

DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING

JOYCE NGUYET HANG

LOT 8 DP 13832, 7 CRAGG ST, CONDELL PARK

CANTEBURY BANKSTOWN COUNCIL

DRAWING LIST	
LAYOUT NO.	DRAWING TITLE
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05	FIRST FLOOR PLAN
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07	ELEVATIONS
08	ELEVATIONS / BASIX
09	SECTIONS
10	WINDOW SCHEDULE
11	MATERIAL / FINISHES
12	9AM SHADOW DIAGRAM 21 JUNE
13	12PM SHADOW DIAGRAM 21 JUNE
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17	SITE ANALYSIS PLAN
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DATE	DESCRIPTION	REV
24/03/2022	DEVELOPMENT APPLICATION	A



GENERAL NOTES: DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CONFIRM DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THIS FIRM IMMEDIATELY. ENGINEERING PLANS AND DETAILS MUST TAKE PREFERENCE TO THIS DRAWING. ALL WORK IS TO BE CARRIED OUT AS PER APPROVED PLANS IN ACCORDANCE WITH THE BCA AND RELEVANT CONSENT AUTHORITY CONDITIONS. COPYRIGHT CLAUSE: THE DESIGN AND DETAILS CONTAINED ON THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND IS SUPPLIED IN CONFIDENCE THAT IT IS NOT TO BE USED FOR ANY OTHER PURPOSE EXCEPT THAT AUTHORISED BY THIS FIRM - THE LEGAL AND BENEFICIAL OWNER.

GENERAL NOTES
1. LIFT OFF HINGES TO ALL BATHROOM DOORS.
2. ALL MECHANICAL VENTILATION TO BE DUCTED.
3. RANGEHOOD TO BE DUCTED EXTERNALLY.
4. ALL SQUARE SET OPENINGS FOR 2.4M CEILINGS TO BE 2.1M IN HEIGHT.
5. ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE.
6. ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE.
7. PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS.
8. ALL SHOWER NICHE TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm FFL UNLESS STATED OTHERWISE.
9. HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786.
10. EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4

FILLS
STEEL BEAM
OVERHEAD
TILED




PROJECT DETAILS
PROPOSED: DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING
CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK
LOT NO: 8
DP NO: 13832
COUNCIL: CANTEBURY BANKSTOWN COUNCIL



DESIGNED: AO	CHECKED: AO
DRAWN: AO	DATE: 24/03/2022
SCALE: 1:285.714	DRAWING NO: 01
TITLE: COVER PAGE	

ABBREVIATIONS

MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
AC	AIR CONDITIONING
HWS	HOT WATER SYSTEM
RWT	RAINWATER TANK
DP	DOWNPIPES
CB	COUNCIL BINS
D.E.B	DROP EDGE BEAM

SITE LEGEND	
BASEMENT LEVEL	
GROUND LEVEL	
FIRST LEVEL	

COMPLIANCE AREA CALCULATON (SITE AREA 613.00M²)

(FLOOR AREA CALCULATIONS EXCLUDES GARAGE, VOIDS / SHAFTS
PORCH, ALFRESCO AND THE AREA OF EXTERNAL SKIN WALL)

BASEMENT FLOOR: 107.50 M²
GROUND FLOOR: 151.80M²
ALFRESCO: 59.70 M²
FIRST FLOOR: 153.30 M²
BALCONIES: 24.00 M²

TOTAL COMPLIANCE AREA: 496.300 M²

F.S.R. = GROSS FLOOR AREA / SITE AREA:

GROUND FLOOR: 151.80 M²
FIRST FLOOR: 153.30 M²

TOTAL PROPOSED GROSS FLOOR AREA: 332.40 M²

PERMISSIBLE FSR = 0.5:1 (306.50 M²)
PROPOSED FSR = 304.80 M² / 613.00 M² OR 0.49:1

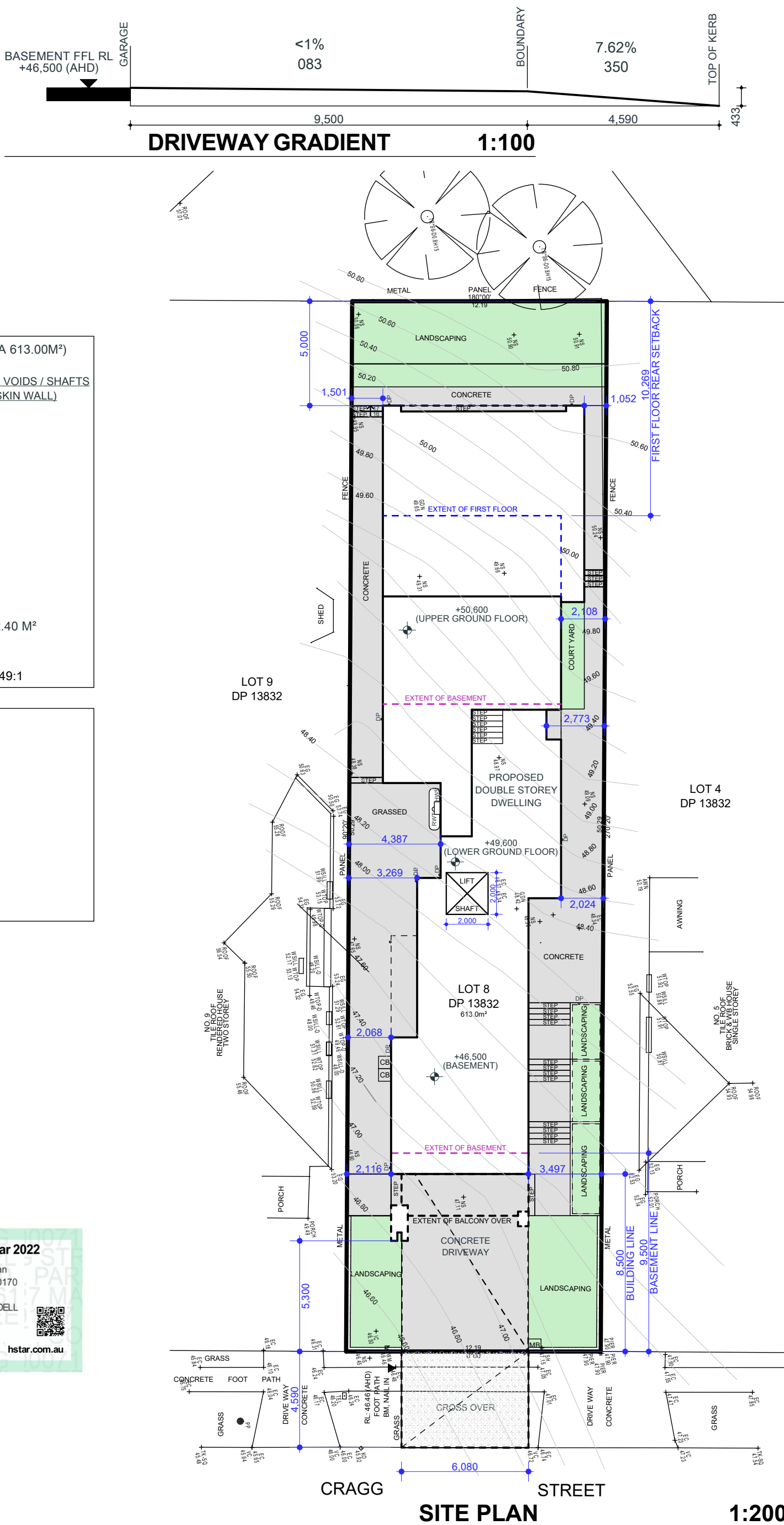
LANDSCAPE AREA CALCULATION

SITE AREA: 613 M²
LANDSCAPING FRONT YARD: 54.50 M²
LANDSCAPING REAR YARD: 83.90 M²
TOTAL LANDSCAPING AREA: 136.40 M²

SOFT SOIL ZONES: 22.25%

PRIVATE OPEN SPACE

REQUIRED POS: 80.00 M²
PROPOSED POS: 149.00 M²



ONE
ONE OF ONE DESIGN

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4. RANGEHOOD TO BE DUCTED EXTERNALLY.
5. ALL SQUARE SET OPENINGS FOR 24M CEILINGS TO BE 21M IN HEIGHT.
6. ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE.
7. ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE.
8. PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS.
9. PROVIDE A NICHES TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm FFL UNLESS STATED OTHERWISE.
10. HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786.
11. EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SET OUT IN NCC PART 3.7.3.3. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4.

FILLS

STEEL BEAM
— — —

OVERHEAD
— — —

TILED

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BASEMENT CARPARKING

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LOT NO: 8

DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL



DESIGNED: AO CHECKED: AO

DRAWN: AO	DATE: 24/03/2022
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SCALE: 1:200	DRAWING NO: 02
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TITLE: SITE PLAN

ABBREVIATIONS

GENERAL

ASD	ALUMINIUM SLIDING DOOR
ASSD	ALUMINIUM SLIDING STACKER DOOR
ASW	ALUMINIUM SLIDING WINDOW
AAW	ALUMINIUM AWNING WINDOW
AHW	ALUMINIUM HUNG WINDOW
AFW	ALUMINIUM FIXED WINDOW
ABW	ALUMINIUM BIFOLD WINDOW
AHW	ALUMINIUM HINGED WINDOW
ALL	ALUMINIUM LOUVRES
AES	ADJUSTABLE EXTERNAL LOUVRE
TL	TIMBER LOUVRES
PL	PANEL LIFT DOOR
RO	ROLLER DOOR
SB	STEEL BEAM
TR	TILE ROOF
FTR	FLAT TILED ROOF
CR	COLORBOND ROOF
FCR	FLAT COLORBOND ROOF
CBG	COLORBOND GUTTERING
FP	FIRE PLACE
HG	HANDRAIL - GLASS
HM	HANDRAIL - METAL
HT	HANDRAIL - TIMBER
PSA	PRIVACY SCREEN - ALUMINIUM
PSG	PRIVACY SCREEN - FROSTED GLASS
PST	PRIVACY SCREEN - TIMBER
TP	TIMBER PERGOLA
WIR	WALK IN ROBE
BIR	BUILT IN ROBE
LIN	LINEN STORAGE
STR	STORAGE ROOM
MH	MAN HOLE
SD	SMOKE DETECTOR

WET AREAS

EF	EXHAUST FAN
DEF	DUCTED EXHAUST FAN
WM	WASHING MACHINE
DR	DRYER
T	LAUNDRY TUB
WC	TOILET
BI	BIDET
U	URINAL
SHR	SHOWER
B	BATH TUB
SPA	SPA BATH
V	VANITY
BA	BASIN
WO	WALL OVEN
CT	COOKTOP
UBO	UNDER BENCH OVEN
S	SINK
RH	RANGEHOOD
OHC	OVERHEAD CUPBOARDS
REF	REFRIDGERATOR
DW	DISHWASHER
P	PANTRY
FW	FLOOR WASTE

