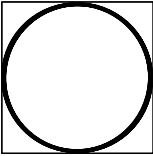








BASIX INFORMATION



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REVISION :		
No	AMENDMENTS	By Date
A	FOR CLIENT APPROVAL	AM 25.07.21
B	FOR DA APPROVAL	AM 10.09.21
C	AS PER COUNCIL LETTER	AM 15.02.22
D	AS PER COUNCIL LETTER	AM 08.03.22
E	AS PER COUNCIL LETTER	AM 09.03.22
F	AS PER COUNCIL LETTER	AM 11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



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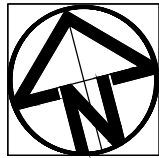
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1,ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :

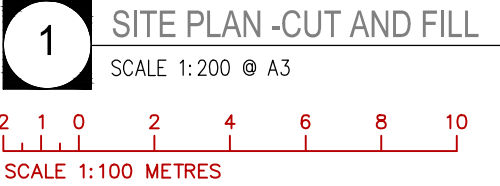
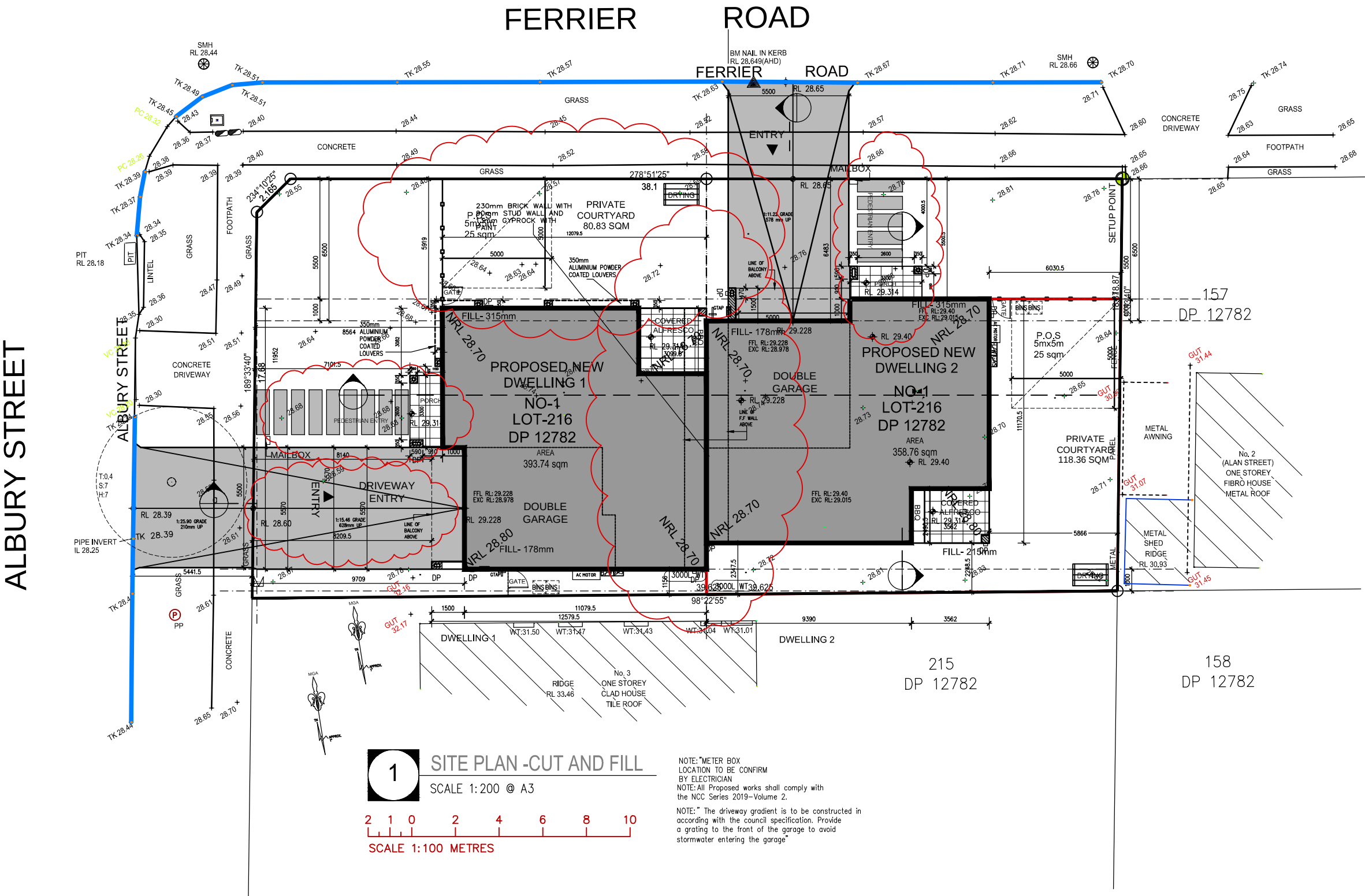
BASIX INFORMATION

DRAWN : LM	
CHECKED : AMIN	
DATE : 25.07.2021	DRAWING No's: 02/21
SCALE : AS SHOWN	
PROJECT No: 086-20-21	



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REVISION :		
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E	AS PER COUNCIL LETTER	AM 28.03.22
F	AS PER COUNCIL LETTER	AM 11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



NOTE:"METER BOX LOCATION TO BE CONFIRM BY ELECTRICIAN

NOTE:All Proposed works shall comply with the NCC Series 2019-Volume 2.

NOTE:" The driveway gradient is to be constructed in according with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the garage"



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PROJECT :

TORRENS TITLE & SEMIDETACHED DWELLINGS

No-1,ALBURY STREET

YAGOONA ,NSW 2199

CLIENT :

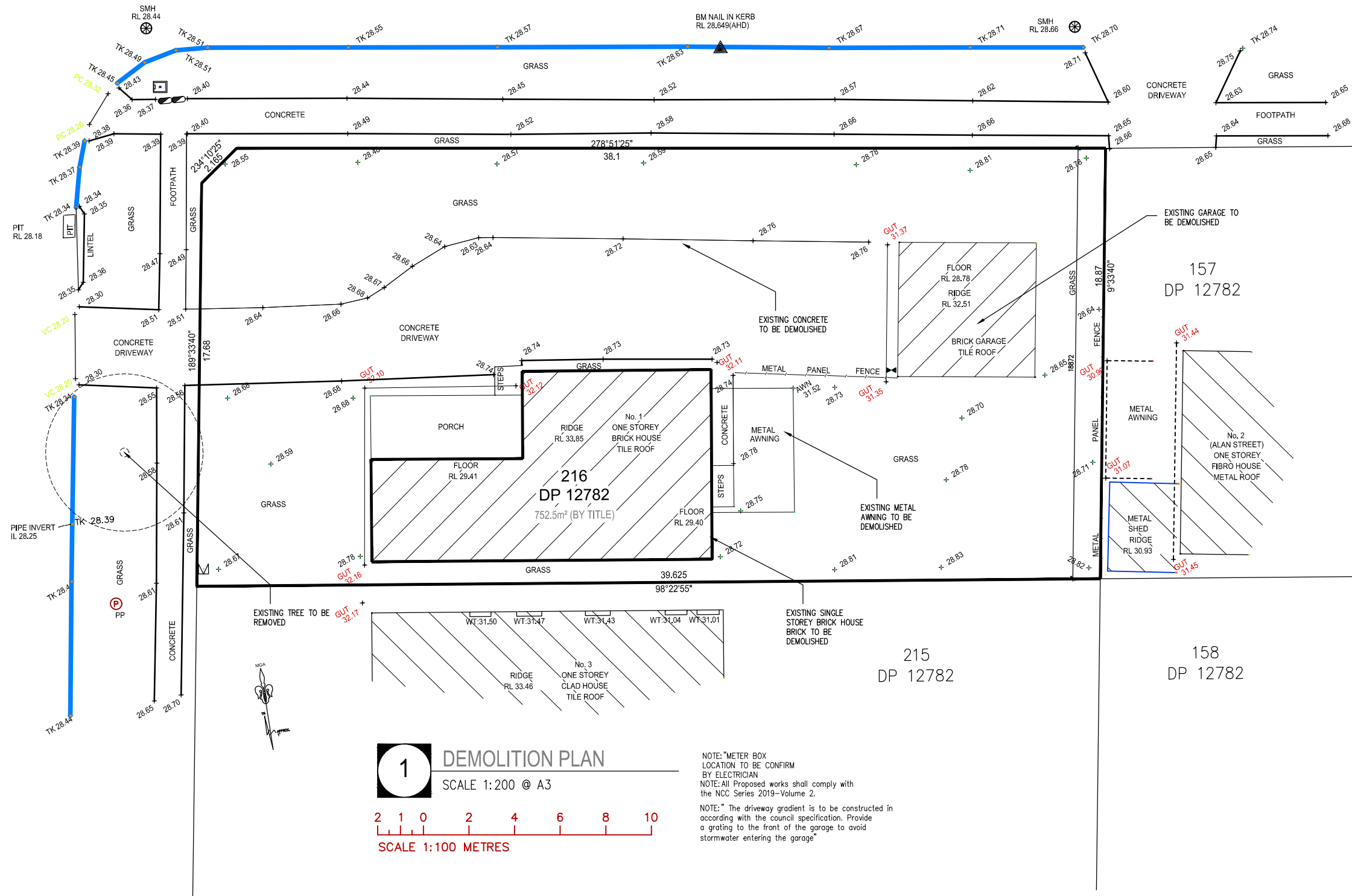
JASPREET KAUR GREWAL

DRAWING TITLE :

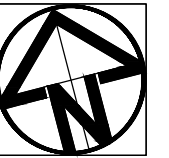
CUT AND FILL PLAN

DRAWN : LM	
CHECKED : AMIN	
DATE : 25.07.2021	DRAWING No's: 05/21
SCALE : AS SHOWN	
PROJECT No:	
086-20-21	

ALBURY STREET



NOTE: "METER BOX LOCATION TO BE CONFIRM BY ELECTRICIAN
NOTE: All Proposed works shall comply with the NCC Series 2019-Volume 2.
NOTE: " The driveway gradient is to be constructed in according with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the garage"



