


0007712560 17 May 2022

Assessor Zoran Cvetkovski
Accreditation No. DMN13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199



hstar.com.au



BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1306482M
Date of issue: Tuesday, 17 May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Basix-Commitments
/for details: See the Basix certificate/

Alternative water
The applicant must install a rainwater tank of at least 3000 litres (For Each Unit)
The rainwater tank to collect rain runoff from at least 80 m2 of the roof
The applicant must connect the rainwater tank to:
•all toilets in the development
•at least one outdoor tap /per unit/ in the development

Fixtures (For Each Unit)
•Shower heads 3 star (>7.5 but <= 9.0 L/min)
•Toilets.....4 star
•Kitchen tap.....5 star
•Basin Taps.....5 star

Thermal Comfort-Simulation method /for details: see the NatHERs certificate/
•A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
•The dwelling design has been assessed with NatHERS software from an accredited assessor

Hot Water System: gas instantaneous with a performance of 5 stars (For Each Unit)

Heating/Cooling (For Each Unit): 1-phase air-conditioning; Energy rating: EER 2.5-3.0 (Zoned)

Ventilation
•(Unit 1): Bathrooms: no mechanical ventilation (ie. natural); Operation control: n/a, Laundry & Kitchen (individual fan, ducted; Operation: manual on/off)
•(Unit 2): Bathrooms & Laundry: no mechanical ventilation (ie. natural); Operation control: n/a, Kitchen (individual fan, ducted; Operation: manual on/off)

Natural lighting (Unit 1): Window in the Kitchen and 4 Bathrooms/Toilets
Natural lighting (Unit 2): Window in the Kitchen and 4 Bathrooms/Toilets

Artificial lighting fluorescent or (LED)/ DEDICATED/:
•(Unit 1) 4 in the Bedrooms/study, 4 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways
•(Unit 2) 4 in the Bedrooms/study, 4 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways

OTHER
•The applicant must install a gas cooktop & electric oven in the kitchen of each dwelling.
•The applicant must install a fixed outdoor clothes drying line for each dwelling



Building Elements
/For Details: see the NatHERs certificate

Thermal Comfort-Simulation method
A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls
•Brick Veneer - R2.5
•Cavity Brick- Foil Sided Bubble Wrap, Anti-glare one side

Internal Wall
•Cavity wall, direct fix plasterboard, single gap Bulk Insulation, No Air Gap R 2.5(Against Garage)
•Cavity wall, direct fix plasterboard, single gap No Insulation (All others)
•Brick, plaster on studs, Bulk Insulation both sides of shaft liner R 2.5

External Floor
•Concrete slab on Ground
•Suspended floor (Open to air)- R2.5

Internal Floor/Ceiling
•Timber Above Plasterboard Bulk Insulation R 2.5 (Above garage)
•Timber Above Plasterboard No Insulation (All others)

External Ceiling
•Plasterboard Bulk Insulation R 5.0 Unventilated roof space

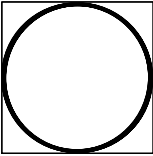
Roof
•Corrugated Iron Bulk, Reflective Side Down, No Air Gap Above R 1.3
•Roof Tiles Foil, Gap Above, Reflective Side Down, Anti-glare Up

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the NatHERs certificate



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



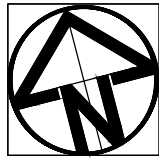
JAL DESIGN PTY LTD
OFFICE :
39 Walters Road,Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325 @ gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN:14 646 869 187

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

CLIENT :
JASPREET KAUR GREWAL

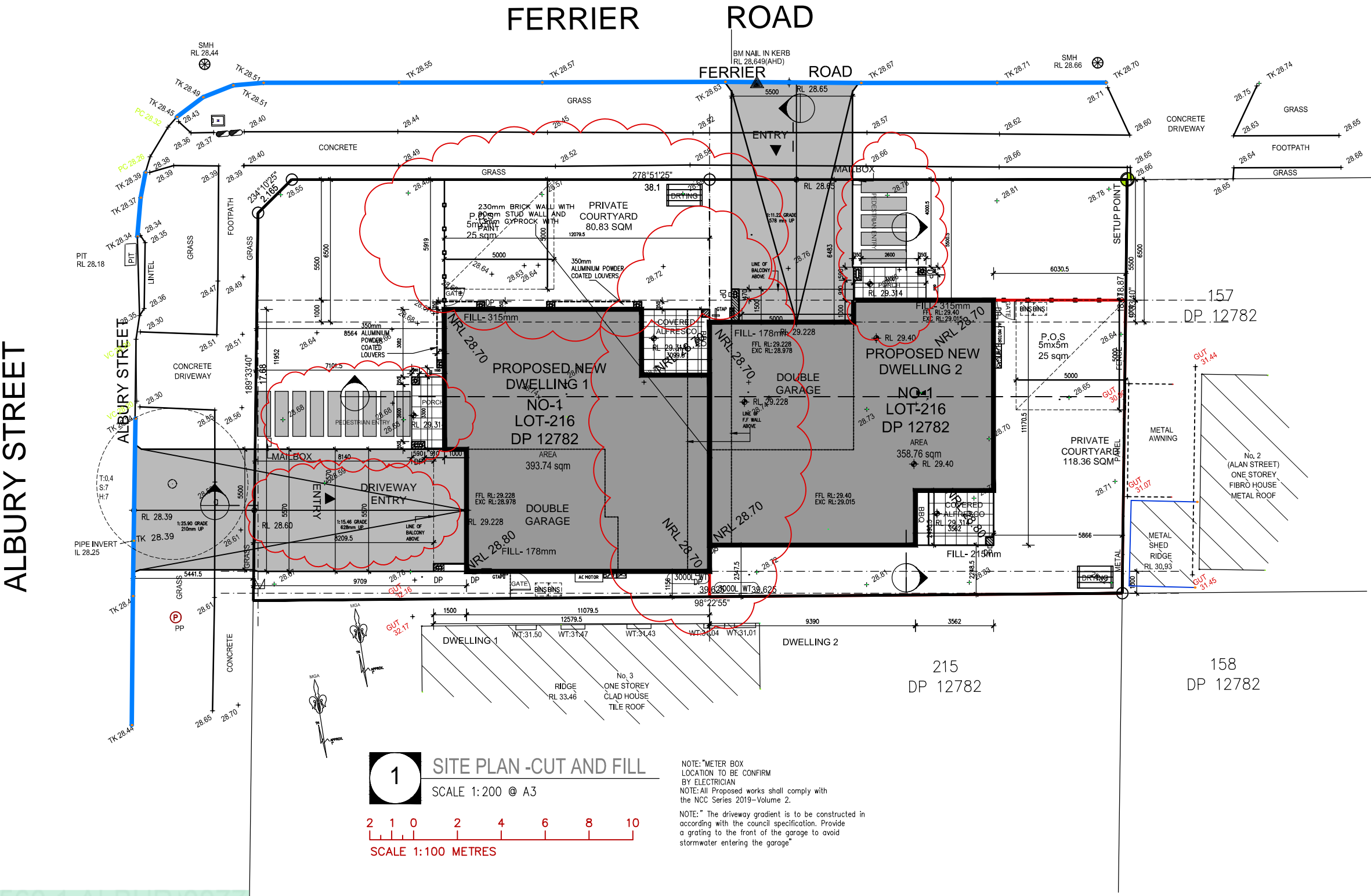
DRAWING TITLE :
BASIX INFORMATION

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



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 11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



1 SITE PLAN - CUT AND FILL
SCALE 1:200 @ A3
SCALE 1:100 METRES

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"

0007712560 17 May 2022

Assessor Zoran Ovetkovski

Accreditation No. DMN/13/1641

Address

1 Albury Street , Yagoona , NSW , 2199

hstar.com.au

JAL DESIGN PTY LTD

OFFICE :

39 Walters Road, Blacktown NSW 2148

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 :

CUT AND FILL PLAN

DRAWN : LM

CHECKED : AMIN

DATE : 25.07.2021

SCALE : AS SHOWN

PROJECT No:

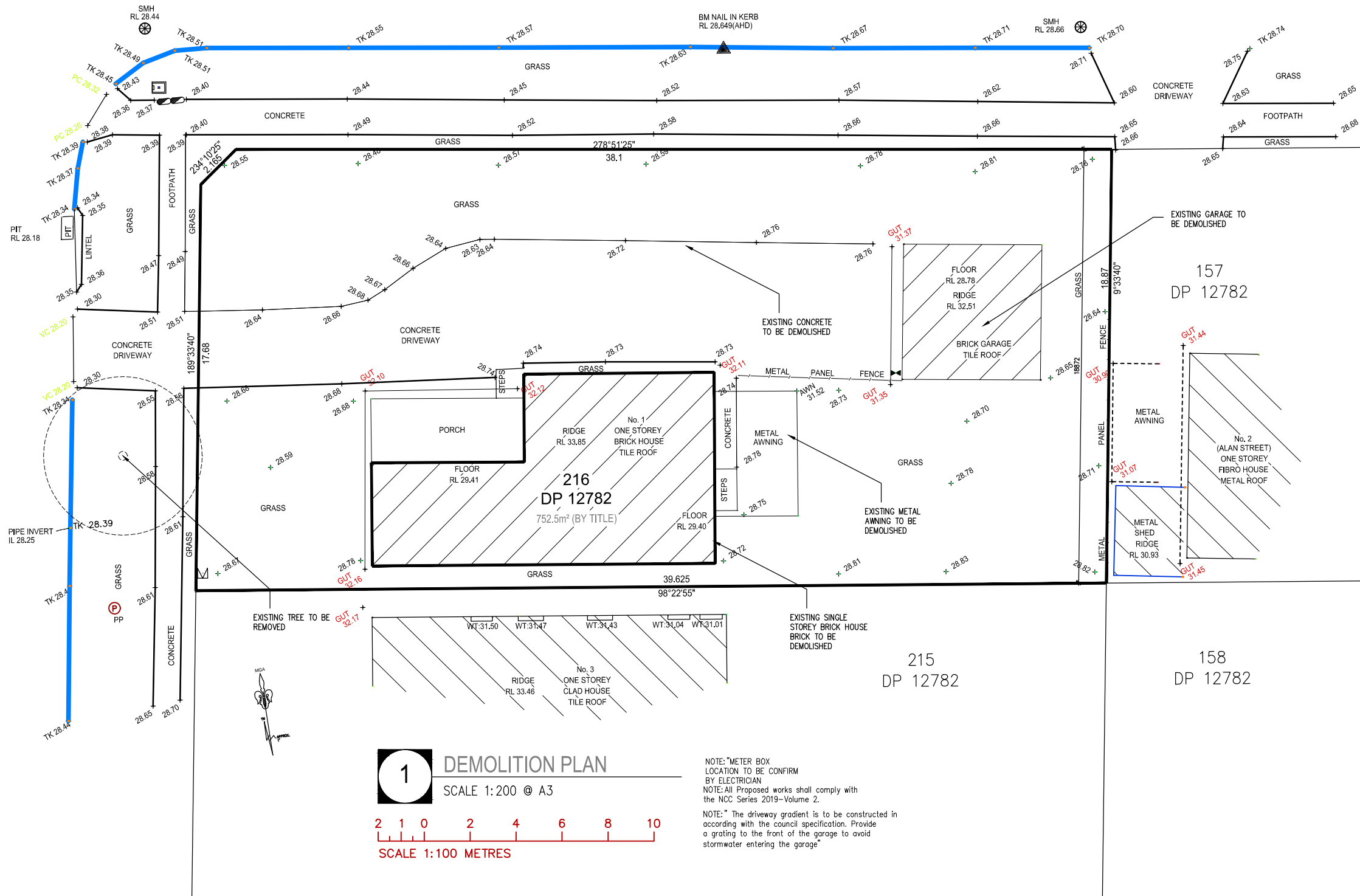
DRAWING No's:

086-20-21

05/21

ALBURY STREET

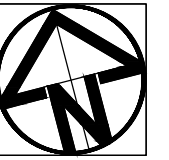
FERRIER ROAD



1 DEMOLITION PLAN
SCALE 1:200 @ A3

2 1 0 2 4 6 8 10
SCALE 1:100 METRES

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"



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
OFFICE :
39 Walters Road, Blacktown, NSW, 2148
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 :
DEMOLITION PLAN

