

40.375m

LOT 1 AREA: 309m²

LOT 1

AREA: 315m²

41.217m

CALCULATION TABLE:

SITE AREA: 626m²

LOT 1:317 LOT 2: 309

<u>UNIT 1:</u>

GROUND FLOOR: 72.2 m² FIRST FLOOR: 82.8 m² TOTAL AREA: 155 m² PROPOSED FSR: 48 %

UNIT 2:

GROUND FLOOR: 72.2 m² FIRST FLOOR: 82.8 m² TOTAL AREA: 155 m² PROPOSED FSR: 50%

ALL BUILDING WORK AND CONSTRUCTION MATERIALS TO COMPLY WITH BUILDING CODE
OF AUSTRALIA AND AUSTRALIAN STANDARDS.
REFER TO ENGINEER'S DETAILS FOR BEAM AND POST LOCATIONS

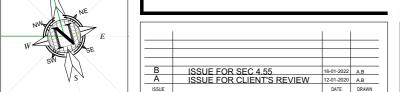
SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-

ALARMS ARE TO BE POSITIONED ON THE CEILING AND SETBACK A

MINIMUM DISTANCE OF 300MM FROM ANY WALL. -WET AREAS AREA TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET

AREAS WITHIN RESIDENTIAL BUILDINGS.
-ALL GLAZING TO COMPLY WITH AS 1288-"GLASS IN BUILDING:

SUBDIVISION PLAN **SCALE 1:100**

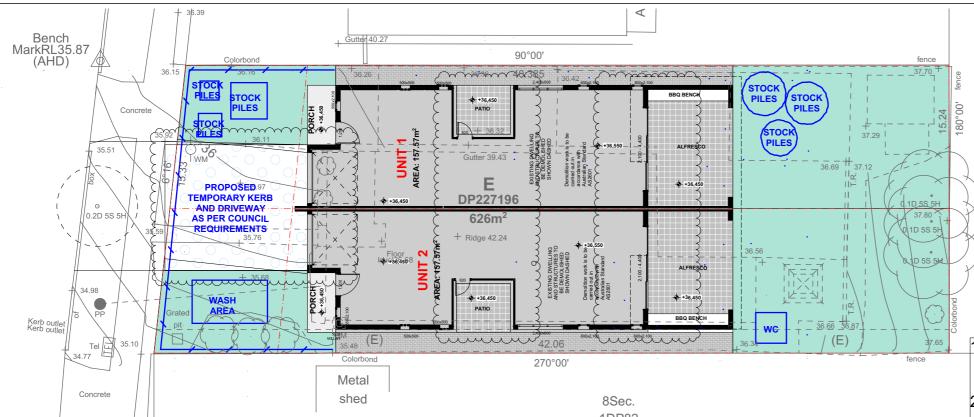


FOR AUTHORITY **APPROVALS**

SHEET TITLE: SITE PLAN JAN-2022 AS MARKE @ A2 L.G.A: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANO STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN B A3 SHEET.2





DEMOLITION PLAN SCALE 1:100

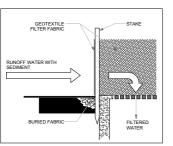
SEDIMENT CONTROL NOTES

- 1. All erosion and sediment control measures, including revegitation and storage of soil and topsoil, shall be implemented to the standards of Soil Conservation of NSW.
- 2. All drainage works shall be constructed and stabilized as early as possible during development.
- 3. Sediment traps shall be constructed around all inlet pits, consisteing of 450mm wide by 450mm deep trench.
- 4. All sediment basins and traps shall be cleaned when structures are a maximum of 60% full of soil materials, including the maintenance period.
- 5. All disturbed areas shall be revegitated as soon as the relevant works are completed.
- 6. Soil and topsoil stockpiles shall be located away from drainage lines and area where water may congregate.
- 7. Filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between posts at 3.0m centres. Fabric shall be buried150mm along its lower edge.
- 8. Refer to concept stormwater engineering for clarity and structure detail.