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REVISION :		
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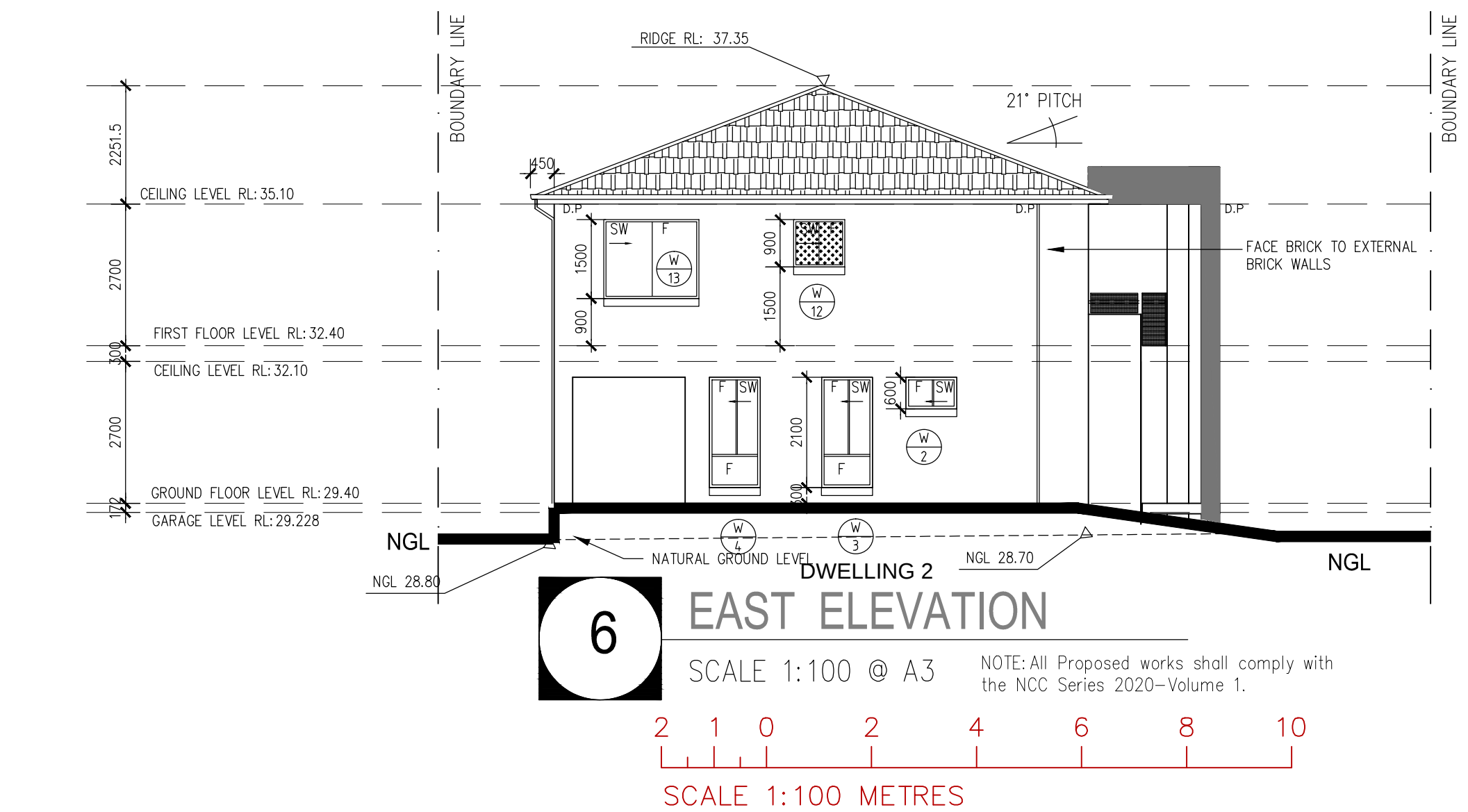
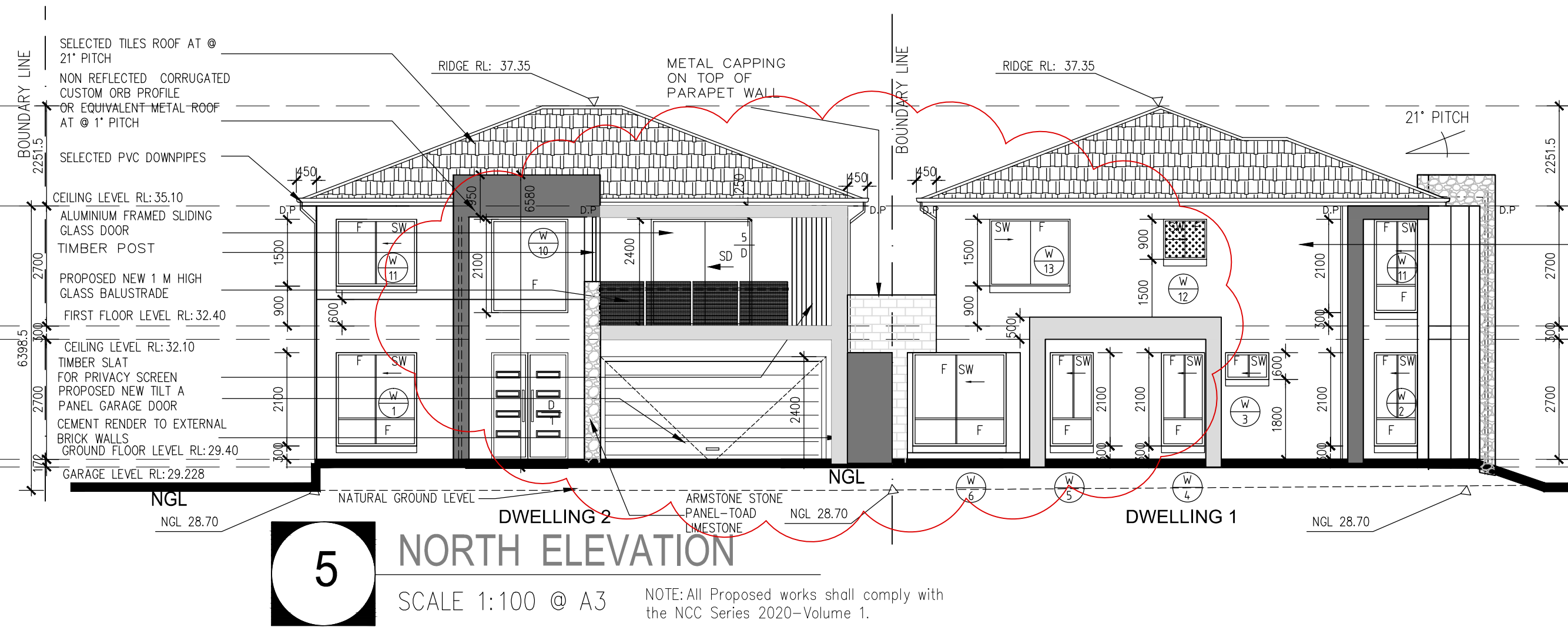
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
DEMOLITION PLAN

DRAWN : LM	
CHECKED : AMIN	
DATE : 25.07.2021	DRAWING No's: 17/21
SCALE : AS SHOWN	
PROJECT No:	
086-20-21	

17/21



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REVISION :		
No	AMENDMENTS	By Date
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LEGEND

- 250 BRICK VENEER
- 230 BRICK WALL
- 90 TIMBER STUD WALL
- SMOKE ALARMS

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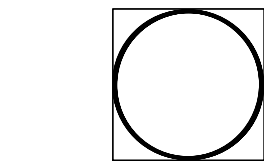
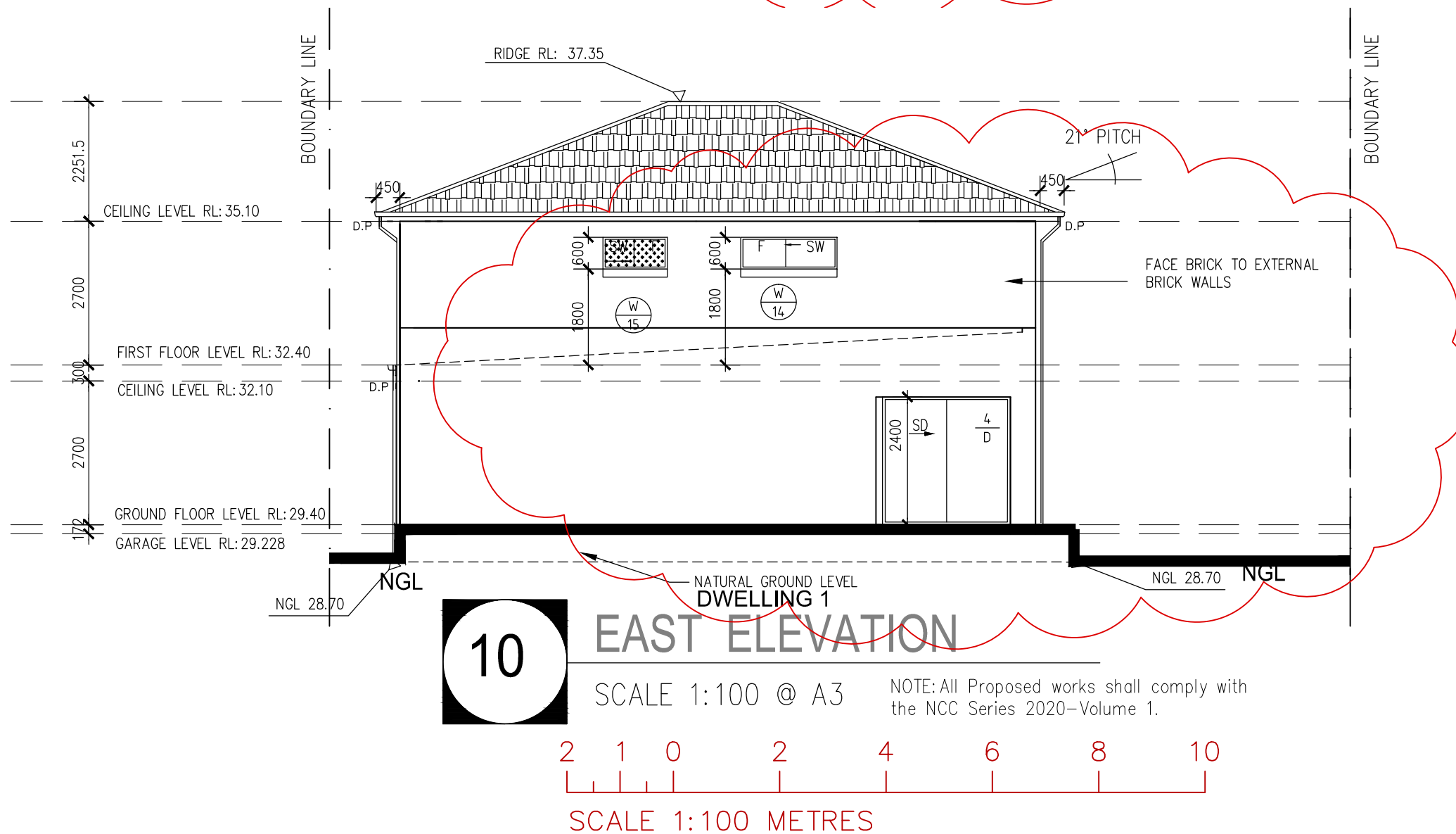
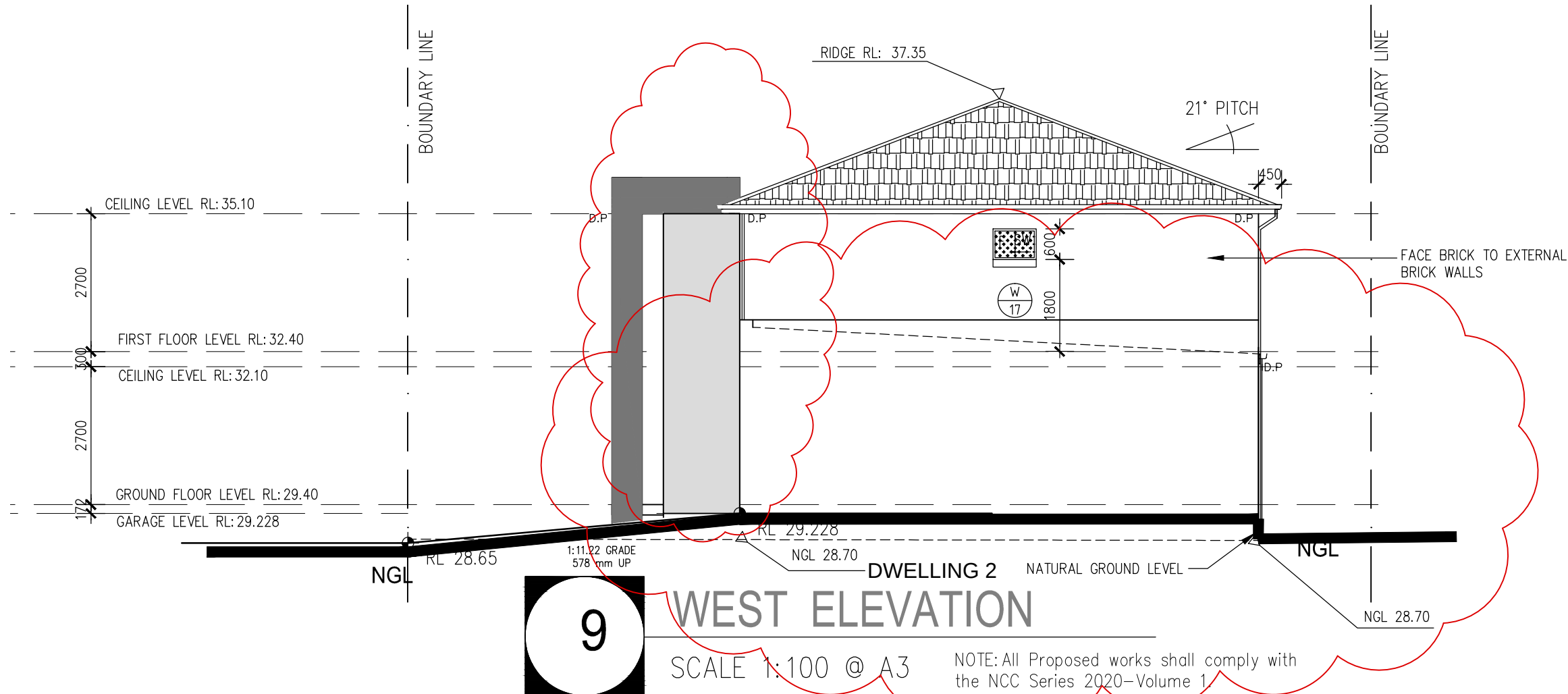
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA , NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
ELEVATIONS

DRAWN : LM	DRAWING No's: 09/21
CHECKED : AMIN	
DATE : 25.07.2021	
SCALE : AS SHOWN	

PROJECT No:
086-20-21



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LEGEND	
	250 BRICK VENEER
	230 BRICK WALL
	90 TIMBER STUD WALL
	SMOKE ALARMS