FILLS

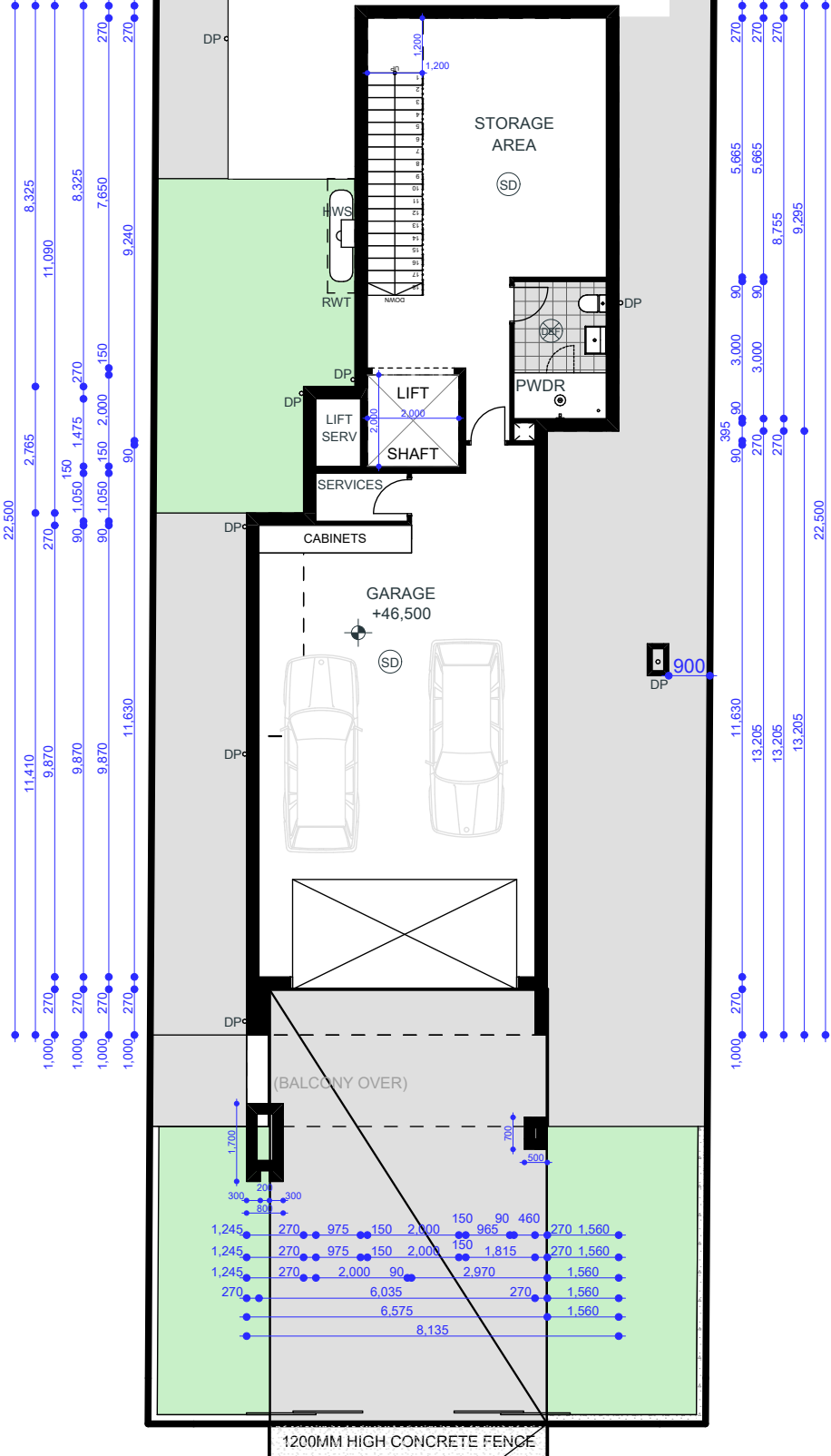
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DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:150 DRAWING NO: 03

TITLE: BASEMENT FLOOR
PLAN

ABBREVIATIONS

GENERAL

ASD	ALUMINIUM SLIDING DOOR
ASSD	ALUMINIUM SLIDING STACKER DOOR
ASW	ALUMINIUM SLIDING WINDOW
AAW	ALUMINIUM AWNING WINDOW
AHW	ALUMINIUM HUNG WINDOW
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FTR	FLAT TILED ROOF
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CBG	COLORBOND GUTTERING
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HG	HANDRAIL - GLASS
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PSA	PRIVACY SCREEN - ALUMINIUM
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WIR	WALK IN ROBE
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LIN	LINEN STORAGE
STR	STORAGE ROOM
MH	MAN HOLE
SD	SMOKE DETECTOR

WET AREAS

EF	EXHAUST FAN
DEF	DUCTED EXHAUST FAN
WM	WASHING MACHINE
DR	DRYER
T	LAUNDRY TUB
WC	TOILET
BI	BIDET
U	URINAL
SHR	SHOWER
B	BATH TUB
SPA	SPA BATH
V	VANITY
BA	BASIN
WO	WALL OVEN
CT	COOKTOP
UBO	UNDER BENCH OVEN
S	SINK
RH	RANGEHOOD
OHC	OVERHEAD CUPBOARDS
REF	REFRIDGERATOR
DW	DISHWASHER
P	PANTRY
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STEEL BEAM — — —

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CLIENT NAME: JOYCE NGUYET HANG
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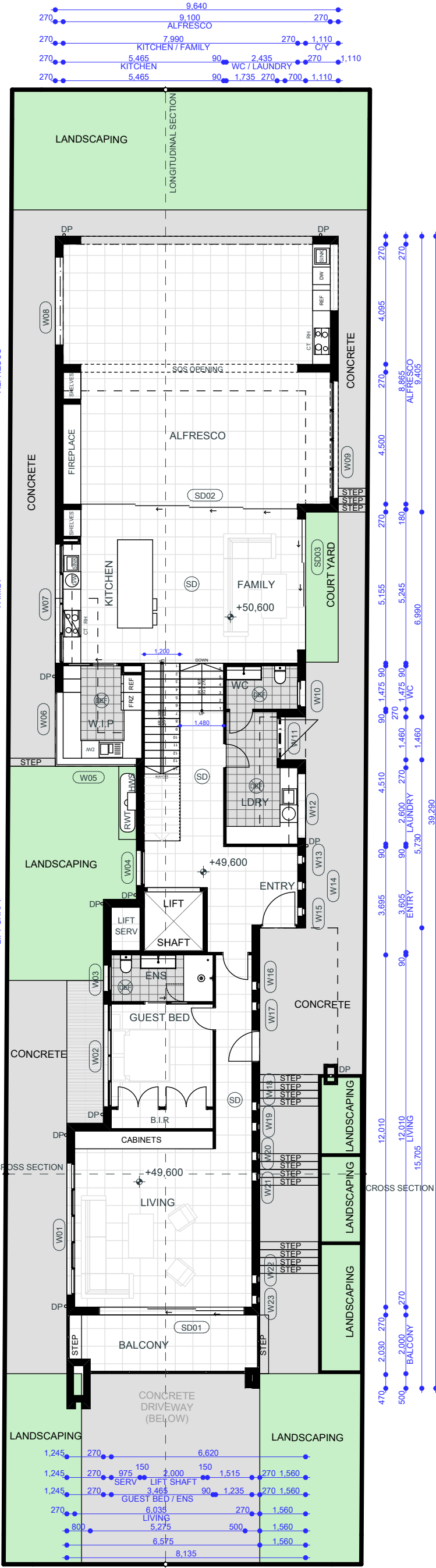
COUNCIL: CANTEBURY BANKSTOWN COUNCIL

DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:150 DRAWING NO: 04

TITLE: GROUND FLOOR
PLAN



GROUND FLOOR

1:150

ABBREVIATIONS

GENERAL

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WET AREAS

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DEF	DUCTED EXHAUST FAN
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FILLS

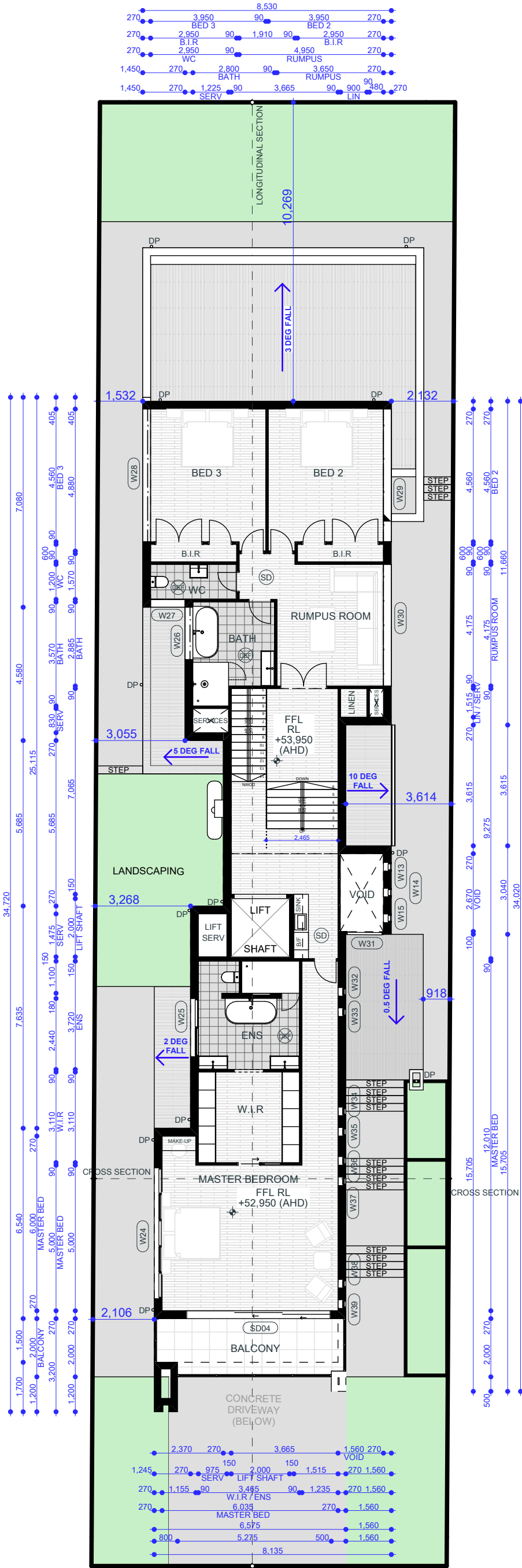
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OVERHEAD

TILED



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FIRST FLOOR

1:150

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DRAWN: AO	DATE: 24/03/2022																
SCALE: 1:150	DRAWING NO: 05																
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ABBREVIATIONS

GENERAL

- ASDALUMINIUM SLIDING DOOR
- ASSDALUMINIUM SLIDING STACKER DOOR
- ASWALUMINIUM SLIDING WINDOW
- AAWALUMINIUM AWNING WINDOW
- AHWALUMINIUM HUNG WINDOW
- AFWALUMINIUM FIXED WINDOW
- ABWALUMINIUM BIFOLD WINDOW
- AHWALUMINIUM HINGED WINDOW
- ALLALUMINIUM LOUVRES
- AESADJUSTABLE EXTERNAL LOUVRE
- TLTIMBER LOUVRES
- PLPANEL LIFT DOOR
- ROROLLER DOOR
- SBSTEEL BEAM
- TRTILE ROOF
- FTRFLAT TILED ROOF
- CRCOLORBOND ROOF
- FCRFLAT COLORBOND ROOF
- CBGCOLORBOND GUTTERING
- FPFIRE PLACE
- HGHANDRAIL - GLASS
- HMHANDRAIL - METAL
- HTHANDRAIL - TIMBER
- PSAPRIVACY SCREEN - ALUMINIUM
- PSGPRIVACY SCREEN - FROSTED GLASS
- PSTPRIVACY SCREEN - TIMBER
- TPTIMBER PERGOLA
- WIRWALK IN ROBE
- BIRBUILT IN ROBE
- LINLINEN STORAGE
- STRSTORAGE ROOM
- MHMAN HOLE
- SDSMOKE DETECTOR

WET AREAS

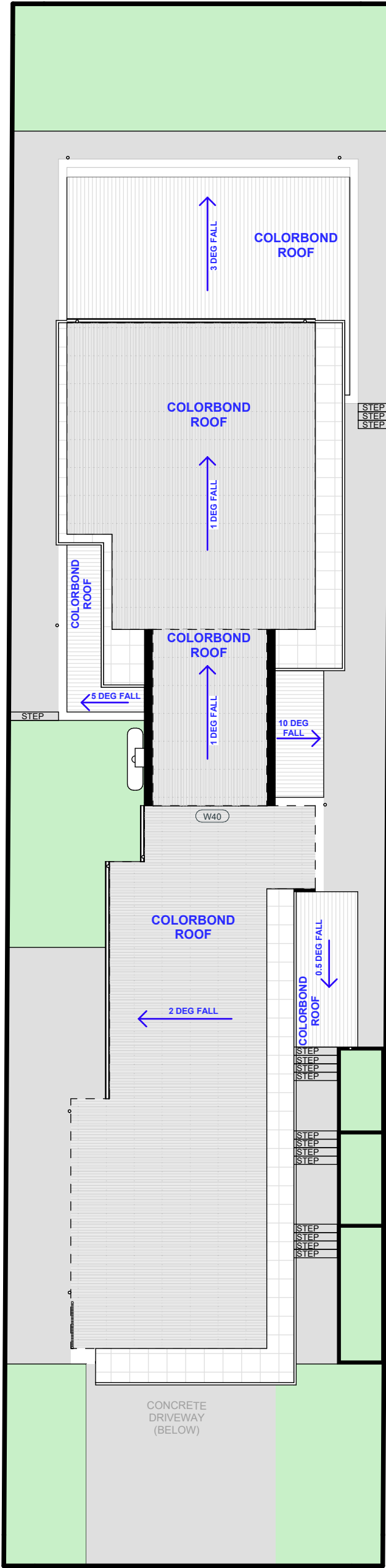
- EFEXHAUST FAN
- DEFDUCTED EXHAUST FAN
- WMWASHING MACHINE
- DRDRYER
- TLAUNDRY TUB
- WCTOILET
- BIBIDET
- UURINAL
- SHRSHOWER
- BBATH TUB
- SPASPA BATH
- VVANITY
- BABASIN
- WOWALL OVEN
- CTCOOKTOP
- UBOUNDER BENCH OVEN
- SSINK
- RHRANGEHOOD
- OHCOVERHEAD CUPBOARDS
- REFREFRIDGERATOR
- DWDISHWASHER
- Ppantry
- FWFLOOR WASTE