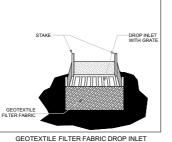
THE REMOVAL OF EXCESS STORMWATER DURING PERIODS OF RAIN WHILE CONSTRUCTION IS IN PROC IS TO BE FLOCCULATED AND PUMPED THROUGH A TRATION SYSTEM. IOR TO DISPERSMENT TO THE STREET DRAINAGE.

BUILDING MATERIAL STOCKPILES ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. THE SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL

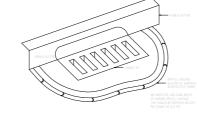




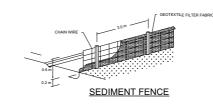
GEOTEXTILE FILTER FABRIC DROP INLET

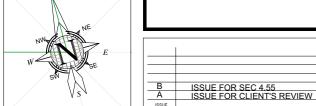


GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



GRAVEL SAUSAGE - GUTTER PROTECTION

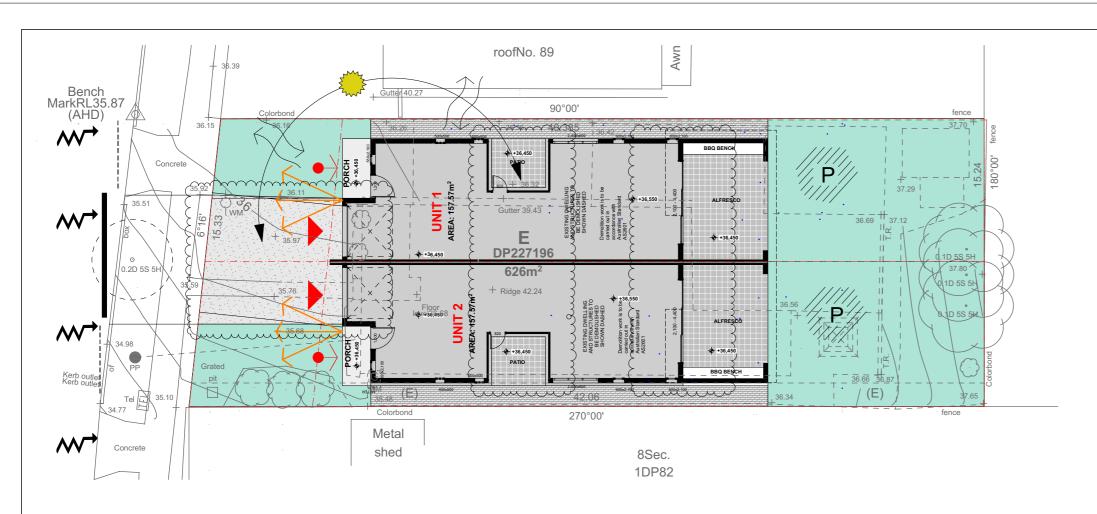




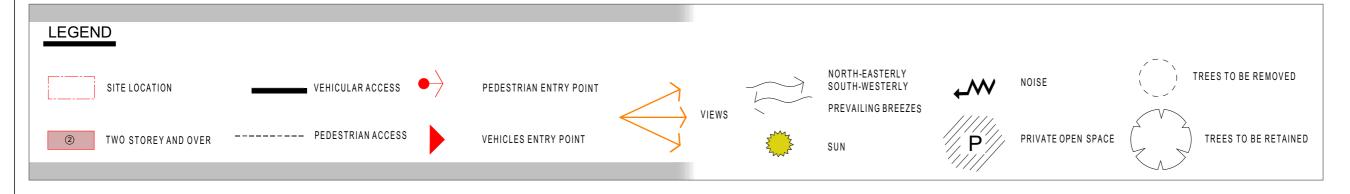
FOR AUTHORITY **APPROVALS**

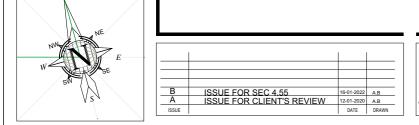
SEDIMENT CONTROL PLAN L.G.A: CANTERBURY-BANKSTOWN COUNCIL PROPOSED ATTACHED DUAL OCCUPANO STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN A3 SHEET.3











