

PROPOSED RESIDENTIAL DUAL OCCUPANCY 711 HENRY LAWSON DRIVE, EAST HILLS

DA

SHEET	DESCRIPTION
0	COVER PAGE
1	DEMOLITION PLAN
2	SITE PLAN
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9	SOFT AREA PLAN
10	FSR CALCULATION PLAN
11	SUBDIVISION PLAN
12	SHADOW DIAGRAMS



CLIENT SIGNATURE: _____

DATE: _____

REV	DATE	DESCRIPTION	BY
A	12/10/2021 ...	CONCEPT PLANS	Scott.C...
B	11/11/2021 ...	APPLICATION PLANS	Matt.Cu...
C	17/12/2021 ...	APPLICATION PLANS - FACADE AMENDMENTS	Scott.C...
D	19/01/2022 ...	APPLICATION PLANS - FACADE AMENDMENTS #2	Scott.C...
E	17/02/2022 ...	APPLICATION PLANS - v3	Matt.Cu...



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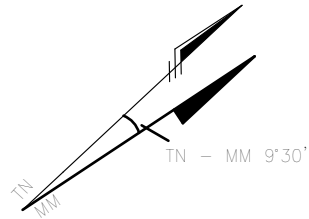
PRODUCT:
**CUSTOM DESIGN
CUSTOM FACADE
DOUBLE GARAGE**

CLIENT:
SHANE & HELEN

SITE ADDRESS:
**LOT 21 (DP 17857),
711 HENRY LAWSON DRIVE,
EAST HILLS**

COVER PAGE

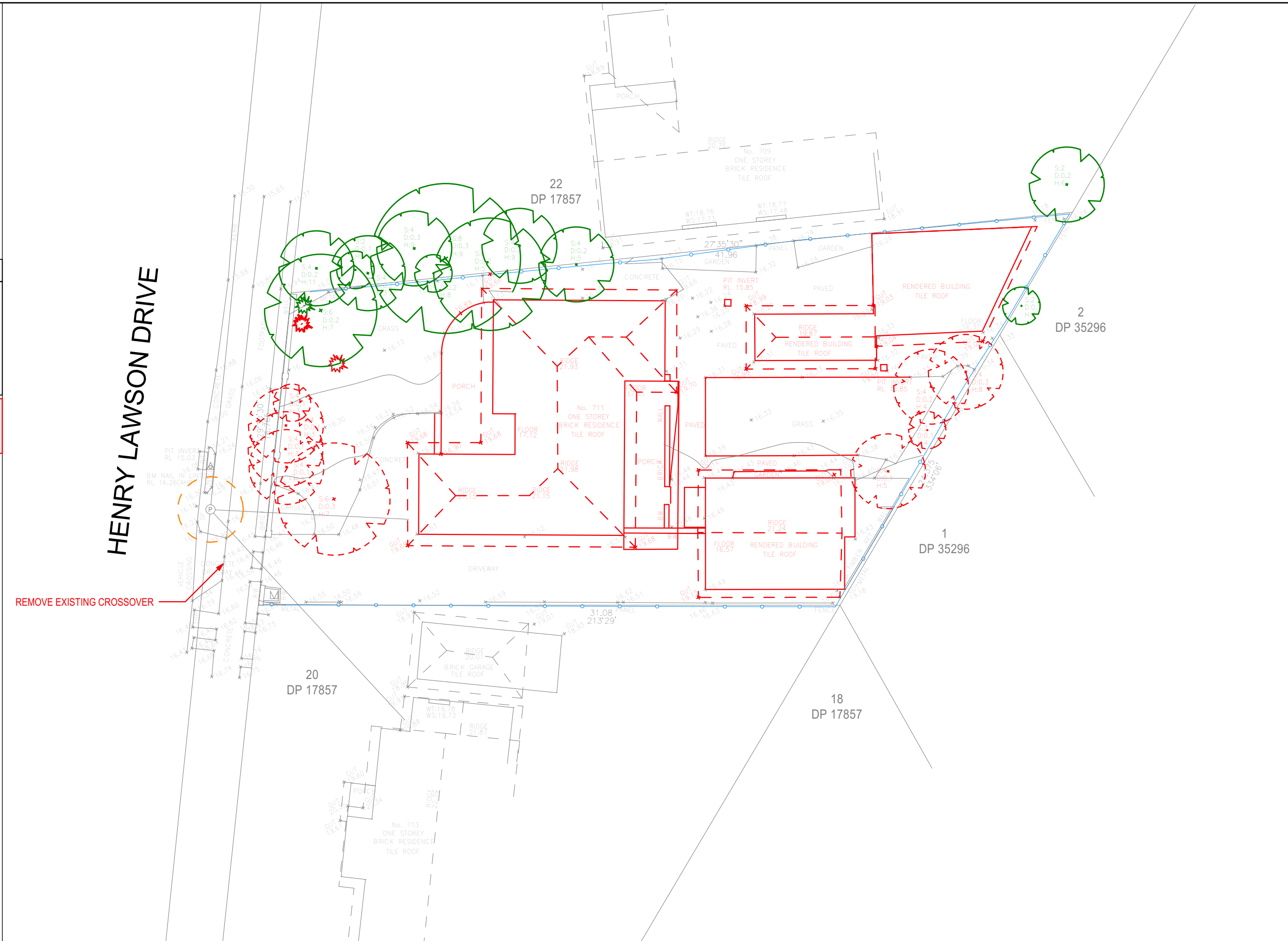
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RATIO @ A3:	CHECKED: SC	
SHEET: 0	JOB No: N200600	



DEMOLITION NOTE

- **NEW SOUTH HOMES** TO PROVIDE DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, INCLUDING ALL VISIBLE ASBESTOS SHEETING AND CLEARING SITE OF OLD FOOTINGS, SERVICE PIPES, ON-SITE DRIVEWAY AND CLEARANCE CERTIFICATE.
- ALL SERVICES TO BE DISCONNECTED BY OWNER PRIOR TO ANY DEMOLITION WORKS TAKING PLACE

ITEMS TO BE DEMOLISHED IN RED



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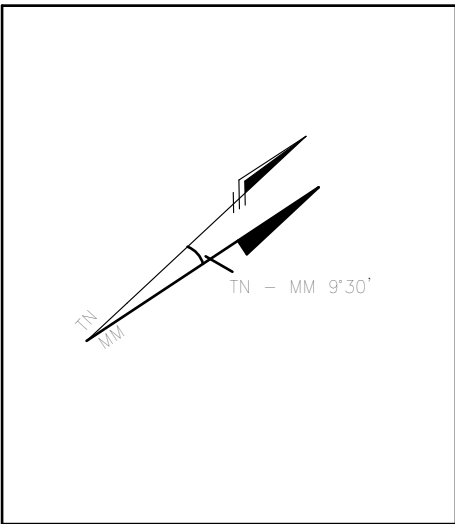
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DEMOLITION PLAN