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No-1,ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
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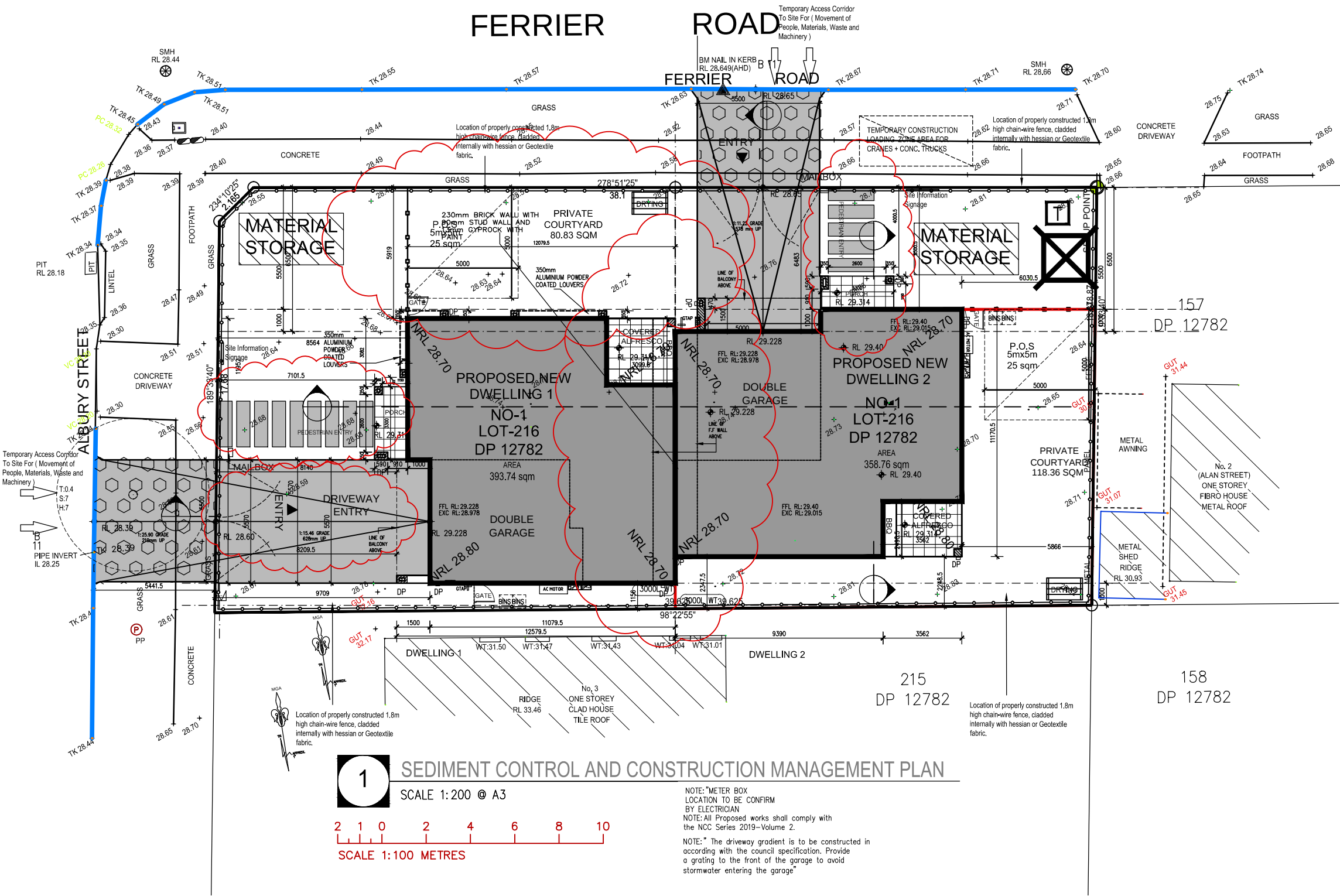
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ELEVATIONS

DRAWN :	LM	DRAWING No's: 11/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

ALBURY STREET

FERRIER ROAD

FERRIER ROAD



1 SEDIMENT CONTROL AND CONSTRUCTION MANAGEMENT PLAN

SCALE 1:200 @ A3

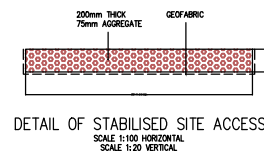
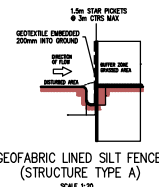
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NOTE: METER BOX LOCATION TO BE CONFIRMED BY ELECTRICIAN
NOTE: All Proposed works shall comply with the NCC Series 2019-Volume 2.

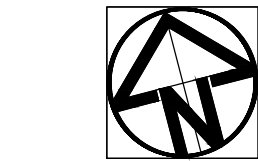
NOTE: The driveway gradient is to be constructed in accordance with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the garage.

SEDIMENT CONTROL LEGEND

- MATERIAL STORAGE
- SILT BARRIER FENCE (STRUCTURE TYPE A)
- SITE ACCESS
- SITE SHED
- SITE TOILETS
- STABILISED SITE ACCESS



- SEDIMENT AND EROSION NOTES
- THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION CONTROL DETAILS AS ATTACHED.
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SIGNATURES OUTLINED IN NSW DEPARTMENT OF HIGHWAYS' 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS'.
 - TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPIRED LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY (I.E. ALL FOOTPATHS, BATTERS, SITE REVEGETATION AREAS, BINS AND OUTCROPPINGS). TOPSOIL SHALL NOT BE RESPIRED ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BINS OR DRAINAGE DOWNSTREAM OF A STOCKPILE TO RETAIN SILT LADEN RUNOFF.
 - THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 10% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERSON MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OF COUNCIL.
 - LAY TURF STRIP (MIN 300mm WIDE) ON 100mm TOPSOIL WITH 1.0m LONG PICTURES EVERY 5.0m BEHIND ALL KERB AT THE TOP OF ALL BATTERS AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING OR FORMATION.
 - THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND RESEEDING.
 - VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
 - WHEN ANY DRESS ARE TO BE HANDLED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
 - THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
 - PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
 - PREVENT ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
 - ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
A) COMPLETED
B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER



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G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



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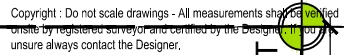
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PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN: 14 646 869 187

PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA, NSW 2199

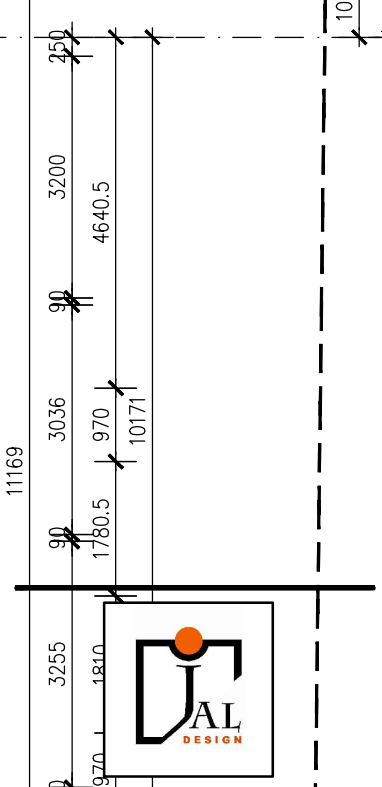
CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
EROSION-SEDIMENT CONTROL PLAN

DRAWN :	LM	DRAWING No's: 18/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:		086-20-21



SETUP POINT



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PROJECT : TORRENS TITLE & SEMIDETACHED DWEL
No-1,ALBURY STREET
YAGOONA ,NSW 2199

CLIENT : JASPREET KAUR GREWAL

DRAWING TITLE :
FIRST FLOOR PLAN

DRAWN :	LM	DRAWING No's: 07/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

07/21

3

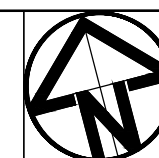
SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2019–Volume 2.



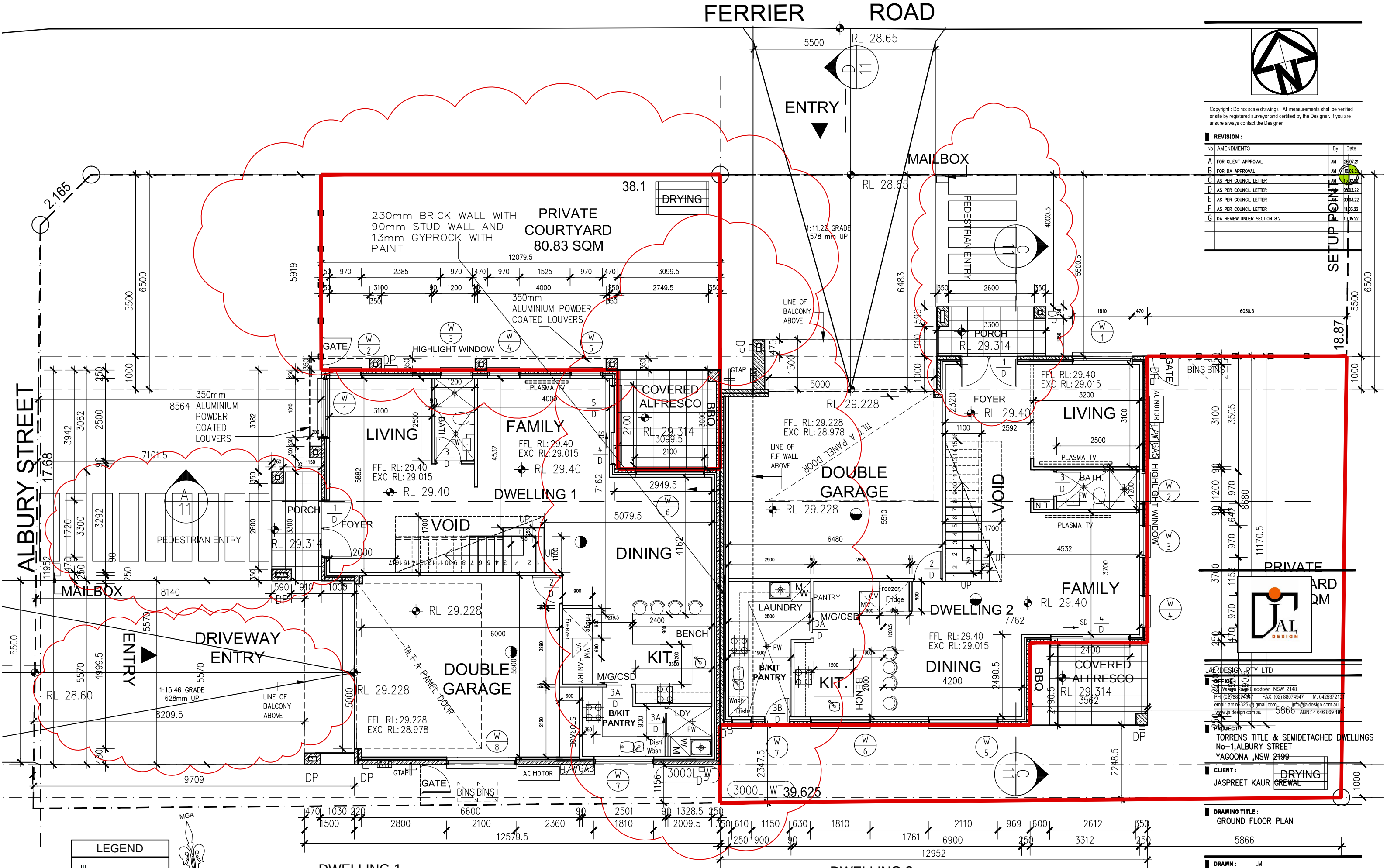
-  250 BRICK VENEER
-  230 BRICK WALL
-  90 TIMBER STUD WALL
-  SMOKE ALARMS

FERRIER ROAD

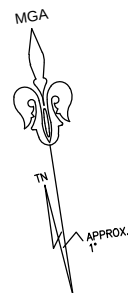


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REVISION :			By	Date
No	AMENDMENTS			
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C	AS PER COUNCIL LETTER		AM	25.09.22
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E	AS PER COUNCIL LETTER		AM	28.03.22
F	AS PER COUNCIL LETTER		AM	21.03.22
G	DA REVIEW UNDER SECTION 8.2		AM	10.05.22



