

HARCOURT AVENUE SUBDIVISION PLAN 1:200



Unit 1 No. 28 Bernera Road Prestons NSW 2171
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FOR **Paul Hardy**

AT **Lot 41, No.28 Harcourt Avenue, East Hills**

DP:35334

COUNCIL **Bansktown**

ESTATE -----

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0007345040 07 Apr 2022

Assessor **Daniel Warda**

Accreditation No. 101182

Address
Harcourt Avenue, East Hills,
NSW, 2213

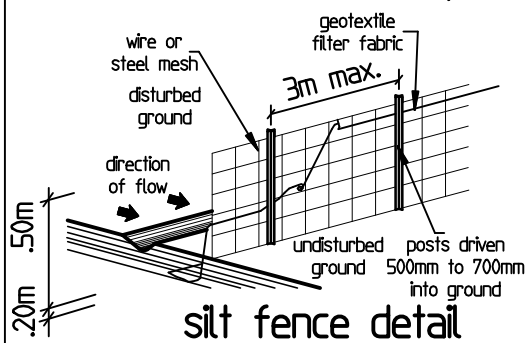
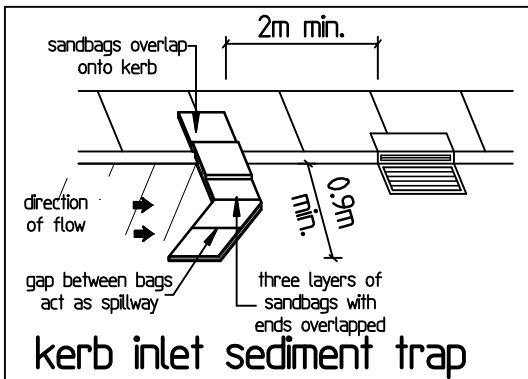


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Business Centre N.S.W. 2153
Business Phone: (02) 8824 3533
Direct Phone: (02) 8896 4613
Fax: (02) 8824 3544

D	Hydraulics	DI	7-03-22
C	CC plans	JG	22-12-21
B	Amendment	DP	03-11-21
A	Siting	DP	21-10-21
REV	DESCRIPTION	DWN	DATE
house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	1 OF 12
hand	Center	JOB N°:	03725
		Master:	AND-30325



sediment control notes:

all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.

all drainage works shall be constructed around and stabilised as early as possible during development

sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.

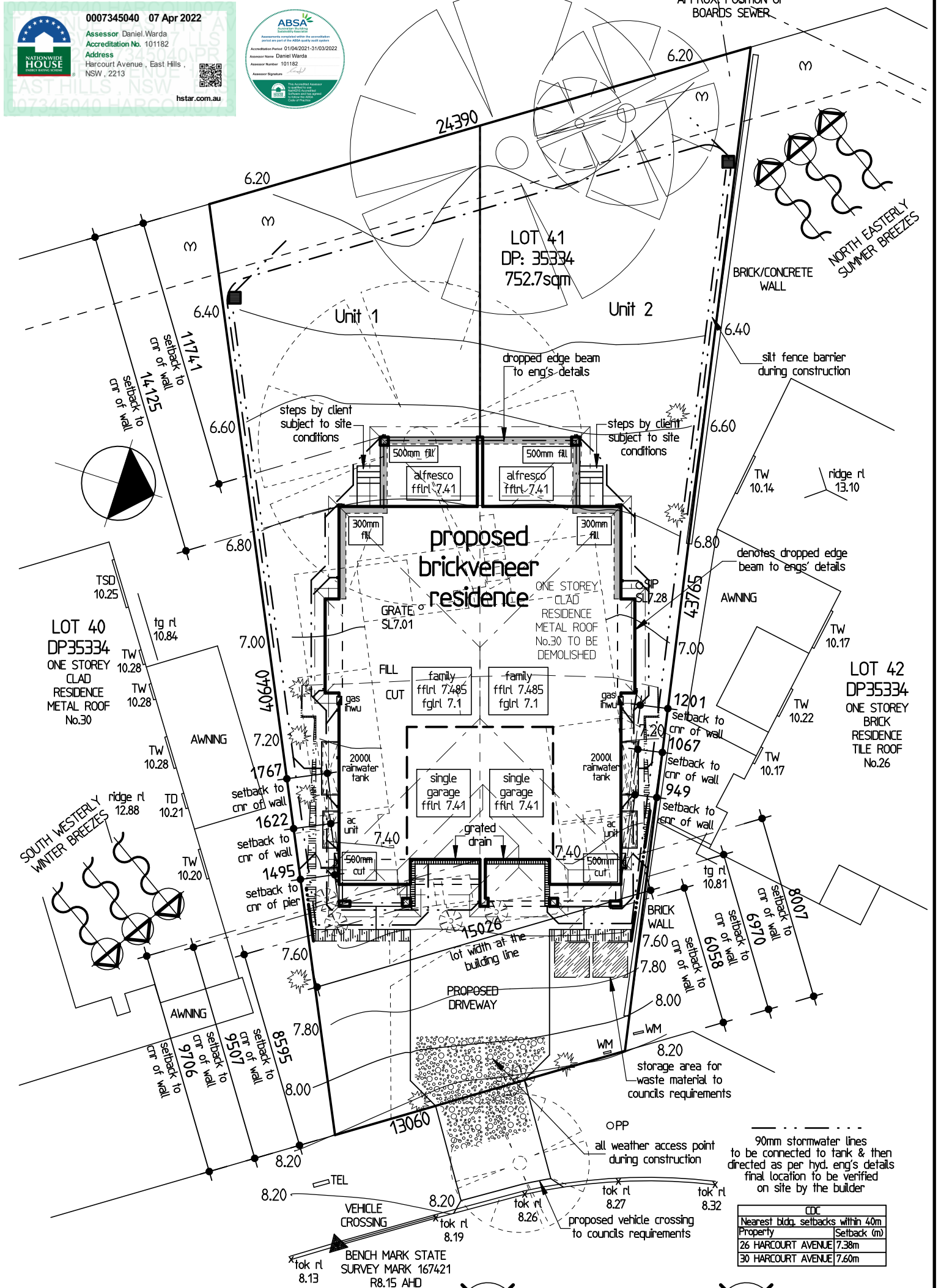
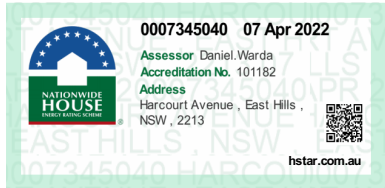
all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.

all disturbed areas shall be revegetated as soon as the relevant works are completed.

soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.

filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between post at 2m centres, fabric shall be buried 150mm along its lower edge.

- general notes:**
- final location of buildings to be verified on site by a registered surveyor
 - all aspects of construction to comply with the applicable performance requirements of the BCA
 - stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
 - sewer to local authorities requirements.
 - all ground lines to be verified on-site by the builder.
 - written dimensions to take precedence over scaling, any plan discrepancies to be referred back to a/n design.
 - finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
 - garage / driveway profiles must always comply to Australian standards AS 2890.
 - see elevations regarding all dropped edge beam details.
 - tender/contract relevant to this proposal are to take preference to this plan.
 - window spacings shown on plan are approximate and may vary on site.
 - plan to be read in-conjunction with engineering plans
 - All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
 - All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the BCA
 - window and door heights on elevations are approximate only and may vary on site
 - No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



Site data

site area = 752.7 sqm

floor space ratio
required = 50% or 376.4 sqm
provided = 41.5% or 312.4 sqm

landscape in front of the building line
existing = 97.9 sqm
required = 45% or 44.1 sqm
provided = 65 sqm

private open space
required = 80 sqm
unit 1 provided = 175.8 sqm
unit 2 provided = 199.6 sqm