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

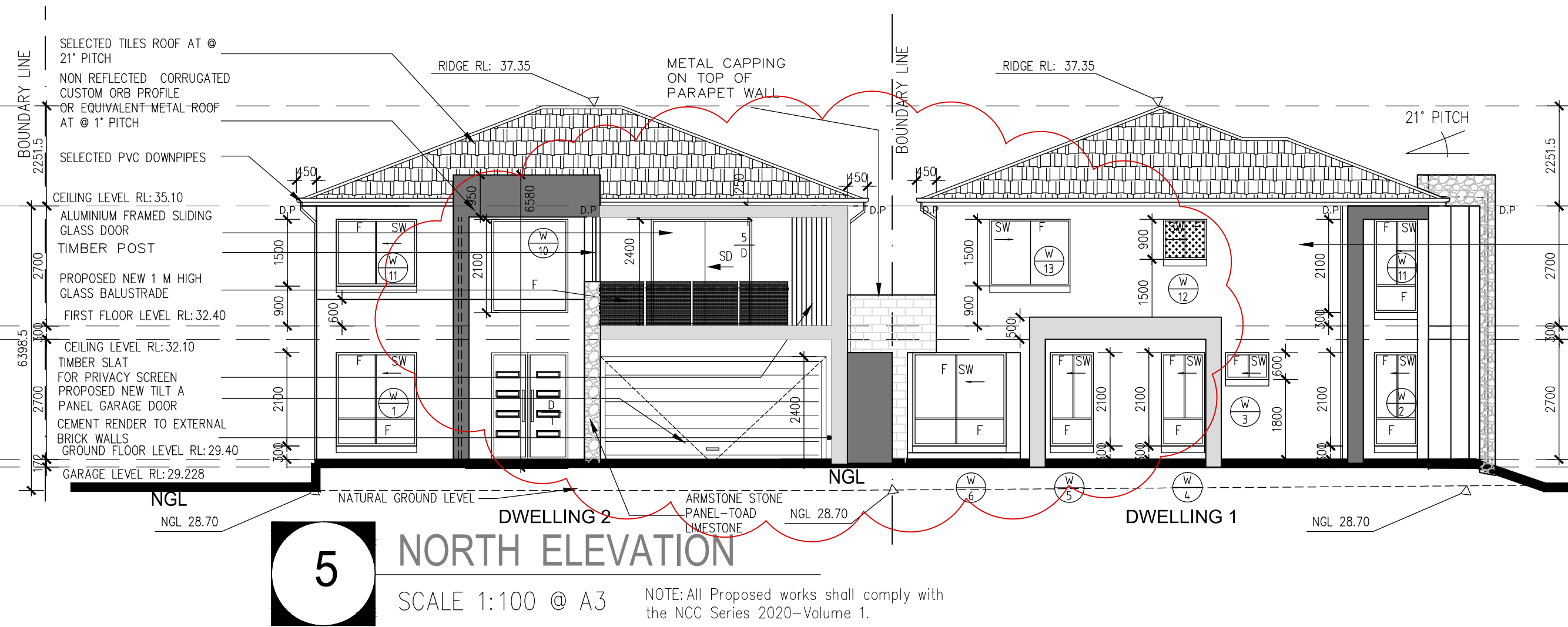
0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199



hstar.com.au





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

LEGEND

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



JAL DESIGN PTY LTD

OFFICE :
39 Walters Road, Blacktown NSW 2148
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

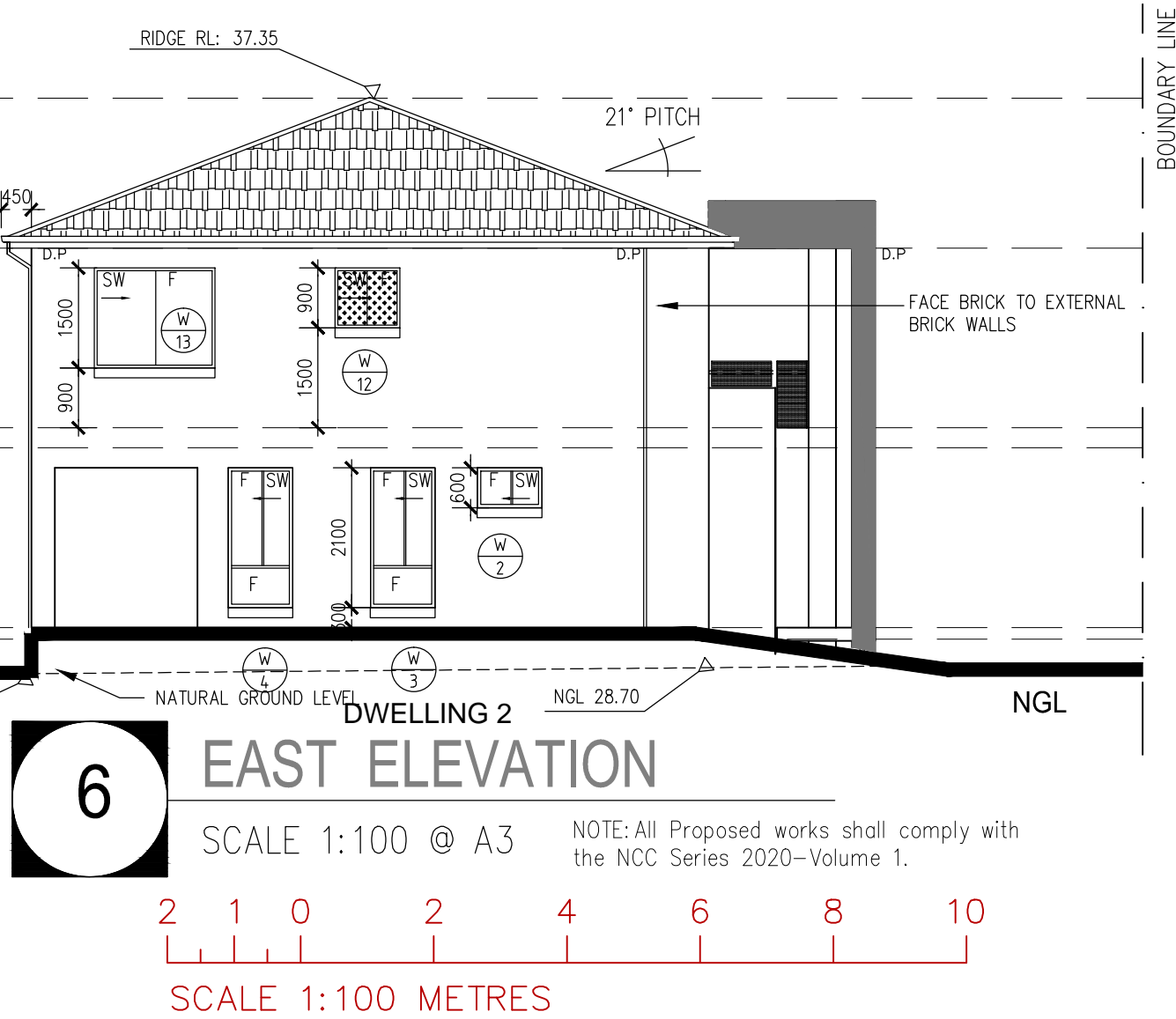
DRAWING TITLE :
ELEVATIONS

0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199

NATIONWIDE HOUSE ENERGY RATING SCHEME

hstar.com.au



DRAWN : LM

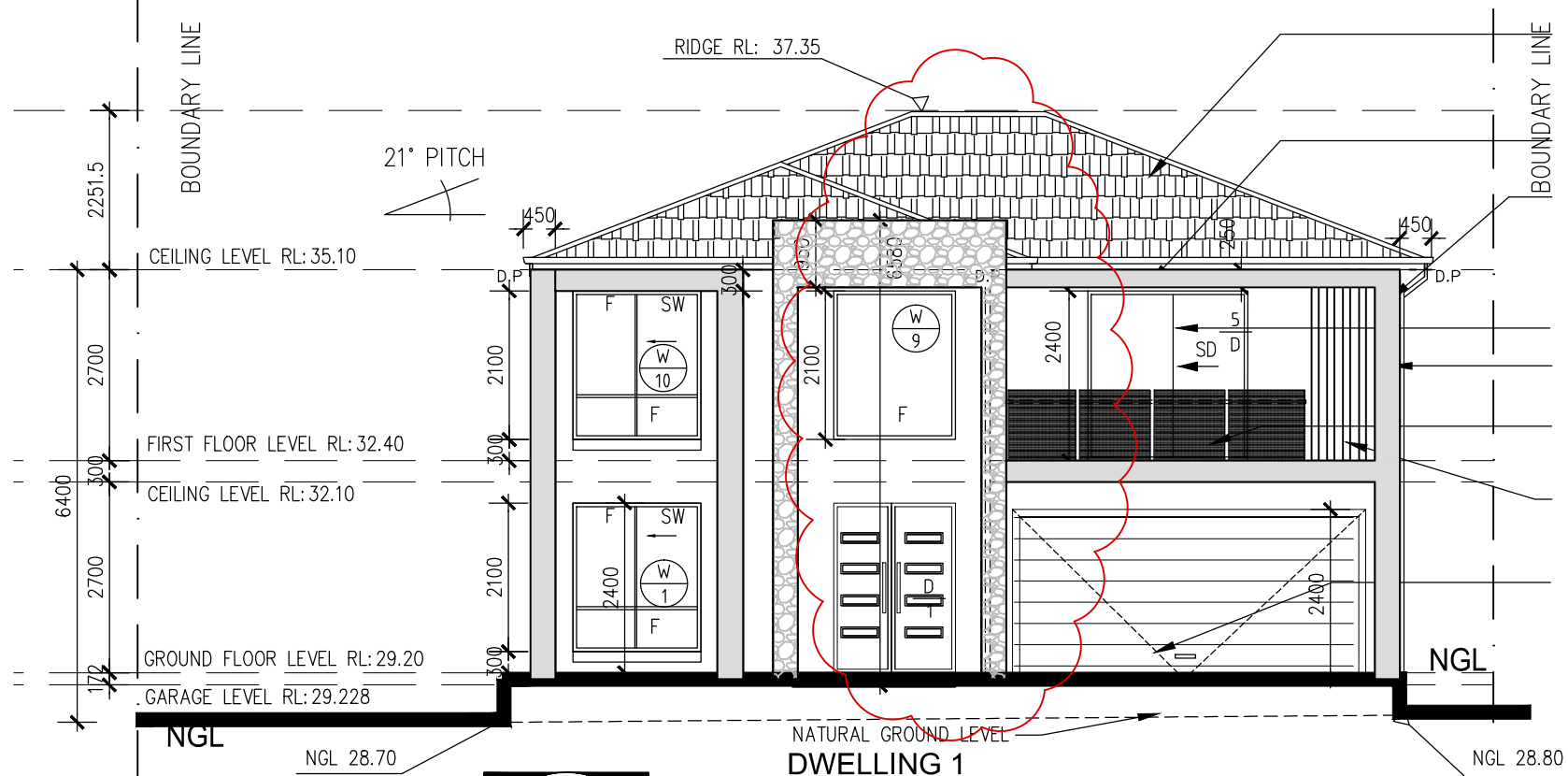
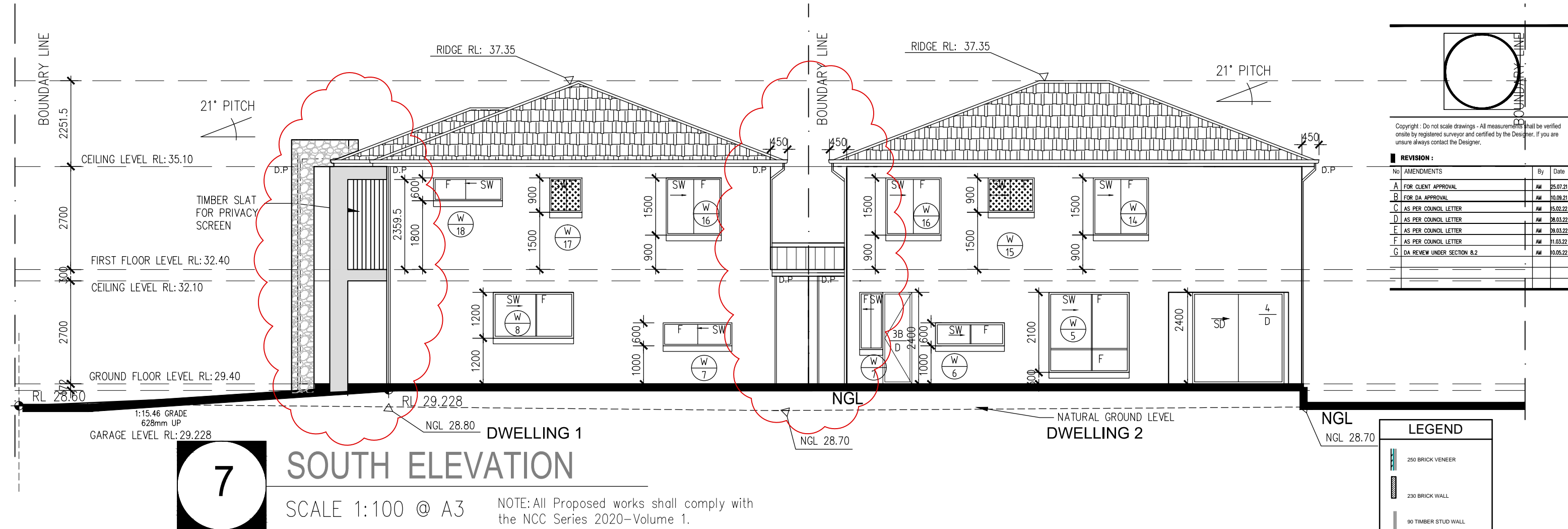
CHECKED : AMIN