LEGEND	
	250 BRICK VENEER
	230 BRICK WALL
	90 TIMBER STUD WALL
	SMOKE ALARMS



2 DWELLING 1
GROUND FLOOR PLAN
SCALE 1:100 @ A3



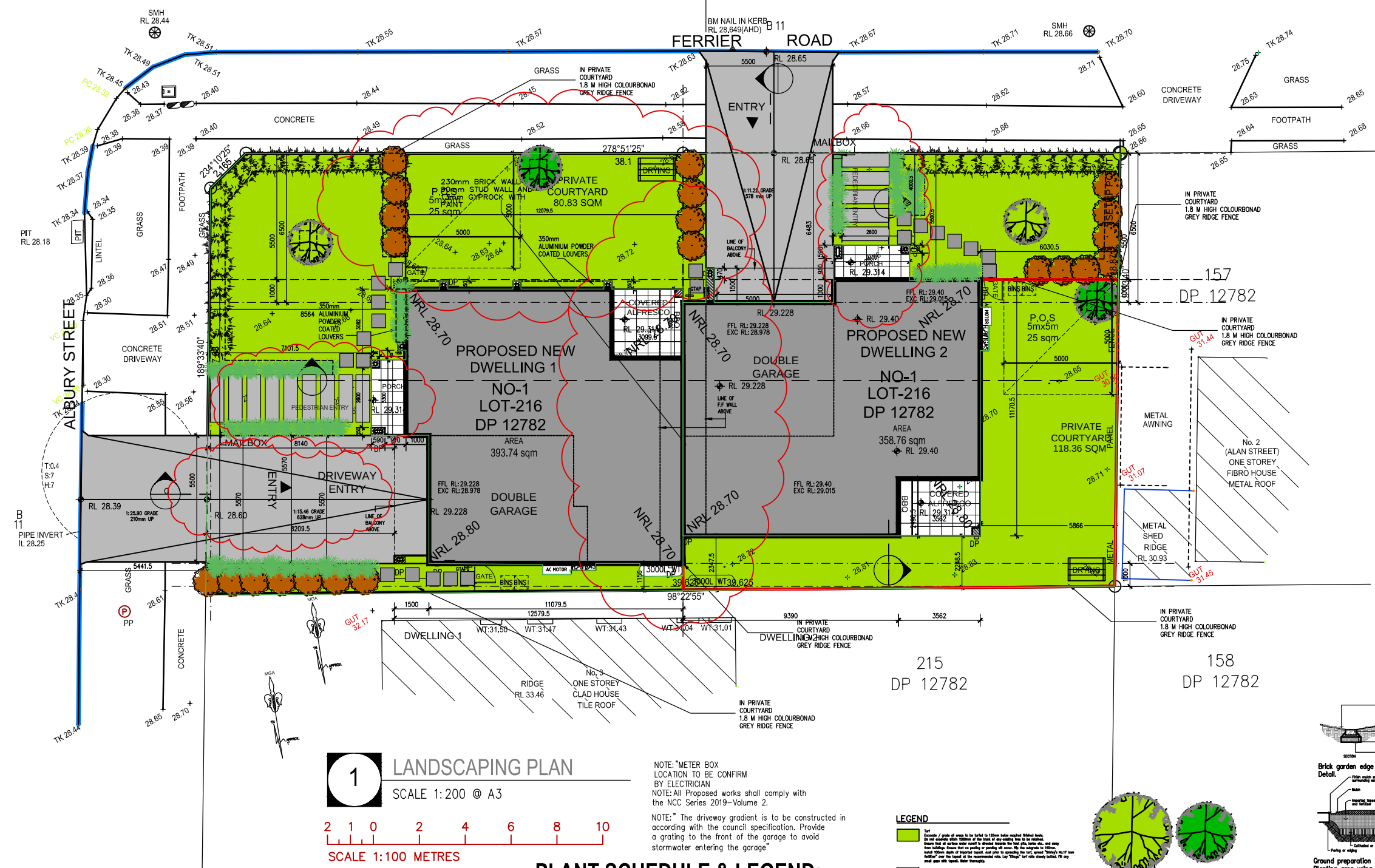
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email: amin@jaldesign.com.au info@jaldesign.com.au
www.jaldesign.com.au 5866 ABN: 14 646 889 10

PROJECT:
TORRENS TITLE & SEMI-DETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA ,NSW 2199

CLIENT:
JASPREET KAUR DRYING
GREWAL

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN :	LM	DRAWING No's: 06/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	



1 LANDSCAPING PLAN
SCALE 1:200 @ A3

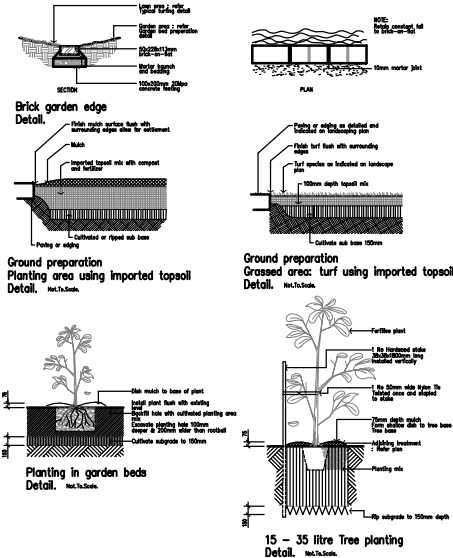
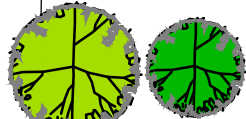
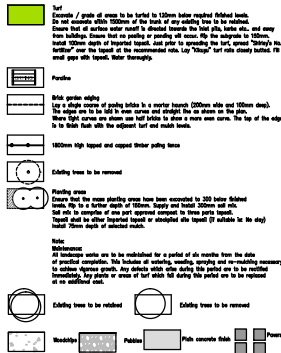


NOTE: "METER BOX LOCATION TO BE CONFIRM BY ELECTRICIAN
NOTE: All Proposed works shall comply with the NCC Series 2019-Volume 2.
NOTE: "The driveway gradient is to be constructed in accordance with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the garage"

PLANT SCHEDULE & LEGEND:

LEGEND	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT RANGE	INSTALLATION SIZE	QUANTITY
TREE; SHRUBS & PLANTS						
	Lc	Lophostemon Confertus	Brush Box	6 M	45 Liter	2 Nos
	Sr	Strelitzia reginac	Bird of Paradise	1.0 - 1.5 M	8 Liter	2 Nos
	Gd	Gardenia Floroda	large leaf gardenia	1.5 M	16 Liter	22 Nos
GROUND COVER						
	Oj	Ophiopogon japonicus	Mondo Grass	600MM	150 mm Pot	32 Nos
	Lp	Lily pily	Acmena smithii	400MM	150 mm Pot	60 Nos

LEGEND



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LEGEND

- 250 BRICK VENEER
- 230 BRICK WALL
- 90 TIMBER STUD WALL
- SMOKE ALARMS

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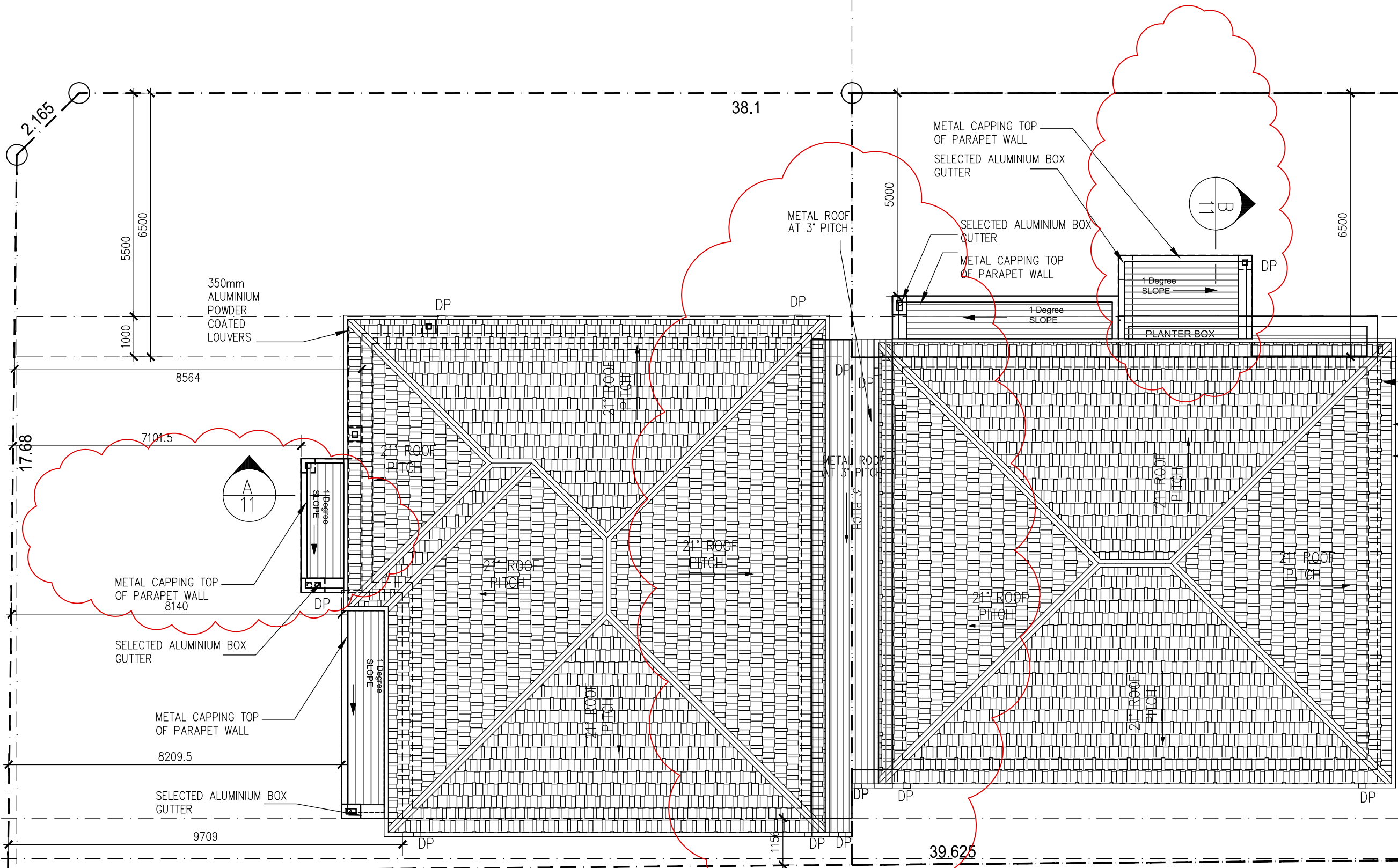
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA , NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
LANDSCAPE PLAN

DRAWN : LM	DRAWING No's: 14/21
CHECKED : AMIN	
DATE : 25.07.2021	
SCALE : AS SHOWN	

PROJECT No:
086-20-21



REVISION :		
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LINE OF WALL BELOW
SELECTED TILE ROOF
SELECTED GUTTER AND DOWNPIPES



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No-1, ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
ROOF PLAN

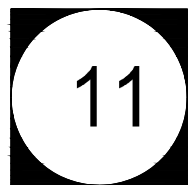
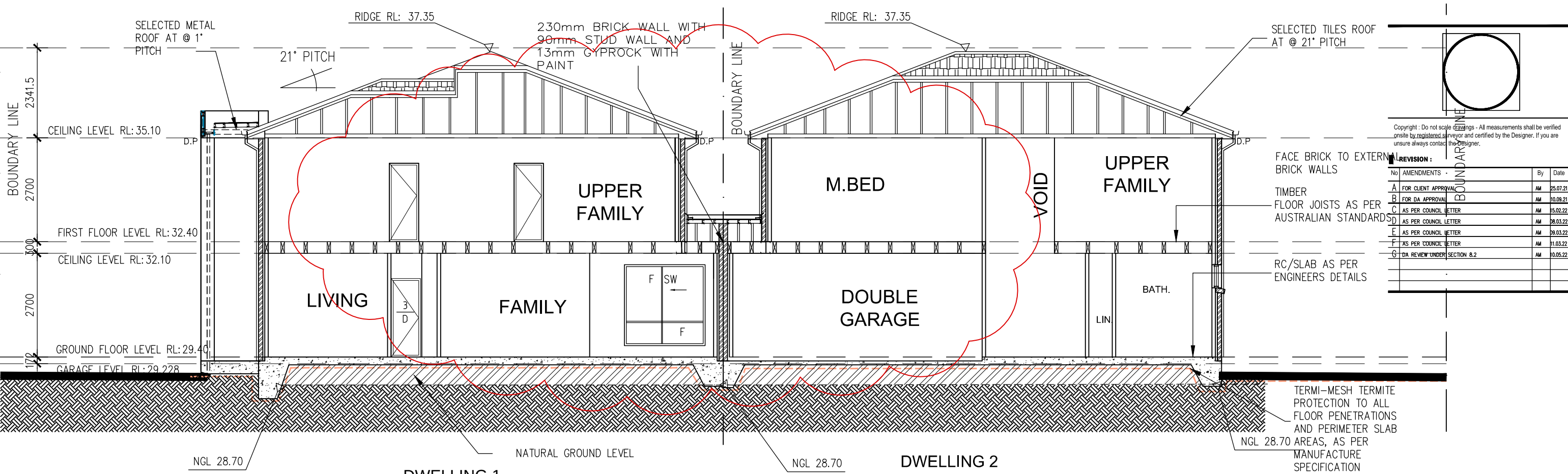
DRAWN :	LM	DRAWING No's: 08/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

4 ROOF PLAN
SCALE 1:100 @ A3



NOTE: All Proposed works shall comply with the NCC Series 2019-Volume 2.