Building Height

permissible = 9000 mm
provided = 8550 mm

Floor areas Unit 1

ground floor area = 80.8 sqm
garage floor area = 18.1 sqm
porch area = 2.9 sqm
alfresco area = 12.9 sqm
first floor area = 92.6 sqm
balcony area = 3.5 sqm

total floor area = 210.8 sqm or 22.7 sqs

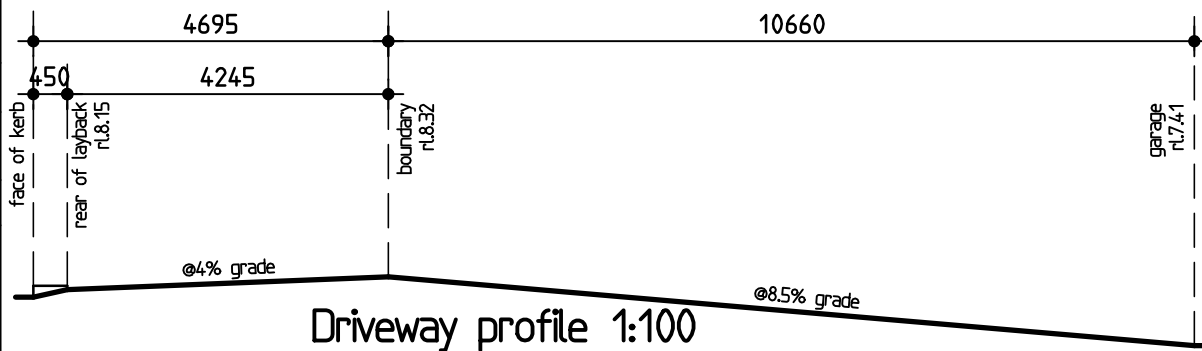
Floor areas Unit 2

ground floor area = 80.8 sqm
garage floor area = 18.1sqm
porch area = 2.9 sqm
alfresco area = 12.9 sqm
first floor area = 92.6 sqm
balcony area = 6.9 sqm

total floor area = 214.2 sqm or 23 sqs

SITE PLAN 1:200

(M) EASEMENT FOR DRAINAGE - G567905 & G566551



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FOR Paul Hardy
AT Lot 41, No.28 Harcourt Avenue, East Hills DP:35334
COUNCIL Banksstown ESTATE -----
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A&N DESIGN GROUP
Level 2 suite 216 Macarthur Point
No. 25-27 Solent Circuit Baulkham
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Business Centre N.S.W. 2153
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house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	2 OF 12
hand	Center	JOB N°:	03725
		Master:	AND-30325

REV	DESCRIPTION	DWN	DATE
house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	3 OF 12
hand	JOB N°:	Master:	
Center	03725	AND-	30325

Note: all balustrades servicing the dwelling (both internal & external) to meet the requirements of part 3-9-2 of the NCC volume 2

NOTE:
all first floor bedroom windows to be provided with protection as per NCC Clause 3.9.2.6.
first floor rooms other than bedrooms as per NCC Clause 3.9.2.7

artification joints in brickwork, locations to be verified on site by builder in accordance with the NCC clause 3.3.5.13

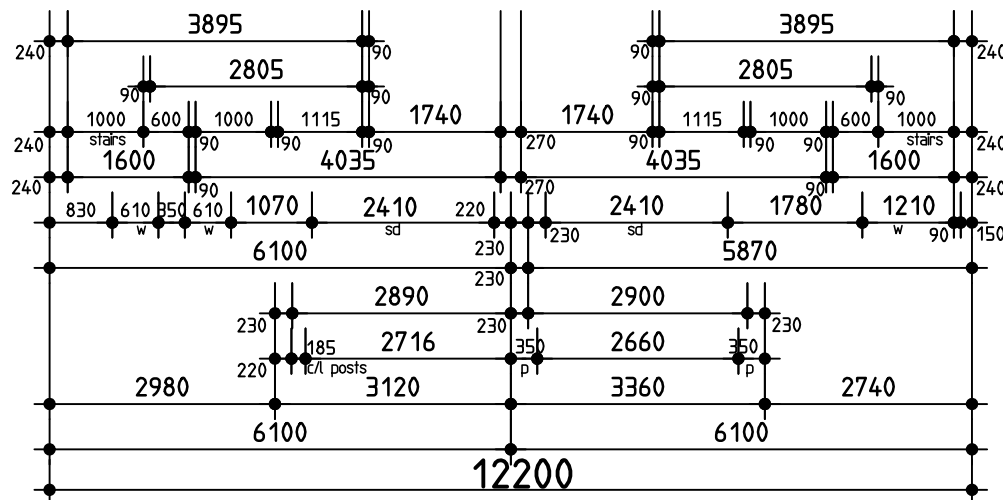
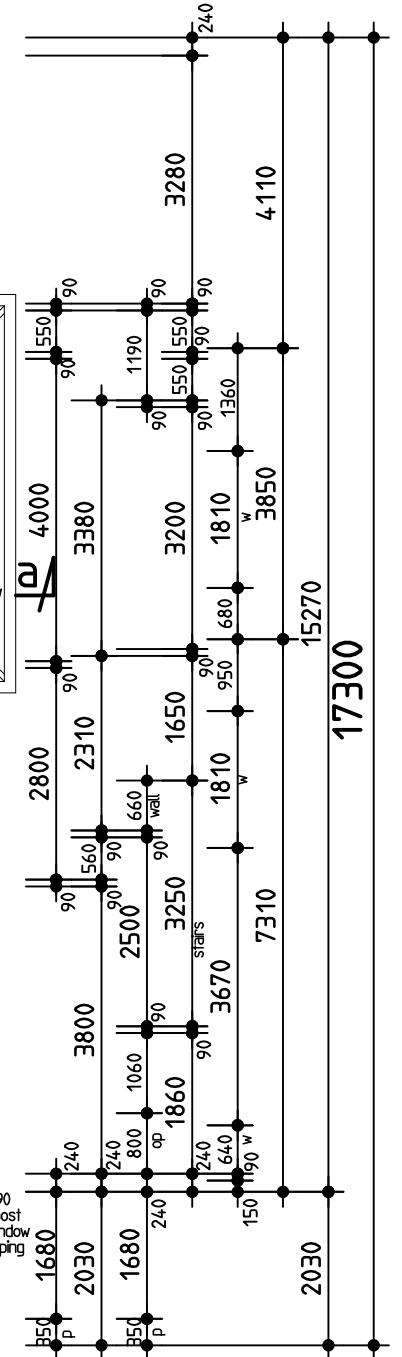
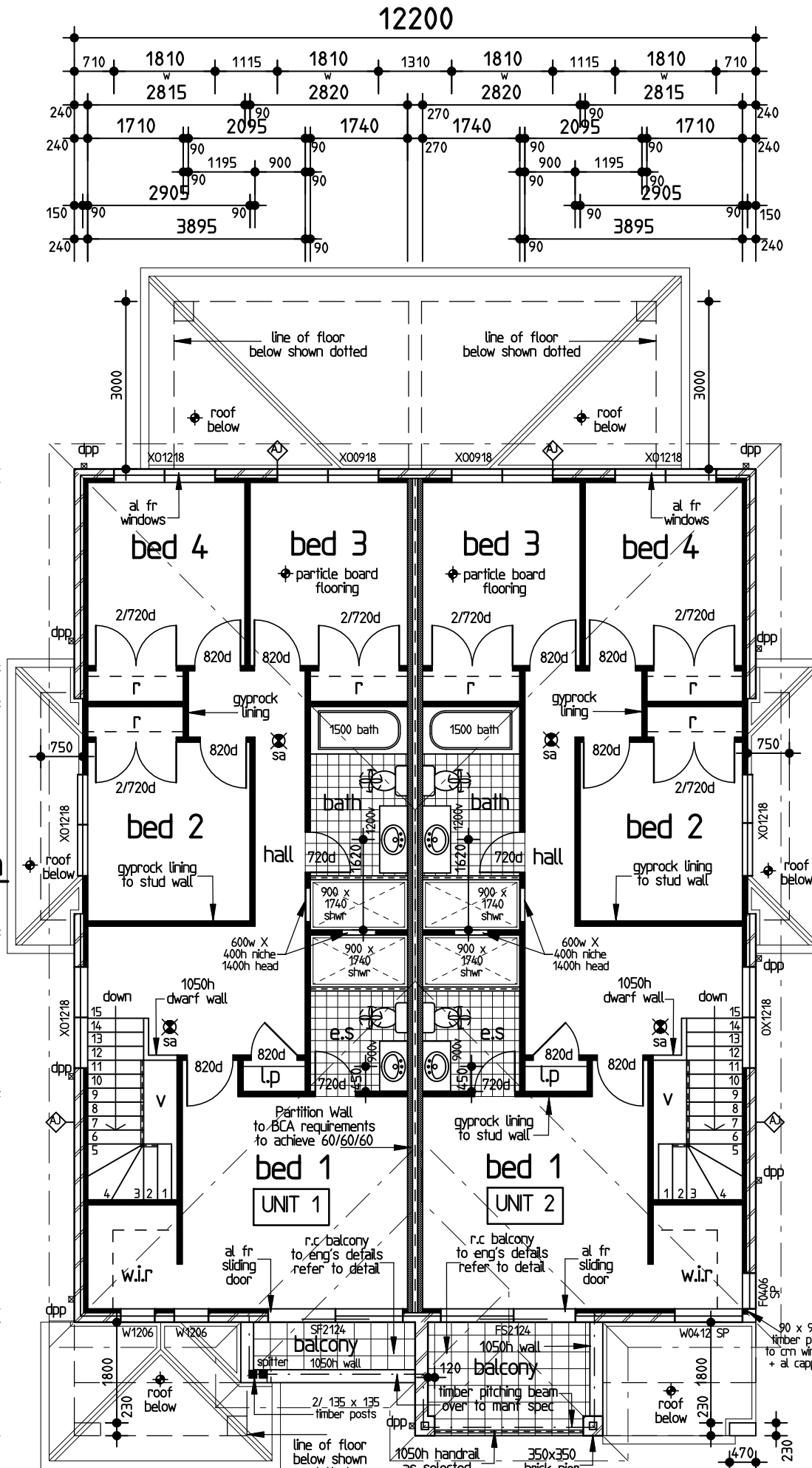
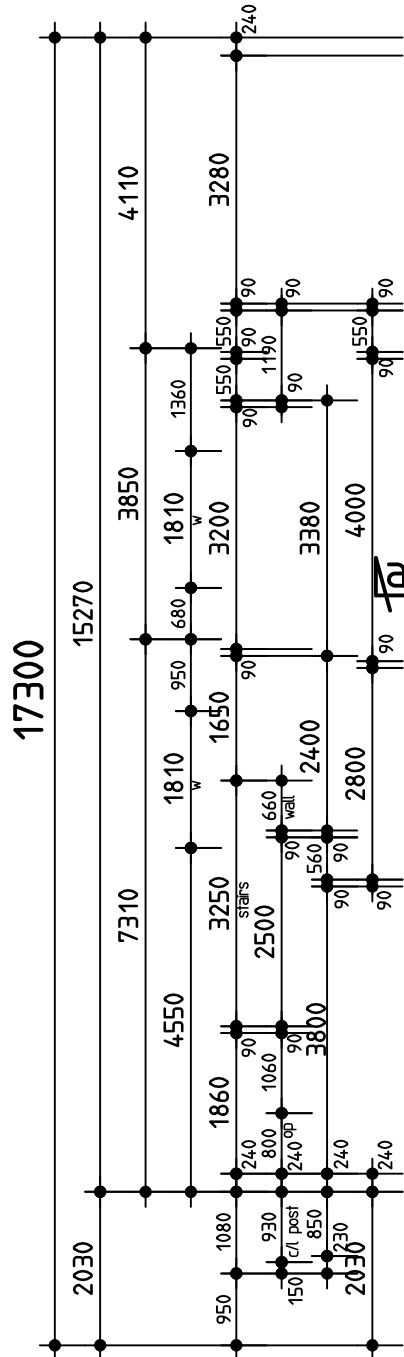
denotes location of smoke alarm
denotes electric hard wired to be installed as per NCC part 3-7-5 & AS 3786