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SHEET: 1	JOB No: N200600	



ACID SULPHATE: CLASS 5
BAS/BOS: BAS
BAL RATING: NA
FLOOD: NA
HERITAGE: NA
ALL RETAINING WALLS BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

SITE INDUCTION

BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN

SITE CALCULATIONS - DA

SITE AREA	670.3	m ²
GROUND FLOOR	203.79	m ²
FIRST FLOOR	164.85	m ²
GARAGE	79.26	m ²

BUILDING FOOTPRINT	331.39	m²
DRIVEWAY AREA	84.42	m²
CROSSOVER	22.52	m²
TOTAL LANDSCAPE AREA	198.75	m²
LANDSCAPE AREA (%)	29.65	%
FRONT LANDSCAPE AREA	72.22	
FRONT LANDSCAPE AREA (%)	46.5	%

FLOOR SPACE RATIO	0.49:1	
SITE COVERAGE	49.43	%

AREA SCHEDULE - UNIT 1

GROUND FLOOR	105.70
FIRST FLOOR	75.32
GARAGE	40.05
ALFRESCO	21.98
PORCH	2.15

AREA SCHEDULE - UNIT 2

GROUND FLOOR	98.09
FIRST FLOOR	91.20
GARAGE	39.31
ALFRESCO	18.30
PORCH	5.22

0.35m OF FALL ACCROSS THE BUILDING ENVELOPE



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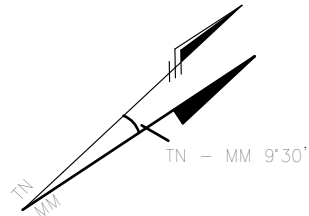
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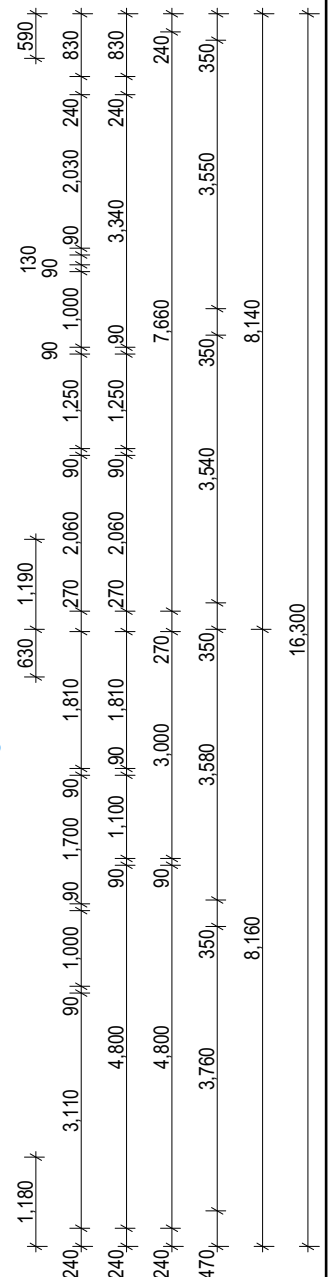
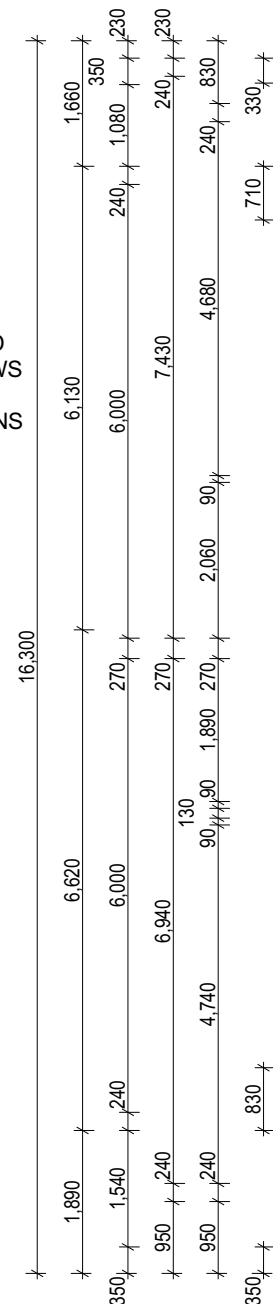
SITE PLAN

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RATIO @ A3: 1:200	CHECKED: SC	
SHEET: 2	JOB No: N200600	



NOTES:

- PRE-PRIMED TIMEBR POSTS AND BEAMS TO ALL EXTERNAL AREAS WHERE REQUIRED
- 2100H SQ SET OPENINGS THROUGHOUT UNLESS NOTED OTHERWISE
- 2040H FLUSH PANEL INTERNAL DOORS THROUGHOUT UNLESS NOTED OTHERWISE
- LIFT OFF HINDGES TO BATHROOMS AS REQUIRED
- 2143H STANDARD HEAD HEIGHTS TO ALL WINDOWS UNLESS NOTED OTHERWISE
- AC AND PLUMBING STACK & BULKHEAD LOCATIONS SUBJECT TO CHANGE ON SITE