LEGEND	
	250 BRICK VENEER
	230 BRICK WALL
	90 TIMBER STUD WALL
	SMOKE ALARMS



SECTION A-A

SCALE 1:100 @ A3



SCALE 1:100 METRES

NOTE: All Proposed works shall comply with the NCC Series 2020–Volume 1.

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REVISION :			By	Date
A	FOR CLIENT APPROVAL		AM	25.07.21
B	FOR DA APPROVAL		AM	10.09.21
C	AS PER COUNCIL LETTER		AM	15.02.22
D	AS PER COUNCIL LETTER		AM	08.03.22
E	AS PER COUNCIL LETTER		AM	09.03.22
F	AS PER COUNCIL LETTER		AM	11.03.22
G	DA REVIEW UNDER SECTION 8.2		AM	10.05.22

LEGEND	
	250 BRICK VENEER
	230 BRICK WALL
	90 TIMBER STUD WALL
	SMOKE ALARMS



JAL DESIGN PTY LTD
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39 Walters Road, Blacktown, NSW, 2148
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email: amin@jaldesign.com.au info@jaldesign.com.au
www.jaldesign.com.au ABN: 14 646 869 187

PROJECT :
TORRENS TITLE & SEMI-DETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA, NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
DWELLING-1
SECTION A-A
WINDOW AND DOOR SCHEDULE

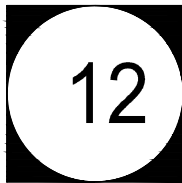
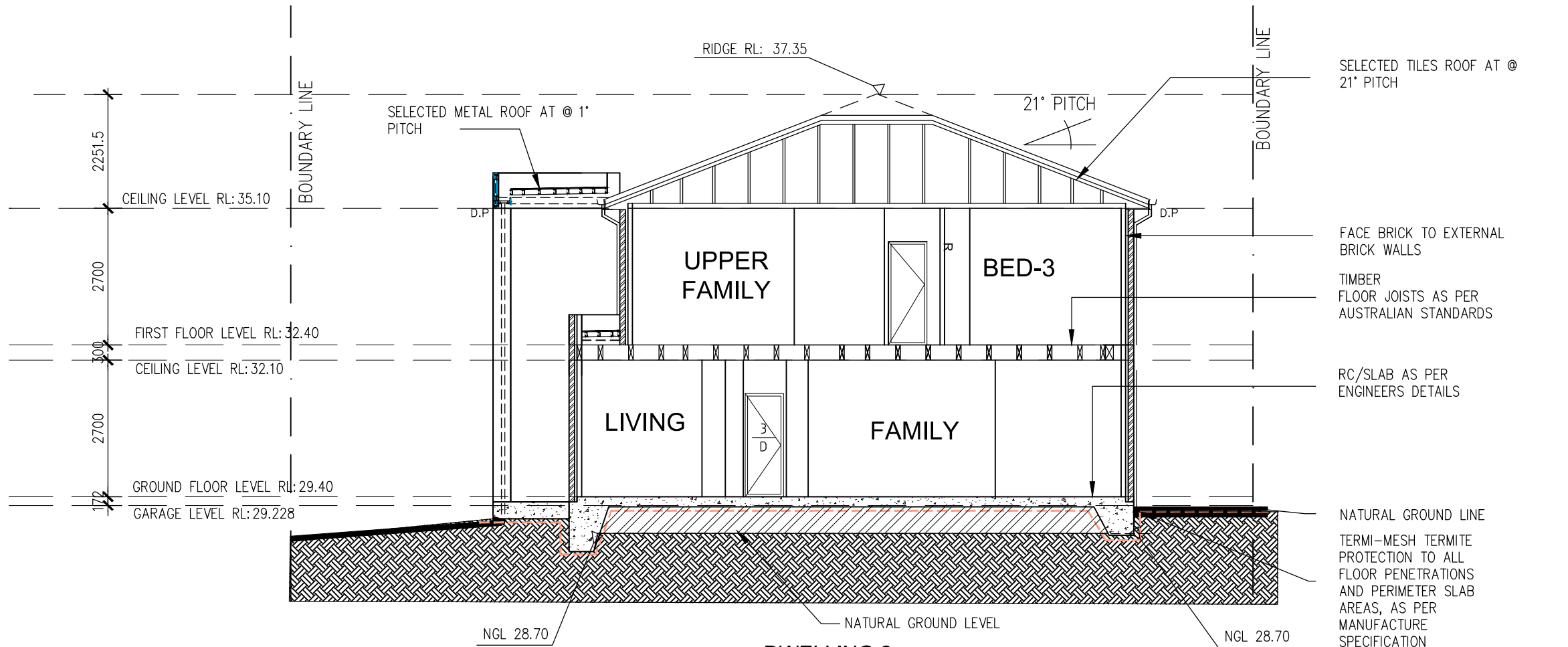
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CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED AT SITE BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK.

ALL WINDOWS ARE VIEWED FROM THE OUTSIDE.

STEEL SUPPORT TO ENGINEERS DRAWING ALUMINUM TRIM (COVER PLATE) MATCH WITH WINDOW FRAME

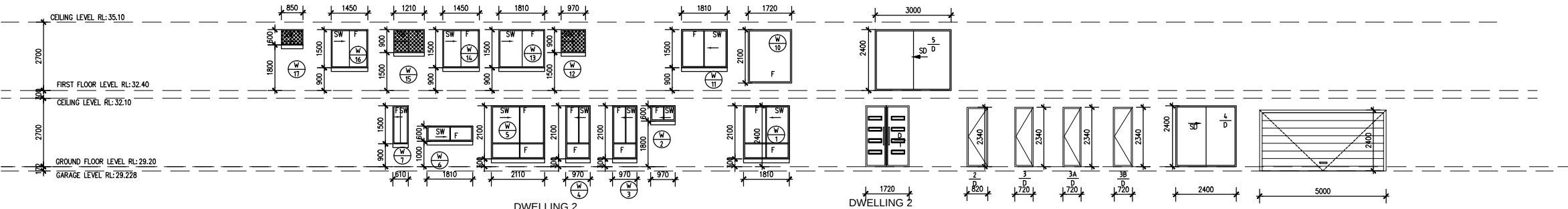
NOTE: All Proposed works shall comply with the NCC Series 2016–Volume 2.



SECTION C-C

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2020–Volume 1.



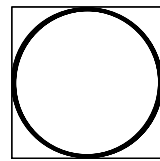
DWELLING 2

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ALL WINDOWS ARE VIEWED FROM THE OUTSIDE.

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D	AS PER COUNCIL LETTER	AM 08.03.22
E	AS PER COUNCIL LETTER	AM 09.03.22
F	AS PER COUNCIL LETTER	AM 11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22

LEGEND

- 250 BRICK VENEER
- 230 BRICK WALL
- 90 TIMBER STUD WALL
- SMOKE ALARMS



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www.jaldesign.com.au ABN: 14 646 869 187

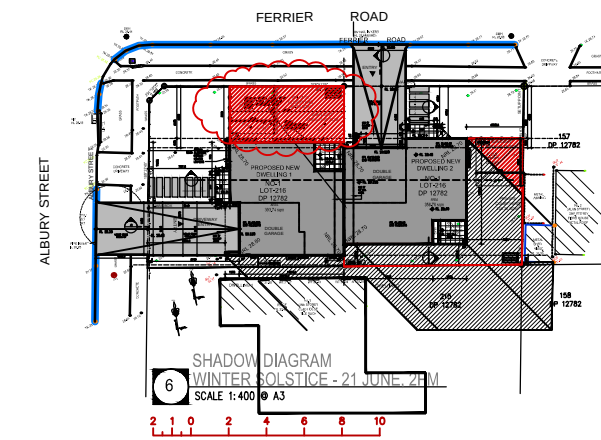
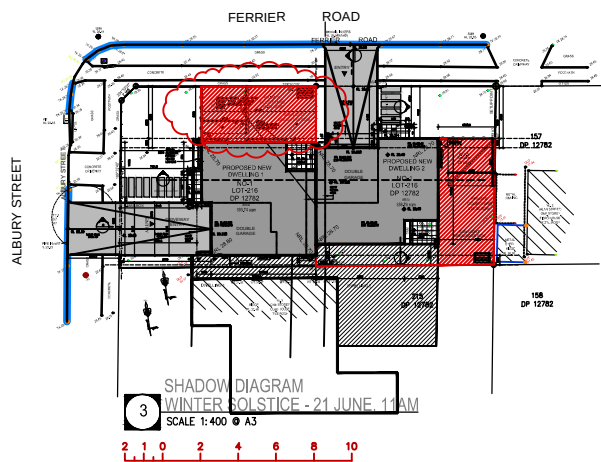
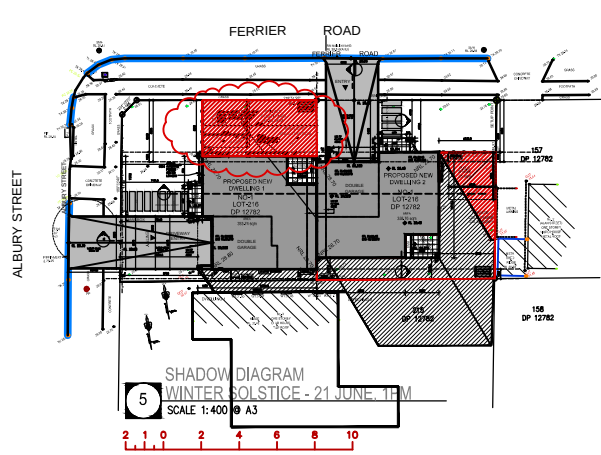
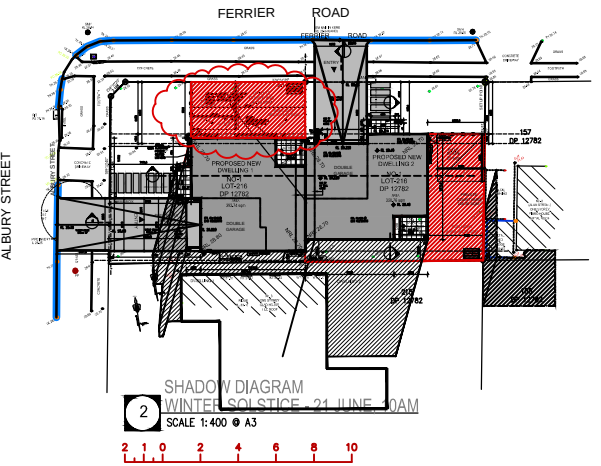
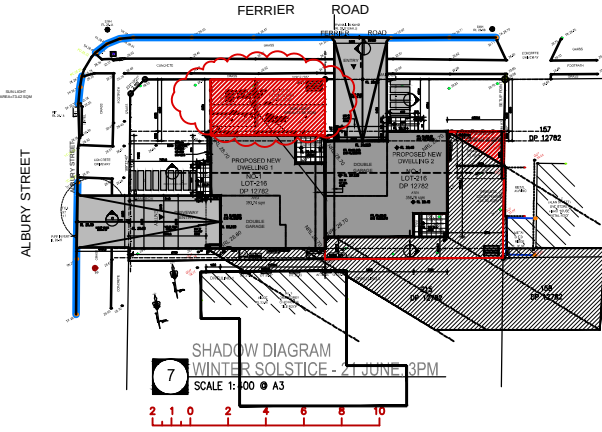
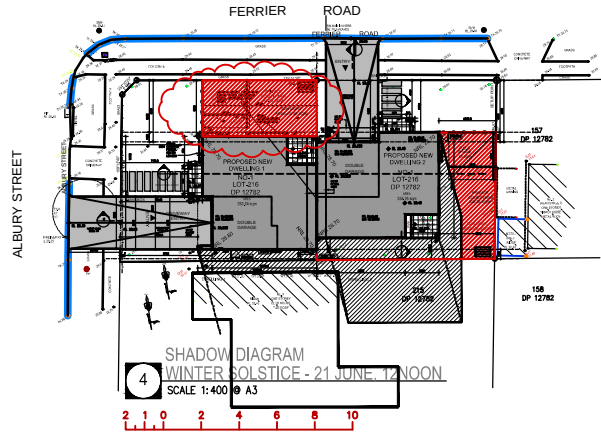
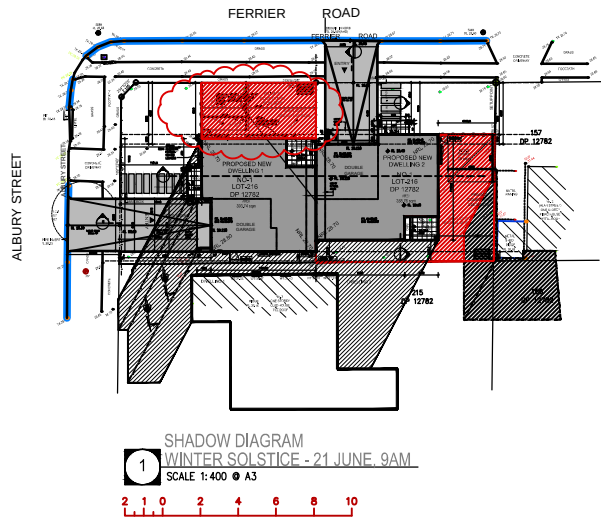
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA, NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
DWELLING-2
SECTIONA-CC
WINDOW AND DOOR SCHEDULE