DATE : 25.07.2021

SCALE : AS SHOWN

PROJECT No: 086-20-21

DRAWING No's: 09/21



SELECTED TILES ROOF AT @ 21° PITCH
NON REFLECTED CORRUGATED CUSTOM ORB PROFILE OR EQUIVALENT METAL ROOF AT @ 1° PITCH

SELECTED PVC DOWNPIPES

ALUMINIUM FRAMED SLIDING GLASS DOOR
CEMENT RENDER TO EXTERNAL BRICK WALLS
PROPOSED NEW 1 M HIGH GLASS BALUSTRADE

TIMBER SLAT FOR PRIVACY SCREEN

PROPOSED NEW TILT A PANEL GARAGE DOOR

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

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



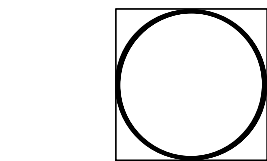
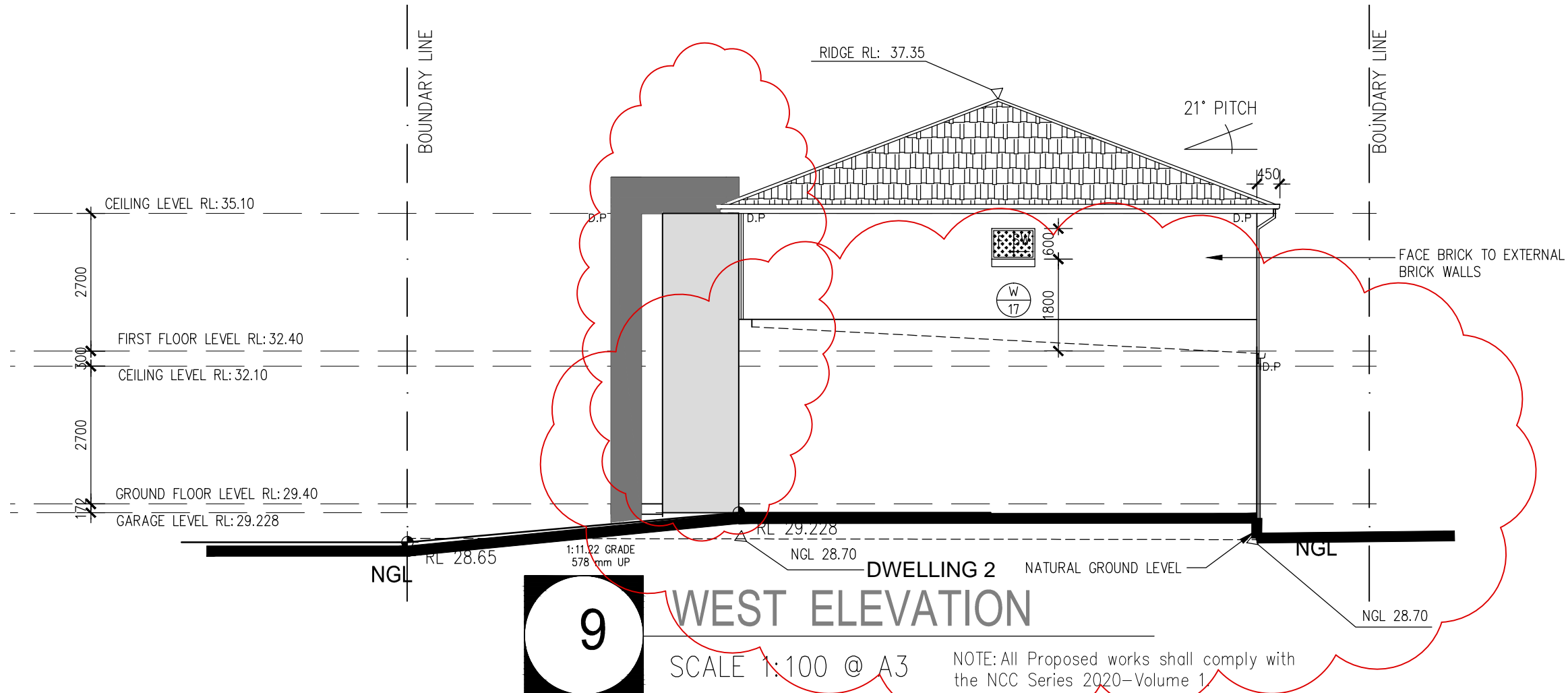
JAL DESIGN PTY LTD
OFFICE:
39 Walters Road, Blacktown, NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN: 14 646 869 187

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

CLIENT:
JASPREET KAUR GREWAL

DRAWING TITLE:
ELEVATIONS

DRAWN:	LM	DRAWING No's: 10/21
CHECKED:	AMIN	
DATE:	25.07.2021	
SCALE:	AS SHOWN	
PROJECT No:	086-20-21	



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 29.03.22
F	AS PER COUNCIL LETTER	AM 31.03.22
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

OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin3325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN:14 646 869 187

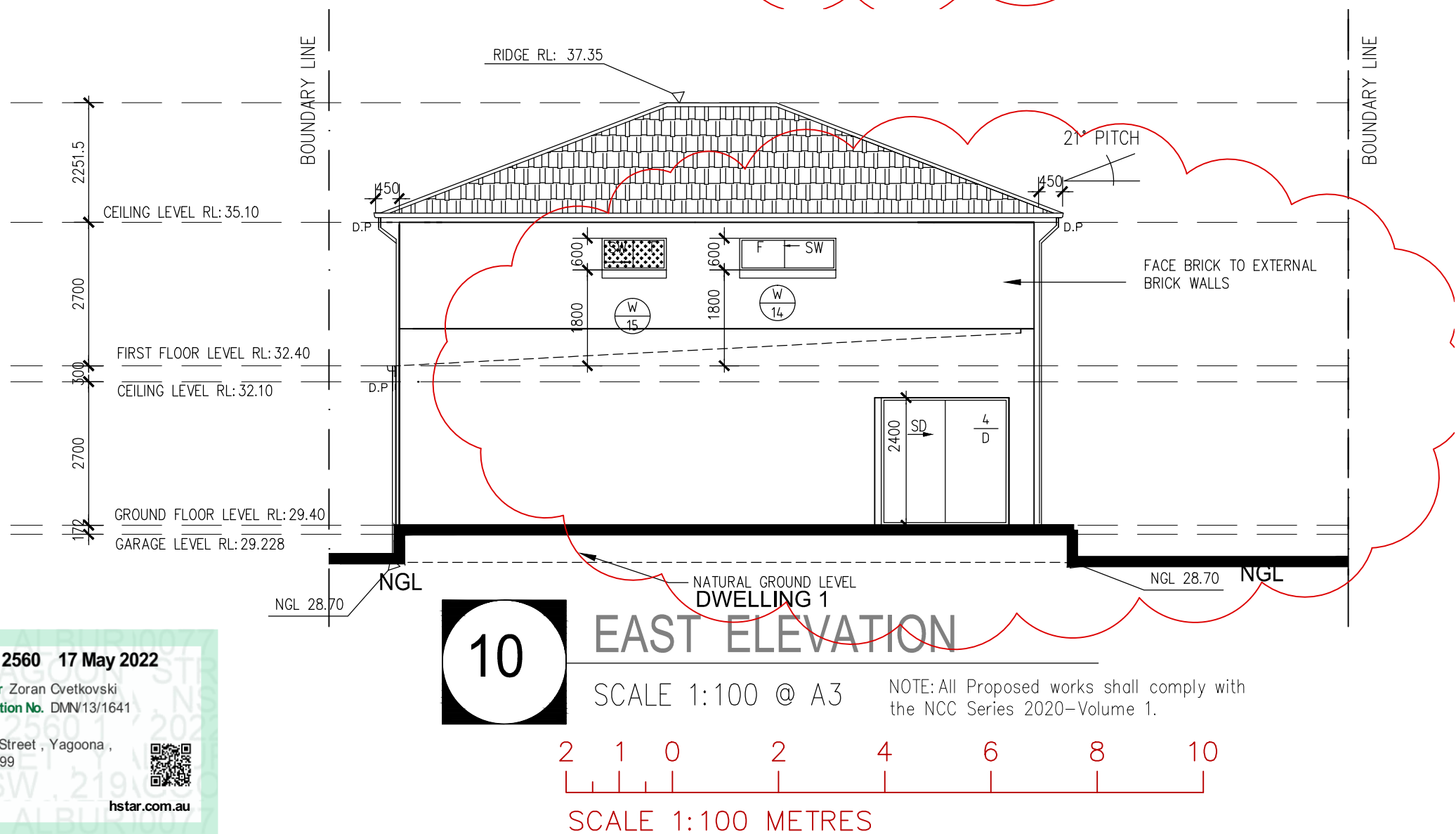
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA ,NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
ELEVATIONS

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

11/21



0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641

Address
1 Albury Street , Yagoona ,
NSW , 2199

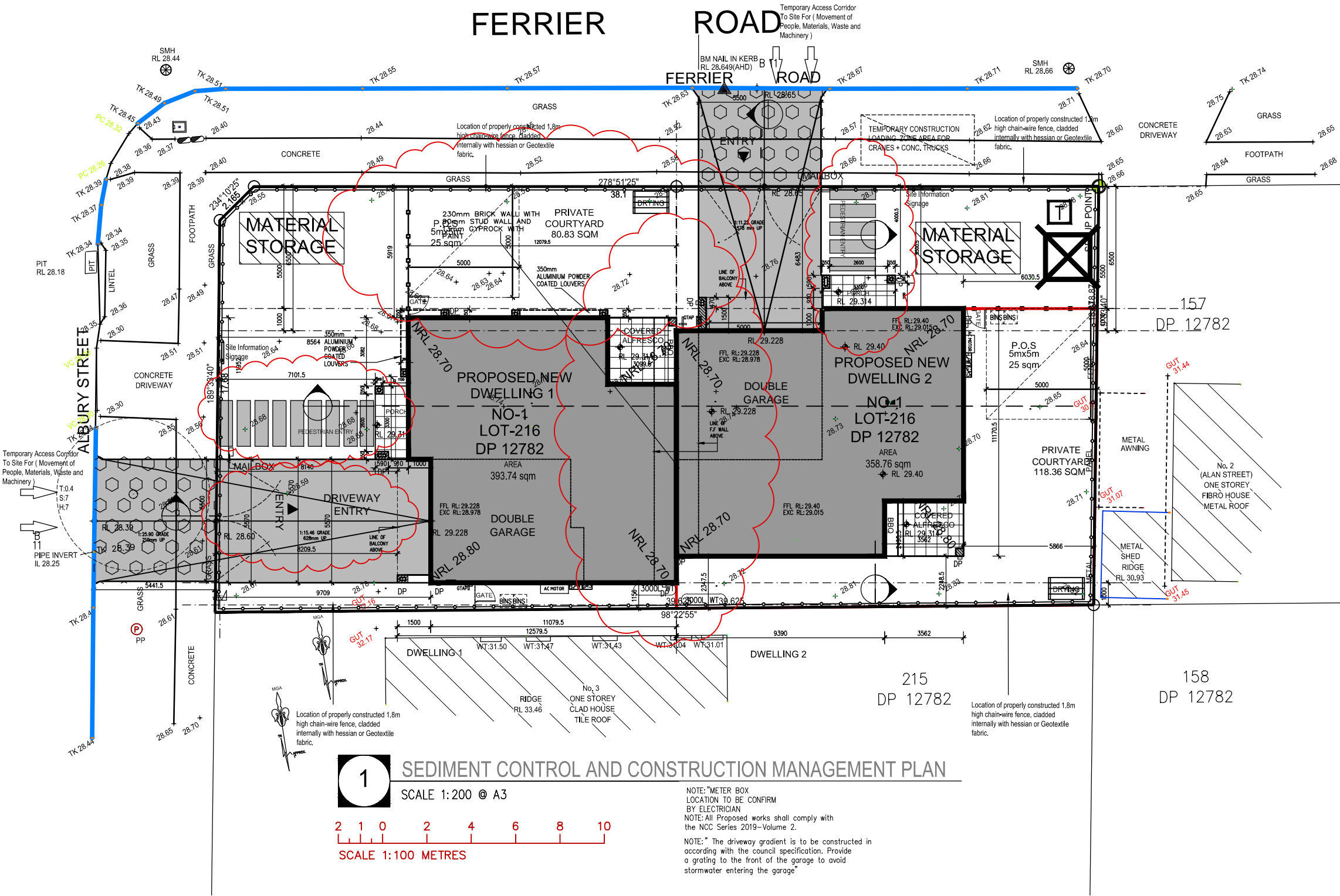


hstar.com.au

ALBURY STREET

FERRIER ROAD

FERRIER ROAD



1 SEDIMENT CONTROL AND CONSTRUCTION MANAGEMENT PLAN

SCALE 1:200 @ A3



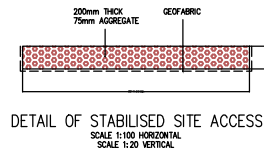
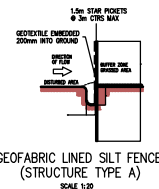
NOTE: METER BOX LOCATION TO BE CONFIRM BY ELECTRICIAN