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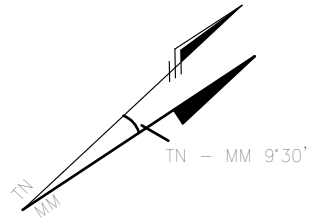
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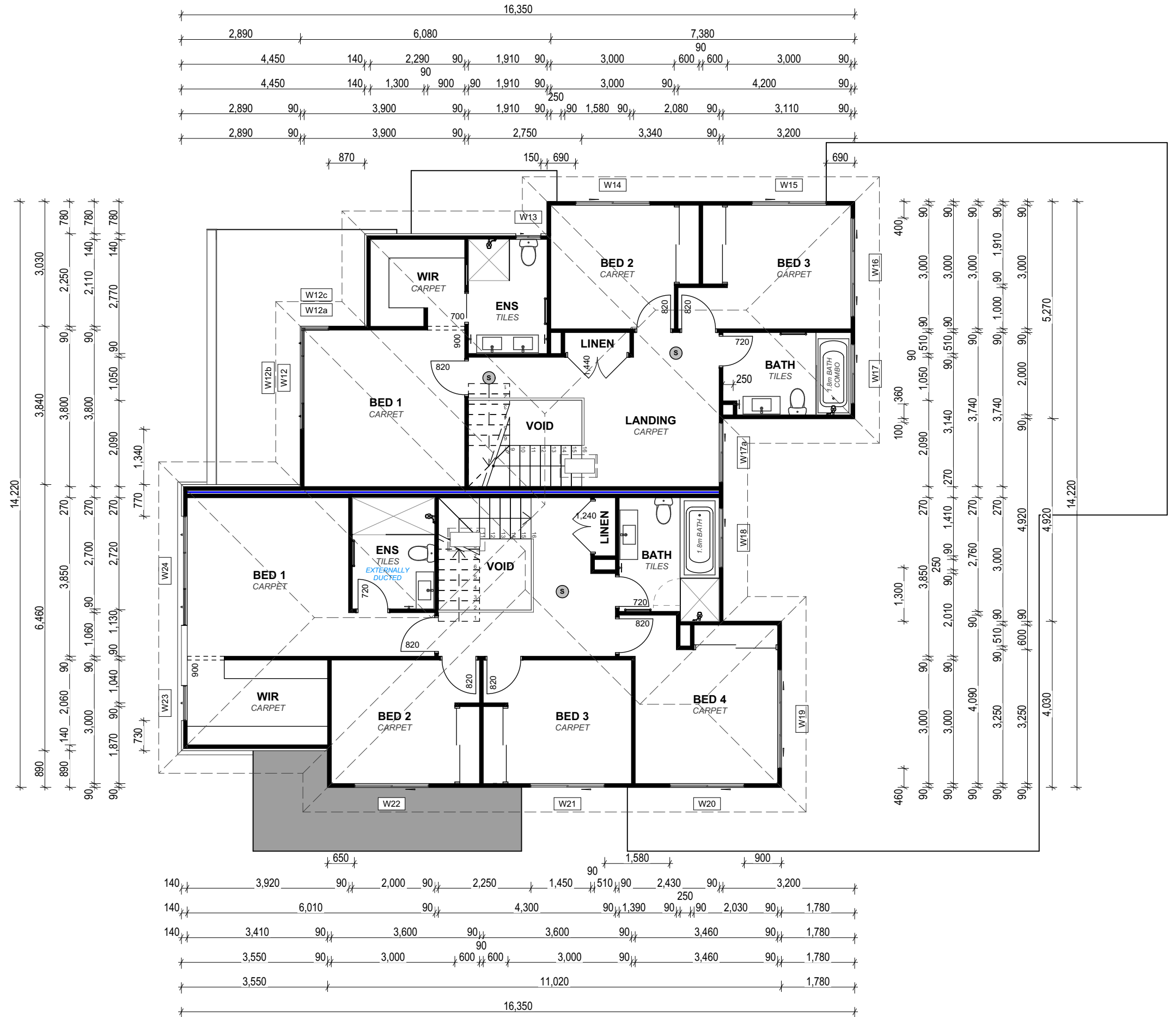
GROUND FLOOR

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SHEET: 3	JOB No: N200600	

"SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.5 OF THE BCA"



- NOTES:**
- PRE-PRIMED TIMEBR POSTS AND BEAMS TO ALL EXTERNAL AREAS WHERE REQUIRED
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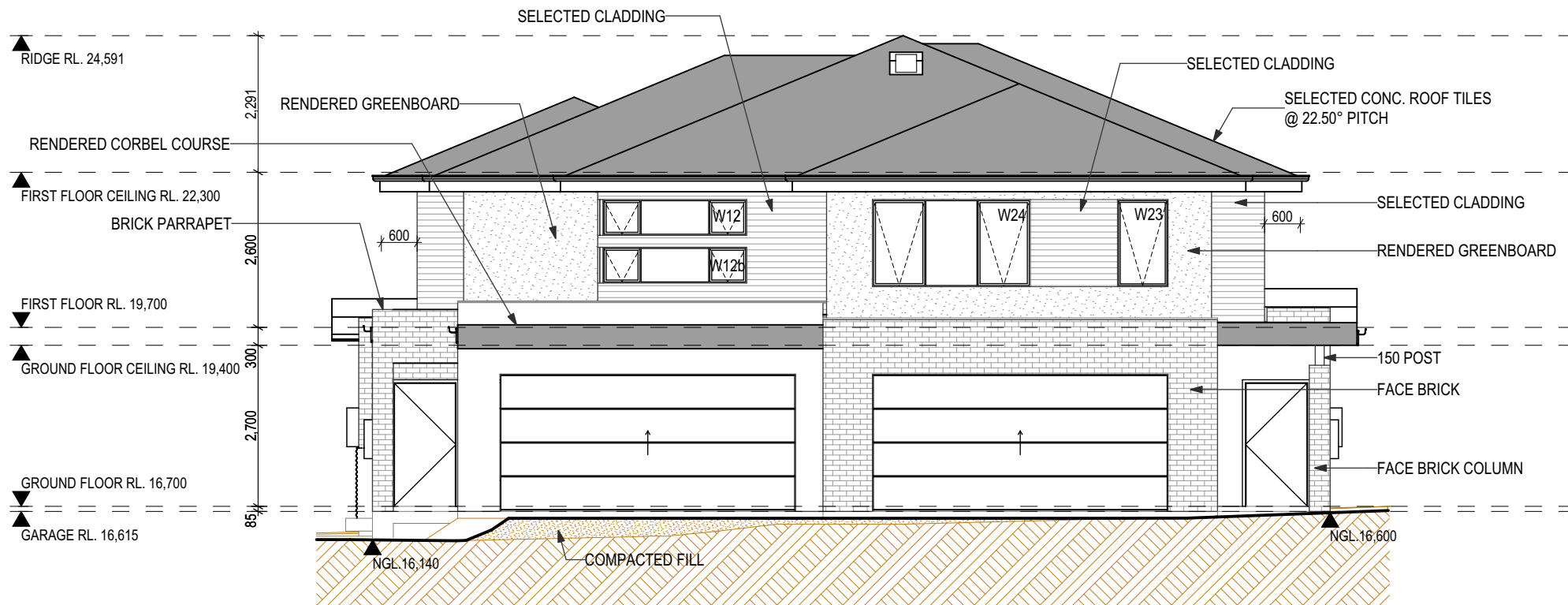
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FIRST FLOOR

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SHEET: 4	JOB No: N200600	

"SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.5 OF THE BCA"



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

GLAZING NOTES

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL ON THE LEFT,
WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED OTHERWISE. SLIDING DOORS
WILL OPEN IN DIRECTION AS SHOWN ON PLAN.