FILLS

- STEEL BEAM
- OVERHEAD
- TILED

GENERAL NOTES

1. LIFT OFF HINGES TO ALL BATHROOM DOORS.
2. ALL MECHANICAL VENTILATION TO BE DUCTED.
3. RANGEHOOD TO BE DUCTED EXTERNALLY.
4. ALL SQUARE SET OPENINGS FOR 2.7M CEILINGS & HIGHER TO BE 2.4M IN HEIGHT.
5. ALL SQUARE SET OPENINGS FOR 2.4M CEILINGS TO BE 2.1M IN HEIGHT.
6. ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE.
7. ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE.
8. PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS.
9. ALL SHOWER NICHE TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm FFL UNLESS STATED OTHERWISE.
10. HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786.
11. EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4



ROOF PLAN

1:150

<div>ONE</div> <div>ONE OF ONE DESIGN</div>	<p>GENERAL NOTES: DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CONFIRM DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THIS FIRM IMMEDIATELY. ENGINEERING PLANS AND DETAILS MUST TAKE PREFERENCE TO THIS DRAWING. ALL WORK IS TO BE CARRIED OUT AS PER APPROVED PLANS IN ACCORDANCE WITH THE BCA AND RELEVANT CONSENT AUTHORITY CONDITIONS. <u>COPYRIGHT CLAUSE:</u> THE DESIGN AND DETAILS CONTAINED ON THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND IS SUPPLIED IN CONFIDENCE THAT IT IS NOT TO BE USED FOR ANY OTHER PURPOSE EXCEPT THAT AUTHORISED BY THIS FIRM - THE LEGAL AND BENEFICIAL OWNER.</p>	<p>GENERAL NOTES</p> <p>1. LIFT OFF HINGES TO ALL BATHROOM DOORS.</p> <p>2. ALL MECHANICAL VENTILATION TO BE DUCTED.</p> <p>3. RANGEHOOD TO BE DUCTED EXTERNALLY.</p> <p>4. ALL SQUARE SET OPENINGS FOR 2.4M CEILINGS TO BE 2.1M IN HEIGHT.</p> <p>5. ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE.</p> <p>6. ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE.</p> <p>7. PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS.</p> <p>8. ALL SHOWER NICHE TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm FFL UNLESS STATED OTHERWISE.</p> <p>9. HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786.</p> <p>10. EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4</p>	<div><div>FILLS</div><div>STEEL BEAM<div></div></div><div>OVERHEAD<div></div></div><div>TILED<div></div></div></div>	<div>PROJECT DETAILS</div> <div>PROPOSED: DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING</div> <div>CLIENT NAME: JOYCE NGUYET HANG</div> <div>ADDRESS: 7 CRAGG ST, CONDELL PARK</div> <div>LOT NO: 8</div> <div>DP NO: 13832</div> <div>COUNCIL: CANTEBURY BANKSTOWN COUNCIL</div>	<div><div></div><div>Z</div></div>	DESIGNED: AO	CHECKED: AO
						DRAWN: AO	DATE: 24/03/2022
						SCALE: 1:150	DRAWING NO: 06
						TITLE: ROOF PLAN	

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FILLS
STEEL BEAM
OVERHEAD
TILED

PROJECT DETAILS

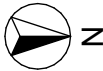
PROPOSED: DOUBLE STOREY HOUSE WITH
BASEMENT CARPARKING

CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK

LOT NO: 8

DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL



DESIGNED: AO

CHECKED: AO

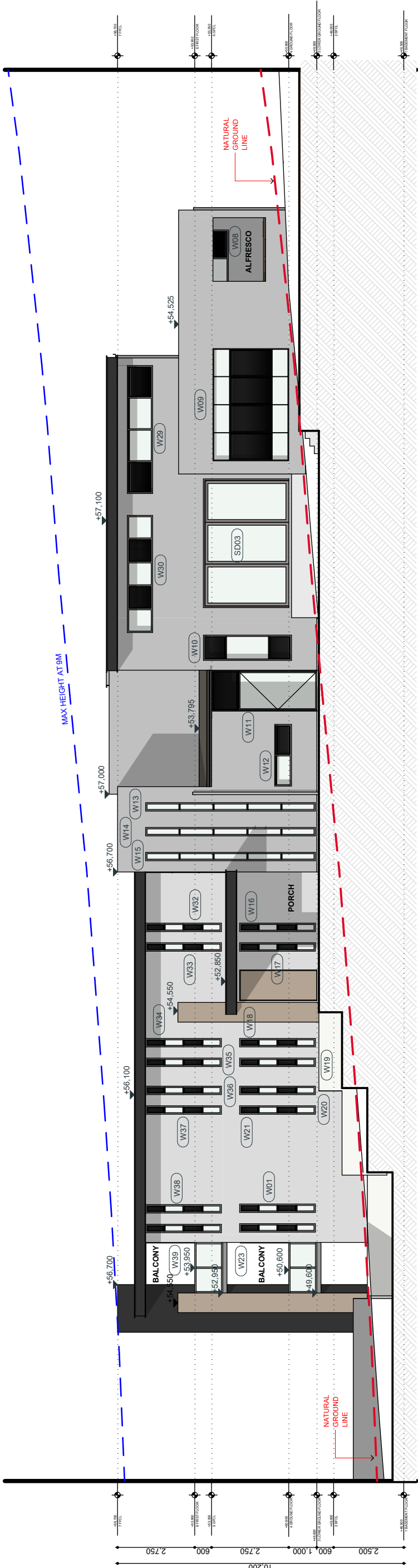
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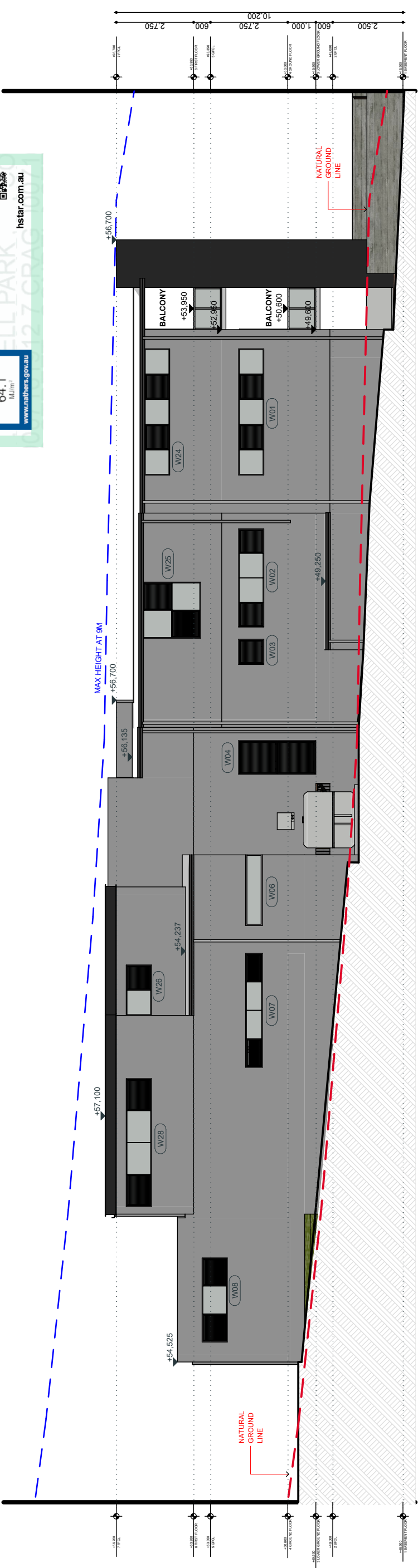
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TITLE: ELEVATIONS



1:150

NORTH



1:150

SOUTH

BASIX REQUIREMENTS

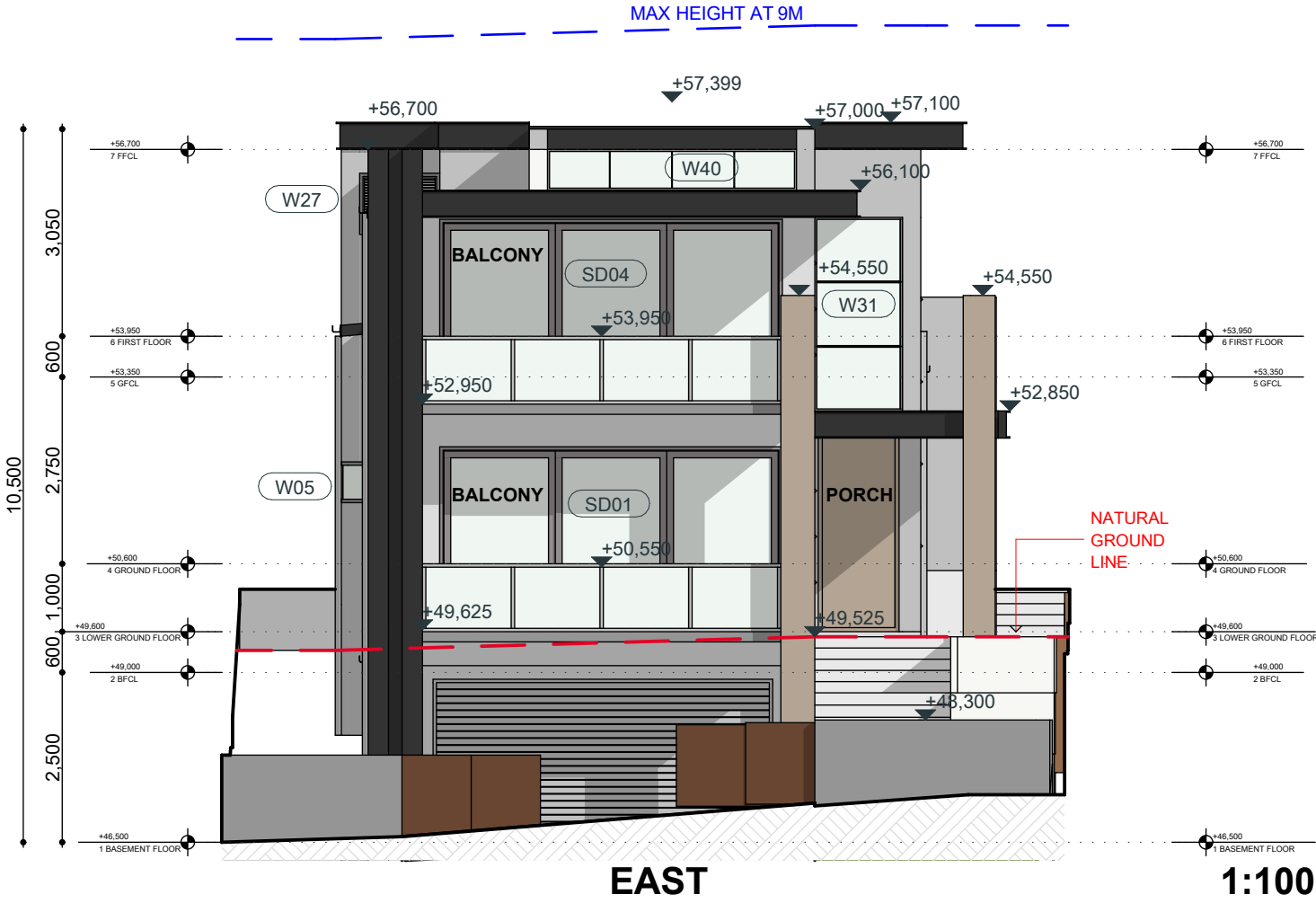
CERTIFICATE NUMBER: 998992S

STORMWATER
RECYCLED WATER AREA: NO
RAINWATER TANK SIZE: 3000L
USES: LANDSCAPING
TANK WATER OVERFLOW: STREET K&G

WATER
SHOWERHEAD RATING: 3 STAR MIN
TOILET RATING: 4 STAR MIN
BATHROOM TAP RATING: 4 STAR MIN
KITCHEN TAP RATING: 4 STAR MIN

THERMAL COMFORT
INTERNAL WALLS: PLASTERBOARD
EXTERNAL WALLS: DOUBLE BRICK
EXTERNAL INSULATION: R3.0 BATTS
CEILING INSULATION: R5.0 BATTS
ROOF VENTILATORS: 4 WIND VENTILATORS
ROOF INSULATION: FOIL
GLAZING: STANDARD GLASS, CLEAR

ENERGY
HOT WATER SYSTEM: GAS 4 STAR
LIGHTING : LED OR FLUORESCENT
AIRCONDITIONING: 3 PHASE
COOKTOP: GAS
CLOTHESLINE: YES
NOTE : ALL LED DOWNLIGHTS TO BE INSTALLED WITH APPROVED HEATSHIELDS.