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

SEDIMENT CONTROL LEGEND

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



SEDIMENT AND EROSION NOTES

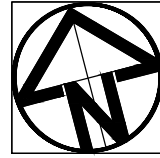
- THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION CONTROL DETAILS AS ATTACHED.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE 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 SIGNIFIERS OUTLINED IN NSW DEPARTMENT OF INDUSTRY'S '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 DRAINS DOWNSTREAM OF A STOCKPILE TO RETAIN SILT LAZEN 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 FENCE MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- LAY TURF STRIP (MIN 300mm WIDE) ON 100mm TOPSOIL WITH 10mm LONG PICTURES EVERY 50mm BEHIND ALL BINS 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 REVEGETATION.
- VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NAMED SHARDED 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



0007712560 17 May 2022
Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street, Yagoona, NSW, 2199



hstar.com.au



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 11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



JAL DESIGN PTY LTD

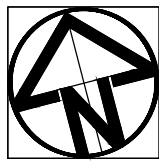
OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN:14 646 869 187

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	



Copyright : Do not scale drawings - All measurements shall be verified
drawn by registered surveyor and certified by the Designer. All dimensions
unlike always contact the Designer.

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

SETUP POINT

18.87

1000

3200

4640.5

3036

1780.5

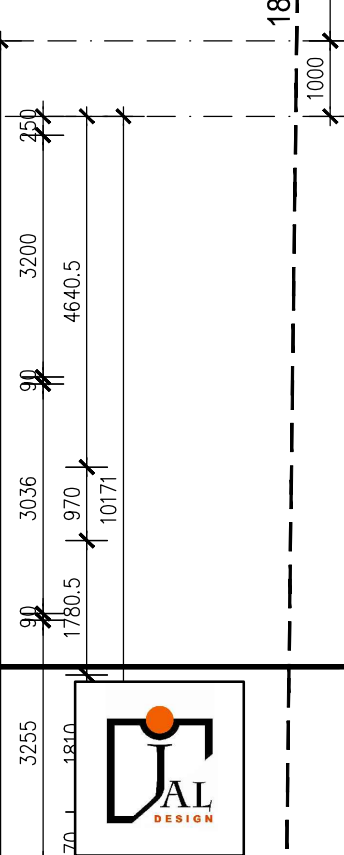
10171

3255

1810

970

1000



JAL DESIGN PTY LTD

OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin@jal.com.au info@jal.com.au
www.jal.com.au ABN: 14 646 889 187

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

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
FIRST FLOOR PLAN

DRAWN : LM
CHECKED : AMIN

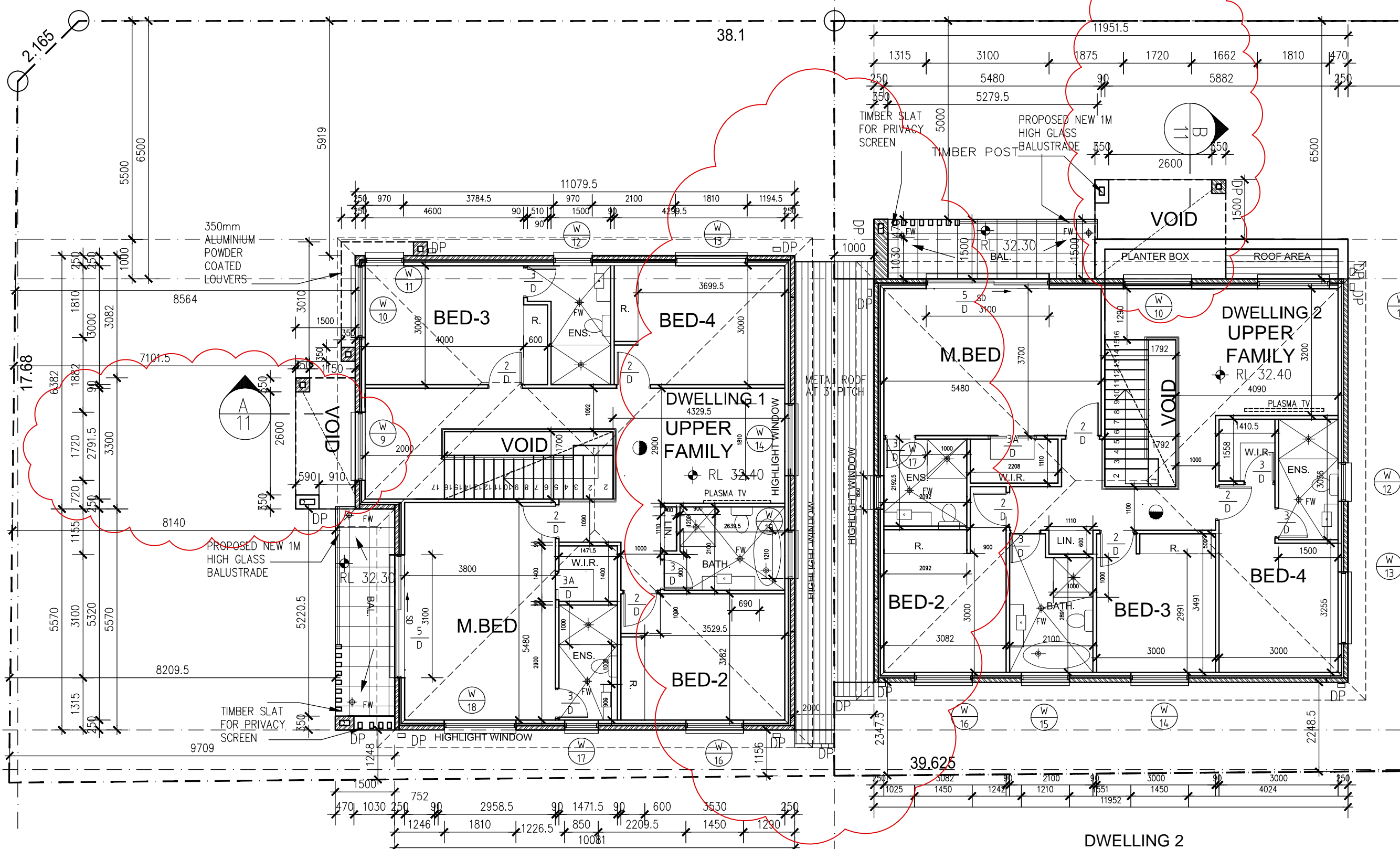
DATE : 25.07.2021 DRAWING No's:

SCALE : AS SHOWN

PROJECT No:

086-20-21

07/21



DWELLING 1

DWELLING 2

3

FIRST FLOOR PLAN

SCALE 1:100 @ A3

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



SCALE 1:100 METRES

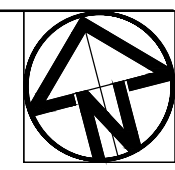
LEGEND	
	250 BRICK VENEER
	230 BRICK WALL
	90 TIMBER STUD WALL
	SMOKE ALARMS

0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641

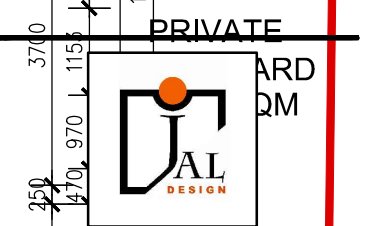
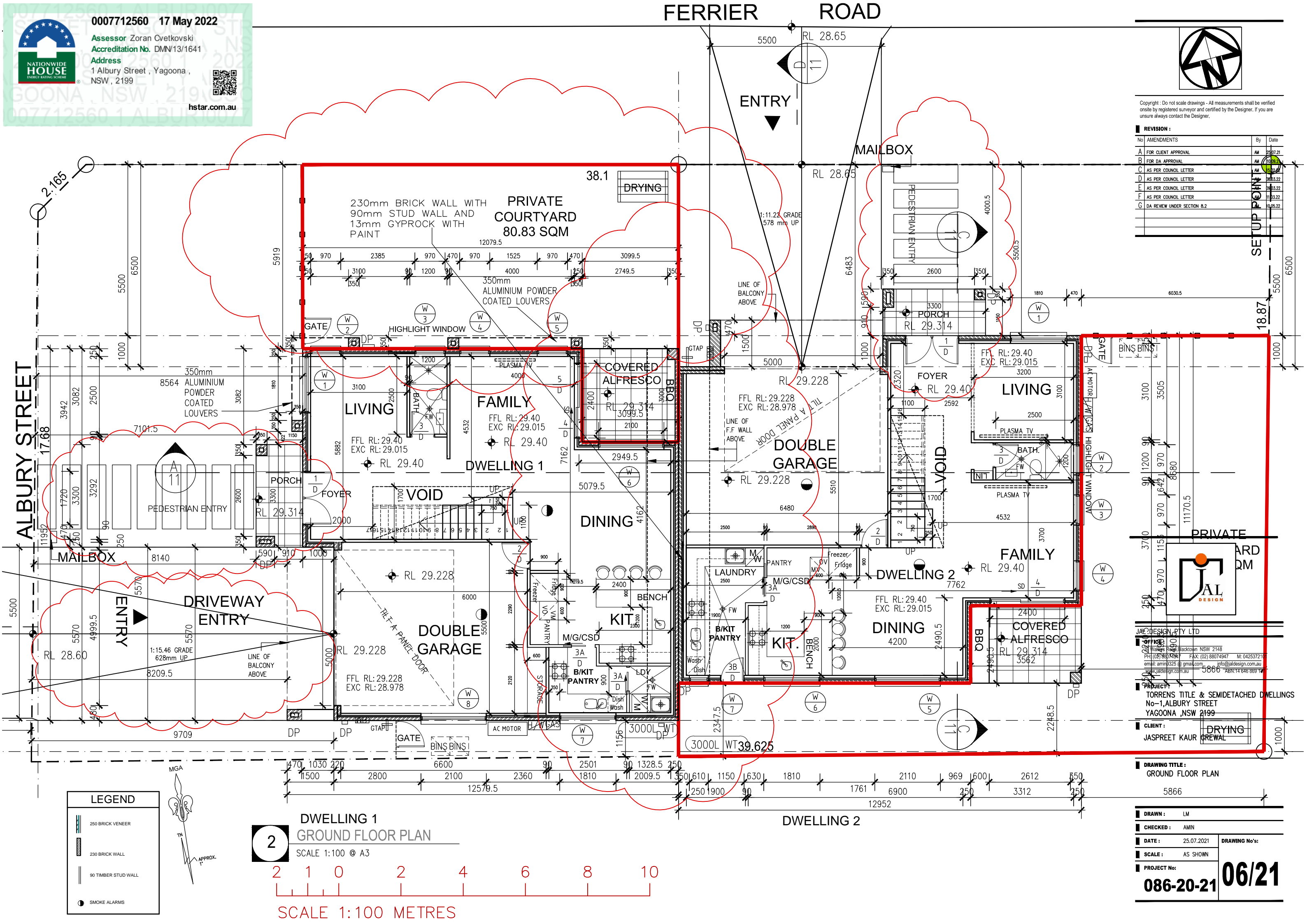
Address
1 Albury Street , Yagoona ,
NSW , 2199

hstar.com.au



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 :			By	Date
No	AMENDMENTS			
A	FOR CLIENT APPROVAL		AM	25.07.21
B	FOR DA APPROVAL		AM	10.03.22
C	AS PER COUNCIL LETTER		AM	25.03.22
D	AS PER COUNCIL LETTER		AM	26.03.22
E	AS PER COUNCIL LETTER		AM	26.03.22
F	AS PER COUNCIL LETTER		AM	26.03.22
G	DA REVIEW UNDER SECTION 8.2		AM	10.05.22