FLYSCREEN NOTES

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS

STUD OPENING SIZE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS

BAL RATING: SEE NOTE ON SHEET 2

WINDOW SCHEDULE

ID	HEIGHT	WIDTH	TYPE	FRAME	GLAZING	OFF SET
S1	980	550	FIXED	ALUMINIUM	Glass - Clear	0
S2	980	550	FIXED	ALUMINIUM	Glass - Clear	0
W1	1,200	850	SLIDING	ALUMINIUM	Glass - Clear	0
W2	600	2,050	SLIDING	ALUMINIUM	Glass - Clear	0
W3	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W4	600	2,050	SLIDING	ALUMINIUM	Glass - Clear	0
W5	2,100	3,048	STACKING DOOR	ALUMINIUM	Glass - Clear	0
W6	1,200	2,050	SLIDING	ALUMINIUM	Glass - Clear	0
W7	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W8	2,100	3,048	STACKING DOOR	ALUMINIUM	Glass - Clear	0
W8a	600	2,050	SLIDING	ALUMINIUM	Glass - Clear	0
W9	1,030	1,450	SLIDING	ALUMINIUM	Glass - Clear	0
W10	600	2,050	SLIDING	ALUMINIUM	Glass - Clear	0
W11	1,200	850	SLIDING	ALUMINIUM	Glass - Clear	0
W12	600	2,410	DOUBLE SLIDING	ALUMINIUM	Glass - Clear	0
W12a	600	600	SLIDING	ALUMINIUM	Glass - Clear	0
W12b	600	2,410	DOUBLE SLIDING	ALUMINIUM	Glass - Clear	0
W12c	600	600	SLIDING	ALUMINIUM	Glass - Clear	0
W13	860	610	SLIDING	ALUMINIUM	Glass - Obscure	+6mm
W14	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W15	600	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W16	1,030	2,400	DOUBLE SLIDING	ALUMINIUM	Glass - Clear	0
W17	600	1,450	SLIDING	ALUMINIUM	Glass - Obscure	+6mm
W17a	1,200	1,450	SLIDING	ALUMINIUM	Glass - Clear	0
W18	600	1,450	SLIDING	ALUMINIUM	Glass - Obscure	+6mm
W19	1,030	2,400	DOUBLE SLIDING	ALUMINIUM	Glass - Clear	0
W20	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W21	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W22	1,200	1,810	SLIDING	ALUMINIUM	Glass - Clear	0
W23	1,460	850	AWNING	ALUMINIUM	Glass - Clear	0
W24	1,460	2,650	DOUBLE SLIDING	ALUMINIUM	Glass - Clear	0

GUTTER NOTE
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER TO OVERFLOW UNDER THE ROOF TILES OR SHEETING.

FLOOR LEVELS NOTE
THE NATURAL GROUND LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER DEMOLITION, EXCAVATION OR SOIL REMOVAL.

LANDSCAPE NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75MM ABOVE THE FINISHED LANDSCAPE LEVEL.



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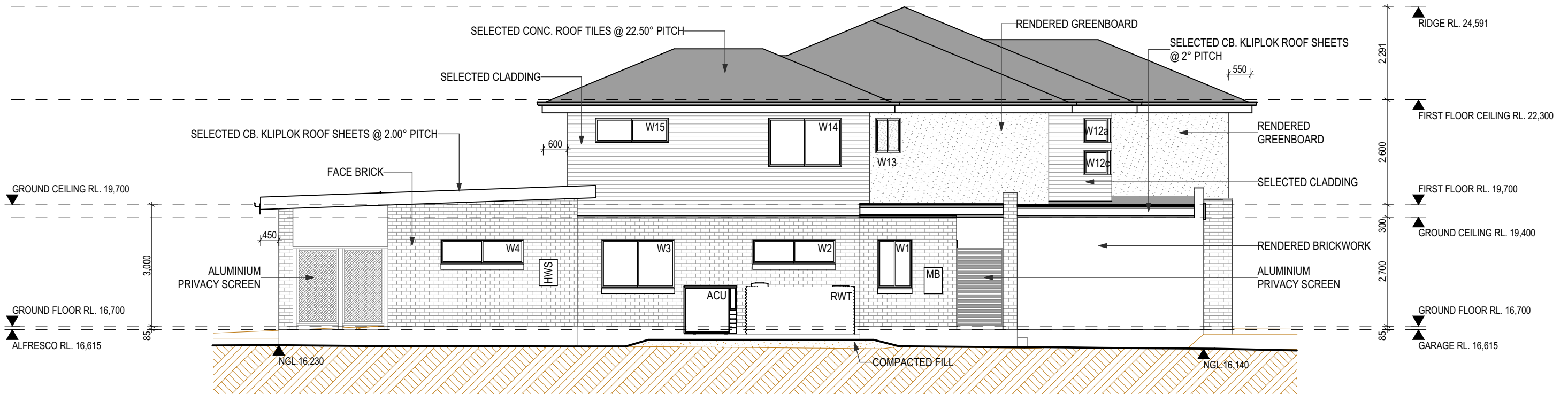
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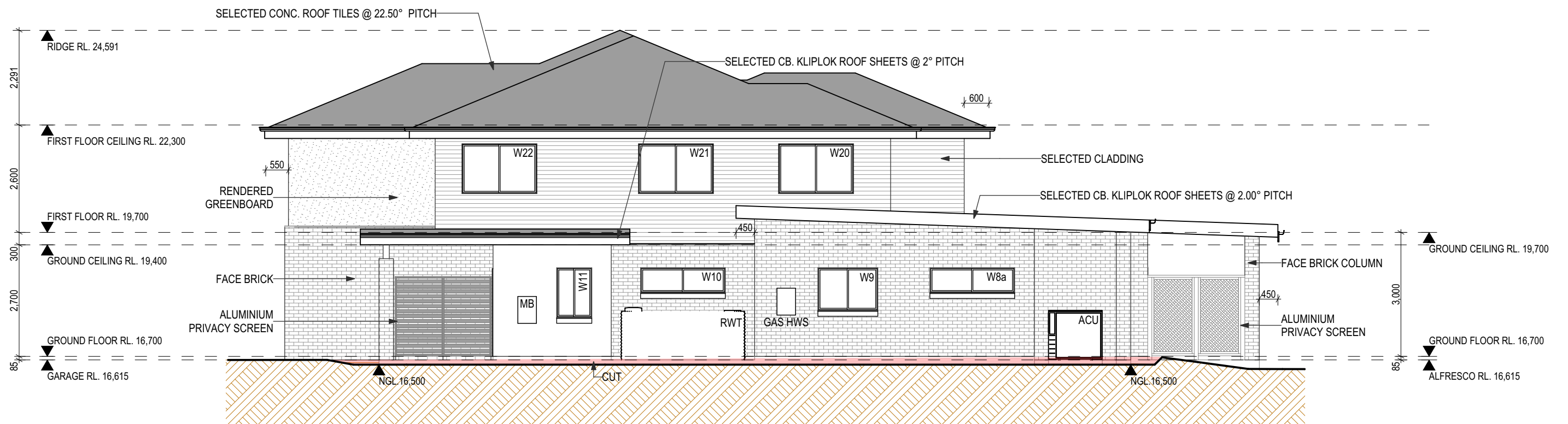
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ELEVATIONS 1/2 & WS