DRAWN :	LM
CHECKED :	AMIN
DATE :	25.07.2021
SCALE :	AS SHOWN
PROJECT No:	086-20-21

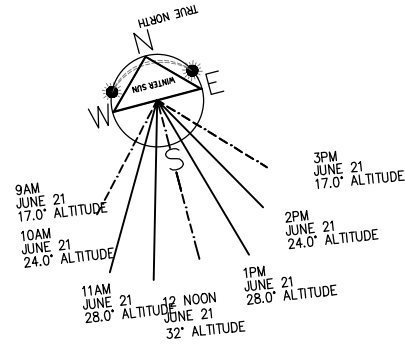
DRAWING No's:
13/21



SOLAR DETAILED COMPLIANCE TABLE

Min 4Hours Sunlight @ 50% of POS Area.
Winter Solstice On June 21st

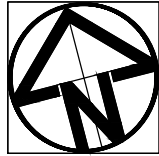
DWELLINGS	Min. Open Space	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	Sunlight Average
1	40.00 sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	
2	40.00 sqm	61.48 sqm	80.35 sqm	80.05 sqm	58.40 sqm	29.89sqm	18.15 sqm	11.05sqm	



SUN ANGLE INFORMATION

Winter Solstice On June 21st

TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42°E OF N
10 AM	24 °	30°E OF N
11 AM	28 °	16°E OF N
12 NOON	32 °	0° NORTH
1 PM	28 °	16°W OF N
2 PM	24 °	30°W OF N
3 PM	17 °	42°W OF N



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REVISION :	No	AMENDMENTS	By	Date
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www.jaldesign.com.au ABN:14 646 869 187

PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1,ALBURY STREET
YAGOONA ,NSW 2199

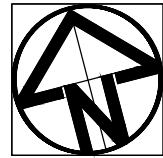
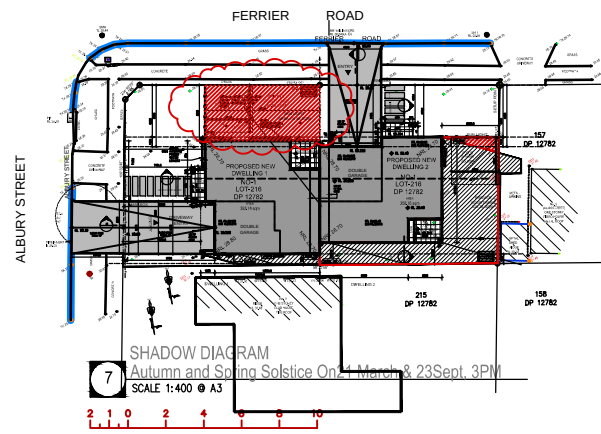
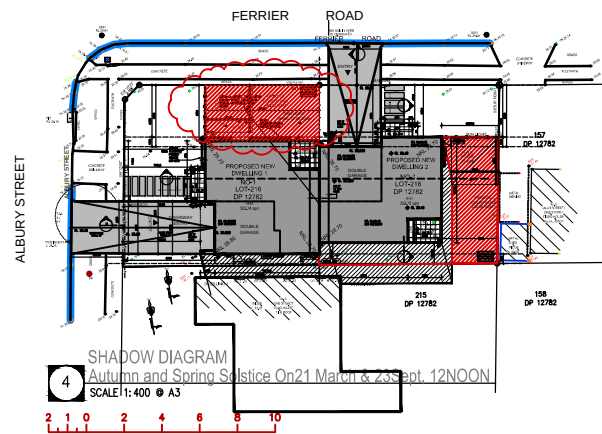
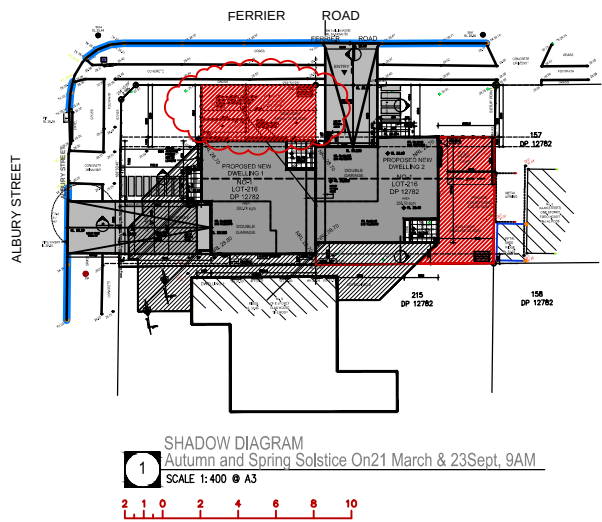
CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
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DRAWN :	LM
CHECKED :	AMIN
DATE :	25.07.2021
SCALE :	AS SHOWN
PROJECT No:	

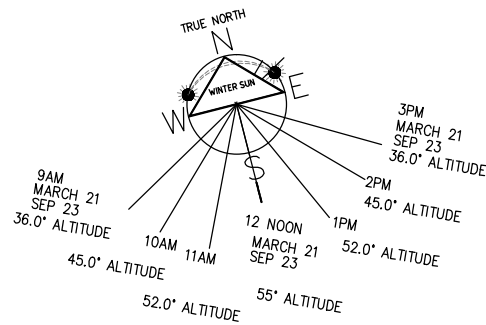
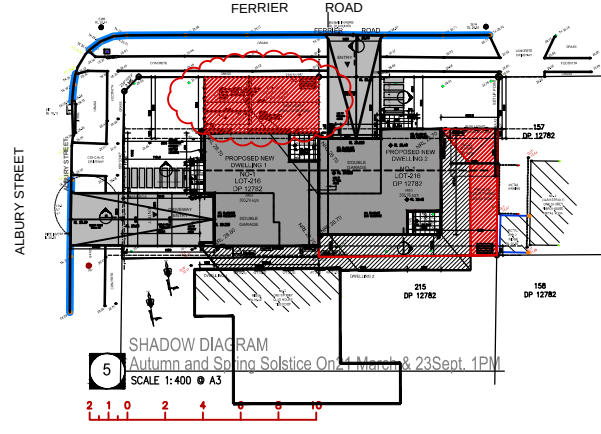
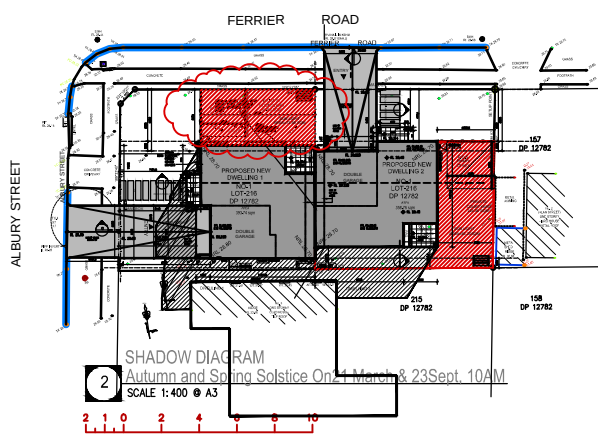
086-20-21

DRAWING No's:
15/21

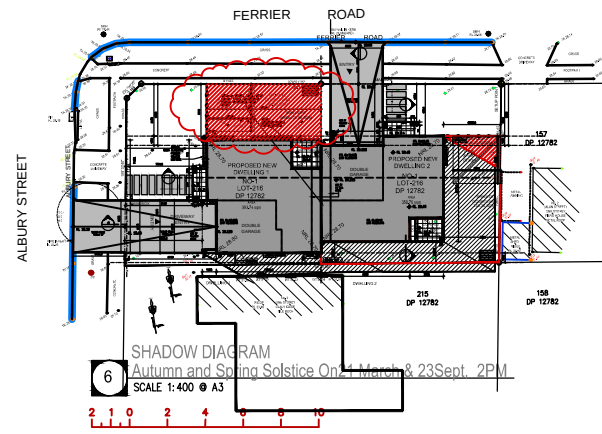
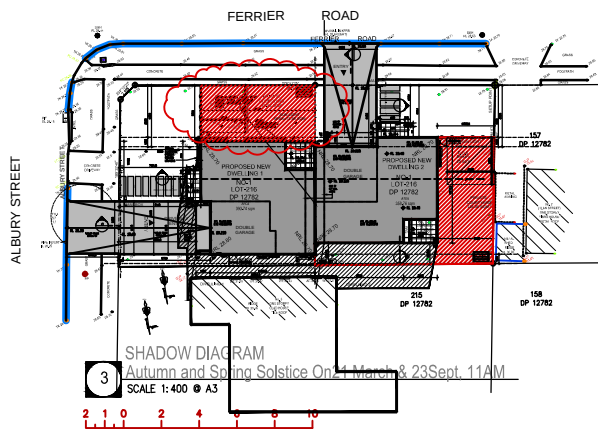


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SUN ANGLE INFORMATION		
Autumn and Spring Solstice On 21 March & 23 Sept		
TIME	ALTITUDE	AZIMUTH
9 AM	36°	60° E OF N
10 AM	45°	45° E OF N
11 AM	52°	25° E OF N
12 PM	55°	0° N
1 PM	52°	25° W OF N
2 PM	45°	45° W OF N
3 PM	36°	60° W OF N



SOLAR DETAILED COMPLIANCE TABLE

Min 4Hours Sunlight @ 50% of POS Area.

Autumn and Spring Solstice On 21 March & 23 Sept

DWELLINGS	Min. Open Space	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	Sunlight Average
1	40.00 sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	71.58sqm	
2	40.00 sqm	82.00 sqm	81.20 sqm	80.30 sqm	67.20 sqm	43.90 sqm	10.50 sqm	5.05 sqm	



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www.jaldesign.com.au ABN: 14 646 869 187

PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
Autumn and Spring Solstice On 21
March & 23 Sept

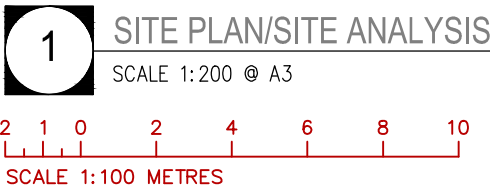
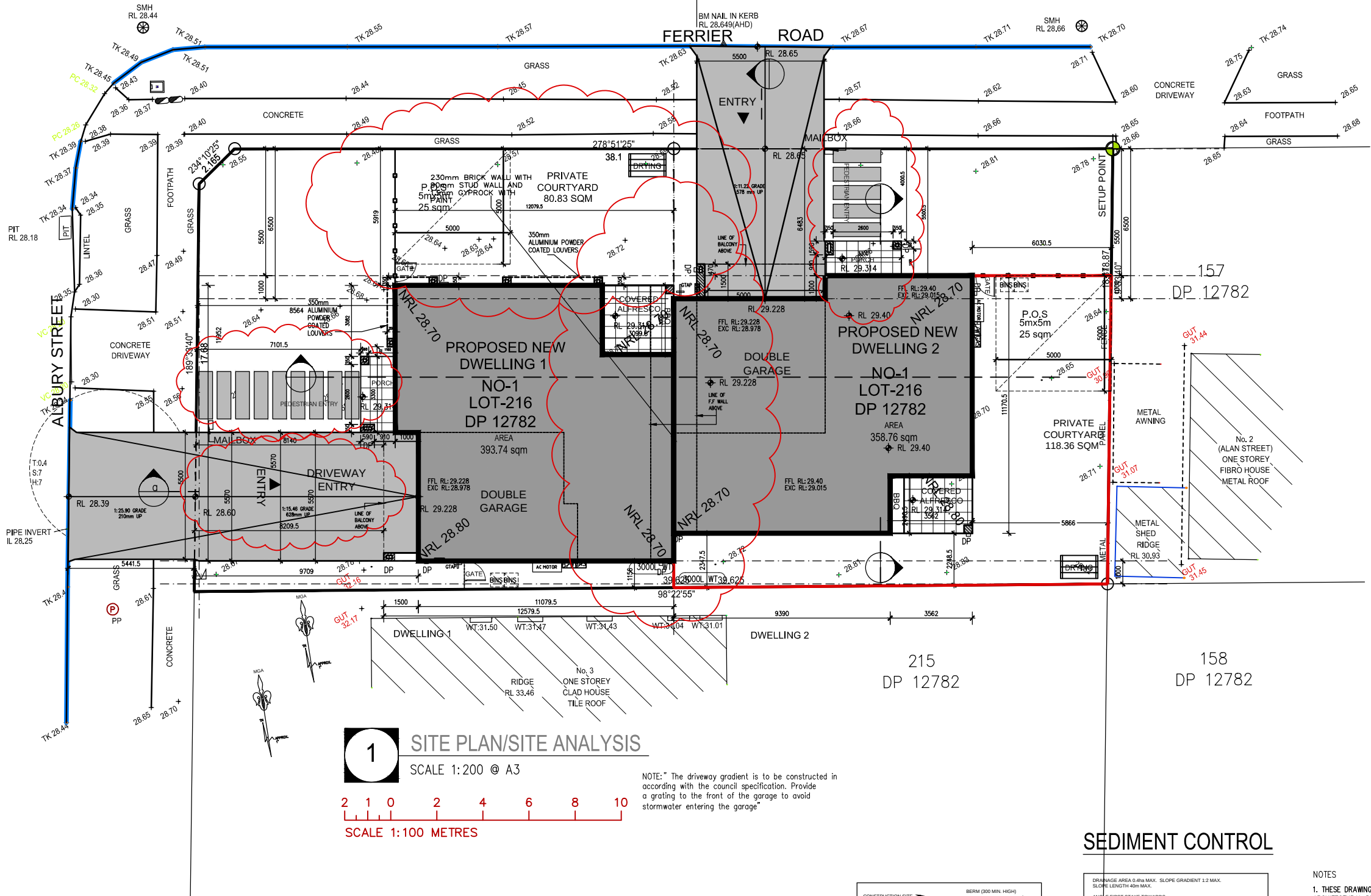
DRAWN :	LM
CHECKED :	AMIN
DATE :	25.07.2021
SCALE :	AS SHOWN
PROJECT No:	