JAL DESIGN PTY LTD
Office:
233 Walpole Road Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
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

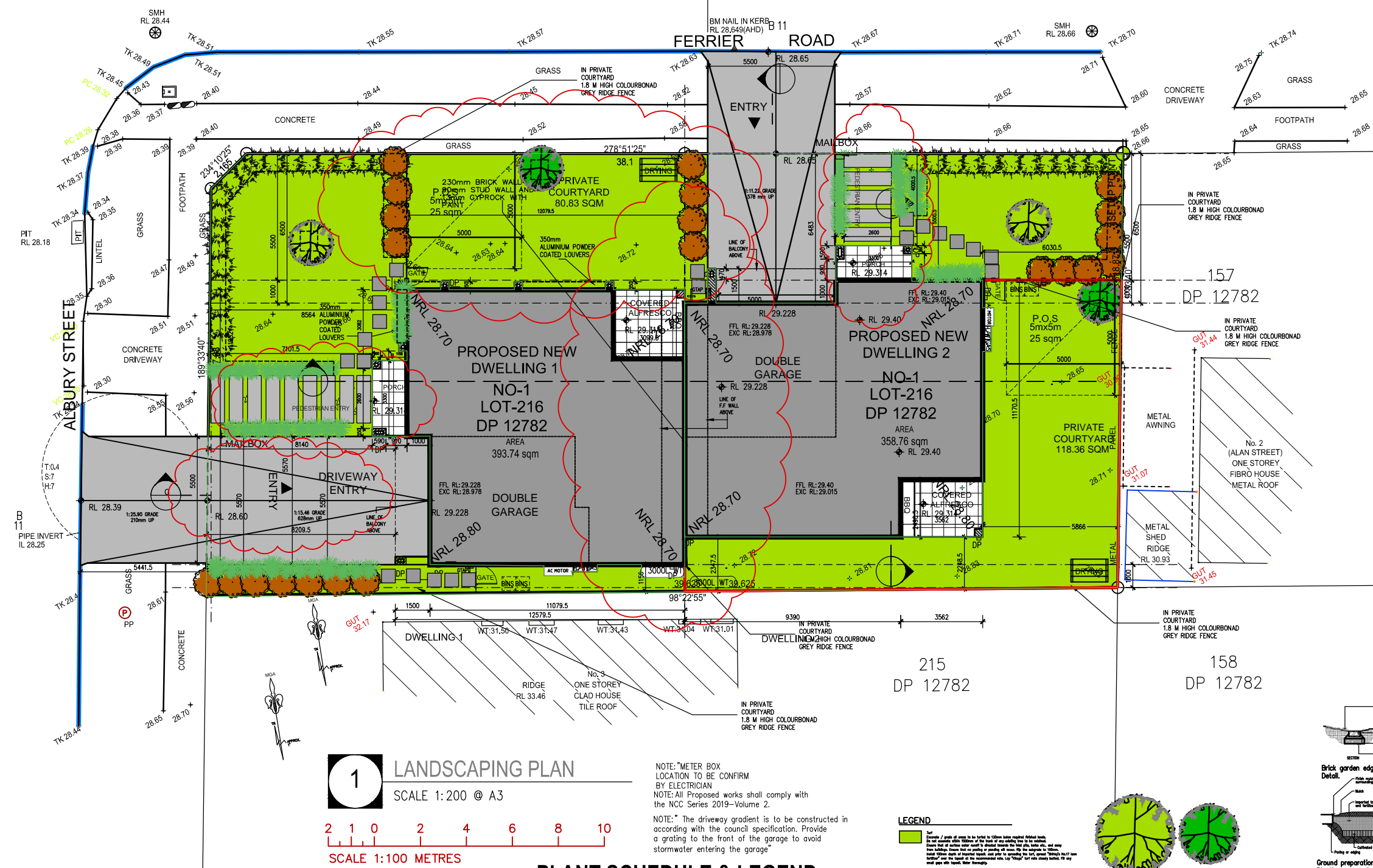
CLIENT:
JASPREET KAUR DRYING
GREWAL

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	

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

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



1 LANDSCAPING PLAN
SCALE 1:200 @ A3

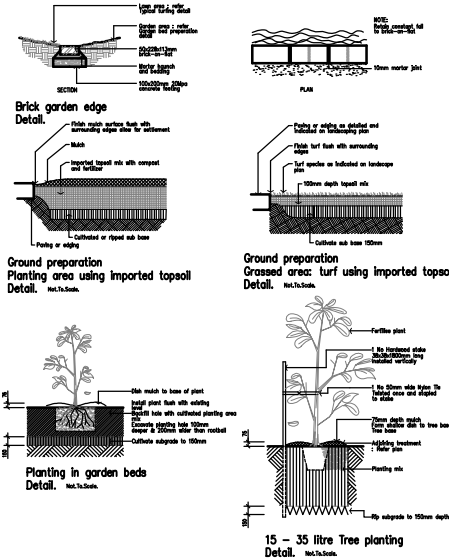
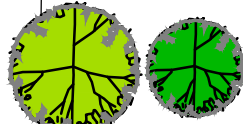
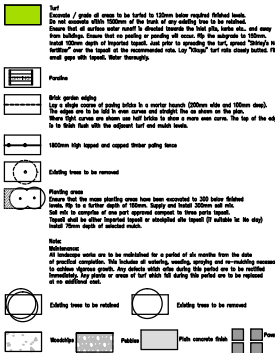


NOTE: "METER BOX LOCATION TO BE CONFIRM BY ELECTRICIAN
NOTE: All Proposed works shall comply with the NCC Series 2019-Volume 2.
NOTE: "The driveway gradient is to be constructed in accordance with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the 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 pilly	Acmena smithii	400MM	150 mm Pot	60 Nos

LEGEND



0007712560 17 May 2022

Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street , Yagoona , NSW , 2199

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 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

OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin@jal.com.au info@jal.com.au
www.jal.com.au ABN:14 646 869 187

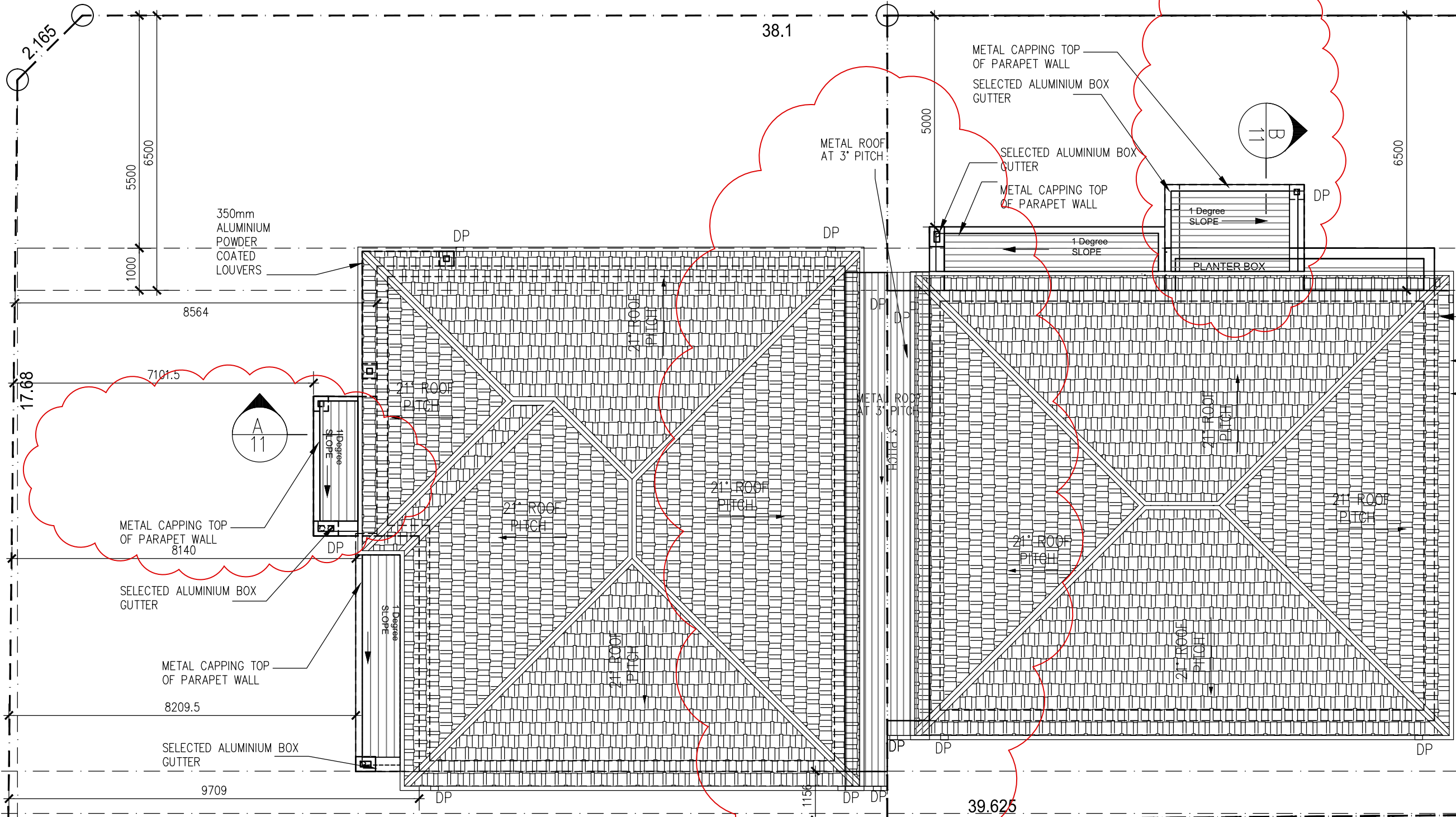
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1, ALBURY STREET
YAGOONA , NSW 2199

CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
LANDSCAPE PLAN

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

PROJECT No:
086-20-21



Copyright - Do not scale drawings. All measurements should be taken from the drawing. If you are unsure always contact the Designer.

REVISION :		By	Date
No	AMENDMENTS		
A	FOR CLIENT APPROVAL	AM	25.07.21
B	FOR DA APPROVAL	AM	10.09.21
C	AS PER COUNCIL LETTER	AM	19.02.22
D	AS PER COUNCIL LETTER	AM	28.03.22
E	AS PER COUNCIL LETTER	AM	28.03.22
F	AS PER COUNCIL LETTER	AM	31.05.22
G	DA REVIEW UNDER SECTION 8.2	AM	10.06.22

SETUP POINT

JAL DESIGN PTY LTD	
OFFICE :	
39 Walters Road, Blacktown, NSW, 2148	
PH: (02) 88074947	FAX: (02) 88074947
M: 042372101	
email: amin3325@gmail.com	info@jaldesign.com.au
www.jaldesign.com.au	ABN: 14 646 869 188

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

CLIENT :	
JASPREET KAUR GREWAL	

DRAWING TITLE :	
ROOF PLAN	

DRAWN :	
LM	

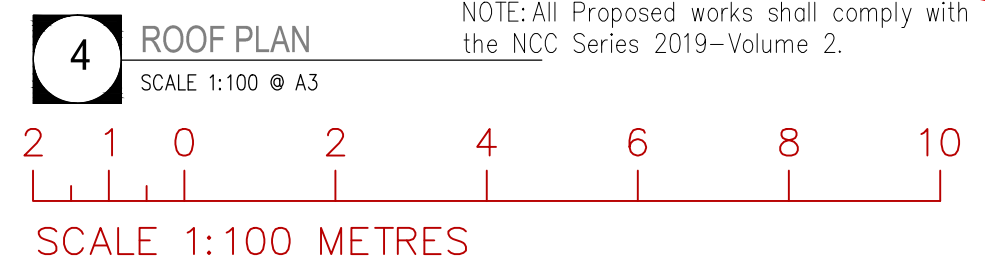
CHECKED :	
AMIN	

DATE :	
25.07.2021	

SCALE :	
AS SHOWN	

PROJECT No:	
086-20-21	

DRAWING No's:	
08/21	



0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641

Address
1 Albury Street, Yagoona, NSW, 2199

hstar.com.au

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

JAL DESIGN

JAL DESIGN PTY LTD

OFFICE :

