDS SIMILAR THAN A 50c PIECE)
- ALUMINIUM, AEROSOL AND SELECT CANS
- GLASS BOTTLES AND JARS (CLEAR, BROWN AND GREEN)
- LIQUID PAPERBOARD CONTAINERS (eg. MILK/JUICE CARTONS)
- PAPER AND CARDBOARD ITEMS (MAGAZINES, PHONE BOOKS, CLEAN PIZZA BOXES)
- WINDOW-FACED ENVELOPES AND SMALL NUMBER OF STAPLES ON PAPER

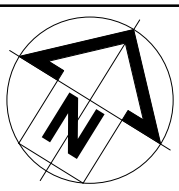
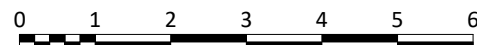
GREEN LID BIN

- FLOWER CUTTINGS
- WEEDS
- LAWN CLIPPINGS
- LEAVES
- STICKS/BRANCHES NO LONGER THAN 1m IN LENGTH, OR THICKER THAN A BROOMSTICK
- PALM FRONDS CUT INTO ONE METER LENGTHS

0007709630 14 May 2022

Assessor Zoran Cvetkovski
Accreditation No. DMN13/1641
Address
 22 Nicoll Street, Roselands, NSW, 2196

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09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A
Date:	Description:	Rev:

Project Status:	DEVELOPMENT APPLICATION
Project:	Chidiac Duplex
Location:	22 Nicoll Street, Roaselands NSW 2196

Drawing Name:	WASTE MANAGEMENT PLAN	Current Revision:	A
Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Project No.	2202
Scale:	1 : 100	Drawing No.	A700

DOOR SCHEDULE

Mark	Level	Width	Height
------	-------	-------	--------

01	Ground Floor	1400	2184
02	Ground Floor	820	2040
03	Ground Floor	820	2040
04	Ground Floor	820	2040
05	Ground Floor	820	2040
06	Ground Floor	2700	2400
07	Ground Floor	2700	2400
08	Ground Floor	2700	2400
09	Ground Floor	2500	2000
11	GF - Ground Floor - Unit A	1010	2100
12	GF - Ground Floor - Unit A	820	2040
14	GF - Ground Floor - Unit A	820	2040
16	GF - Ground Floor - Unit A	820	2040
17	Ground Floor	1400	2184
18	Ground Floor	820	2040
19	Ground Floor	820	2040
20	Ground Floor	820	2040
21	Ground Floor	820	2040
22	Ground Floor	2700	2400
23	Ground Floor	2700	2400
24	Ground Floor	2700	2400
25	Ground Floor	2500	2000
26	GF - Ground Floor - Unit B	1010	2100
27	GF - Ground Floor - Unit B	820	2040
29	GF - Ground Floor - Unit B	820	2040
31	GF - Ground Floor - Unit B	820	2040
32	First Floor	820	2040
33	First Floor	820	2040
34	First Floor	2700	2100
35	First Floor	720	2040
36	First Floor	820	2040
37	First Floor	820	2040
38	First Floor	820	2040
39	First Floor	820	2040
40	First Floor	820	2040
41	First Floor	820	2040
42	First Floor	2700	2100
43	First Floor	720	2040
44	First Floor	820	2040
45	First Floor	820	2040
46	First Floor	820	2040
47	First Floor	820	2040

WINDOW SCHEDULE

MARK	Level	Width	Height	Sill Height
------	-------	-------	--------	-------------

01	Ground Floor	1060	1800	384
02	Ground Floor	1280	1800	300
03	GF - Ground Floor - Unit B	2500	550	52
04	Ground Floor	2050	600	1500
05	Ground Floor	1540	600	1500
06	Ground Floor	2500	550	2523
07	Ground Floor	2050	600	2771
08	GF - Ground Floor - Unit A	2050	1200	900
09	GF - Ground Floor - Unit A	2050	1200	900
10	GF - Ground Floor - Unit A	1810	1200	900
11	Ground Floor	1280	1800	300
12	Ground Floor	2500	550	908
13	Ground Floor	2050	600	1500
14	Ground Floor	1540	600	1500
15	Ground Floor	970	1800	-276
16	Ground Floor	2500	550	2128
17	Ground Floor	2050	600	2696
18	GF - Ground Floor - Unit B	2050	1200	900
19	GF - Ground Floor - Unit B	2050	1200	900
20	GF - Ground Floor - Unit B	1810	1200	900
21	First Floor	1540	600	1500
22	First Floor	900	1800	300
23	First Floor	900	1800	300
24	First Floor	970	1800	300
25	First Floor	970	1800	300
26	First Floor	970	1800	300
27	First Floor	970	1800	29
28	First Floor	970	1800	29
29	First Floor	970	1800	29
30	First Floor	970	1800	29
31	First Floor	970	1800	300
32	First Floor	970	1800	300
33	First Floor	970	1800	300
34	First Floor	970	1800	300
35	First Floor	970	1800	300
36	First Floor	1280	1800	29
37	First Floor	1280	1800	29
38	First Floor	970	1800	300
39	First Floor	970	1800	300
40	First Floor	970	1800	300
41	First Floor	970	1800	300
42	First Floor	970	1800	300