NOTE: refer to tender for all door heights, internal finishes & colour selections

denotes exhaust system to be installed as per flow rates specified in NCC Part 3-8-7-3 & must be discharged directly via shaft or duct to outdoor air or ventilated roof space as per NCC part 3-8-7-4

BRICKLAYER NOTE:
bricklayers to verify all brick dimensions on site before commencing any work. If there is any discrepancy or doubt do not hesitate to contact the builder

17300



FIRST FLOOR PLAN 1:100



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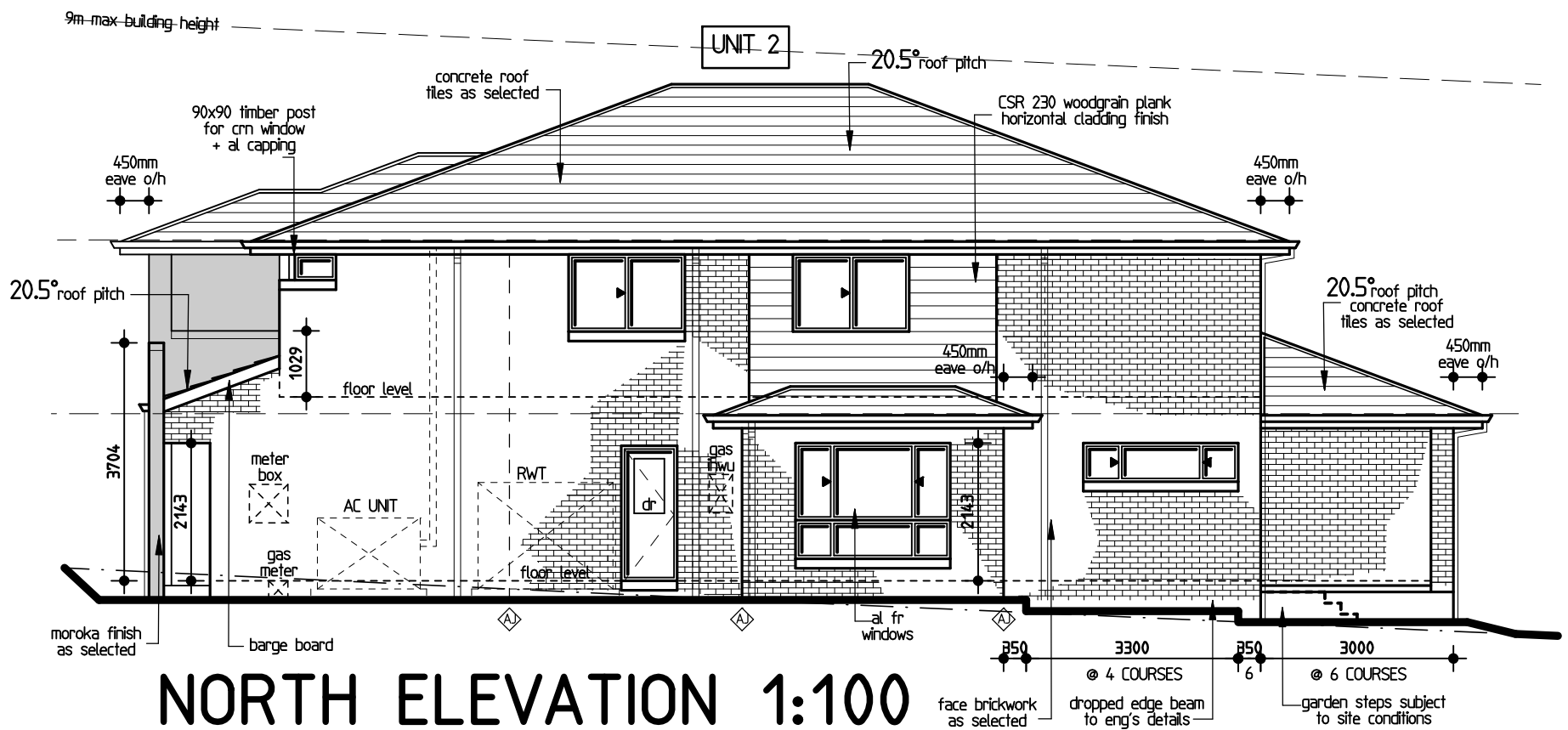
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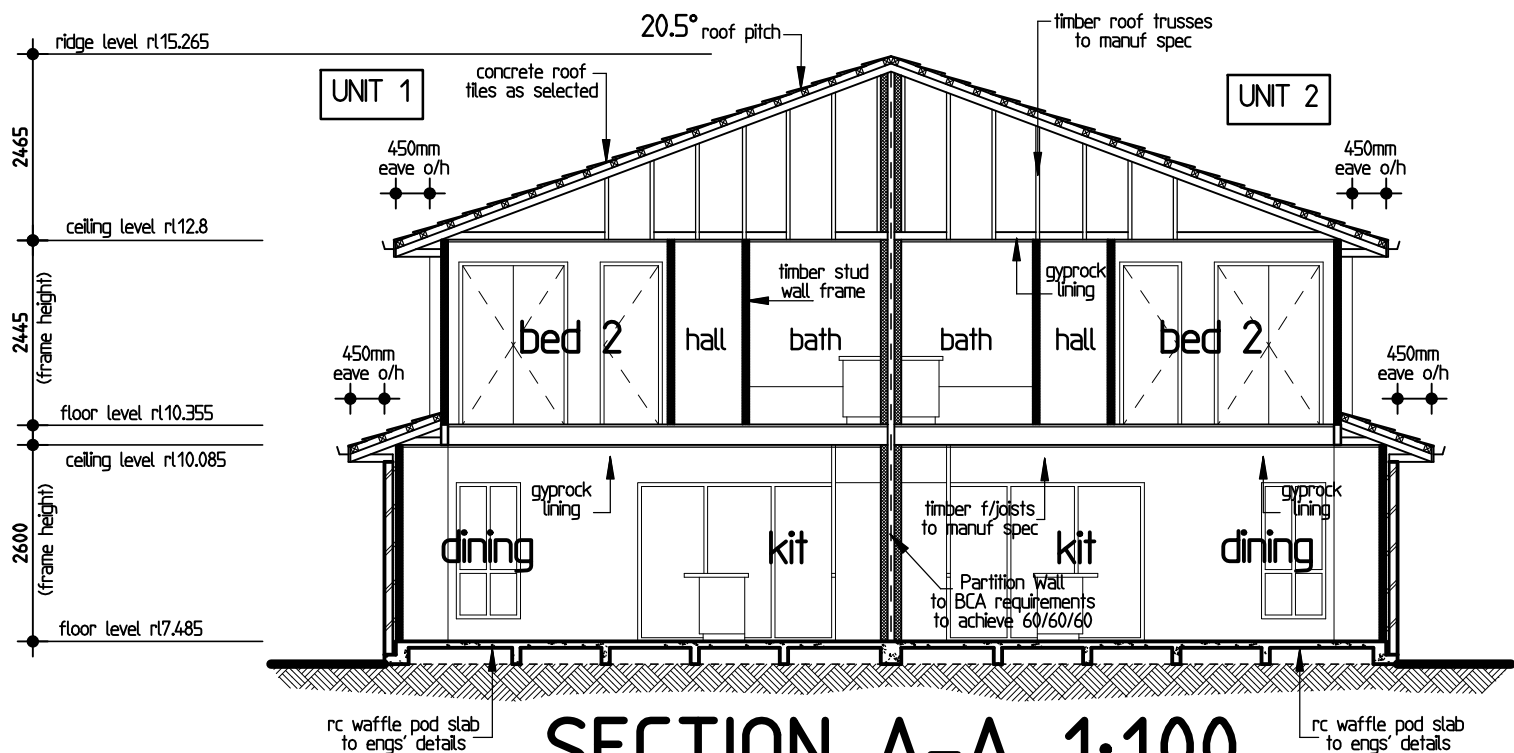