39 Walters Road, Blacktown, NSW, 2148

PH: (02) 88074947 FAX: (02) 88074947 M: 042372101

email: amin3325@gmail.com info@jaldesign.com.au

www.jaldesign.com.au ABN: 14 646 869 188

PROJECT :

TORRENS TITLE & SEMIDETACHED DWELLINGS

No-1, ALBURY STREET

YAGOONA, NSW 2199

CLIENT :

JASPREET KAUR GREWAL

DRAWING TITLE :

ROOF PLAN

DRAWN :

LM

CHECKED :

AMIN

DATE :

25.07.2021

SCALE :

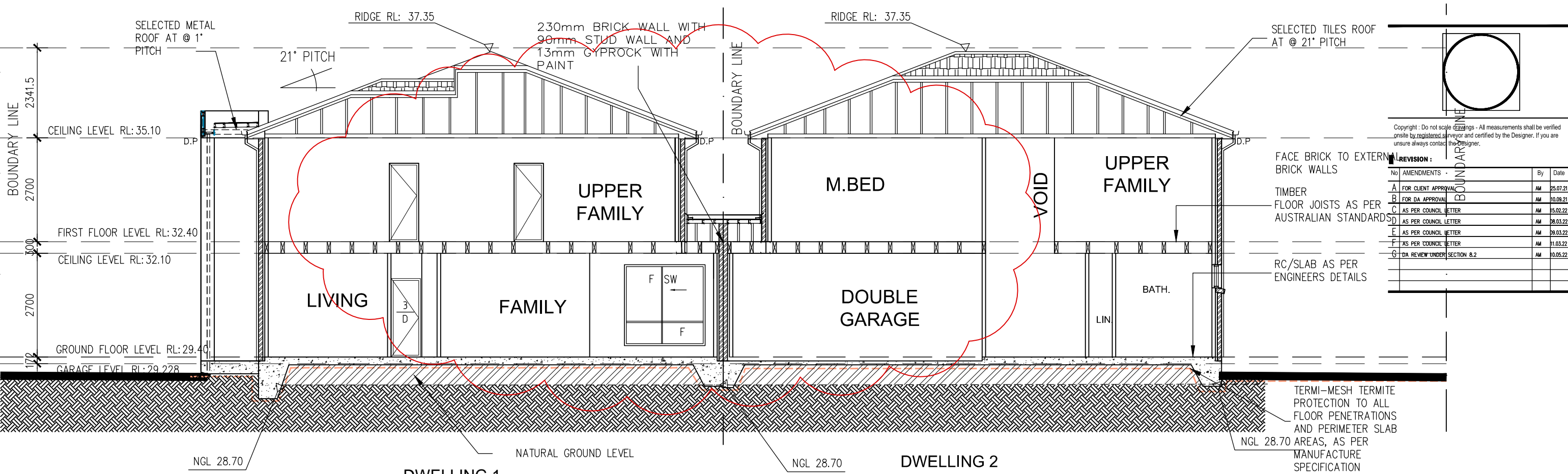
AS SHOWN

PROJECT No:

086-20-21

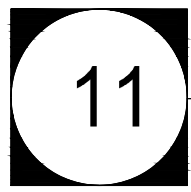
DRAWING No's:

08/21



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



SECTION A-A

SCALE 1:100 @ A3







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



0007712560 17 May 2022
Assessor Zoran Ovetkovski
Accreditation No. DMN13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199



hstar.com.au

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



JAL DESIGN PTY LTD
OFFICE :
39 Walters Road, Blacktown NSW 2148
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 :
DWELLING-1
SECTION A-AA
WINDOW AND DOOR SCHEDULE

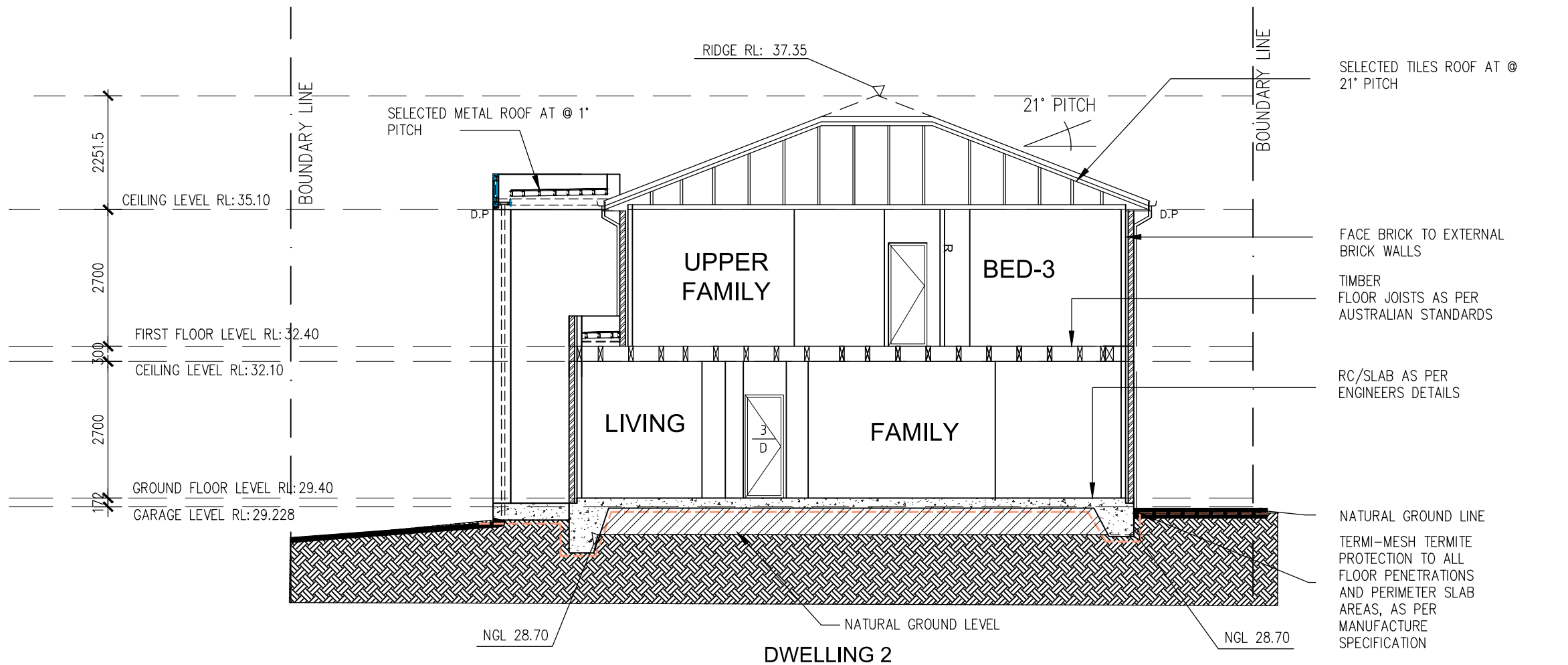
DRAWN :	LM	DRAWING No's: 12/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	


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.



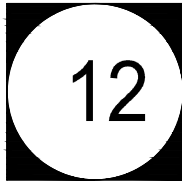


0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMV13/1641
Address 1 Albury Street, Yagoona, NSW, 2199



hstar.com.au







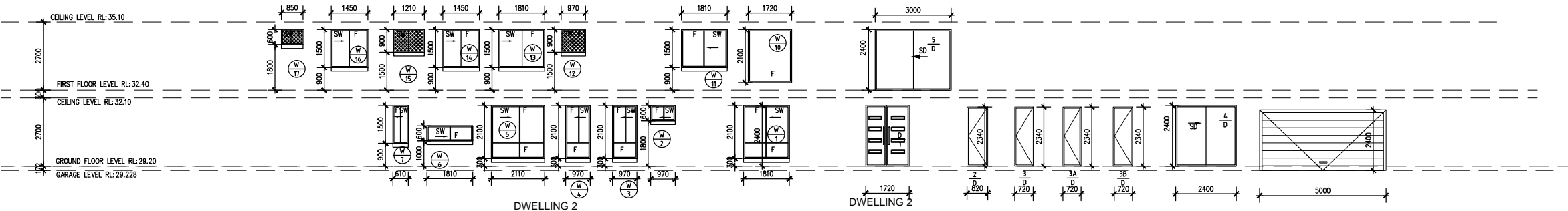
SECTION C-C

SCALE 1:100 @ A3

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



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



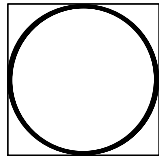
DWELLING 2

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.



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 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



JAL DESIGN PTY LTD

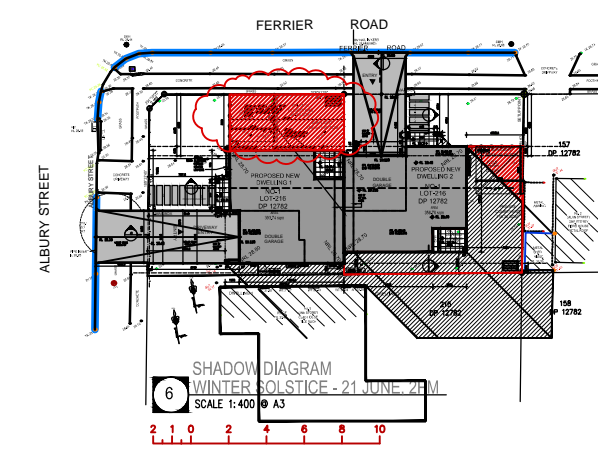
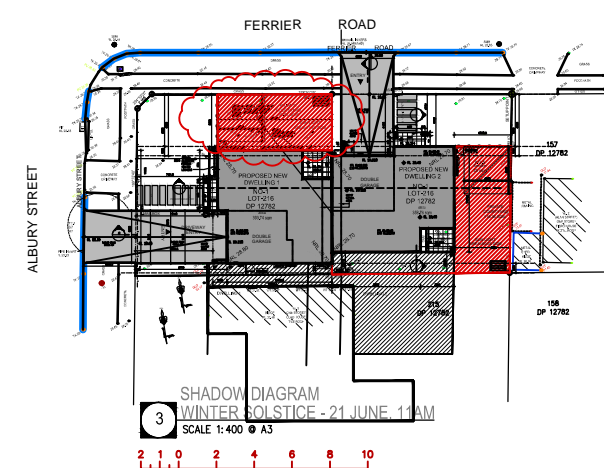
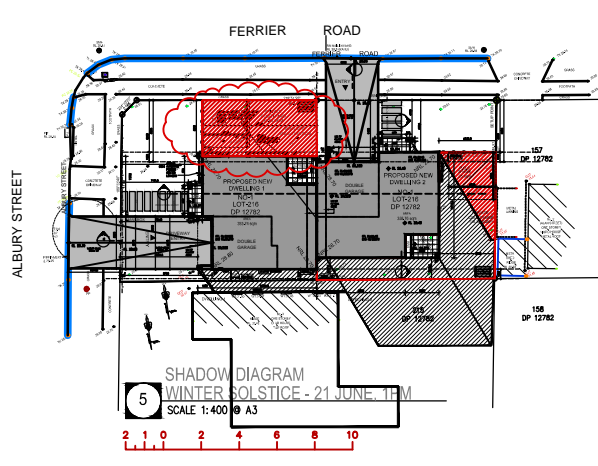
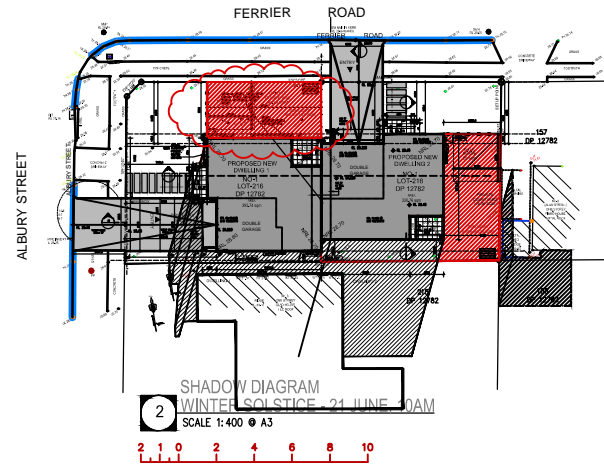
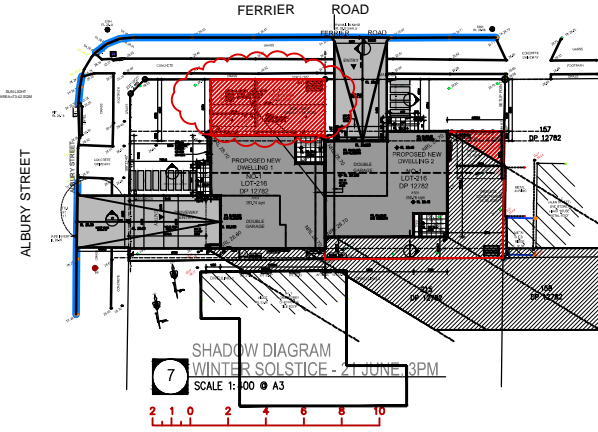
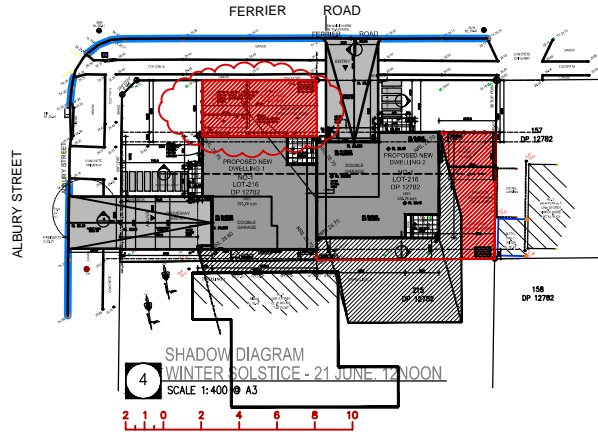
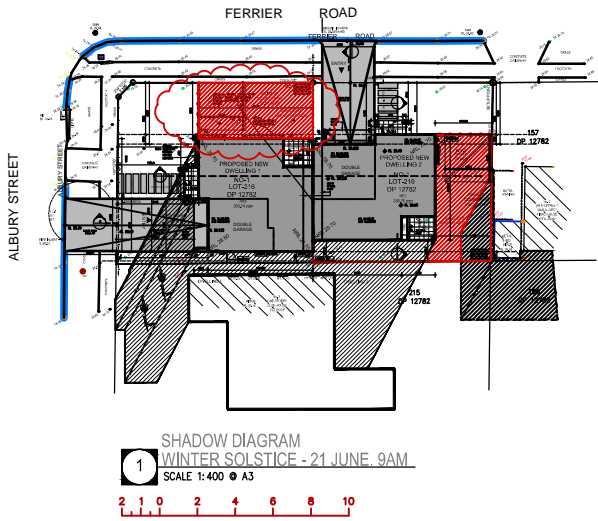
OFFICE :
39 Walters Road, Blacktown, NSW, 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN: 14 646 869 187