5.1

NATIONWIDE HOUSE ENERGY RATING SCHEME

64.1 MJ/m²

www.nathers.gov.au

0007161912 27 Mar 2022

Assessor Mahbub Hassan
Accreditation No. HERA10170
Address
7 CRAGG STREET, CONDELL PARK, NSW, 2200

hstar.com.au



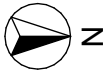
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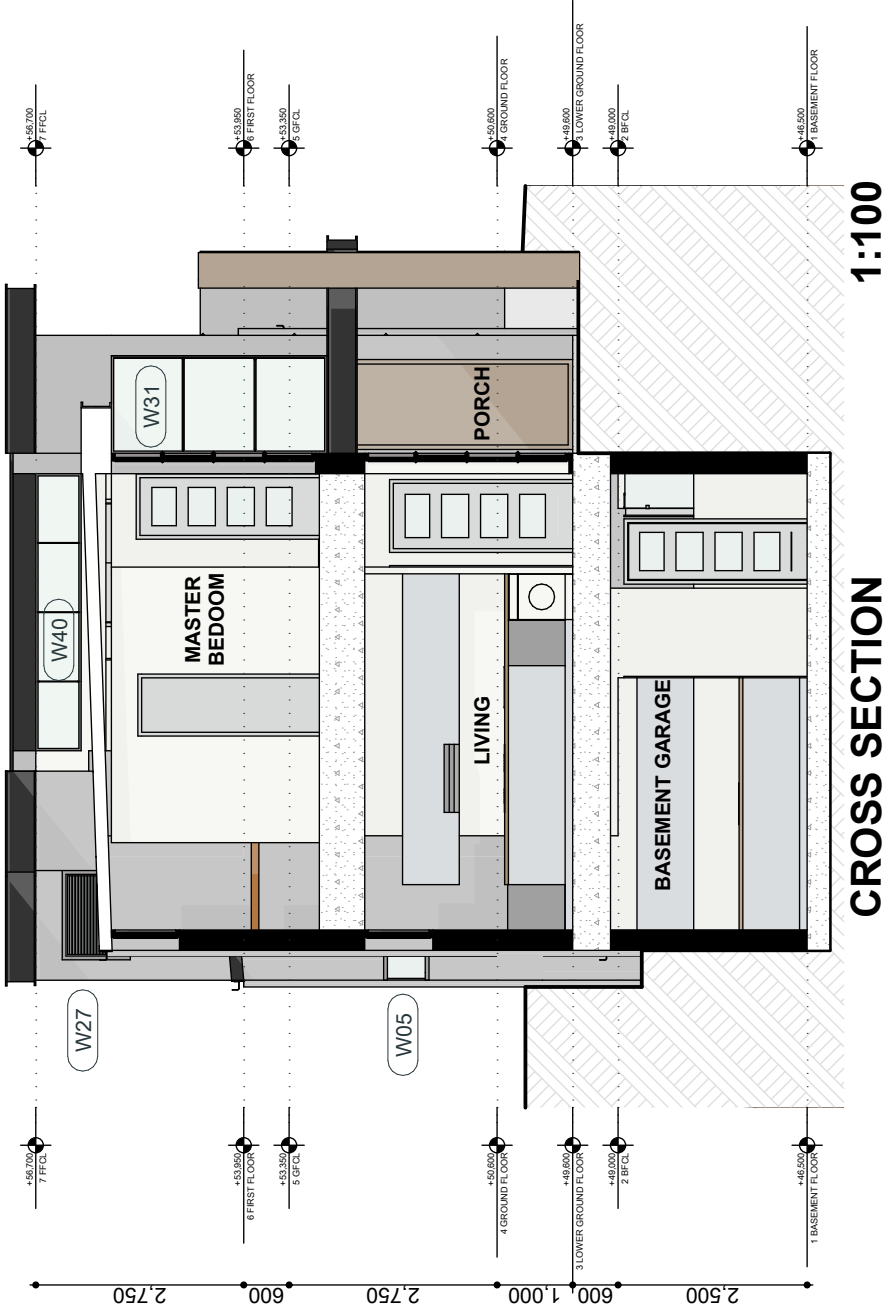
FILLS
STEEL BEAM
OVERHEAD
TILED

PROJECT DETAILS

PROPOSED: DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING
CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK
LOT NO: 8
DP NO: 13832
COUNCIL: CANTEBURY BANKSTOWN COUNCIL



DESIGNED: AO	CHECKED: AO
DRAWN: AO	DATE: 24/03/2022
SCALE: 1:100	DRAWING NO: 08
TITLE: ELEVATIONS / BASIX	



5.1

NATIONWIDE HOUSE ENERGY RATING SCHEME

64.1

MJ/m²

www.nathers.gov.au

0007161912 27 Mar 2022

Assessor Mahbub Hassan

Accreditation No. HERA10170

Address

7 CRAGG STREET, CONDELL PARK, NSW, 2200

hstar.com.au

ONE
ONE OF ONE DESIGN

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FILLS
STEEL BEAM
OVERHEAD
TILED

PROJECT DETAILS

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BASEMENT CARPARKING

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DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL

DESIGNED: AO

CHECKED: AO


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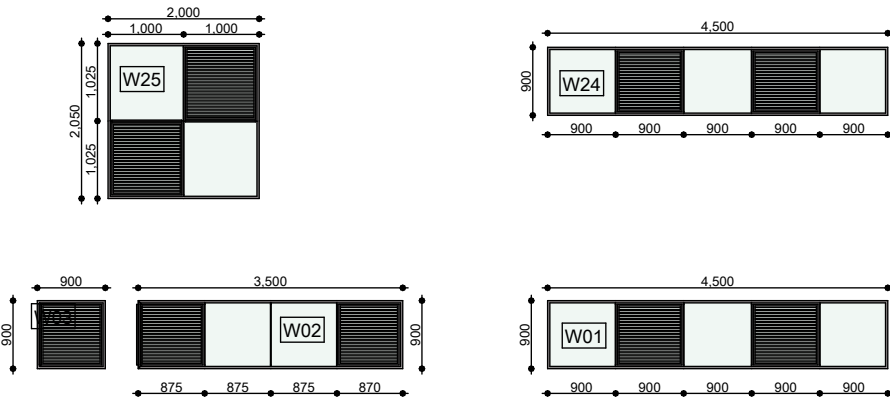
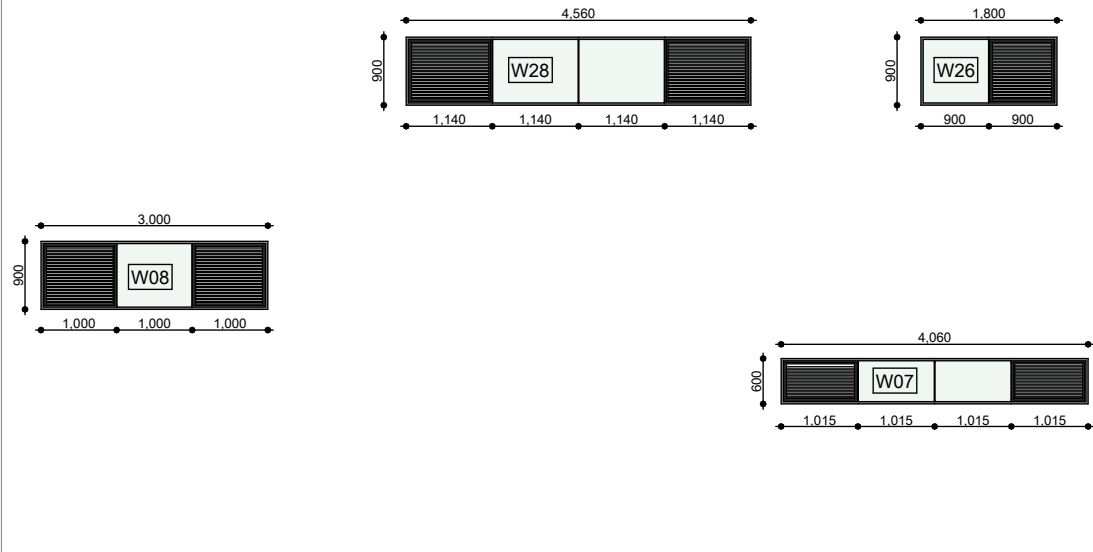
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DRAWING NO: 09

1:150
TITLE: SECTIONS

Glass Door Schedule (Frame Size)	
ID	SD04
Front View	
Height	2,700
Width	5,000

- | DIMENSIONS | GENERAL NOTES | | ABBREVIATIONS | | FILLS | PROPOSED: |
|------------|--|--|---------------|-----------------------|-------|--------------------|
| | GENERAL | | WET AREAS | | | |
| TO BE | 1. LIFT OFF HINGES TO ALL BATHROOM DOORS. | | ASD | ALUMINUM SLIDING DOOR | DEF | DUCTED EXHAUST FAN |
| TO BE | 2. ALL MECHANICAL VENTILATION TO BE DUCTED. | | AAW | ALUMINUM AXING WINDOW | WM | WASHING MACHINE |
| INS IN | 3. RANGEHOOD TO BE DUCTED EXTERNALLY. | | AFW | ALUMINUM FIXED WINDOW | WC | W/C |
| INS IN | 4. ALL SQUARE SET OPENINGS FOR 2.4M CEILINGS TO BE 2.1M IN HEIGHT. | | WIR | WALK IN ROBE | SHR | SHOWER |
| INS IN | 5. ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE. | | BIR | BUILT IN ROBE | B | BATH TUB |
| INS IN | 6. ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE. | | LIN | LINEN STORAGE | V | VANITY |
| INS IN | 7. PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS. | | STR | STORAGE ROOM | CT | COOKTOP |
| INS IN | 8. ALL SHOWER NICHE TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm WFL UNLESS STATED OTHERWISE. | | SD | SMOKE DETECTOR | S | SINK |
| INS IN | 9. HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786. | | DP | DOWN PIPE | RH | RANGEHOOD |
| INS IN | 10. EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. BATHROOM SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4 | | HWS | HOT WATER SYSTEM | REF | REFRIGERATOR |
| INS IN | | | RWT | RAIN WATER TANK | DFW | DISHWASHER |



EAST WINDOWS

SOUTH WINDOWS



0007161912 27 Mar 2022

Assessor Mahbub Hassan
Accreditation No. HERA10170
Address
 7 CRAGG STREET, CONDELL
 PARK, NSW, 2200