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hand	Center	JOB N°:	03725
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NORTH ELEVATION 1:100



SECTION A-A 1:100



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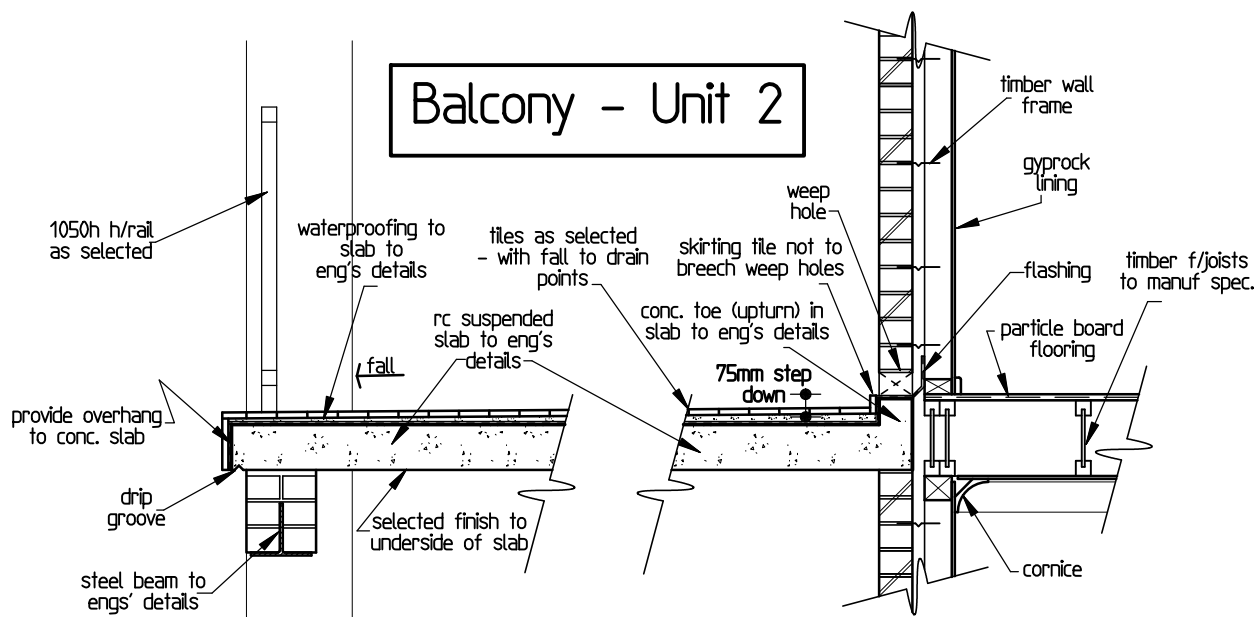
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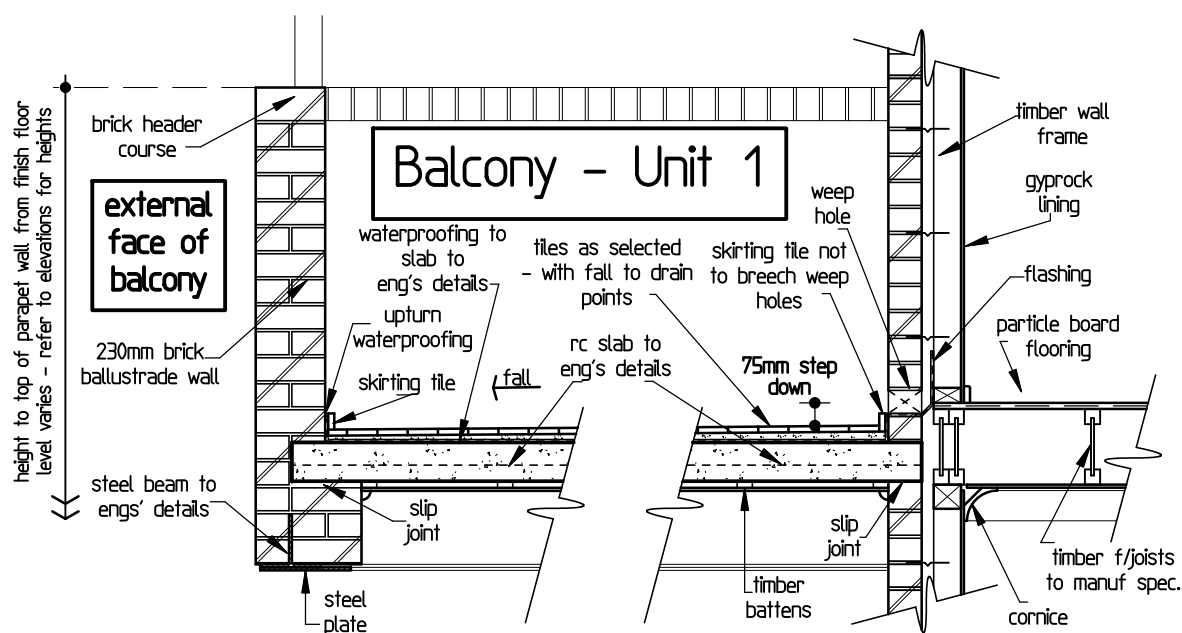