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

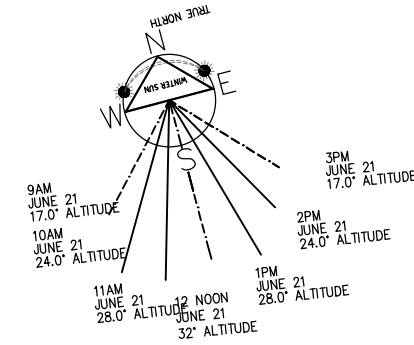
CLIENT :
JASPREET KAUR GREWAL

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

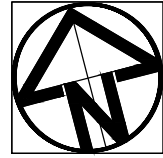
DRAWN :	LM	DRAWING No's: 13/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	



SOLAR DETAILED COMPLIANCE TABLE									Sunlight Average
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	
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



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



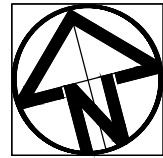
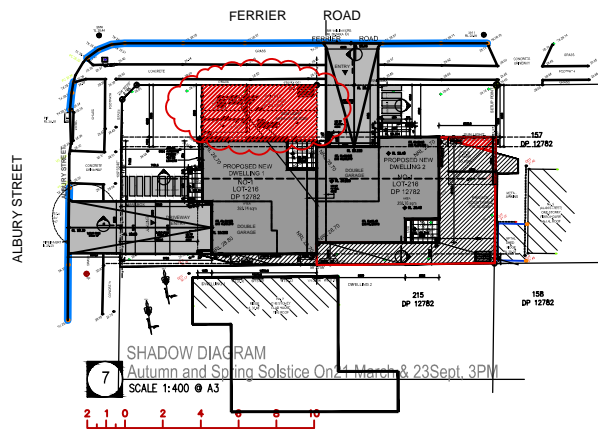
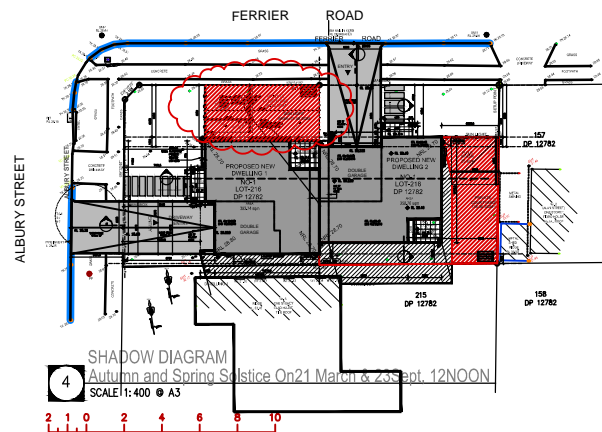
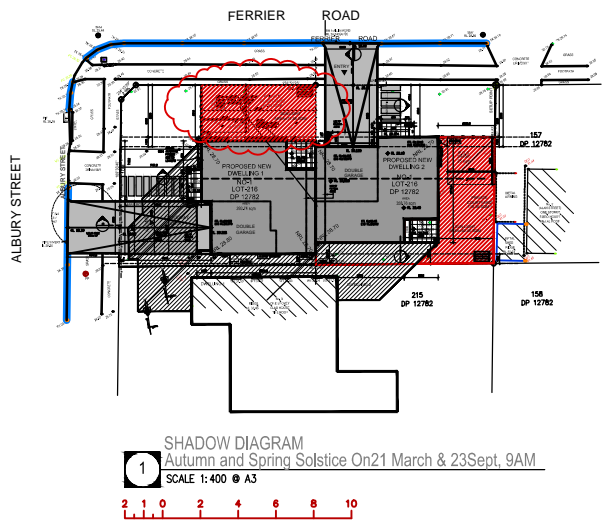
JAL DESIGN PTY LTD
OFFICE :
39 Walters Road,Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin9325@gmail.com info@jaldesign.com.au
www.jaldesign.com.au ABN:14 646 869 187
PROJECT :
TORRENS TITLE & SEMIDETACHED DWELLINGS
No-1,ALBURY STREET
YAGOONA ,NSW 2199
CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
Winter Solstice On June 21st

DRAWN :	LM	DRAWING No's: 15/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

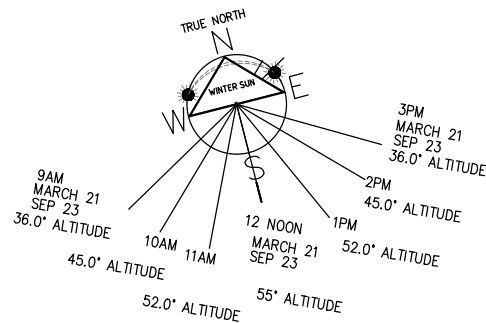
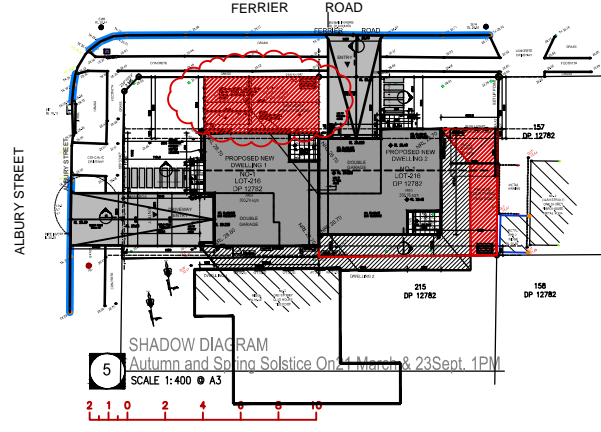
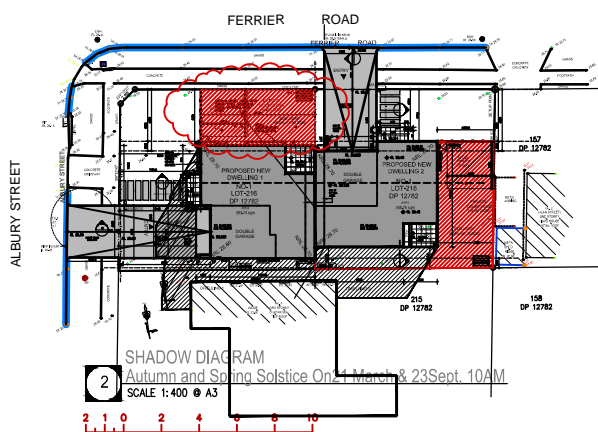
0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199

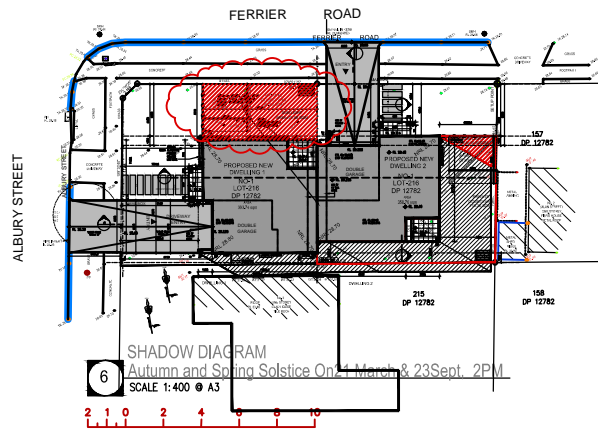
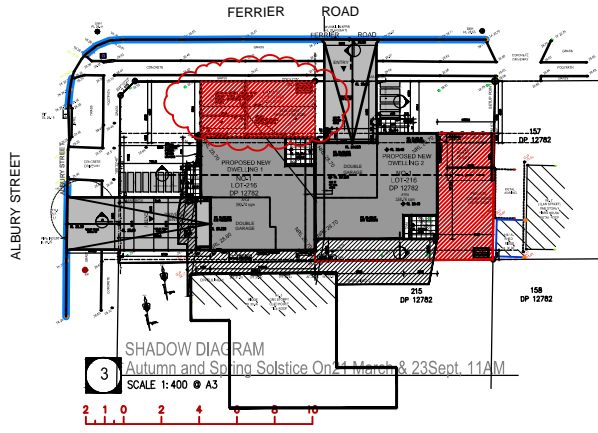


Copyright : Do not scale drawings - All measurements shall be verified onsite by registered surveyor and certified by the Designer. If you are unsure always contact the Designer.