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RATIO @ A3: 1:100	CHECKED: SC	
SHEET: 5	JOB No: N200600	



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

GUTTER NOTE
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER TO OVERFLOW UNDER THE ROOF TILES OR SHEETING.

FLOOR LEVELS NOTE
THE NATURAL GROUND LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER DEMOLITION, EXCAVATION OR SOIL REMOVAL.

LANDSCAPE NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75MM ABOVE THE FINISHED LANDSCAPE LEVEL.

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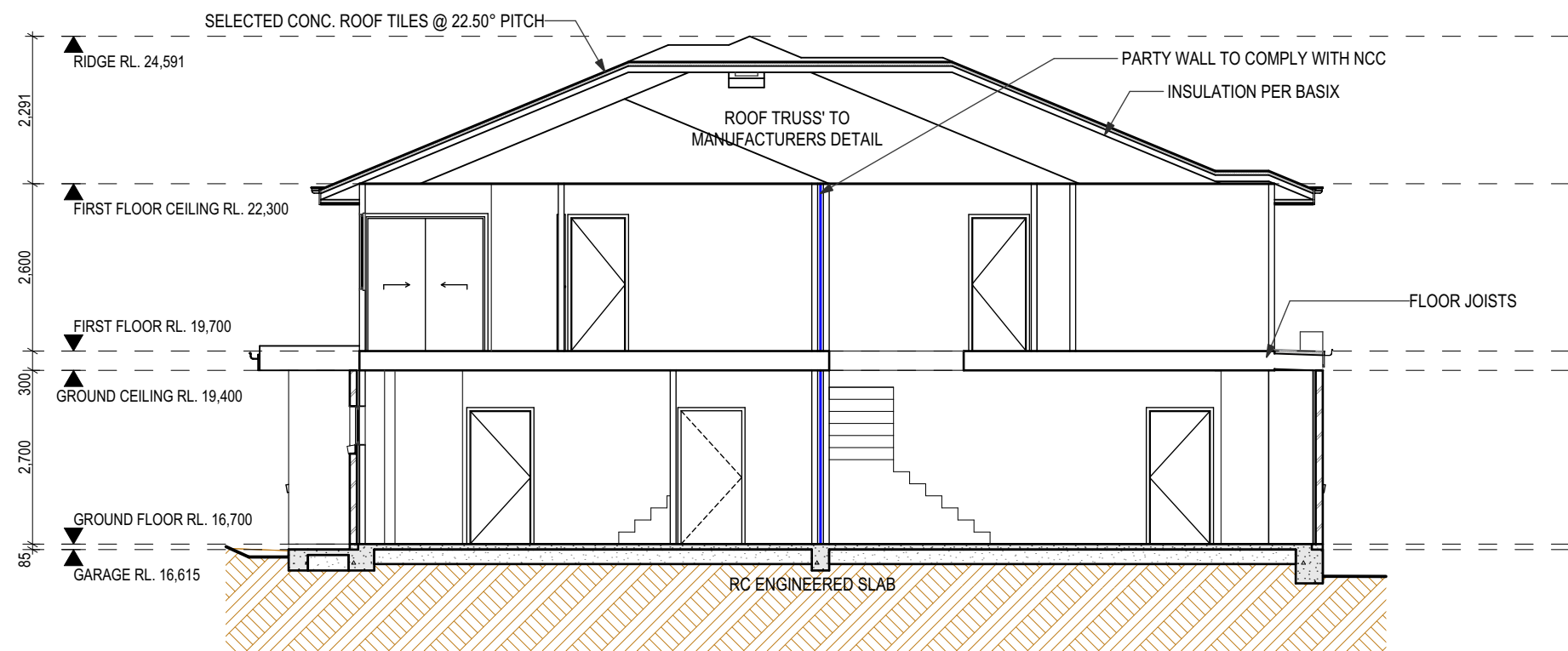
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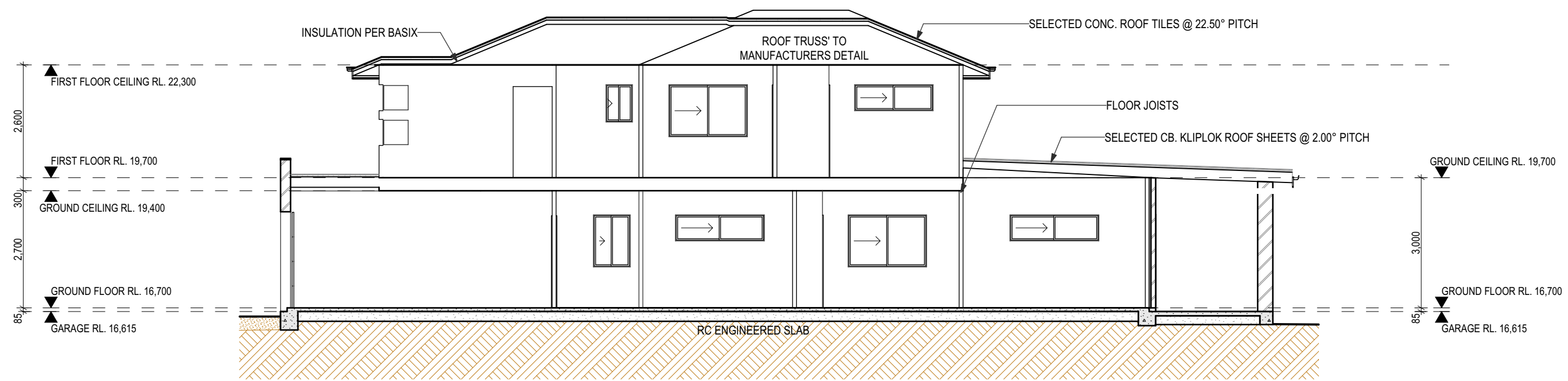
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ELEVATIONS 2/2