086-20-21

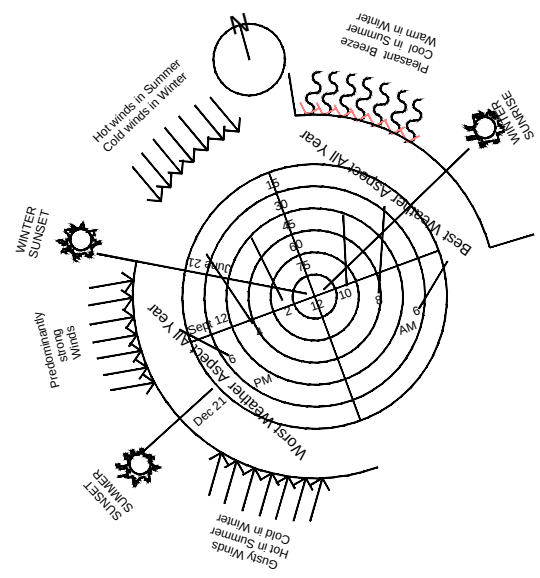
16/21

FERRIER ROAD

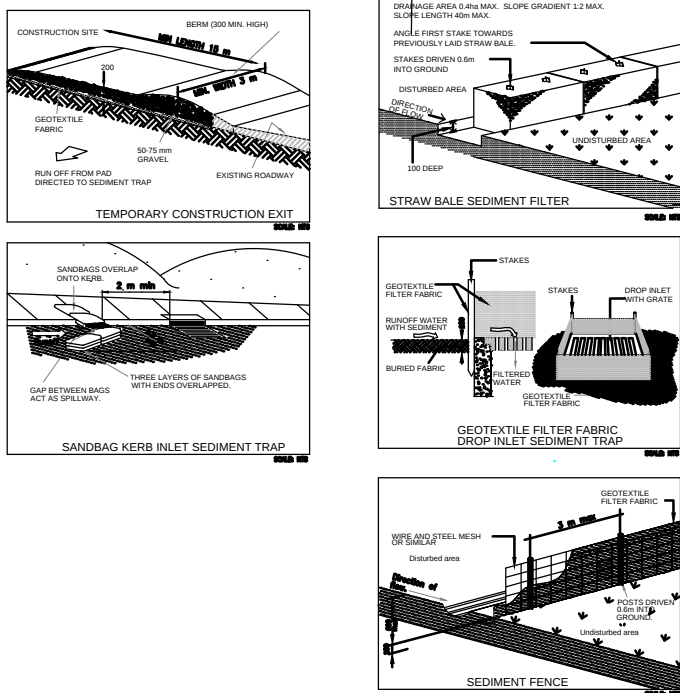
ALBURY STREET



CLIMATIC SITE ANALYSIS



SEDIMENT CONTROL



NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (E, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

DESIGN CALCULATION DATA			
	DWELLING 1	DWELLING 2	TOTAL
TOTAL GROUND FLOOR	= 82.64	80.80	
TOTAL FIRST FLOOR	= 108.38	104.12	
TOTAL G.F + F.F. AREAS	= 191.02	184.92	
GARAGE	= 38.15	39.70	
PORCH AREA	= 4.95	4.95	
ALFRESCO AREA	= 8.87	8.87	
BALCONY AREA	= 8.35	8.35	
TOTAL AREA	= 251.34	246.79	
CAR PARKING PROVIDED	= 2	2	
SITE AREA	= 393.74 s.q.m.	358.76 s.q.m.	752.50 s.q.m.
ALLOWABLE FSR -50%	=376.25 sqm		
PROPOSED FSR -49.96%	=375.94 sqm		
REQUIRED PRINCIPAL PRIVATE OPEN AREA	= 80.00 sqm	80.00 sqm	
PROPOSED PRINCIPAL PRIVATE OPEN AREA	= 80.83 sqm	118.36 sqm	

REVISION :		
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PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA ,NSW 2199

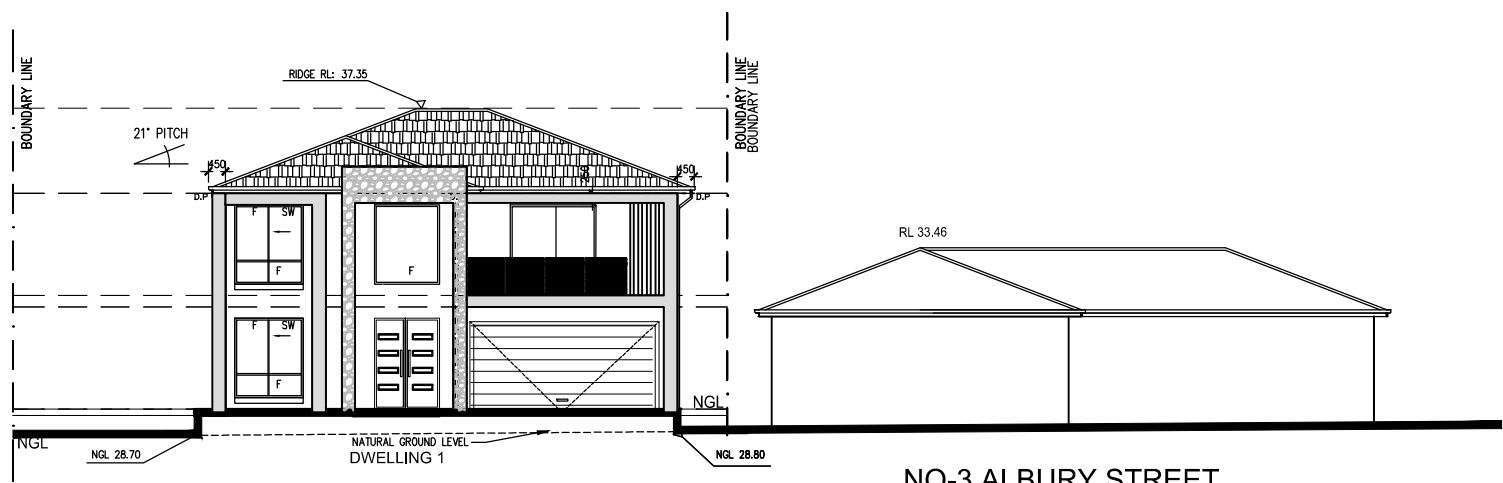
CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
SITE PLAN/SITE ANALYSIS/SEDIMENT
CONTROL PLAN
AREA CALCULATION DATA

DRAWN :	LM	
CHECKED :	AMIN	
DATE :	25.07.2021	DRAWING No's:
SCALE :	AS SHOWN	
PROJECT No:		

086-20-21

04/21

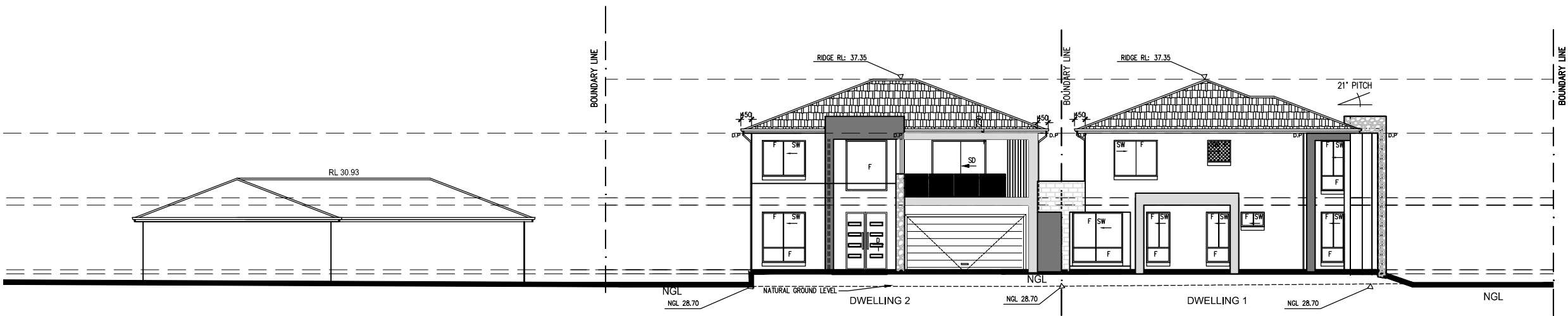


(PROPOSED DEVELOPMENT)

NO-3 ALBURY STREET

No. 3
ONE STOREY
CLAD HOUSE
TILE ROOF

STREETSCAPE ELEVATION
ALBURY STREET



NO-2 FERRIER ROAD

No. 2
(ALAN STREET)
ONE STOREY
FIBRO HOUSE
METAL ROOF

NO-1
(PROPOSED DEVELOPMENT)

STREETSCAPE ELEVATION
FERRIER ROAD

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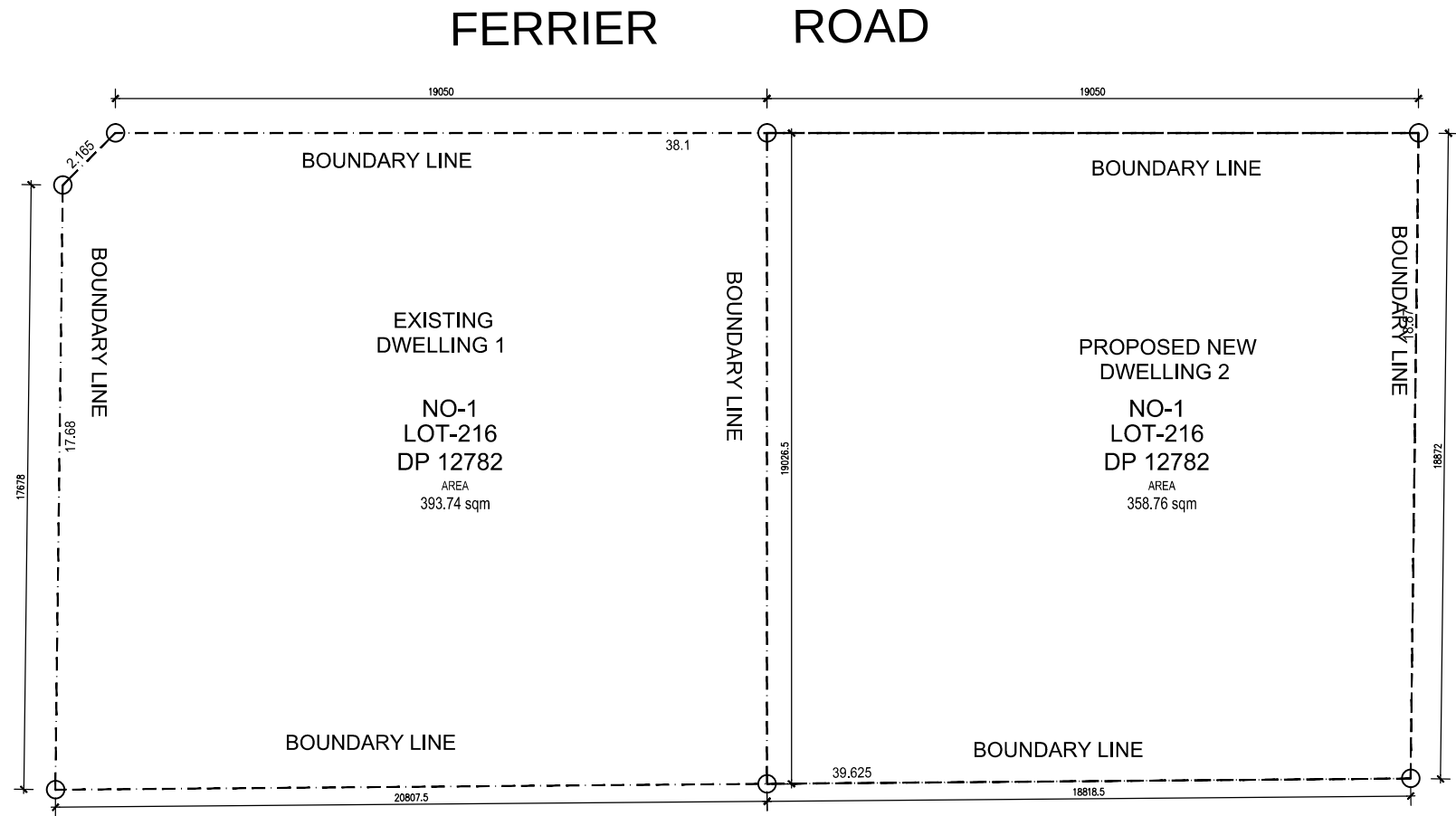
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1,ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
STREET SCAPE ELEVATION