WINDOW SCHEDULE

MARK	Level	Width	Height	Sill Height
------	-------	-------	--------	-------------

43	First Floor	970	1800	29
44	First Floor	970	1800	29
45	First Floor	970	1800	29
46	First Floor	970	1800	29
47	First Floor	970	1800	300
48	First Floor	970	1800	300
49	First Floor	970	1800	300
50	First Floor	970	1800	300
51	First Floor	970	1800	300
52	First Floor	1540	600	1500
53	First Floor	970	1800	0
54	First Floor	970	1800	0
55	First Floor	970	1800	0
56	First Floor	970	1800	0



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			Project Status:	Drawing Name:	Current Revision:
			DEVELOPMENT APPLICATION	DOOR / WINDOW SCHEDULE	A
			Project:	Client:	Project Start Date:
			Chidiac Duplex	Mr Robert Chidiac	09/05/22
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A	Location:	Drawn & Checked by: Scale: Project No.	Drawing No.
Date:	Description:	Rev:	22 Nicoll Street, Roaselands NSW 2196	UJ 2202	A750







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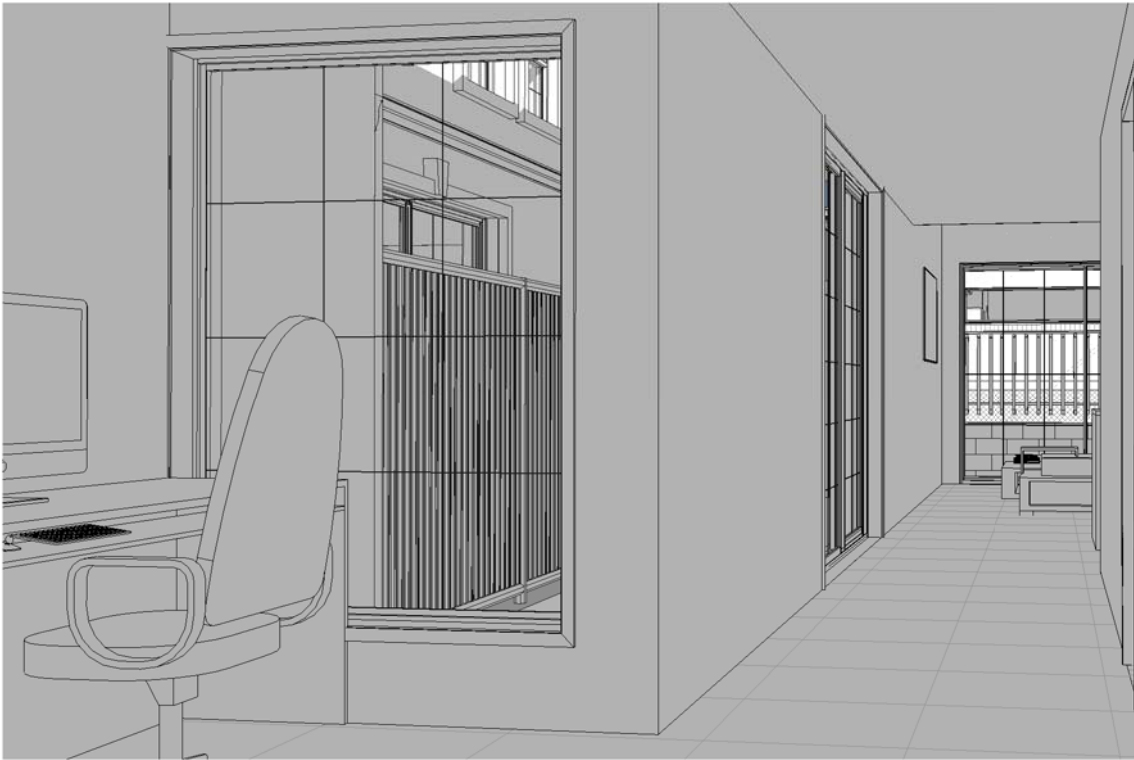
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			Project:	Chidiac Duplex		Client:	Mr Robert Chidiac		Project Start Date:	Issue Date
			Location:	22 Nicoll Street, Roaselands NSW 2196		Drawn & Checked by:	Scale:	Project No.	Drawing No.	
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A	Rev:			UJ		2202	A802	
Date:	Description:									