GENERAL NOTES
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
Check all dimensions and levels on site before commencing work or ordering materials.
All existing ground lines & trees location are approximate, herefore to be verified on-site by the builder.
Any discrepancies to be verified best to Archi-Build international office before proceeding.
All workmarship and materials shall comply with all relevant codes, ordinances, Australian Standards and
Unless noted "Issued for construction" drawing not to be used for construction.

COMPRIGATION OF THIS DRAWNESS IS THE COMPRIGATION AND ADMINISTRATION.

FOR AUTHORITY APPROVALS

SHEET TITLE:

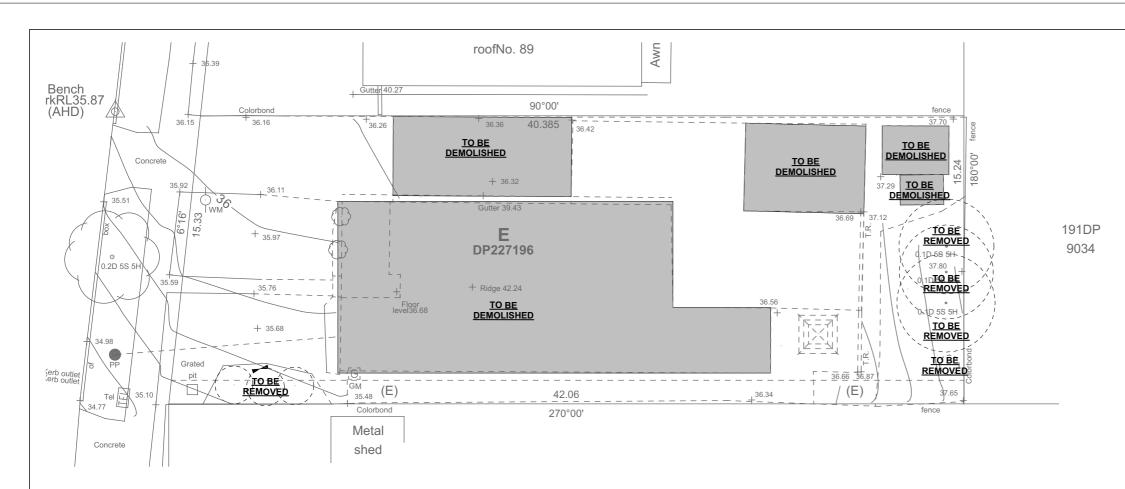
SITE ANALYSIS

DRAWN: CHECKED: DATE: SCALE:
A.B A.B JAN-2022 AS MARKED
@ A2

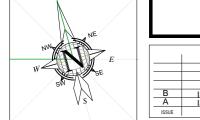
L.G.A: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANCY STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN A3 SHEET.4





DEMOLITION PLAN
SCALE 1:100



B ISSUE FOR SEC 4.55 16-01-2022 A.B.
A ISSUE FOR CLIENT'S REVIEW 12-01-2020 A.B.
DATE DRAWN

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Unless noted 'Issued for construction' drawing not to be used for construction.