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ABBREVIATIONS			
GENERAL		DEF	AREAS
ASD	ALUMINIUM SLIDING DOOR	DET	DUCTED EXHAUST
AAW	ALUMINIUM AXING WINDOW	WM	WASHING MACHINE
AFW	ALUMINIUM FIXED WINDOW	WC	TOILET
WIR	WALK IN ROBE	SHR	SHOWER
BIR	BUILT IN ROBE	B	BATH TUB
LIN	LINEN STORAGE	V	VANITY
STR	STORAGE ROOM	CT	COOKTOP
SD	SMOKE DETECTOR	S	SINK
DP	DOWN PIPE	RH	RANGEHOOD
HWS	HOT WATER SYSTEM	REF	REFRIGERATOR
RWT	RAIN WATER TANK	DW	DISHWASHER

FILLS

STEEL BEAM
— — —

OVERHEAD
— — —


TILED

PROJECT DETAILS

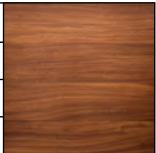
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LOT NO: 8
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COUNCIL: CANTEBURY BANKSTOWN COUNCIL




DESIGNED: AO	CHECKED: AO
DRAWN: AO	DATE: 24/03/2022
SCALE: 1:2, 1:100	DRAWING NO: 10
TITLE: WINDOW	
SCHEDULE	

MAIN WALL 1	
DULUX LEXICON	

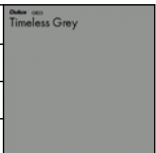
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FEATURE COLUMNS 2	
TIMBER FINISH	

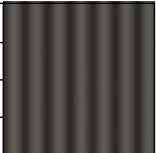
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MAIN WALL 2	
FIBRE CEMENT CLADDING	


2

WINDOW FRAMES	
DULUX TIMLESS GREY OR	
EQUIVELANT	


7

ROOF	
COLORBOND WOODLAND	
GREY OR EQUIVELANT	

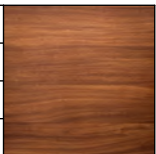
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GARAGE DOOR	
DULUX TIMLESS GREY OR	
EQUIVELANT	


8

FASCIA / GUTTERS /	
DOWNPIPES	
DULUX WOODLAND GREY	

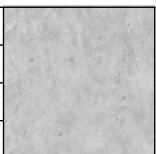
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ENTRY DOOR	
TIMBER FINISH	

9

FEATURE COLUMNS 1	
DULUX RICH BLACK	

5

DRIVEWAY	
TEXTURED CONCRETE	

10

5.1

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

64.1

MJ/m²

www.nathers.gov.au

0007161912 27 Mar 2022

Assessor: Mahbub Hassan

Accreditation No. HERA10170

Address

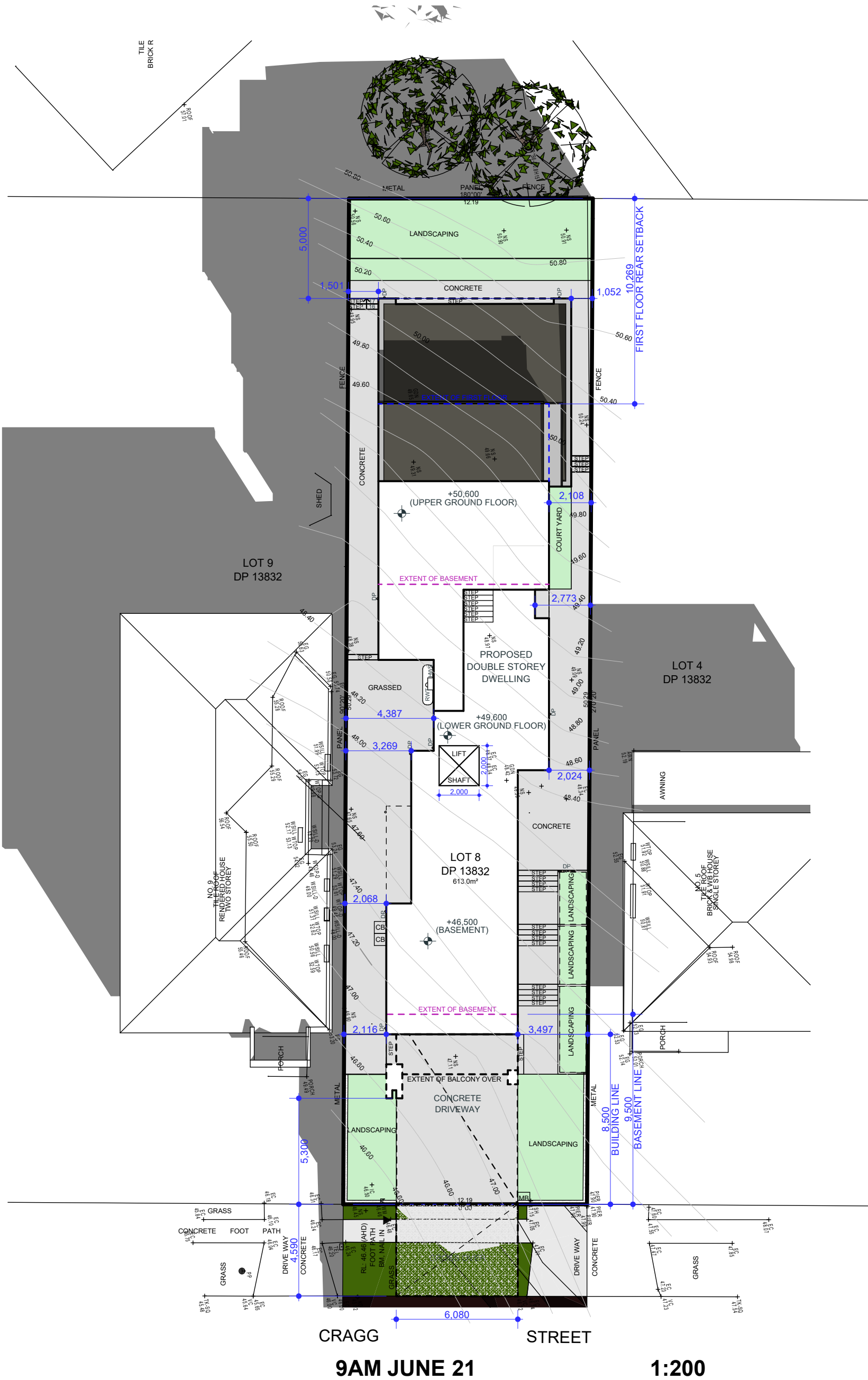
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hstar.com.au



PROJECT DETAILS





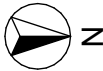
PROJECT DETAILS

PROPOSED: DOUBLE STOREY HOUSE WITH
BASEMENT CARPARKING

CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK

LOT NO: 8
DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL

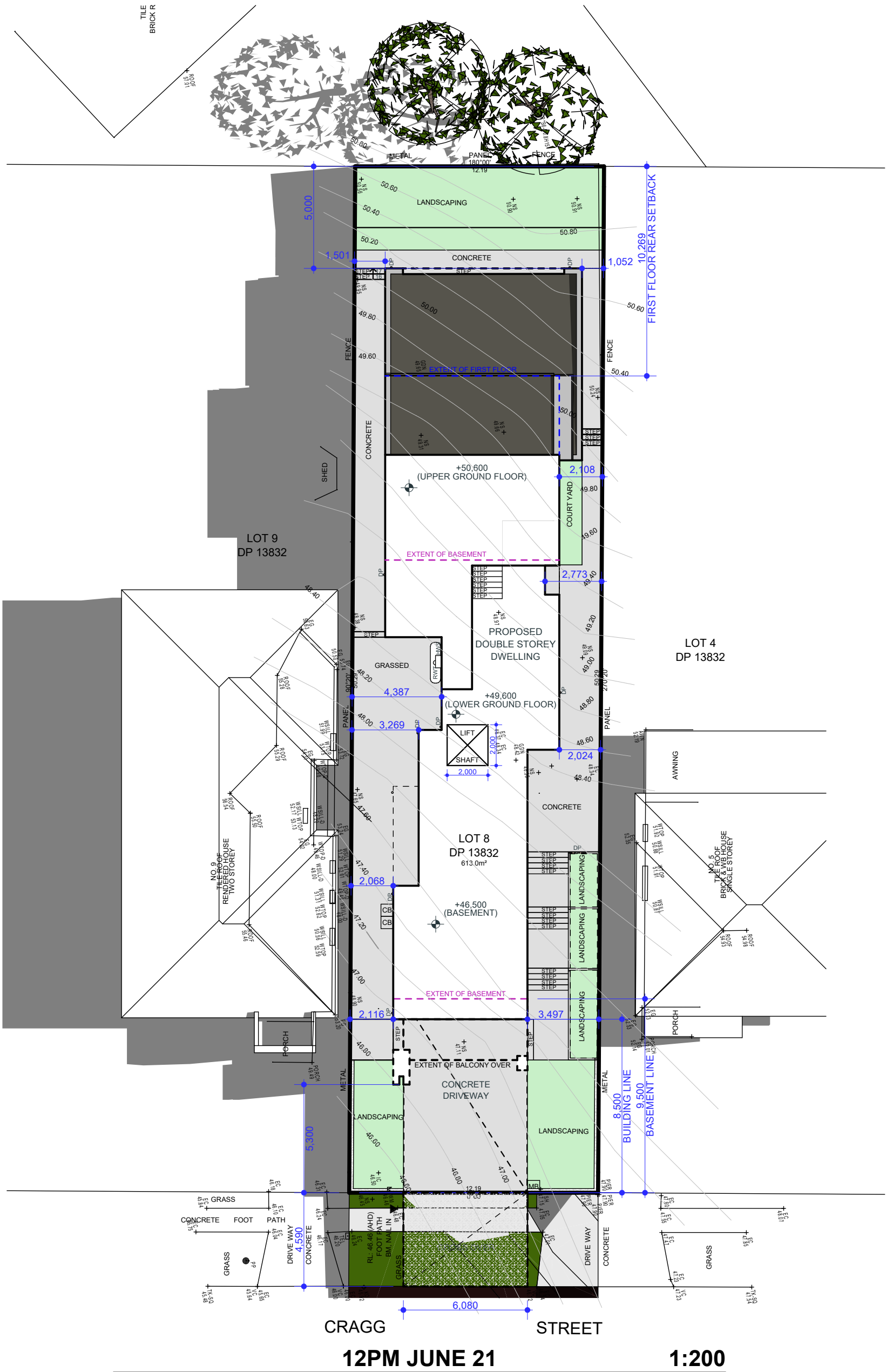


DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 12

TITLE: 9AM SHADOW
DIAGRAM 21 JUNE



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FILLS
STEEL BEAM
OVERHEAD
TILED