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SECTION A-A



SECTION B-B



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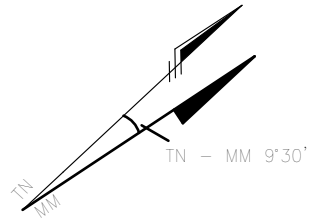
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SEDIMENT/ANALYSIS PLAN

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ALL RETAINING WALLS BY OWNER AFTER
HANDOVER UNLESS NOTED OTHERWISE

LEGEND

- LANDSCAPING
- CONCRETE
- PROPOSED DWELLING
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED TREES

DRIVEWAY AREA	84.42	m ²
CROSSOVER	22.52	m ²
TOTAL LANDSCAPE AREA	198.75	m ²
LANDSCAPE AREA (%)	29.65	%
FRONT LANDSCAPE AREA	72.22	m ²
FRONT LANDSCAPE AREA (%)	46.5	%

HENRY LAWSON DRIVE



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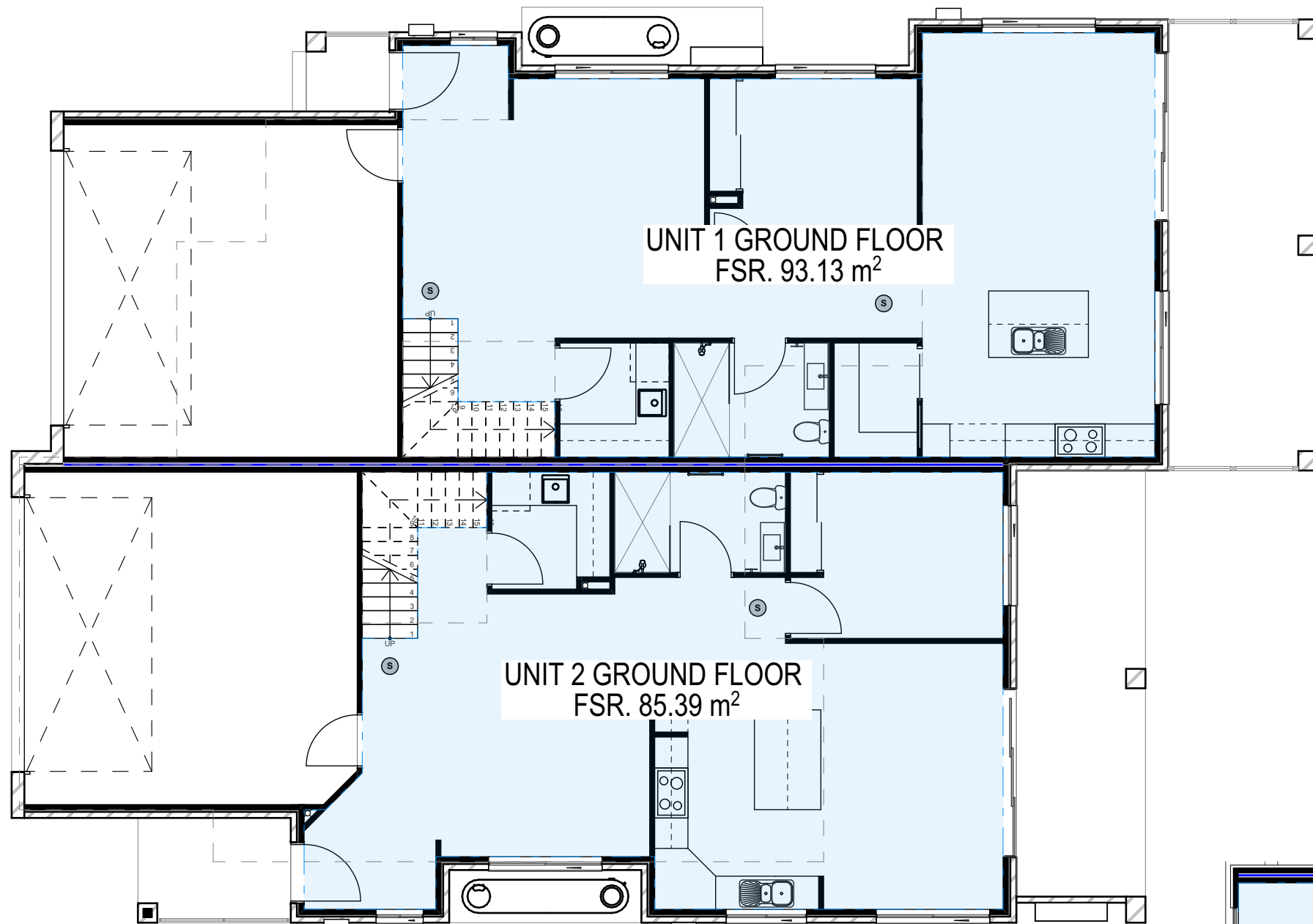
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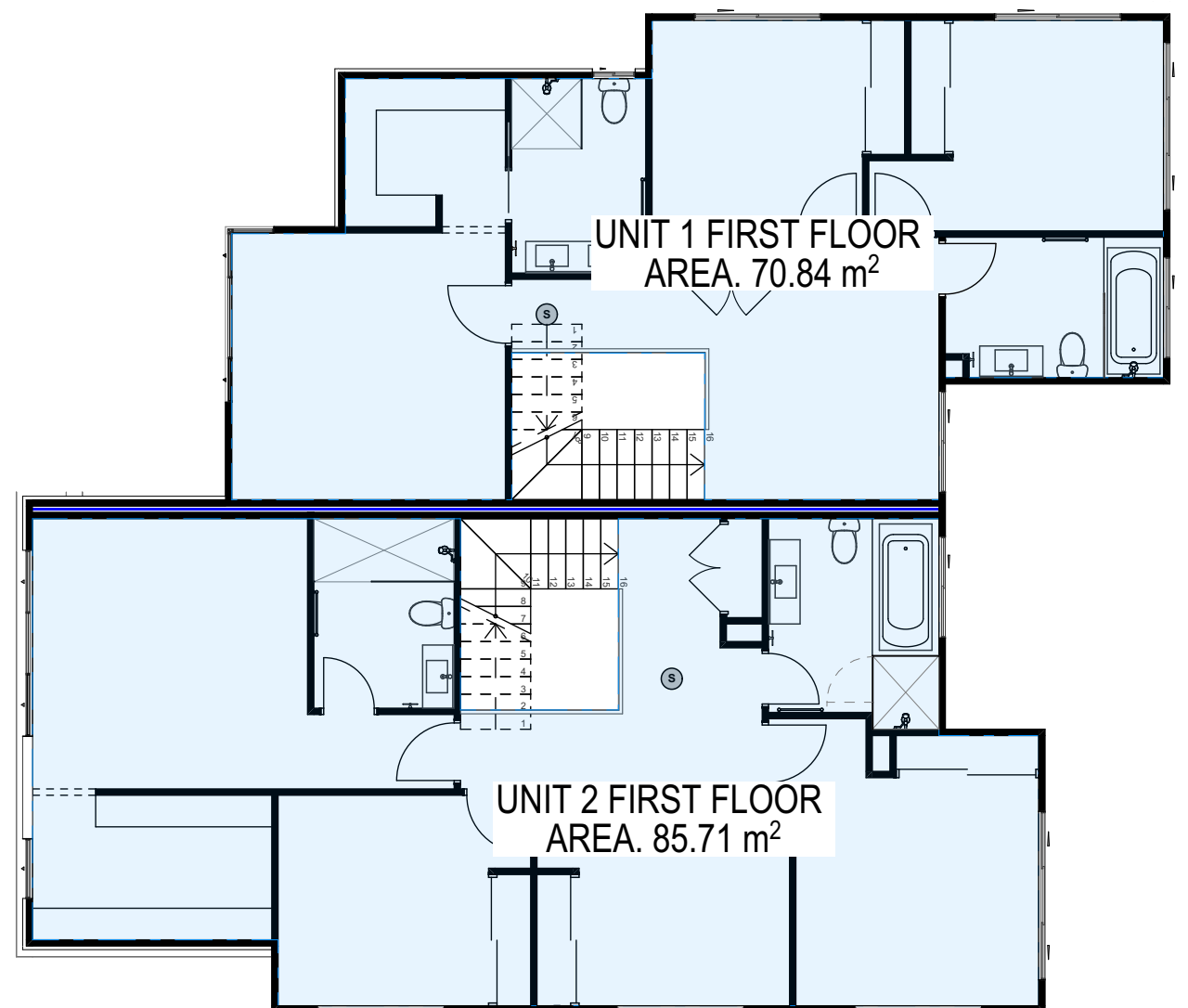
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SOFT AREA PLAN