DOPPRIGHT:

FOR AUTHORITY APPROVALS

SHEET TITLE:

DEMOLITION PLAN

DRAWN: CHECKED: DATE: SCALE:
A.B A.B JAN-2022 AS MARKED @ A2

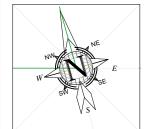
LGA: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANCY STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN A3 SHEET.5





STREET SCAPE
SCALE 1:100



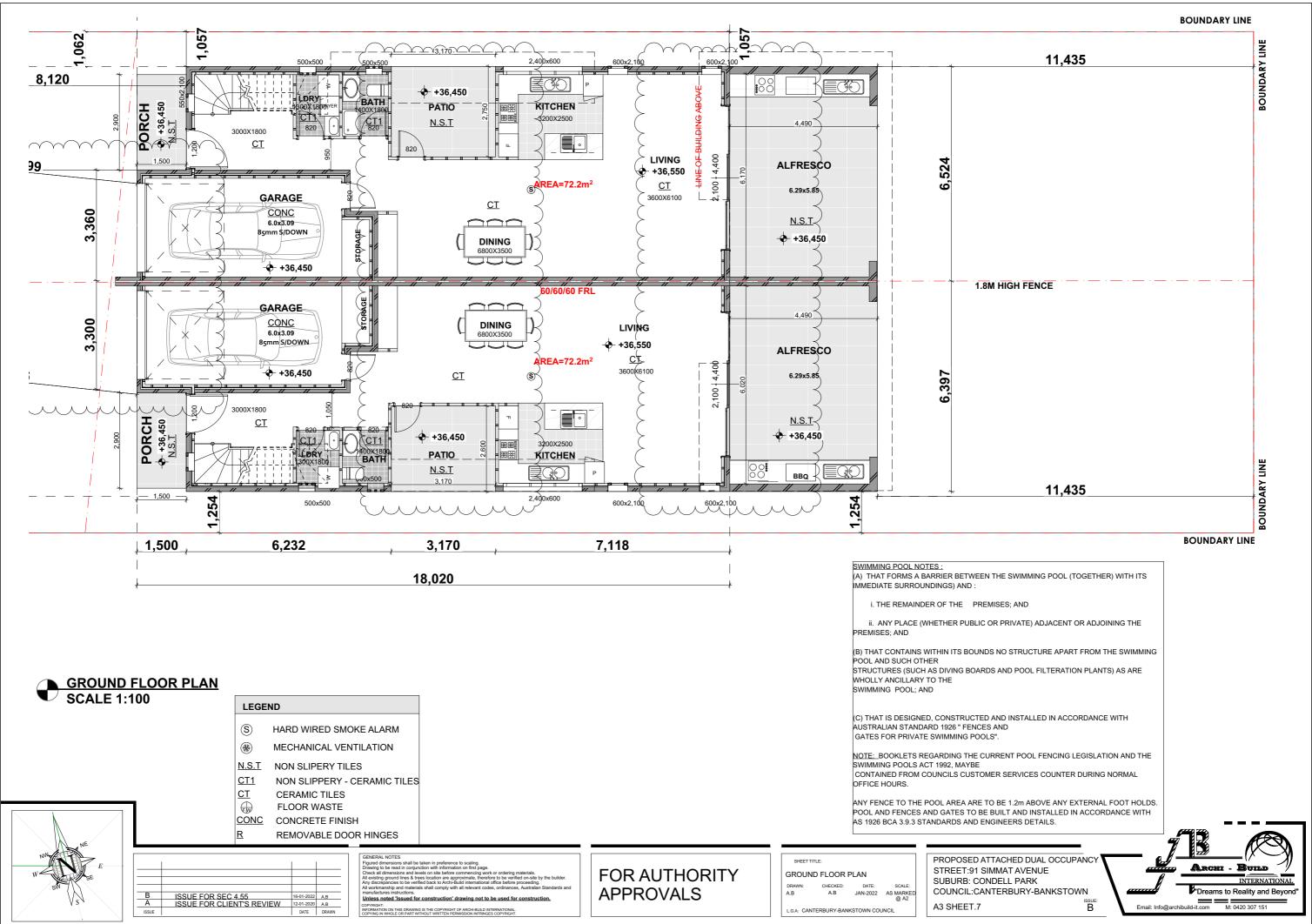
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В	ISSUE FOR SEC 4.55	16-01-2022	A.B
Α	ISSUE FOR CLIENT'S REVIEW	12-01-2020	A.B
	1330E FOR CLIENT 3 REVIEW	12-01-2020	A.D
ISSUE		DATE	DRAWN