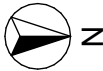
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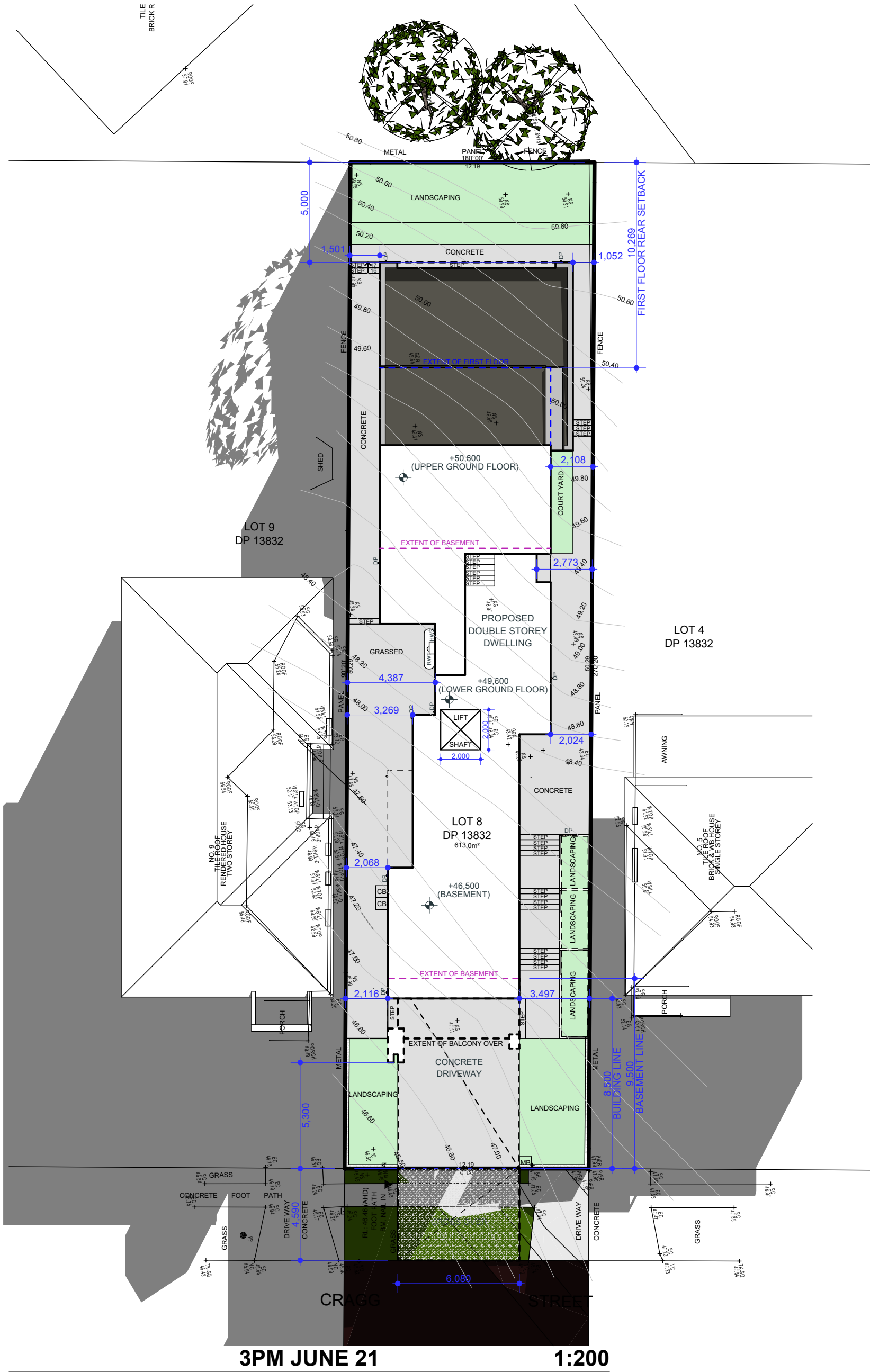


DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 13

TITLE: 12PM SHADOW
DIAGRAM 21 JUNE



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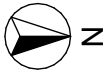
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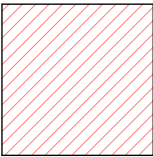
DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 14

TITLE: 3PM SHADOW
DIAGRAM 21 JUNE

DEMOLITION MANAGEMENT LEGEND



AREA OF BUILDING TO BE DEMOLISHED



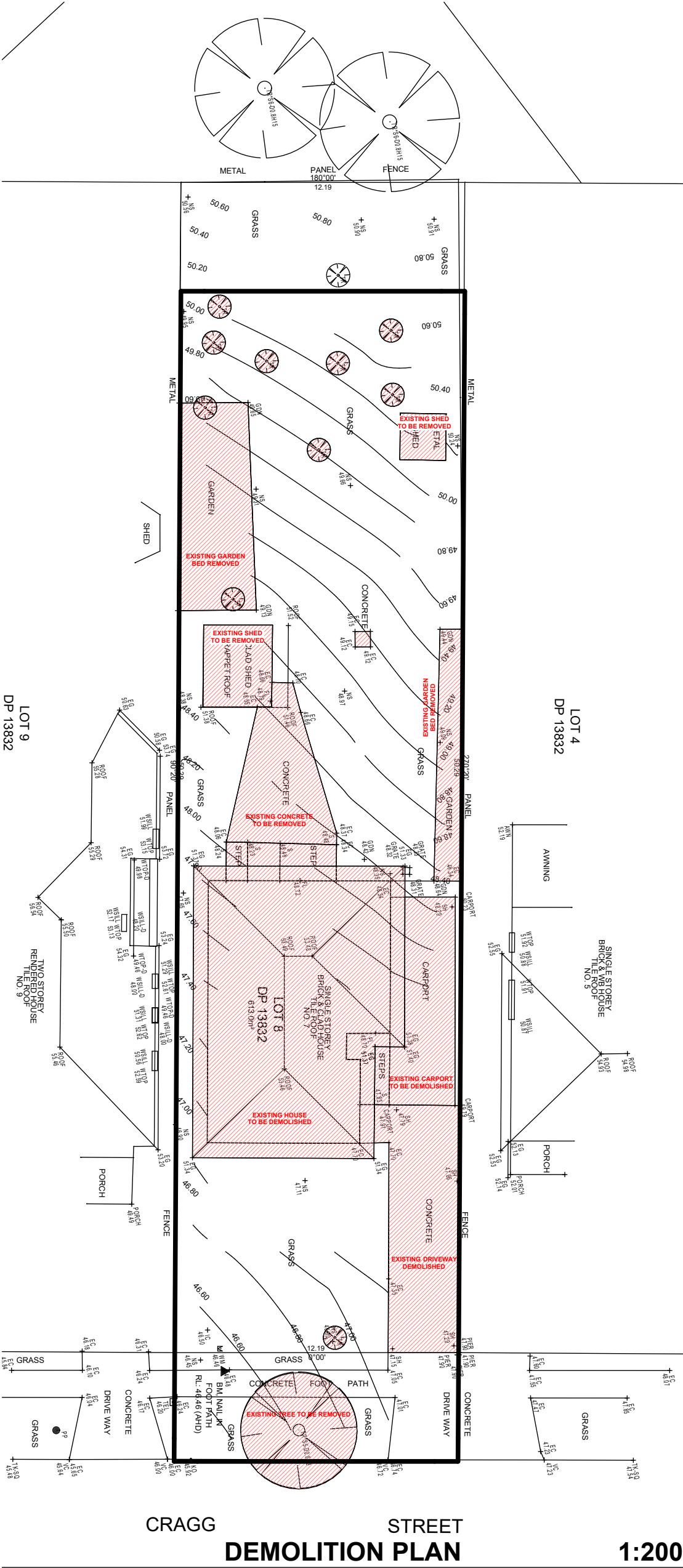
AREA OF BUILDING TO BE MAINTAINED



SECTION OF BUILDING TO BE DEMOLISHED



SECTION OF BUILDING TO BE MAINTAINED



DEMOLITION PLAN

1:200



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FILLS
STEEL BEAM
OVERHEAD
TILED

PROJECT DETAILS

PROPOSED: DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING




CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK

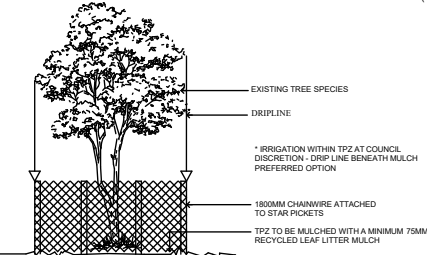
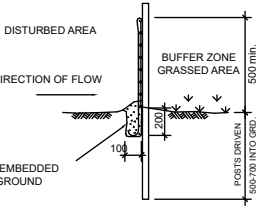
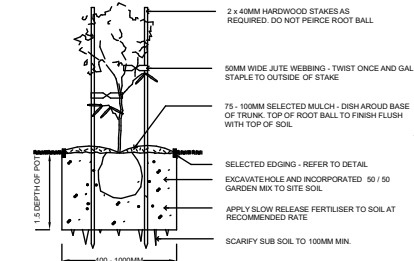
LOT NO: 8
DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL
















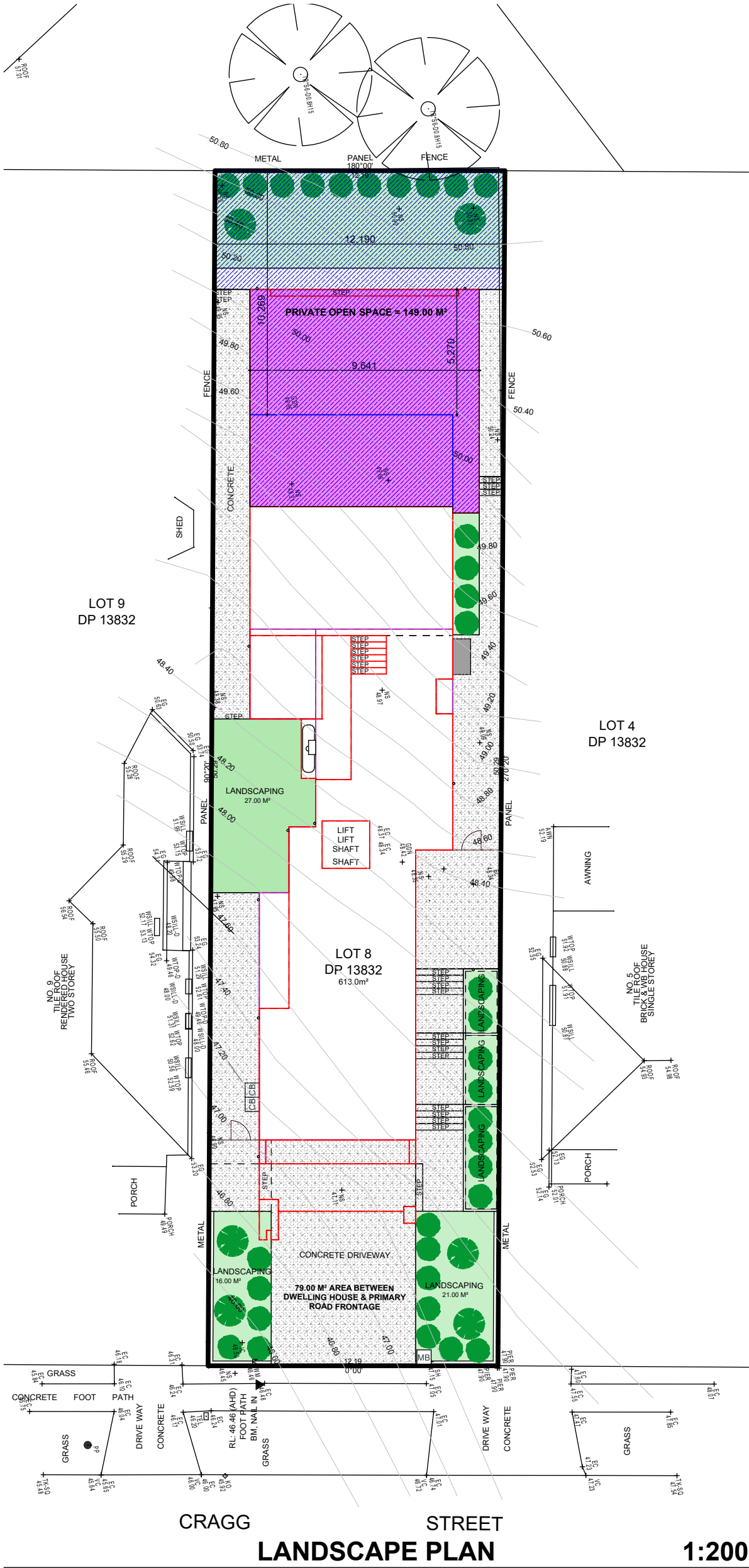
DESIGNED: AO	CHECKED: AO
DRAWN: AO	DATE: 24/03/2022
SCALE: 1:200	DRAWING NO: 15
TITLE: DEMOLITION PLAN	

PLANT REGISTER					
symbol	description	container size	quantity	height	width
	*Tristaniopsis laurina Water Gum	25Litre	1	8m	1-3m
	*Grevillea 'Robyn Gordon' 200mm Robyn Gordon	200mm	0	1.5-2m	1.5-2m
	*Grevillea sericea"	200mm	0	0.7m	0.7m
*Denotes Australian Native Plant Species					
NOTE: EXISTING LAYBACKS & SURVEY DETAILS TO BE PROVIDED WITH TOPOGRAPHICAL SURVEY					