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	house type Blossom 23	DRAWING N°	AND-34990
	facade Vogue	SHEET	6 OF 12
hand	Center	JOB N°	03725
		Master:	AND-30325



Concrete balcony detail (typical) 1:25



Concrete balcony detail (typical) 1:25



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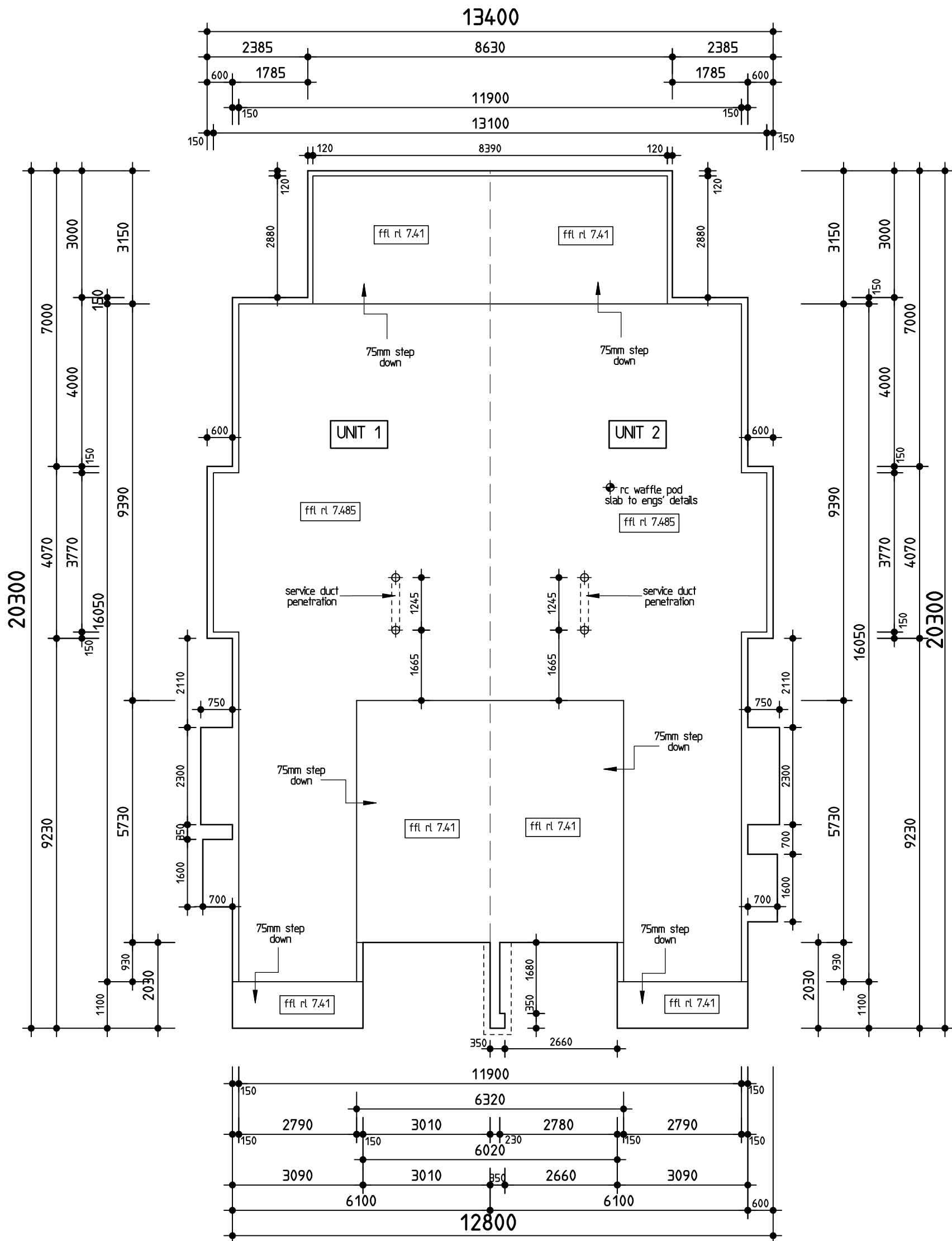
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house type Blossom 23		DRAWING N°: AND-34990	
facade Vogue		SHEET 7 OF 12	
hand Center		Master: AND-30325	



SLAB PLAN 1:100

slab plan to be cross referenced
with floor plans, any discrepancies
are to be verified before proceeding



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COUNCIL Banks town

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hand	Center	JOB N°:	Master:
		03725	AND-30325