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GROUND FLOOR



FIRST FLOOR

MAXIMUM FLOOR SPACE RATIO IS 0.5		
SITE AREA	670.3	m ²
FLOOR SPACE RATIO	0.49:1	
UNIT 1 FLOOR SPACE RATIO	163.97	m ²
UNIT 2 FLOOR SPACE RATIO	171.1	m ²
TOTAL FLOOR SPACE RATIO	335.07	m ²



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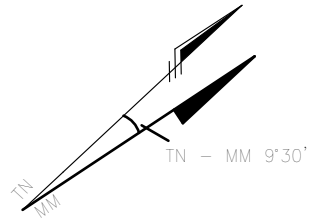
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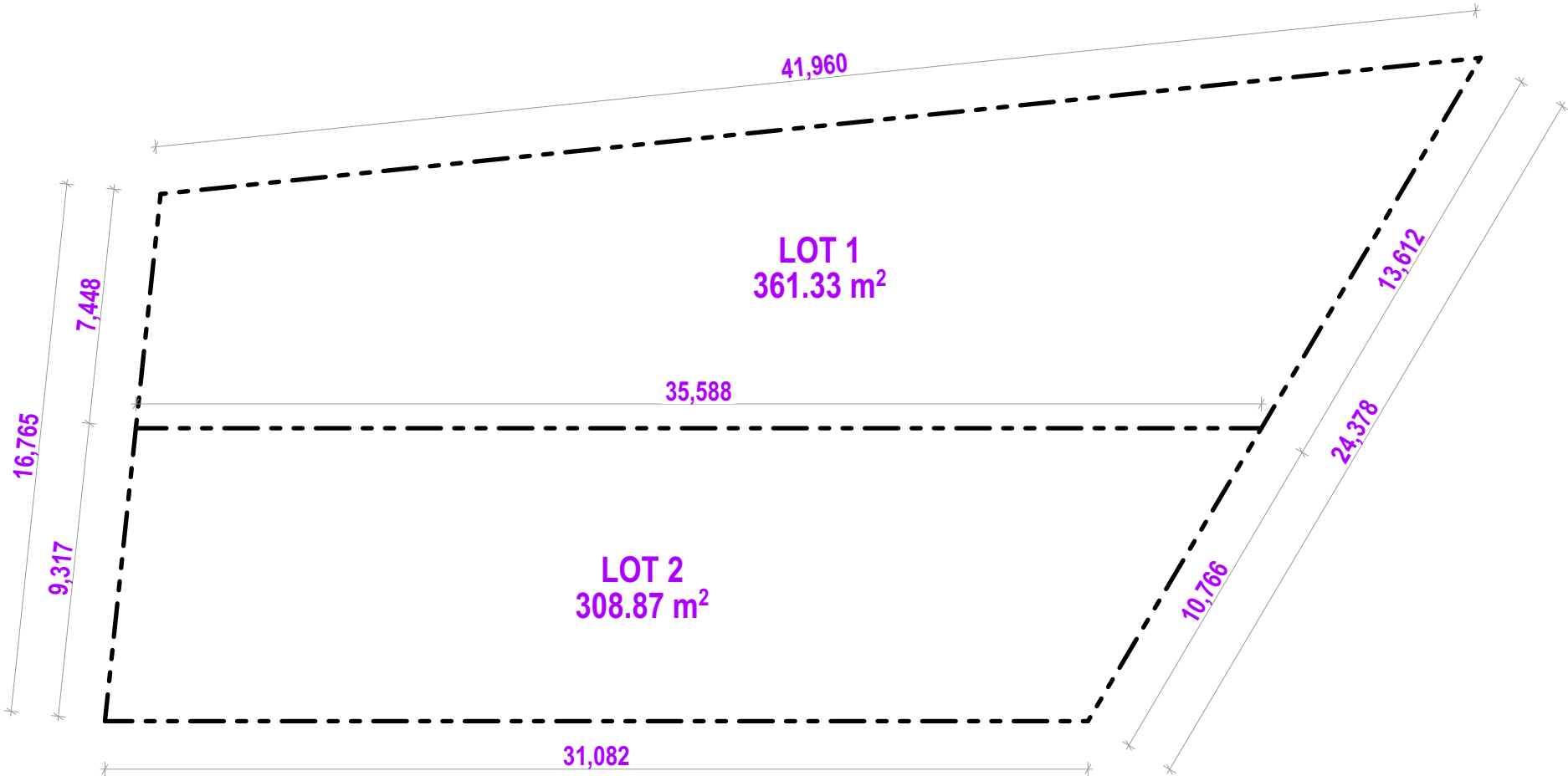
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FSR CALCULATION PLAN