LANDSCAPE LEGEND

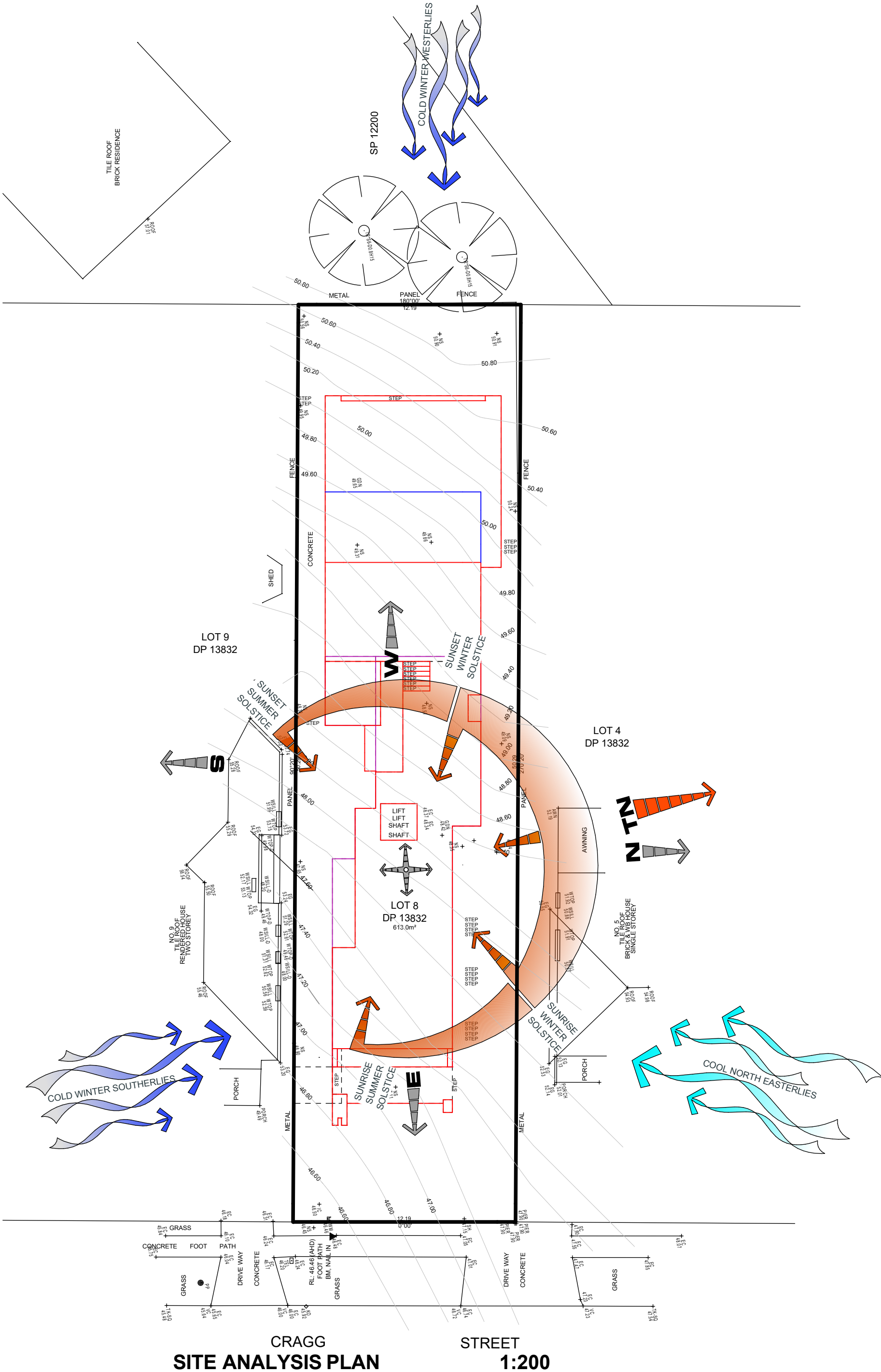
-  POOL AREA
-  CONCRETE PAVER
-  GRASS AREA
-  EXPOSED CONCRETE
-  PRIVATE OPEN SPACE
-  PRINCIPAL PRIVATE OPEN SPACE
-  CLOTHES DRYING
-  MAILBOX
-  COUNCIL BIN
-  SHRUB
-  TREE
-  BOUNDARY FENCE
-  SIDE GATE



PROJECT DETAILS

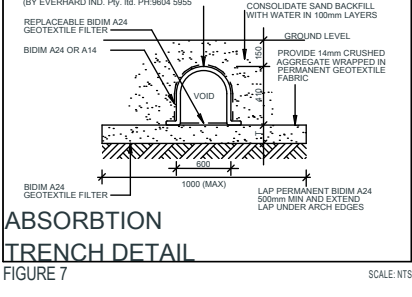
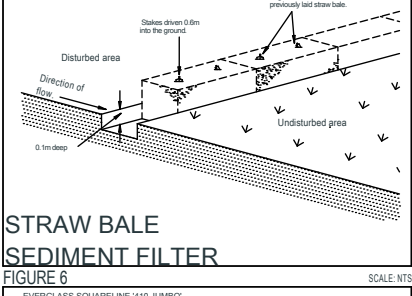
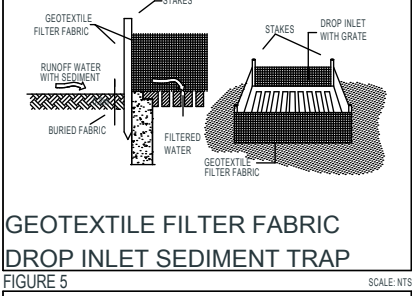
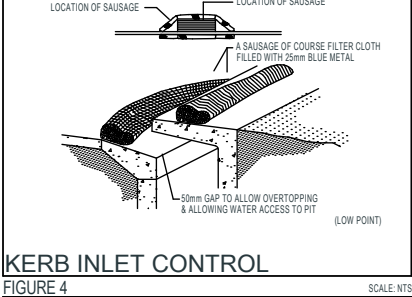
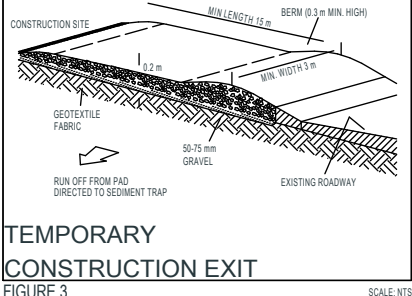
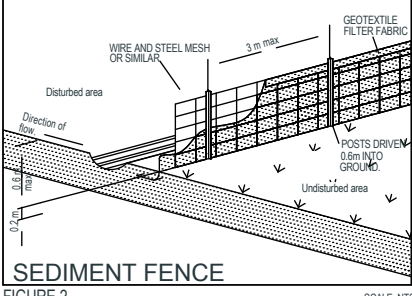
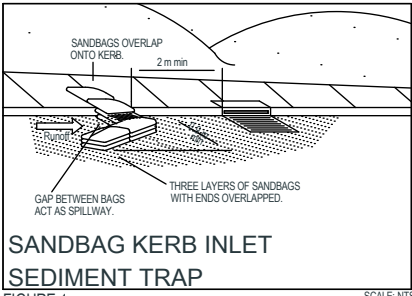
PROPOSED: DOUBLE STOREY HOUSE WITH
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CLIENT NAME: JOYCE NGUYET HANG
ADDRESS: 7 CRAGG ST, CONDELL PARK
LOT NO: 8
DP NO: 13832
COUNCIL: CANTEBURY BANKSTOWN COUNCIL





SEDIMENT CONTROL LEGEND

SEDIMENTATION CONTROL BARRIER



- SEDIMENT CONTROL NOTES:
1. All erosion and sedimentation control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the 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 inlet pits, consisting of 300mm wide x 300mm deep trench.
 4. All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including maintenance period.
 5. All disturbed areas shall be revegetated 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 concentrate.
 7. Filters shall be constructed by stretching fabric (propex) or approved equivalent between post and 3.0m centres. Fabric shall be buried 150mm along its lower edge.

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FILLS
STEEL BEAM
OVERHEAD
TILED

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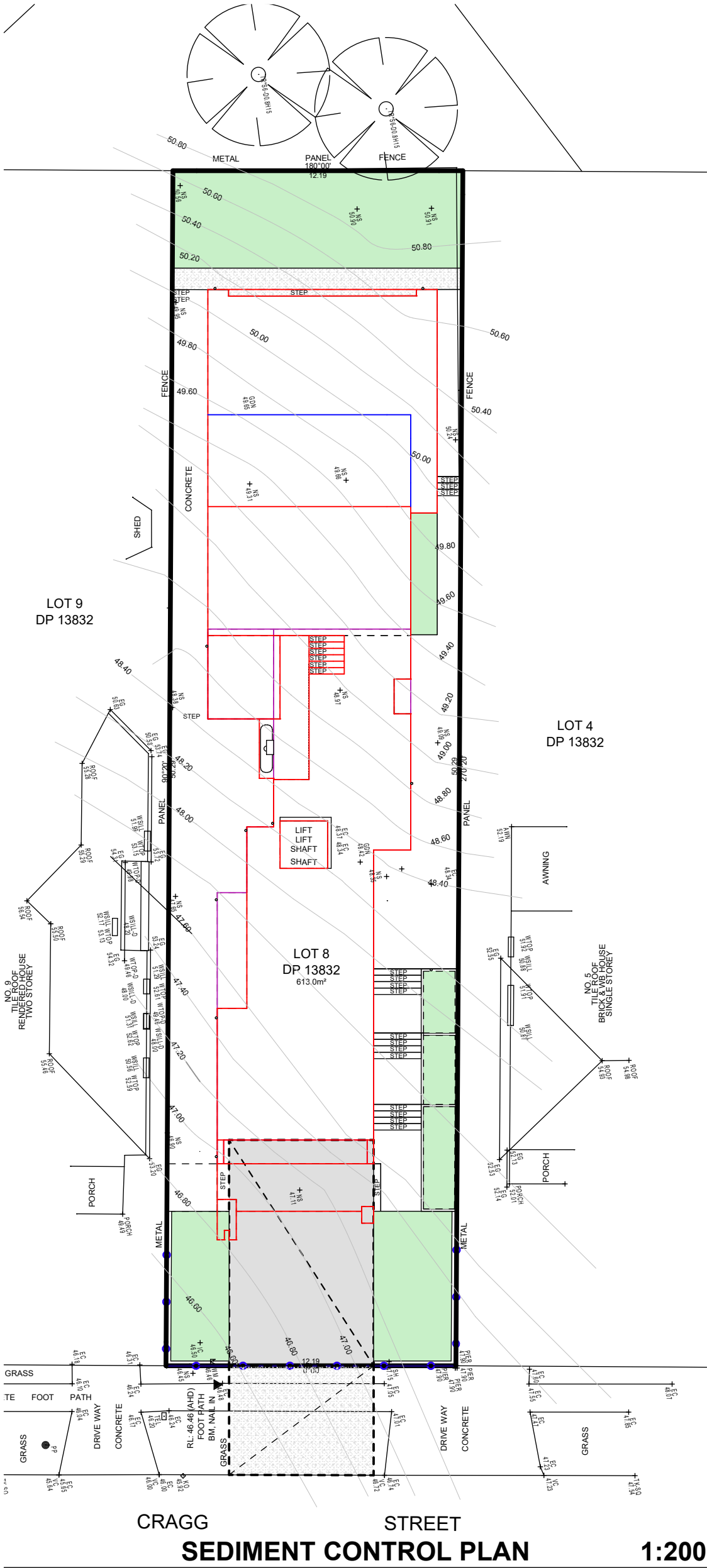


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DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 18