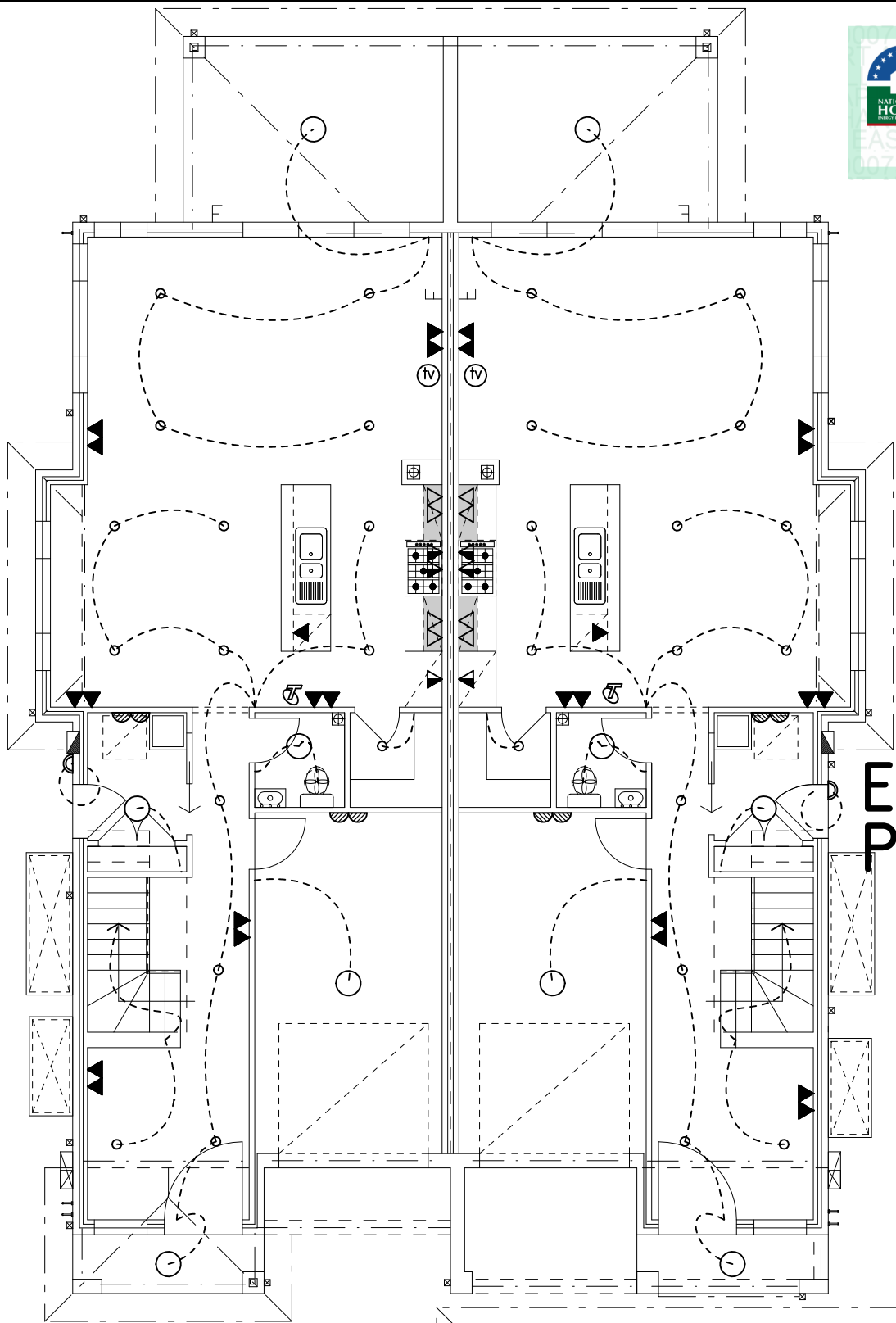
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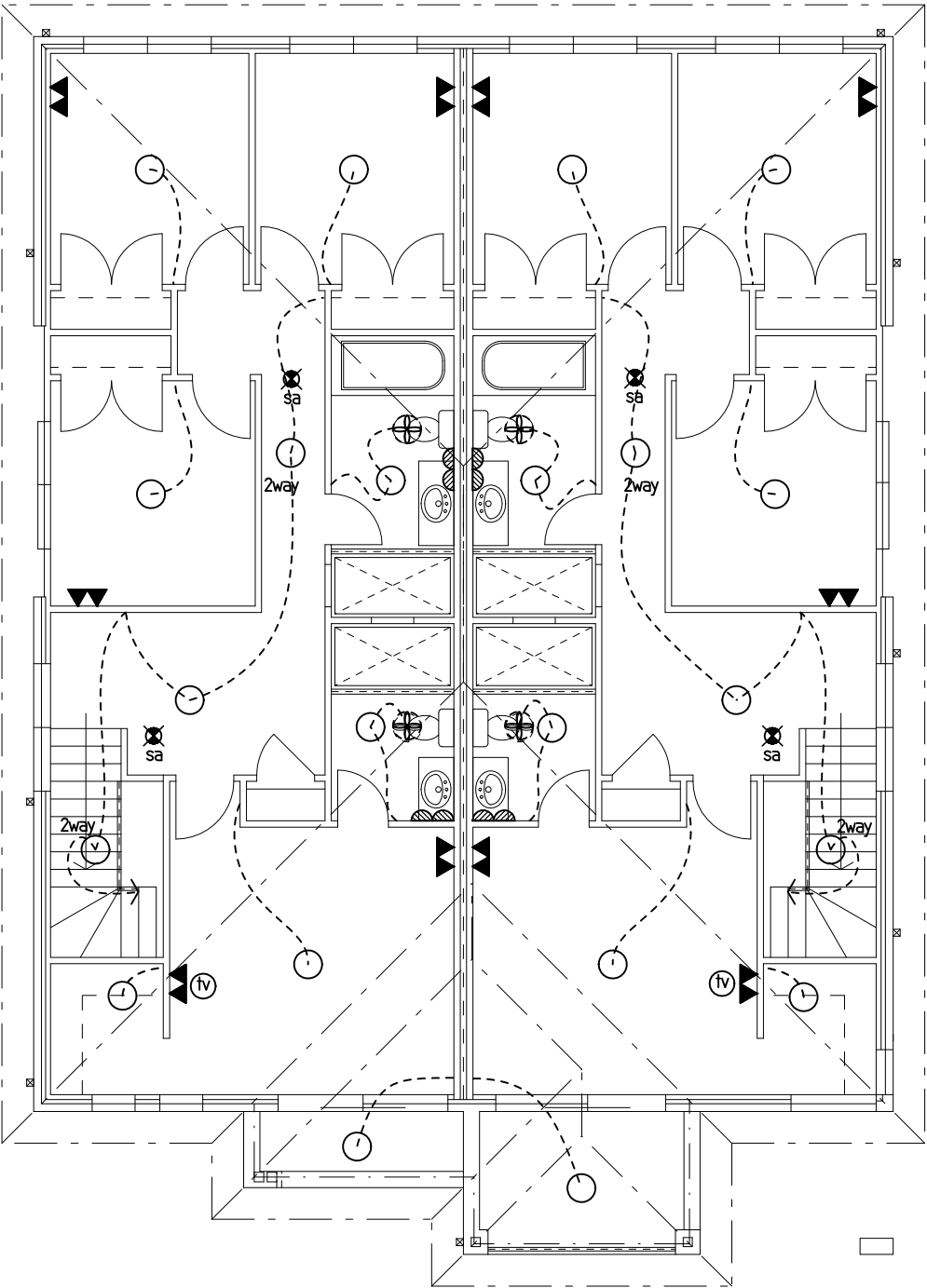


ABSA
Accreditation No. 01/04/2021-31/03/2022
Assessor Name: Daniel Warda
Assessor Number: 101182
Assessor Signature



GROUND
ELECTRICAL
PLAN 1:100

electrical legend	
	single gpo - 300mm ffl
	double gpo - 300mm ffl
	single gpo - 1050mm ffl
	double gpo - 1050mm ffl
	single gpo - 1300mm ffl
	double gpo - 1300mm ffl
	single gpo - 1500mm ffl
	double gpo - 1500mm ffl
	single gpo - 1800mm ffl
	double gpo - 1800mm ffl
	single gpo - on ceiling
	water proof double gpo
	ceiling light outlet
	ceiling down light outlet
	stair lights
	wall mounted light 1800H FFL (UNO)
	double para-flood light
	exhaust fan/light/light/heater ducted
	exhaust fan/light ducted
	exhaust fan/heater/light ducted
	exhaust fan ducted
	tv antenna point
	pay tv point
	speaker point
	telephone point
	hot water unit
	junction box
	home distribution unit (location TBA)
	data point
	1200 fluro double tub light
	sweep fan
	sweep fan/light
	door bell (m - monitor)
	eye ball sensor
	dimmer switch
	Video Intercom
	smoke alarm
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	



FIRST
ELECTRICAL
PLAN 1:100



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facade	Vogue	SHEET	9 OF 12
hand	Center	JOB N°:	Master: AND-30325
		03/25	