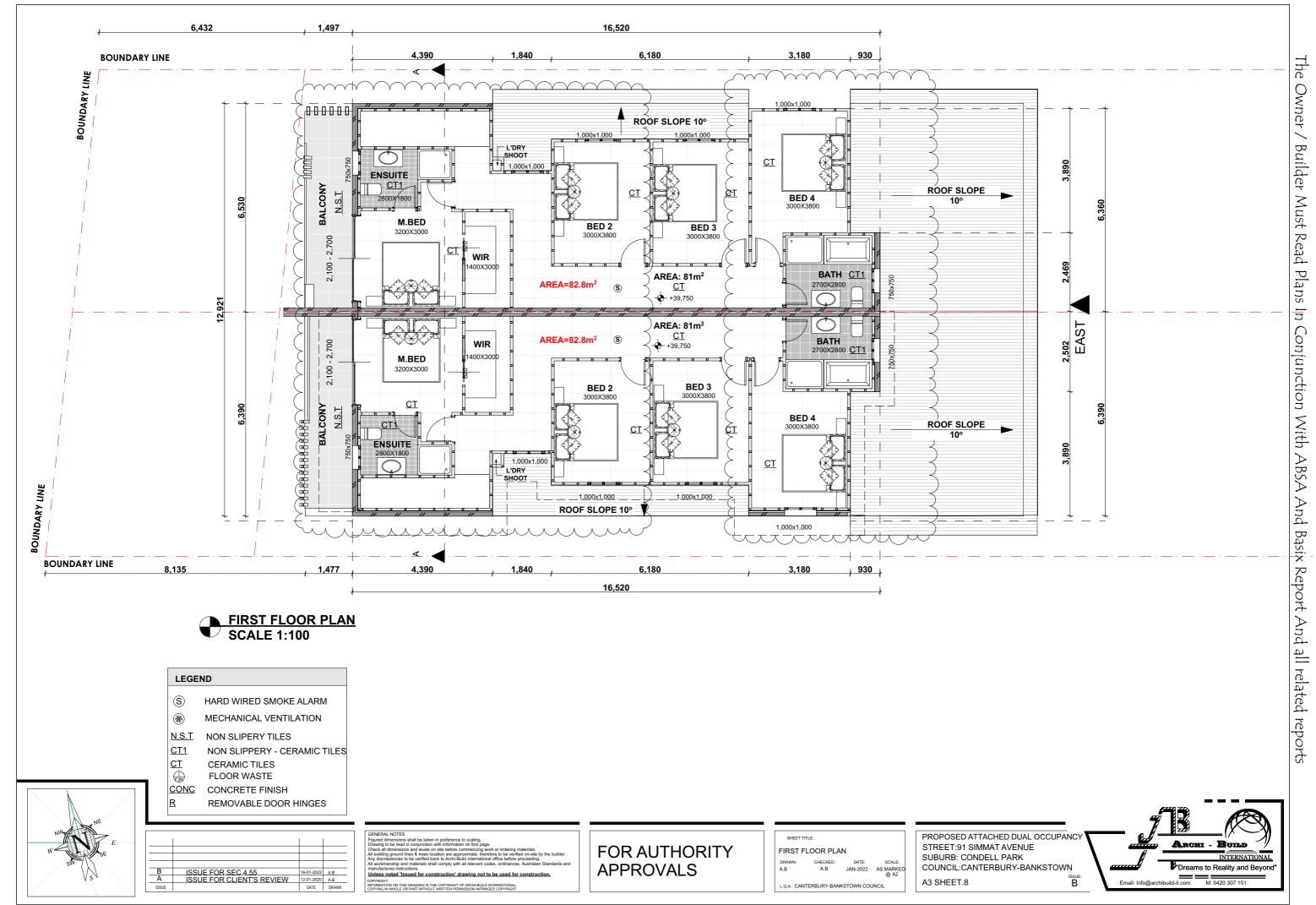
FOR AUTHORITY APPROVALS

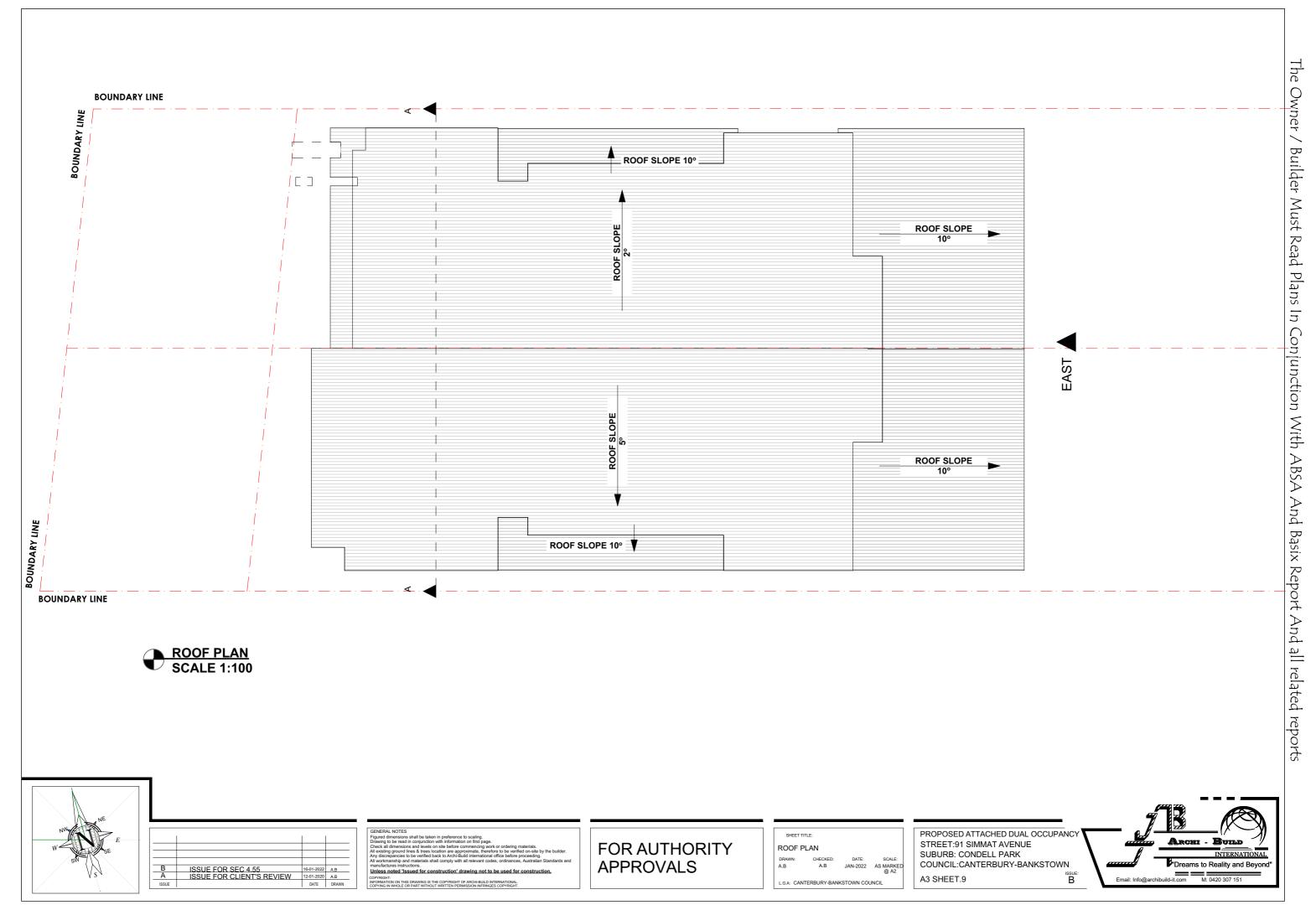
STREET SCAPE

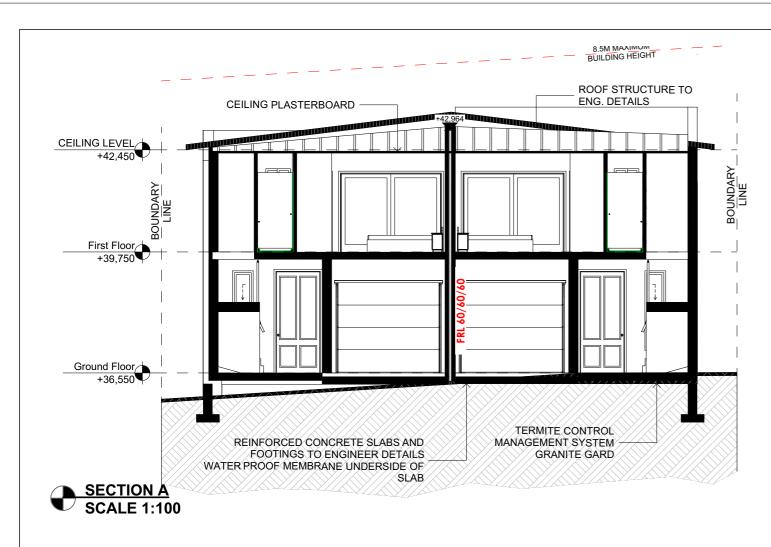
PROPOSED ATTACHED DUAL OCCUPANCY STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN B A3 SHEET.6