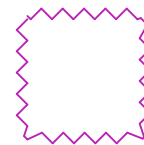


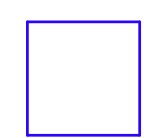

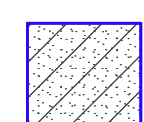


TITLE: EROSION / SEDIMENT CONTROL

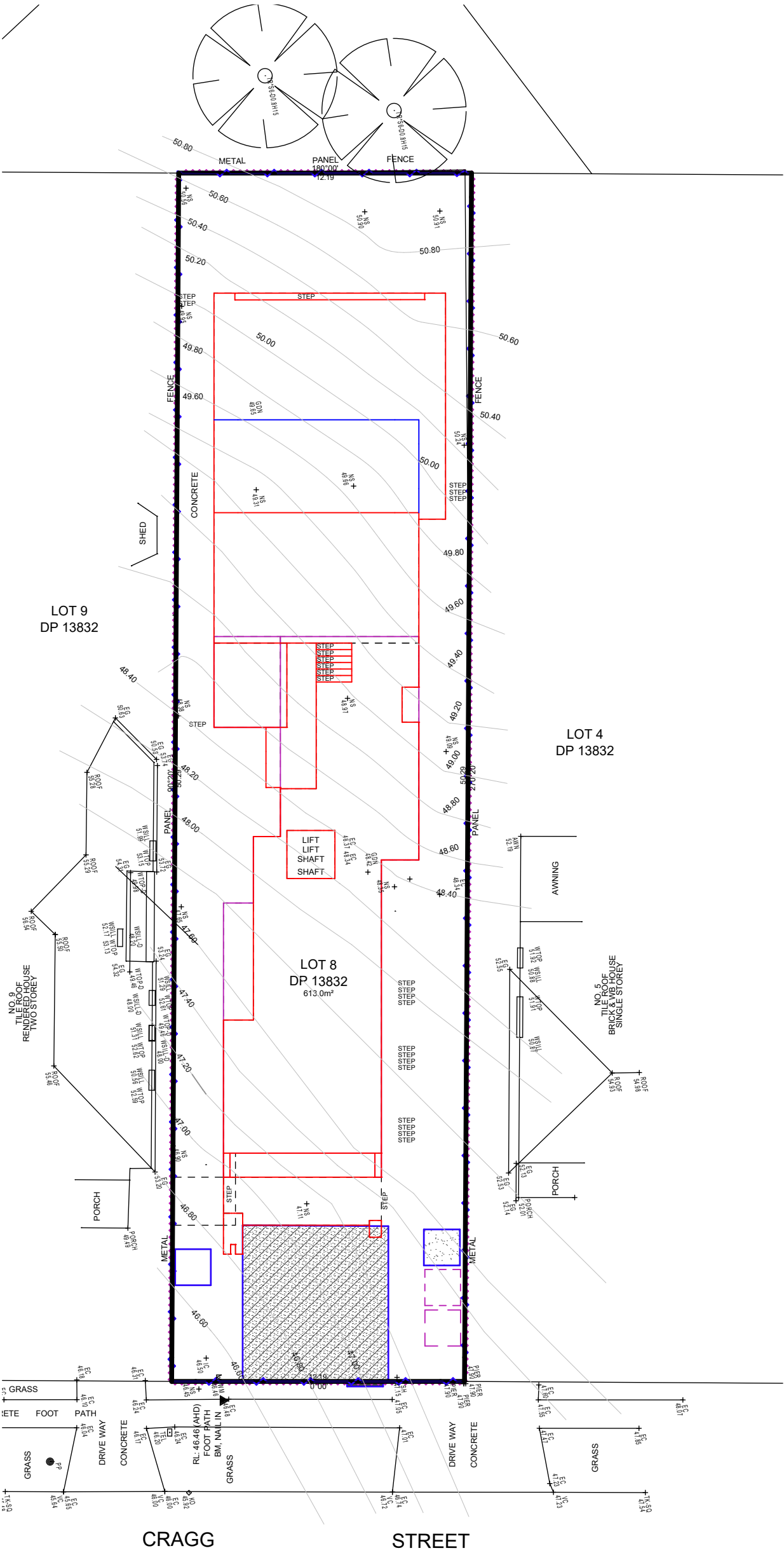


CRAGG STREET SEDIMENT CONTROL PLAN

1:200

WASTE MANAGEMENT LEGEND

-  AREA OF CONSTRUCTION
-  MATERIAL STORAGE
-  RECYCLED MATERIALS
-  PORTALOO
-  BRICKLAYERS SAND
-  ALL WEATHER ACCESS
-  SIGNAGE
-  SECURITY FENCING



WASTE MANAGMENT PLAN

1:200



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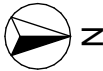
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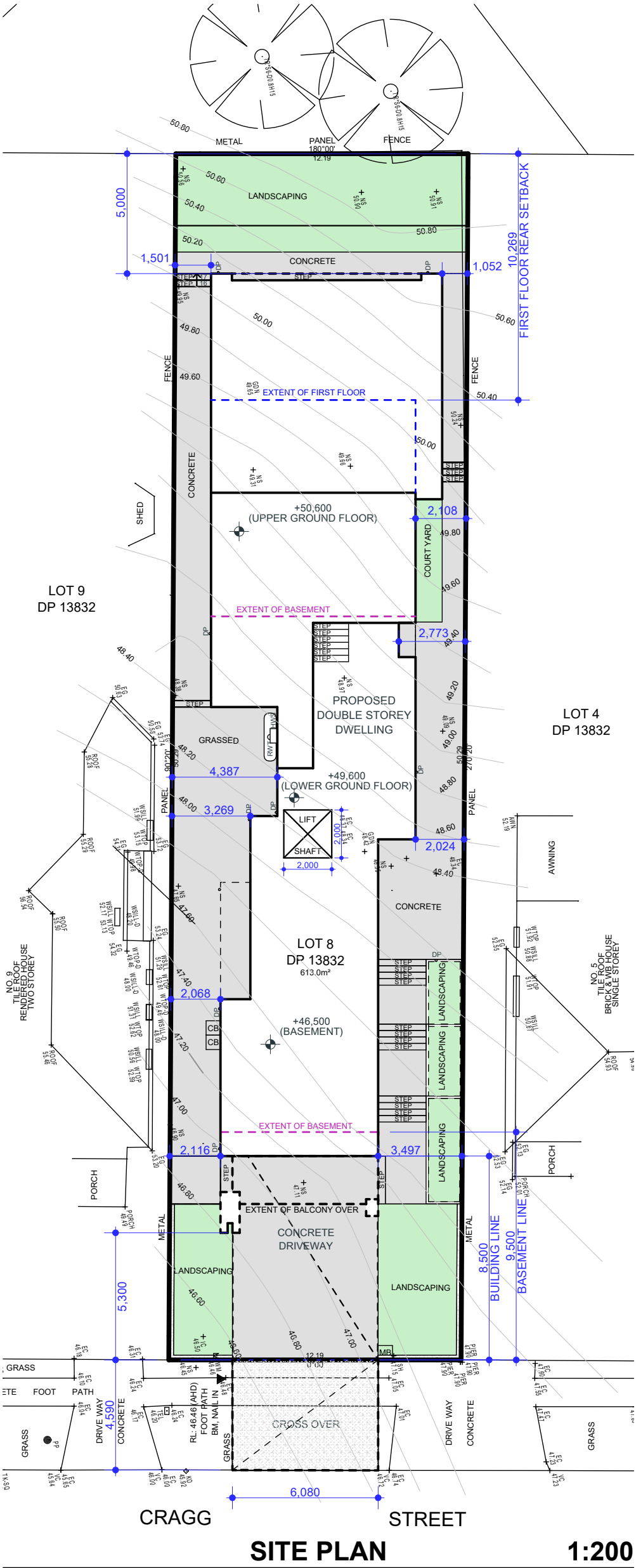


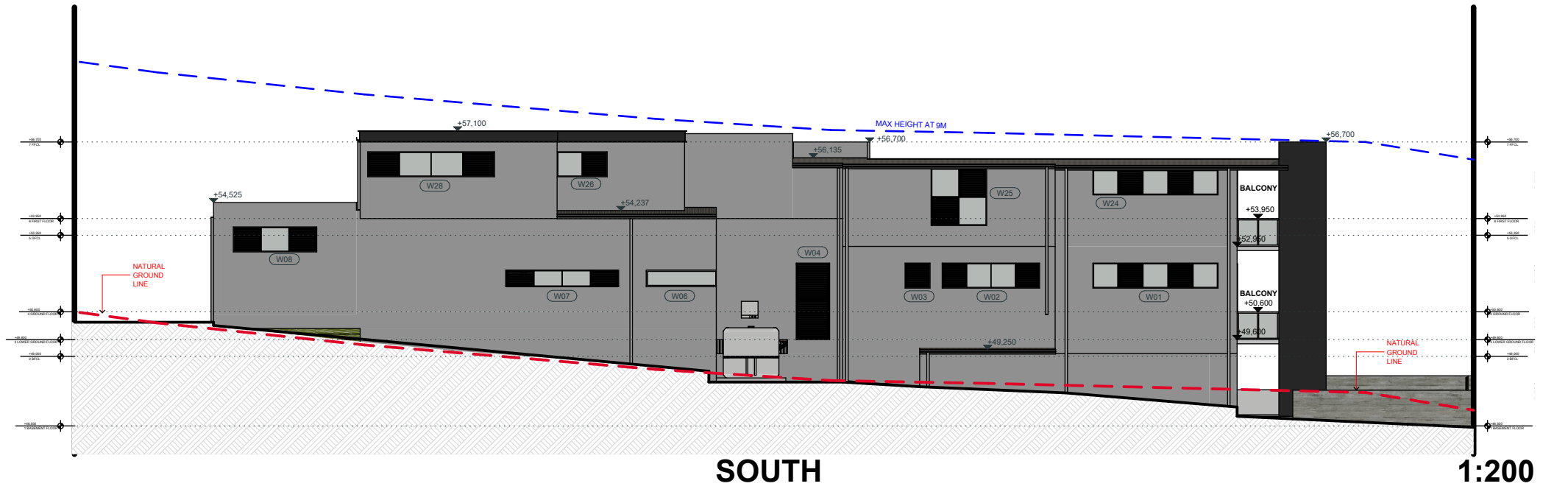
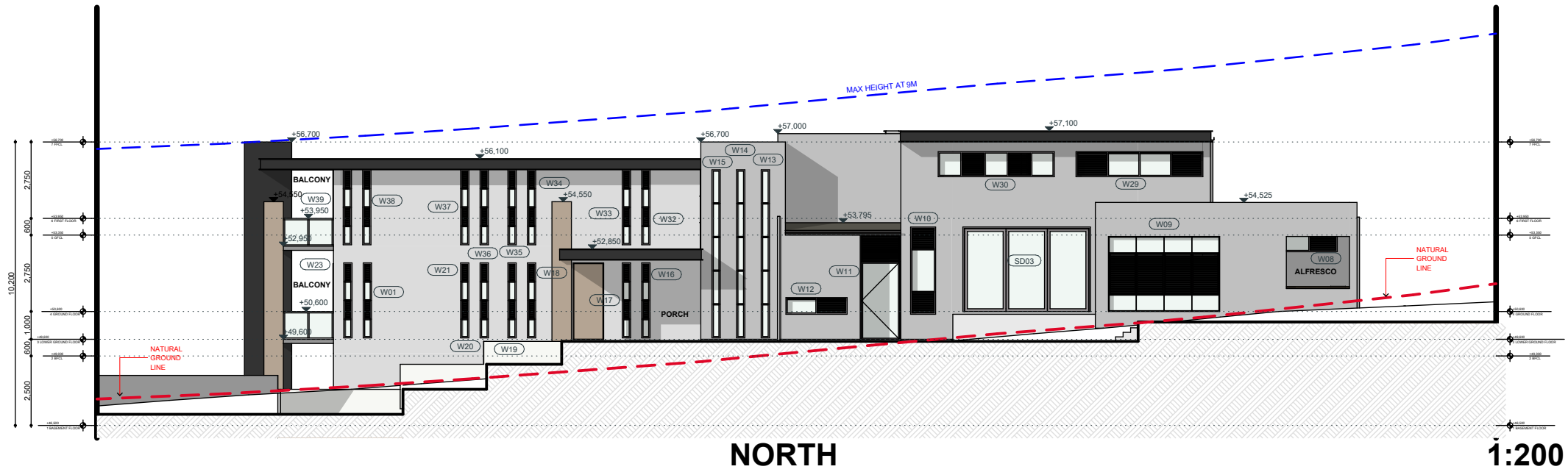
DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 19

TITLE: WASTE
MANAGEMENT PLAN





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STEEL BEAM
OVERHEAD
TILED

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DESIGNED: AO CHECKED: AO

DRAWN: AO DATE: 24/03/2022

SCALE: 1:200 DRAWING NO: 21

TITLE: NOTIFICATIONS / ELEVATIONS