DRAWN : LM	
CHECKED : AMIN	
DATE : 25.07.2021	DRAWING No's:

ALBURY STREET



1

SUBDIVISION PLAN

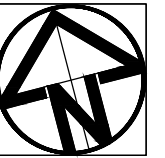
SCALE 1:100 @ A3



SCALE 1:100 METRES

SITE CALCULATIONS

DWELLING 1 - LOT 216	= 393.74 sqm
DWELLING 2 - LOT 216	= 358.76 sqm
TOTAL BOTH LOT AREAS	= 393.74 sqm+358.76sqm =752.50 sqm



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No-1,ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :

JASPREET KAUR GREWAL

DRAWING TITLE :

PROPOSED SUBDIVISION PLAN

DRAWN : LM

CHECKED : AMIN

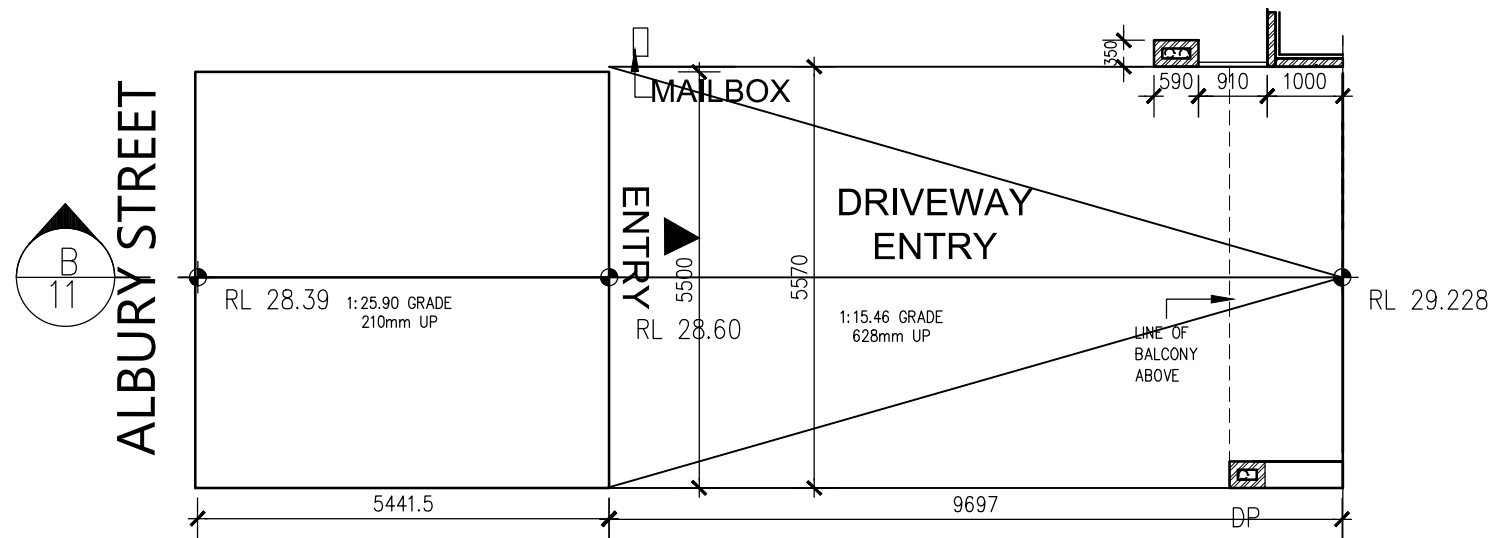
DATE : 25.07.2021

SCALE : AS SHOWN

PROJECT No:

086-20-21

03/21



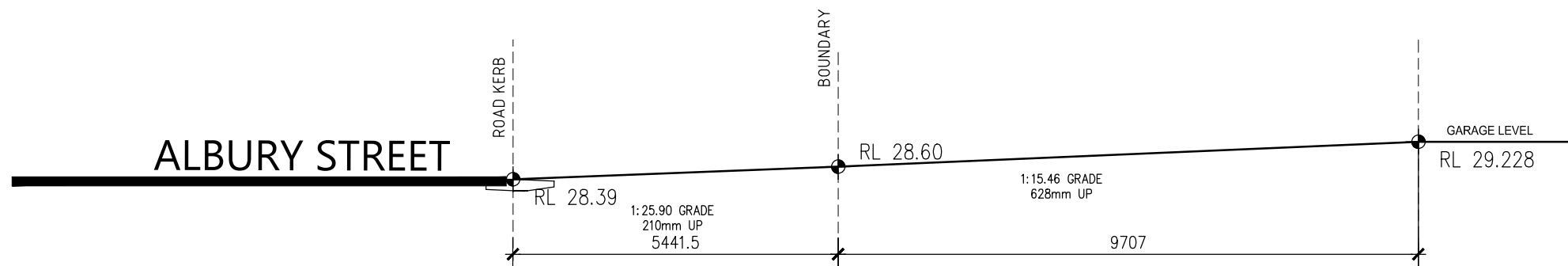
1

DWELLING 1 Ramp PLAN

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2019–Volume 2.

25.0% (1890mm) 1:4 Grade As PER AS
NZS 2890.1–2004 Parking facilities –
Off–street car parking



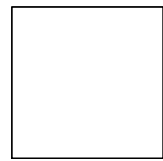
2

DWELLING 1 Longitudinal Section of Ramp

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2019–Volume 2.

25.0% (1890mm) 1:4 Grade As PER AS
NZS 2890.1–2004 Parking facilities –
Off–street car parking



Copyright : Do not scale drawings - All measurements shall be verified onsite by registered surveyor and certified by the Designer. If you are unsure always contact the Designer.

REVISION :		
No	AMENDMENTS	By Date
A	FOR CLIENT APPROVAL	AM 25.07.21
B	FOR DA APPROVAL	AM 10.09.21
C	AS PER COUNCIL LETTER	AM 15.02.22
D	AS PER COUNCIL LETTER	AM 28.03.22
E	AS PER COUNCIL LETTER	AM 28.03.22
F	AS PER COUNCIL LETTER	AM 31.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



JAL DESIGN PTY LTD

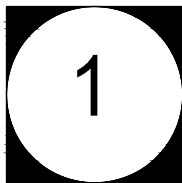
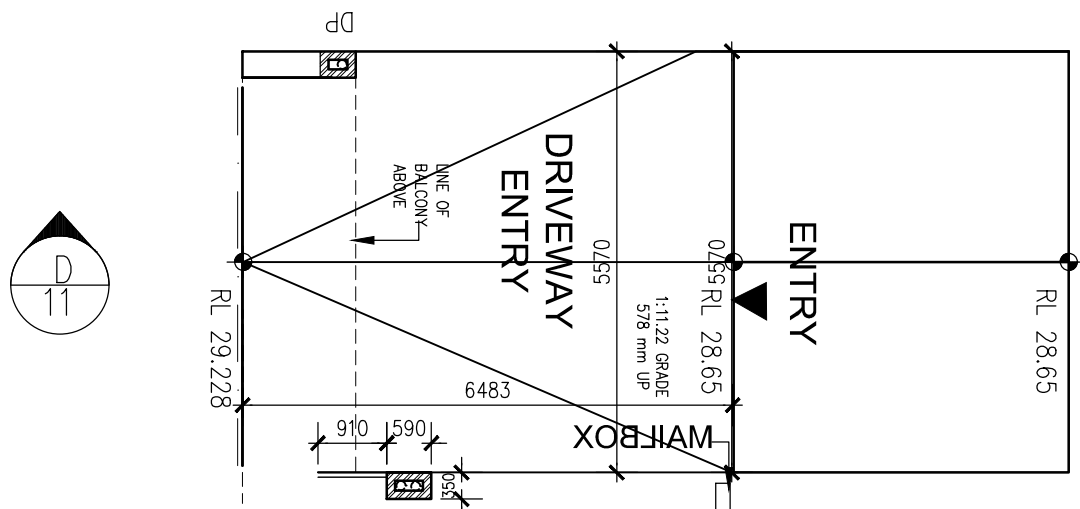
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PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA , NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
Vehicular footpath crossing details
DWELLING--1

DRAWN : LM		
CHECKED : AMIN		
DATE : 25.07.2021	DRAWING No's:	
SCALE : AS SHOWN		
PROJECT No:	20/21	
086-20-21		

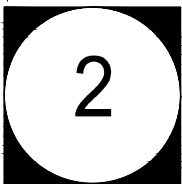
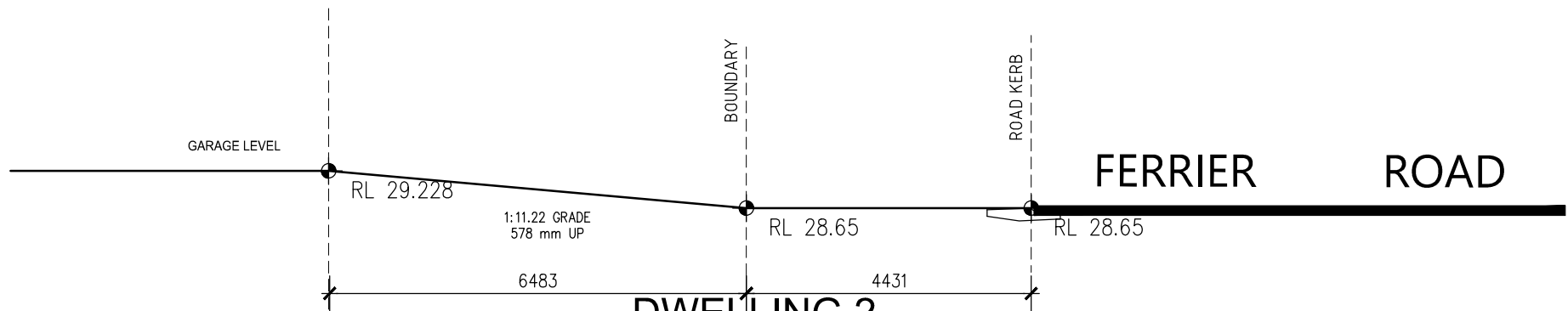


DWELLING 2 Ramp PLAN

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2019–Volume 2.

25.0% (1890mm) 1:4 Grade As PER AS
NZS 2890.1–2004 Parking facilities –
Off–street car parking



DWELLING 2 Longitudinal Section of Ramp

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2019–Volume 2.

25.0% (1890mm) 1:4 Grade As PER AS
NZS 2890.1–2004 Parking facilities –
Off–street car parking



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REVISION :

No	AMENDMENTS	By	Date
A	FOR CLIENT APPROVAL	AM	25.07.21
B	FOR DA APPROVAL	AM	10.09.21
C	AS PER COUNCIL LETTER	AM	15.02.22
D	AS PER COUNCIL LETTER	AM	28.03.22
E	AS PER COUNCIL LETTER	AM	28.03.22
F	AS PER COUNCIL LETTER	AM	11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM	10.05.22



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PROJECT :

TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA, NSW 2199

CLIENT :

JASPREET KAUR GREWAL

DRAWING TITLE :

Vehicular footpath crossing details
DWELLING-1/2

DRAWN :	LM	
CHECKED :	AMIN	
DATE :	25.07.2021	DRAWING No's:
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	21/21