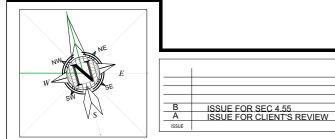












FOR AUTHORITY **APPROVALS**

SECTION

DATE: SCALE:
JAN-2022 AS MARKET
@ A2 L.G.A: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANO STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN B ISSUE: A3 SHEET.10



AMENDMENT



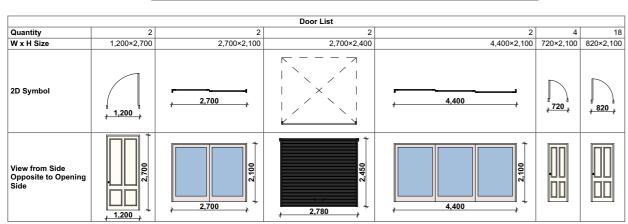
WINDOWS SCHEDULES

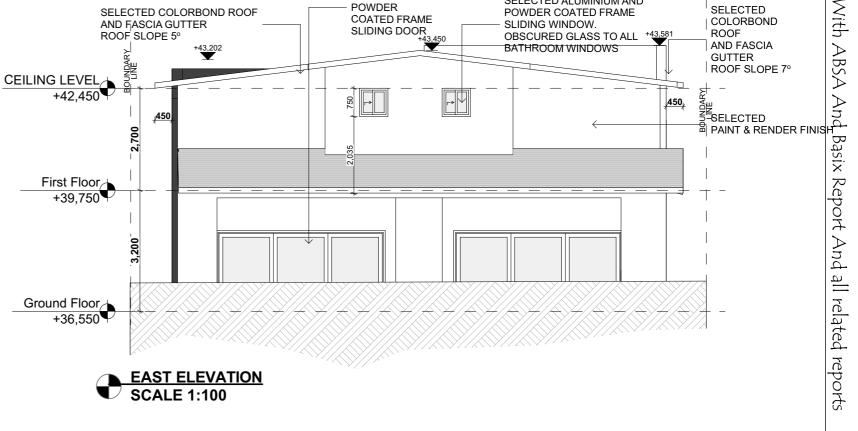
- NOMINAL SIZES ONLY, SIZES MAY VARY DEPENDING ON THE MANUFACTURER.