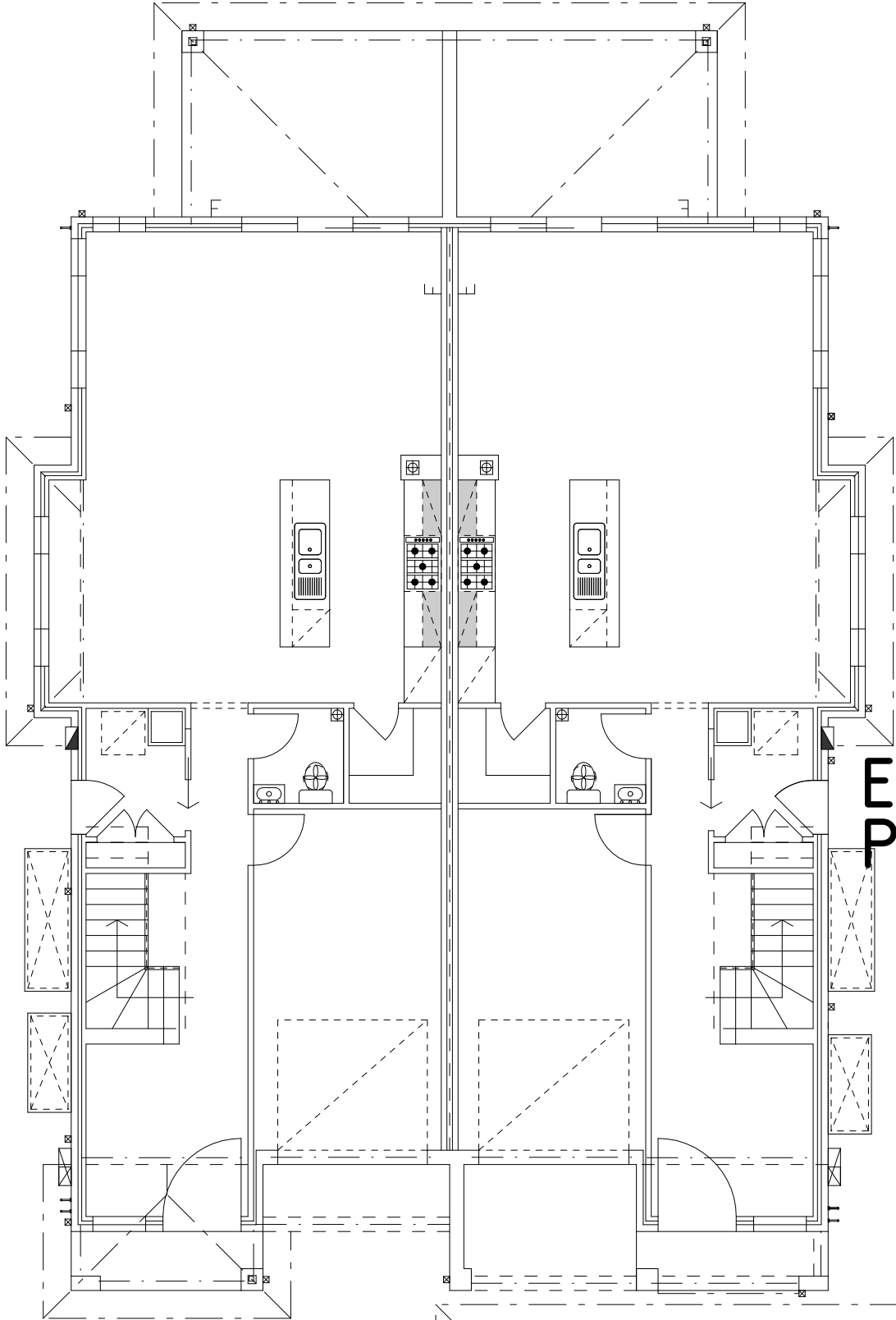
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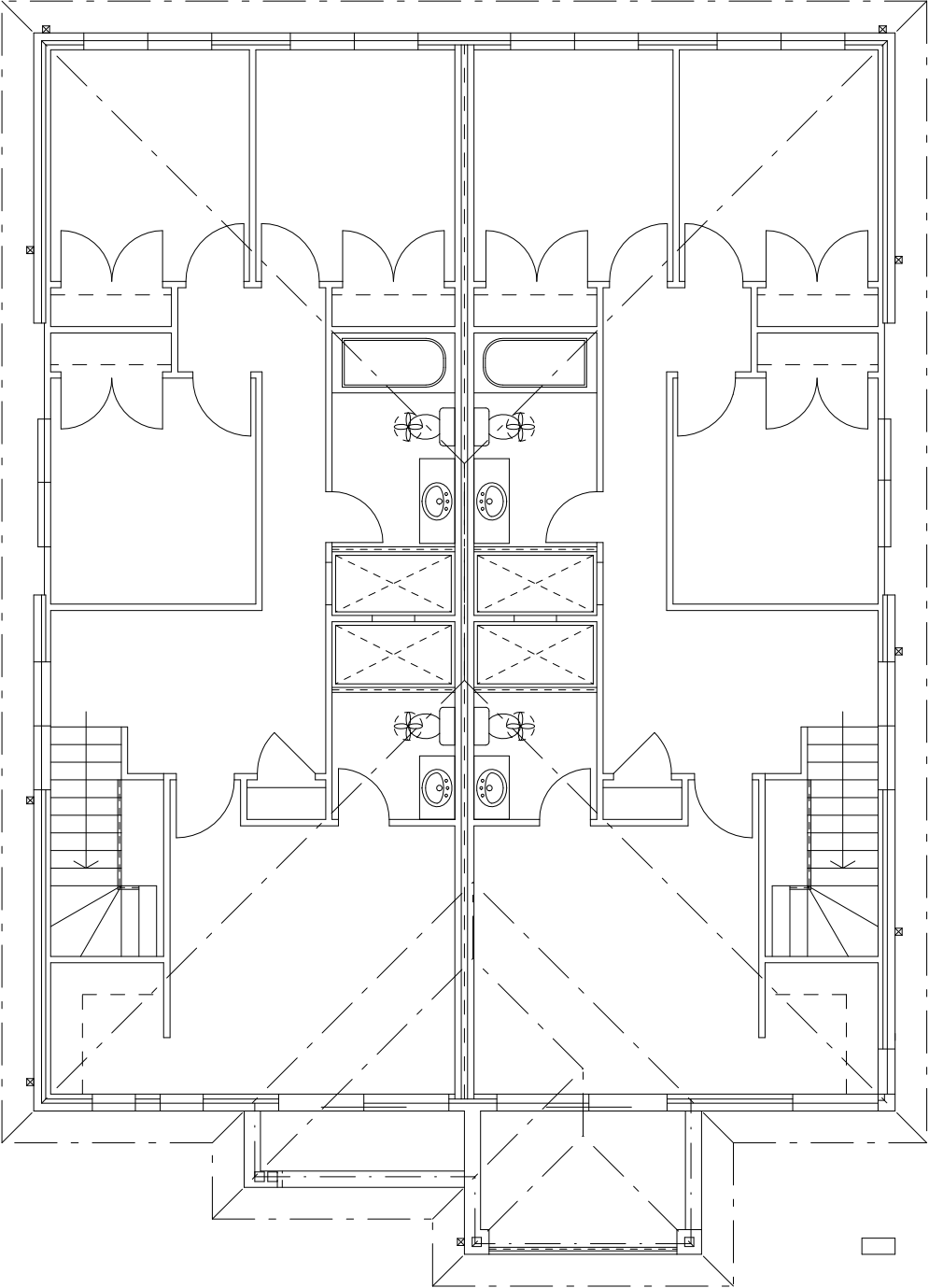
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Assessor Name: Daniel Warda
Assessor Number: 101182
Assessor Signature: _____