09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	A
Date:	Description:	Rev:

Project Status:	DEVELOPMENT APPLICATION
Project:	Chidiac Duplex
Location:	22 Nicoll Street, Roaselands NSW 2196

Drawing Name:	REAR VIEW - DAWN	Current Revision:	A
Client:	Mr Robert Chidiac	Project Start Date:	Issue Date
Drawn & Checked by:	UJ	Project No.	2202
		Drawing No.	A803



1 INTERNAL VIEW 1



2 INTERNAL VIEW 2

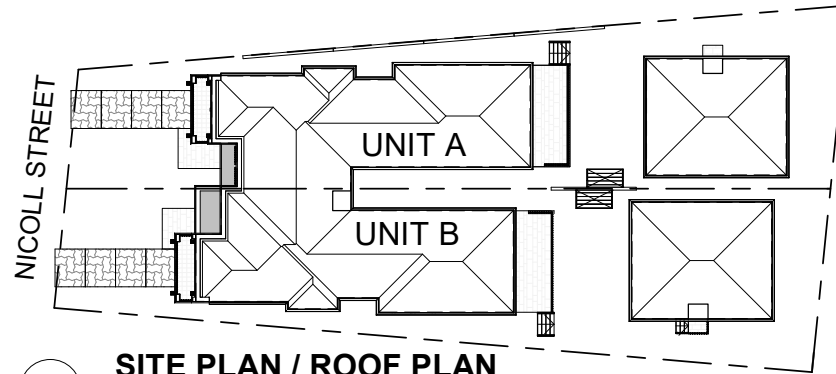


3 INTERNAL VIEW 3



4 INTERNAL VIEW 4

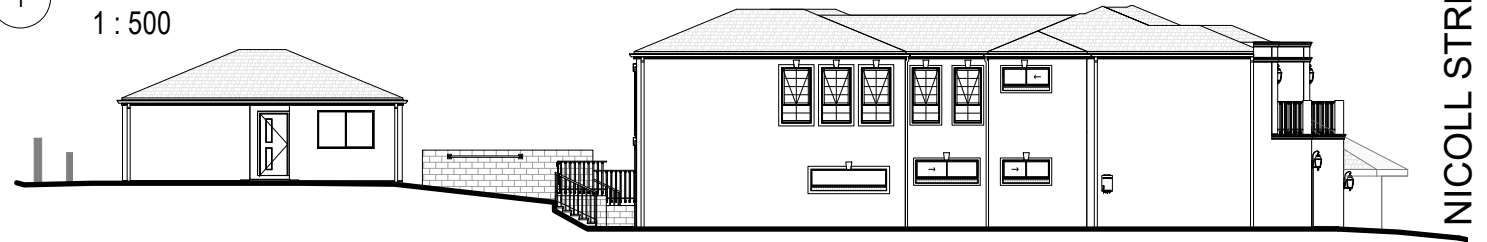
NEIGHBOR NOTIFICATION



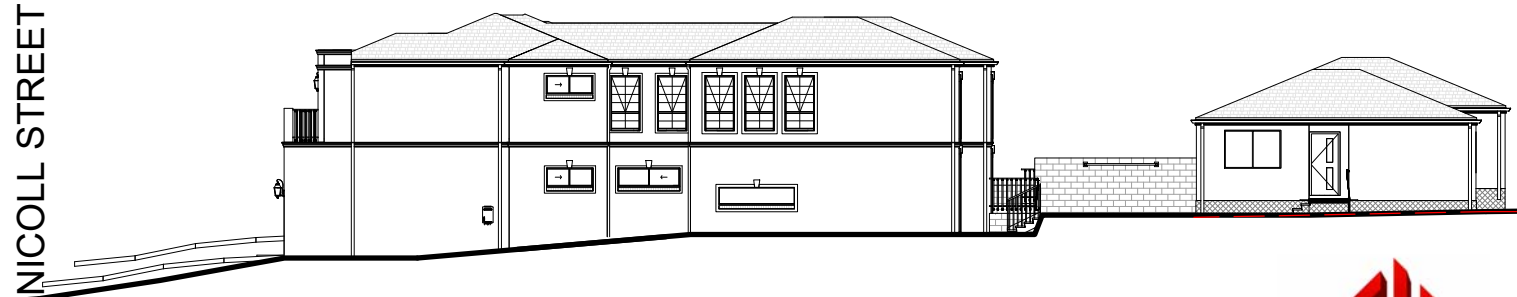
1 : 500



1 : 250



1 : 250



1 : 250



1 : 250

PROPOSED NEW DUPLEX at
22 Nicoll Street, Roaselands NSW 2196



TAILORED HOUSE DESIGNS

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