SELECTED ALUMINIUM AND

- WINDOWS FRAMES ARE TO BE POWDER COATED ALUMINIUM.
- CHECK FOR ANY DISCREPANCIES PRIOR TO FABRICATION (BUILDER TO CHECK ALL OPENINGS ON SITE PRIOR FABRICATIONS)
- REFER TO BASIX CERTIFICATE FOR THERMAL REQUIREMENTS
- ALL BATHS AND ENSUITES WINDOWS TO BE OBSCURED GLASS
- PROTECTION OF OPERABLE WINDOWS CLAUSE 3.9.2.6 OF THE N.CC VOLUME 2

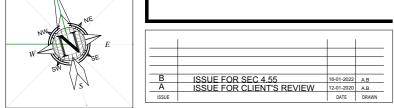
Window List									
Quantity	2	2	4	4	4	8			
W x H Size	2,400×600	550×2,100	500×500	600×2,100	750×750	1,000×1,000			
2D Symbol	2,400	,550,	500 ₄	,600 _t	750	1,000			
View from Side Opposite to Opening Side	2,400	* 2,100	500, 700	\$ 000 \$ 2,100	750 ₄	1,000			





SELECTED ALUMINIUM AND

POWDER

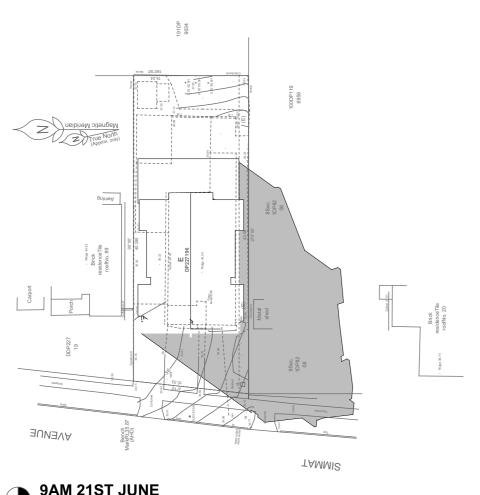


FOR AUTHORITY **APPROVALS**

SHEET TITLE **ELEVATIONS** JAN-2022 AS MARKE @ A2 L.G.A: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANO STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN B A3 SHEET.12



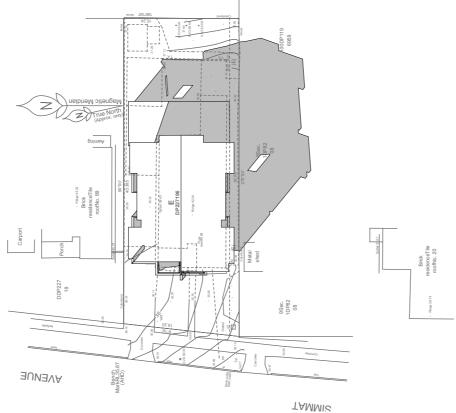


TAMMIS

TODOTATI

12PM 21ST JUNE SCALE 1:100

9AM 21ST JUNE SCALE 1:100



3PM 21ST JUNE SCALE 1:100

NW NE				
W SE E				
sw 7 / /				
	В	ISSUE FOR SEC 4.55	16-01-2022	A.B
V S N	A	ISSUE FOR CLIENT'S REVIEW	12-01-2020	A.B
	ISSUE		DATE	DRA

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COPPRIATE.

FOR AUTHORITY APPROVALS SHADOW DIAGRAMS

DRAWN: CHECKED: DATE: SCALE:
A.B A.B JAN-2022 AS MARKET

L.G.A: CANTERBURY-BANKSTOWN COUNCIL

PROPOSED ATTACHED DUAL OCCUPANCY STREET:91 SIMMAT AVENUE SUBURB: CONDELL PARK COUNCIL:CANTERBURY-BANKSTOWN A3 SHEET.13