GROUND
ELECTRICAL
PLAN 1:100



FIRST
ELECTRICAL
PLAN 1:100



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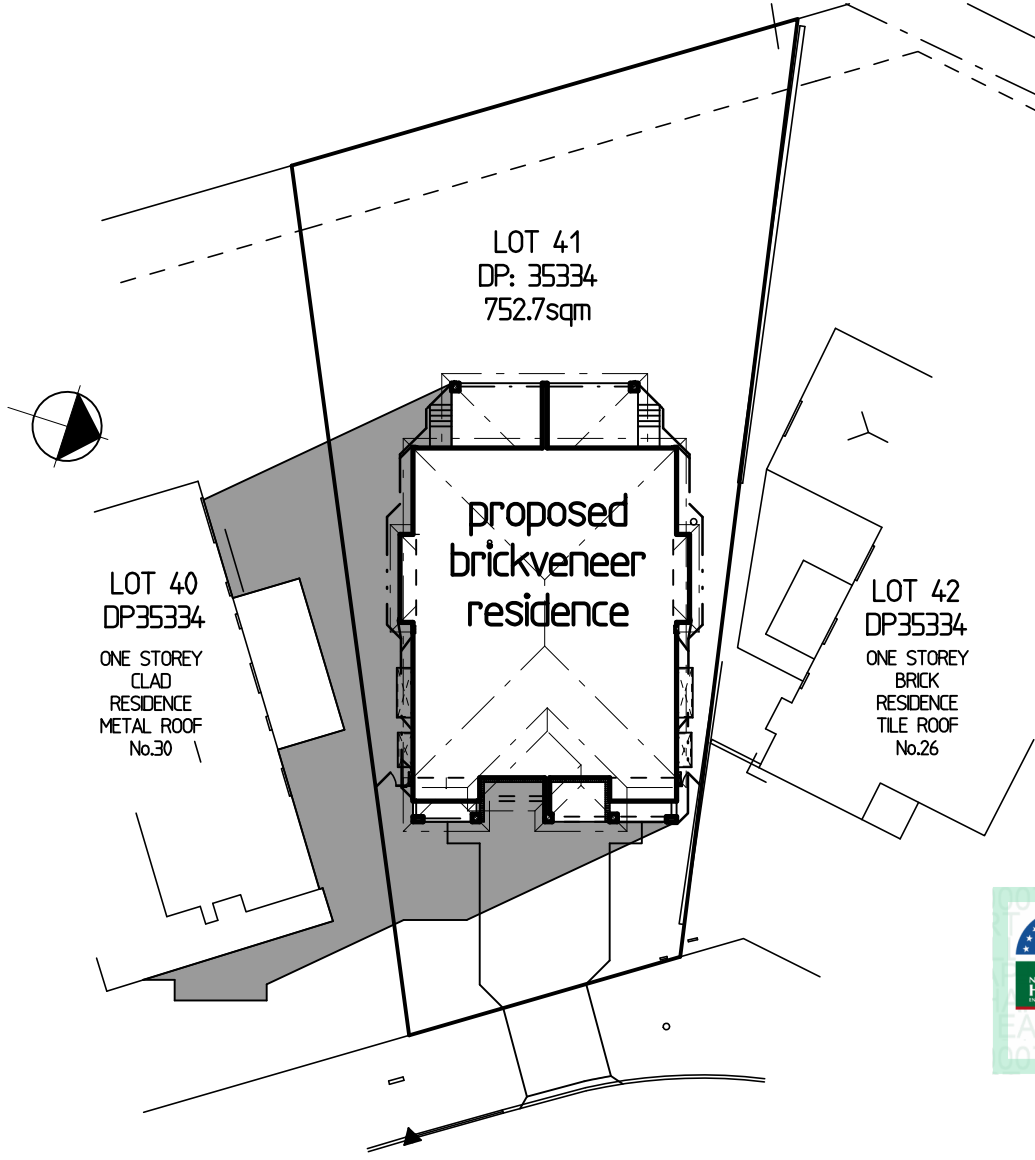
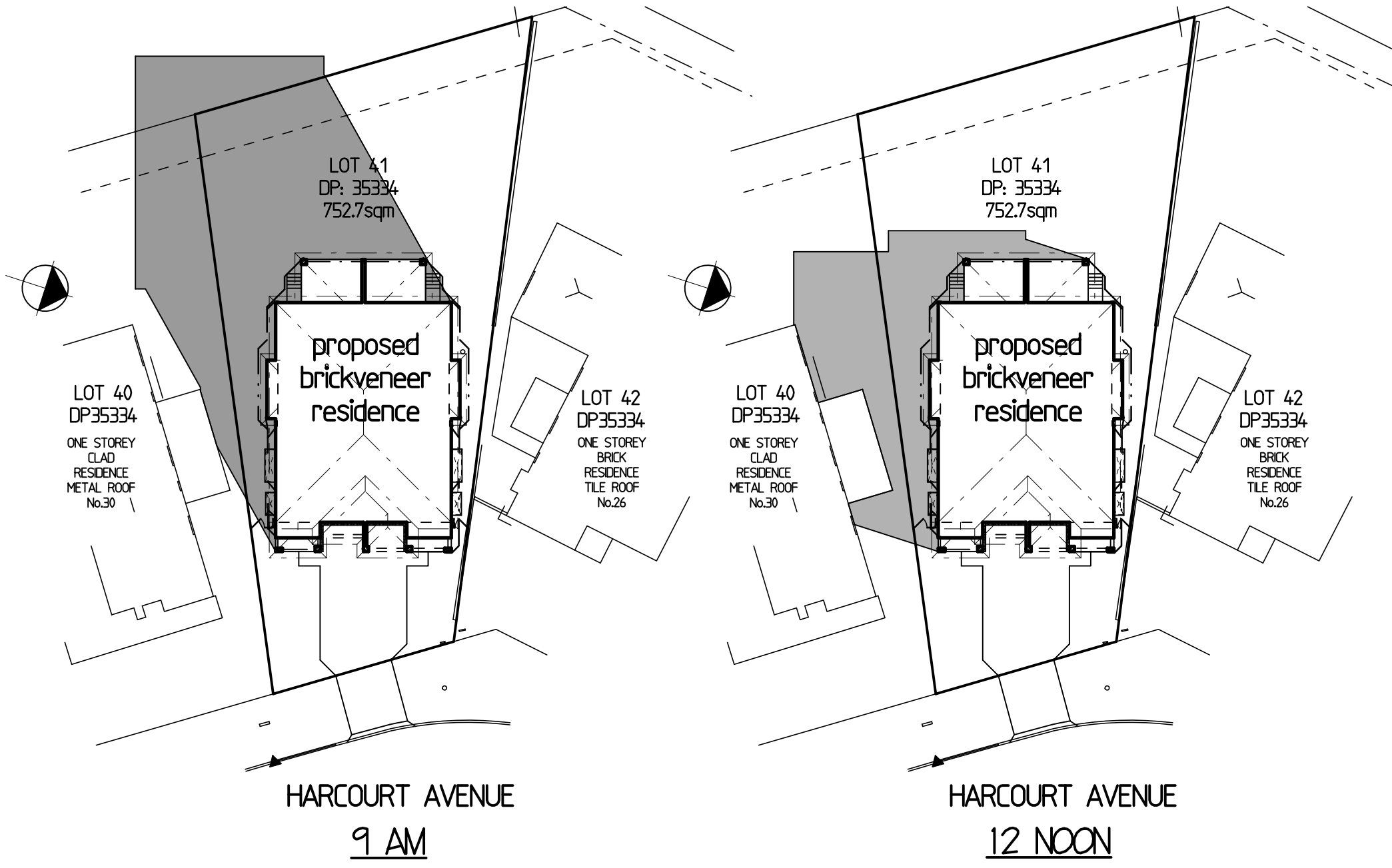
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HARCOURT AVENUE
3 PM

SHADOW DIAGRAMS

JUNE 21ST MID-WINTER 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



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		03725	

BASIX® commitments

Assessor	Mr. Daniel Warda
Date	07 / 04 / 2022
BASIX Certificate No.	1275837M
NatHERS Certificate No.	0007345040

project details

Site Address	Lot 41, 28 Harcourt Avenue, East Hills NSW 2213 - Unit 1
Municipality	Centerbury-Bankstown
Reference	03725

thermal comfort

Floor (Both)	300mm Waffle Pod Slab as per job number 03725
Cantilevered Floors (Both)	N/A
External Walls (U1)	R2.5 HD Insulation with selected wall wrap to all external walls I Medium
External Walls (U2)	R2.0 Bulk Insulation to all external walls I Medium
Internal Walls (Both)	Same value as external wall applied to Garage internal walls only
Ceilings (U1)	R4.0 Bulk Insulation to all trussed ceilings over living areas (Incl. Garage Ceiling Joists)
Ceilings (U2)	R3.5 Bulk Insulation to all trussed ceilings over living areas
Roof (Both)	Concrete Roof Tiles I Medium
Roof Insulation (Both)	Sarking
Bradnam's Windows (Aluminium Framed - Standard Clear)	U - Value: 6.5 SHGC: 0.67
• To all awning & fixed windows excluding any mentioned below	
Bradnam's Windows (Aluminium Framed - Standard Clear)	U - Value: 6.4 SHGC: 0.76
• To all sliding windows excluding any mentioned below	
Bradnam's Doors (Aluminium Framed - Standard Clear)	U - Value: 6.3 SHGC: 0.74
• To all sliding doors excluding any mentioned below	

Note: U-Value may be lower but not higher than the nominated values

Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only

Skylights (Both)	N/A
------------------	-----

water

energy

Landscape Area (Both)	204m ²	Hot Water System (Both)	Gas Instantaneous 6 Stars
W.C's (Both)	4 Star	Cooling System (Both)	3-Phase Ducted Air-Con EER 3.0-3.5
Kitchen Taps (Both)	4 Star	Heating System (Both)	3-Phase Ducted Air-Con EER 3.0-3.5
Shower Heads (Both)	4 Star (>4.5 but <=6L/min)	Ventilation (Both)	As Per Basix Assessment
Basin Taps (Both)	4 Star	PV System (Both)	N/A
Alternative Water (Both)	2000L Rain Water Tank	Cooking (Both)	Gas Cooktop & Electric Oven
Min. Roof Area To Tank (Both)	50m ²	Drying (Both)	Outdoor Clothesline
Alt. Water Uses (Both)	W.C, Garden & Laundry	Lighting (Both)	As Per BASIX Certificate

swimming pool

Pool / Spa	N/A
Shading / Timer	N/A
Cover	N/A



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giuseppe@energiassessments.com.au

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AT Lot 41, No.28 Harcourt Avenue, East Hills DP:35334

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0007345040 07 Apr 2022

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D	Hydraulics	DI	7-03-22
C	CC plans	JG	22-12-21
B	Amendment	DP	03-11-21
A	Siting	DP	21-10-21
REV	DESCRIPTION	DWN	DATE
house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	12 OF 12
hand	Center	JOB N°:	Master: AND-30325
		03725	