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EXISTING SITE AREA (TITLE)	670.3	m²
EXISTING SITE AREA (CALC)	670.2	m²
PROPOSED SITE AREA LOT 1	361.33	m²
PROPOSED SITE AREA LOT 2	308.87	m²



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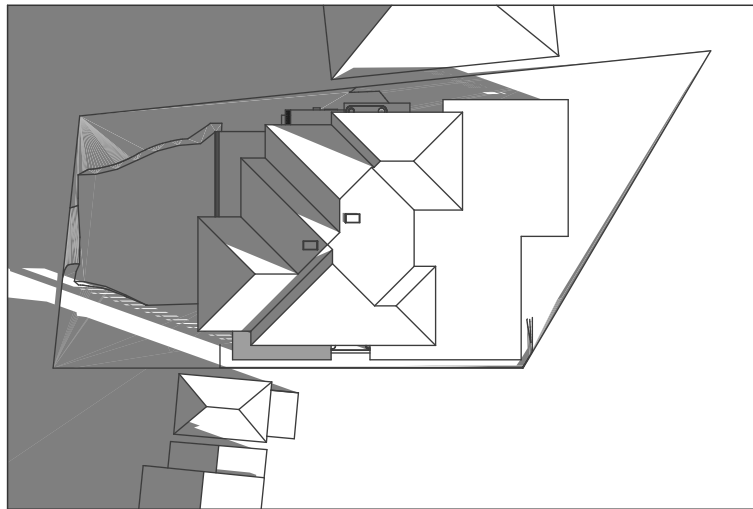
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SUBDIVISION PLAN

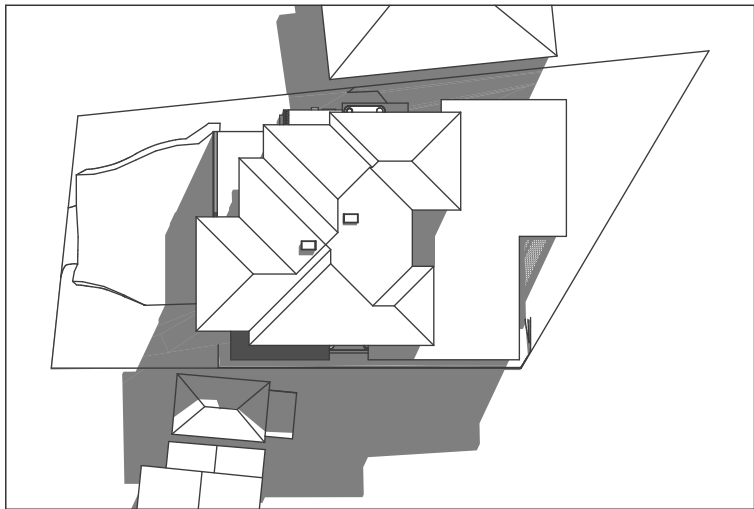
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RATIO @ A3: 1:200	CHECKED: SC	
SHEET: 11	JOB No: N200600	



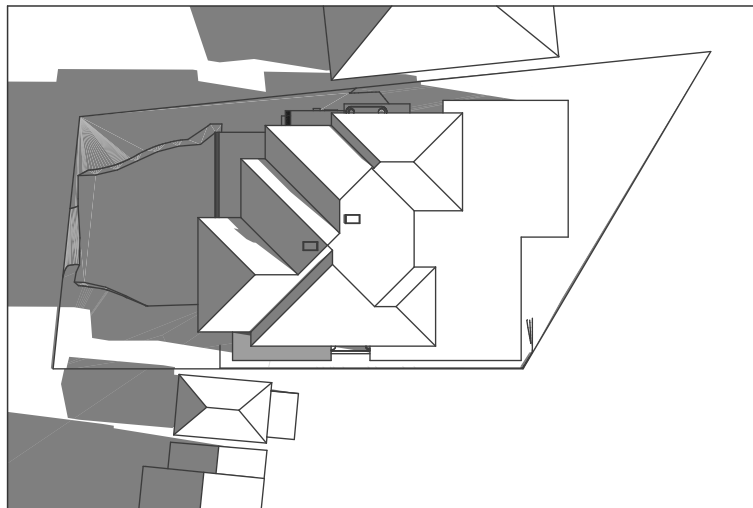
June 22nd 8am



June 22nd 11am



June 22nd 2pm



June 22nd 9am



June 22nd 12pm



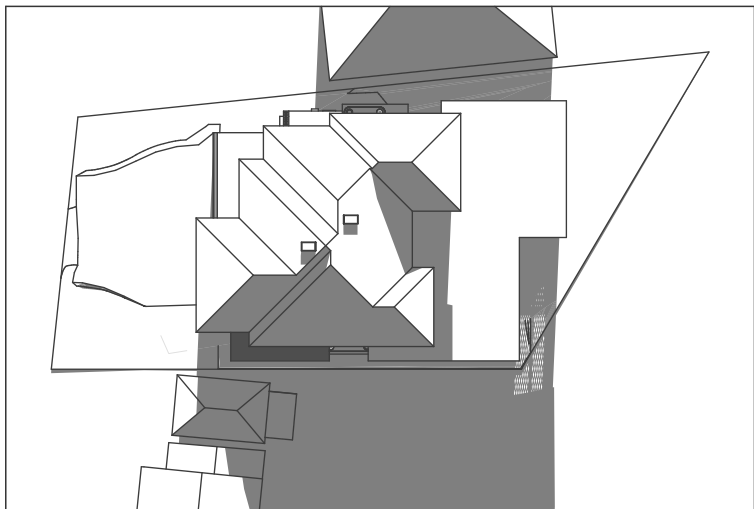
22nd June 3pm



June 22nd 10am



22nd June 1pm



June 22nd 4pm