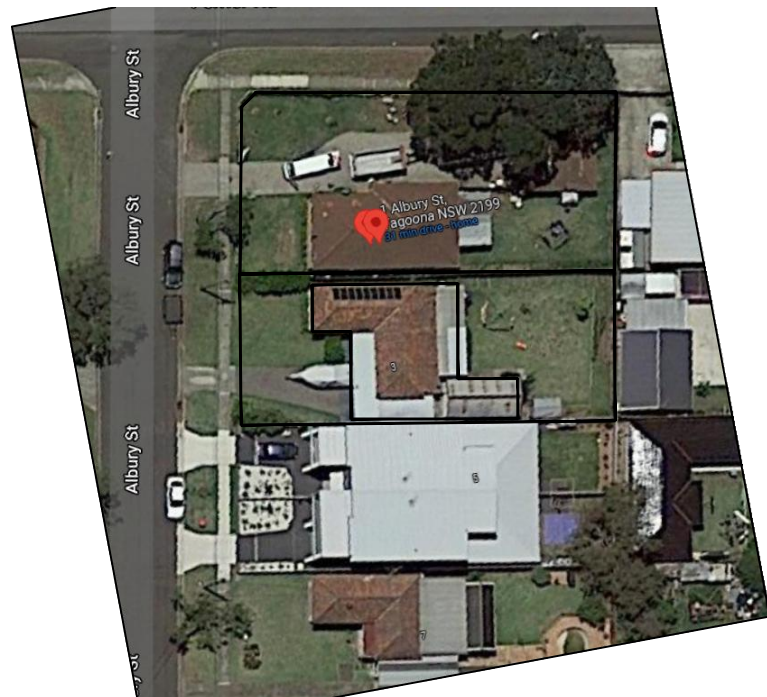
REVISION :		
No	AMENDMENTS	By Date
A	FOR CLIENT APPROVAL	AM 25.07.21
B	FOR DA APPROVAL	AM 10.09.21
C	AS PER COUNCIL LETTER	AM 15.02.22
D	AS PER COUNCIL LETTER	AM 28.03.22
E	AS PER COUNCIL LETTER	AM 28.03.22
F	AS PER COUNCIL LETTER	AM 31.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



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	



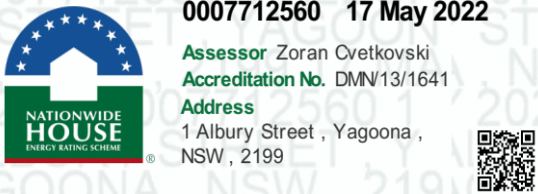
JAL DESIGN PTY LTD
OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin@jaldesign.com.au info@jaldesign.com.au
www.jaldesign.com.au ABN:14 646 869 187

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

CLIENT :
JASPREET KAUR GREWAL

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

DRAWN :	LM	DRAWING No's: 16/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

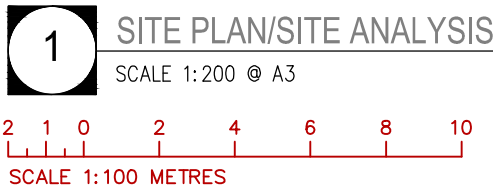
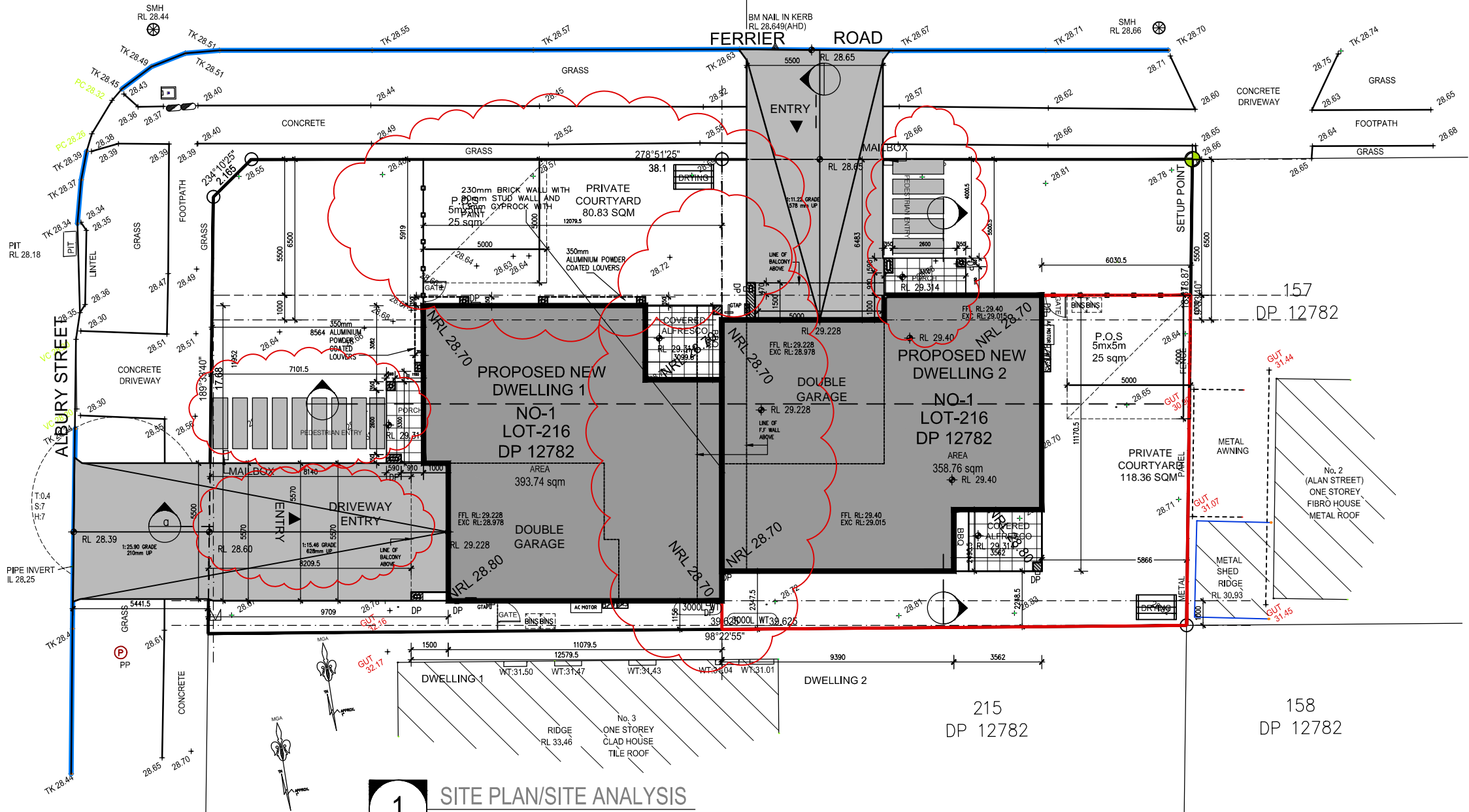


0007712560 17 May 2022
Assessor Zoran Ovetkovski
Accreditation No. DMN13/1641
Address
1 Albury Street , Yagoona ,
NSW , 2199

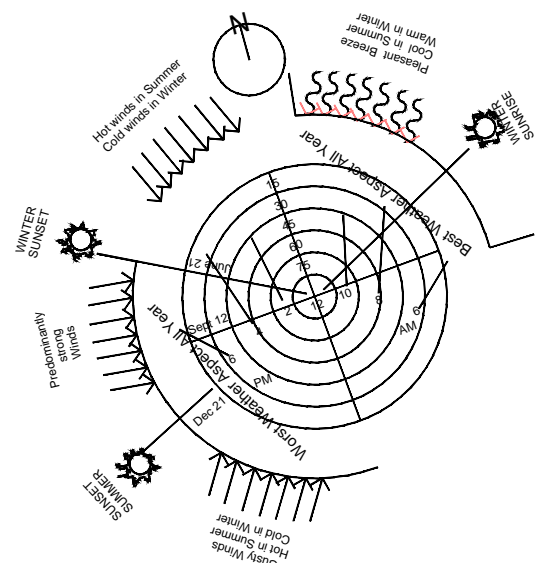
hstar.com.au

FERRIER ROAD

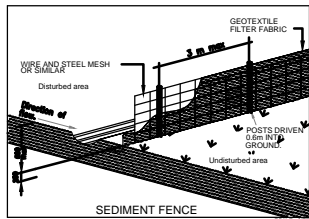
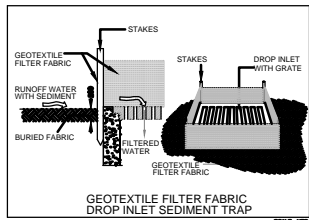
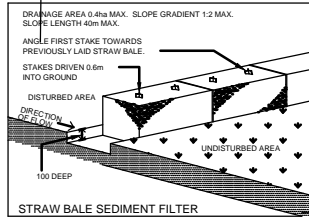
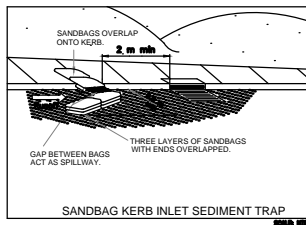
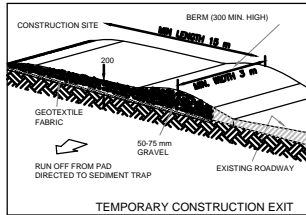
ALBURY STREET



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	

0007712560 17 May 2022

Assessor Zoran Cvetkovski
Accreditation No. DMN/13/1641
Address
1 Albury Street, Yagoona, NSW, 2199

NATIONWIDE HOUSE ENERGY RATING SCHEME

hstar.com.au

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	11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM	10.05.22

JAL DESIGN

JAL DESIGN PTY LTD

OFFICE :
39 Walters Road, Blacktown NSW 2148
PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101
email: amin@jaldesign.com.au 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 :
SITE PLAN/SITE ANALYSIS/SEDIMENT
CONTROL PLAN
AREA CALCULATION DATA

DRAWN : LM

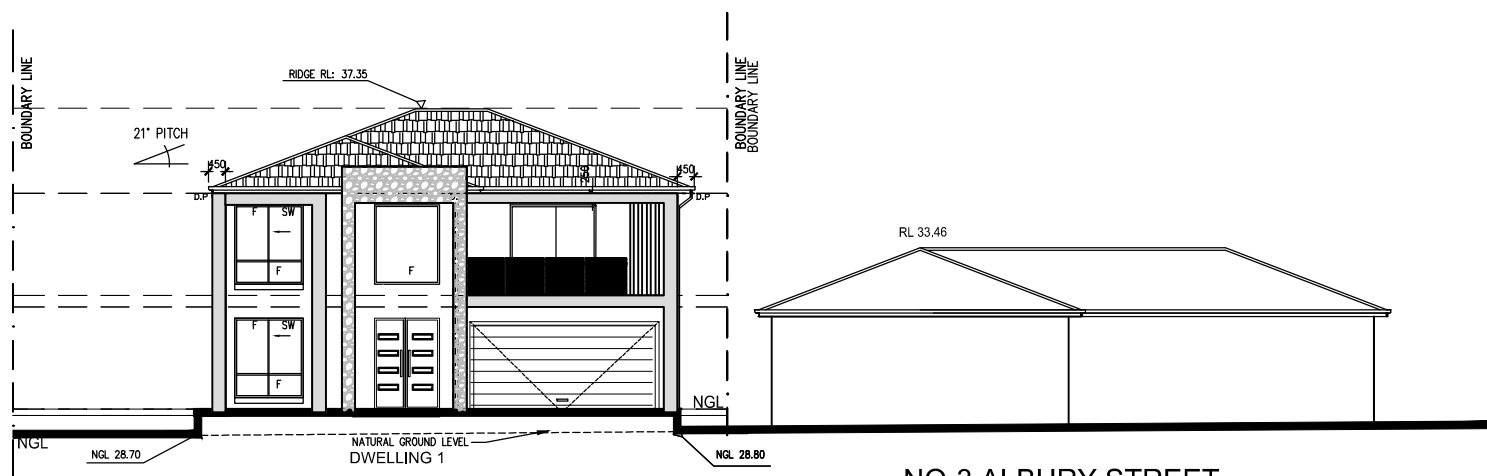
CHECKED : AMIN

DATE : 25.07.2021

SCALE : AS SHOWN

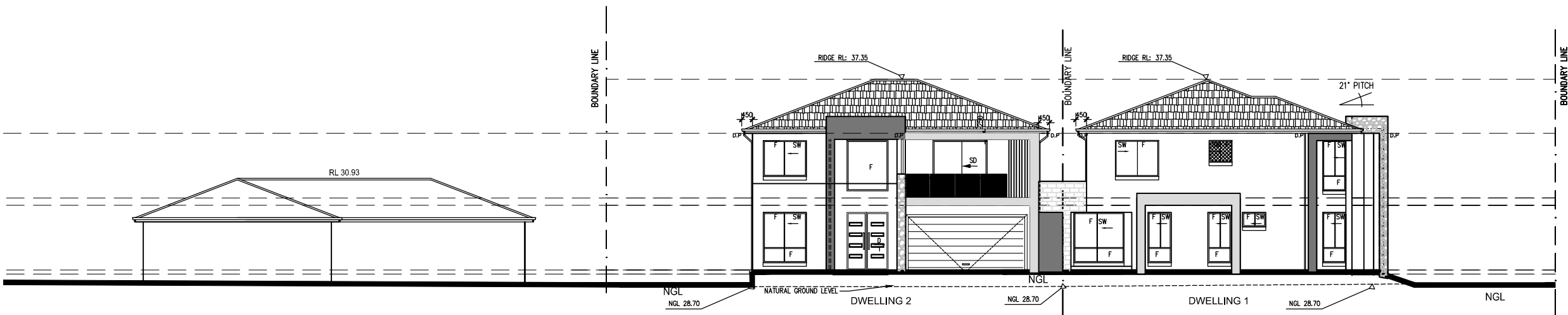
PROJECT No: 086-20-21

DRAWING No's: 04/21



(PROPOSED DEVELOPMENT)

STREETSCAPE ELEVATION ALBURY STREET



STREETSCAPE ELEVATION FERRIER ROAD

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 29.03.22
F	AS PER COUNCIL LETTER	AM 31.03.22
G	DA REVIEW UNDER SECTION 8.2	AM 10.05.22



JAL DESIGN PTY LTD
OFFICE :
39 Walters Road, Blacktown, NSW, 2148
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

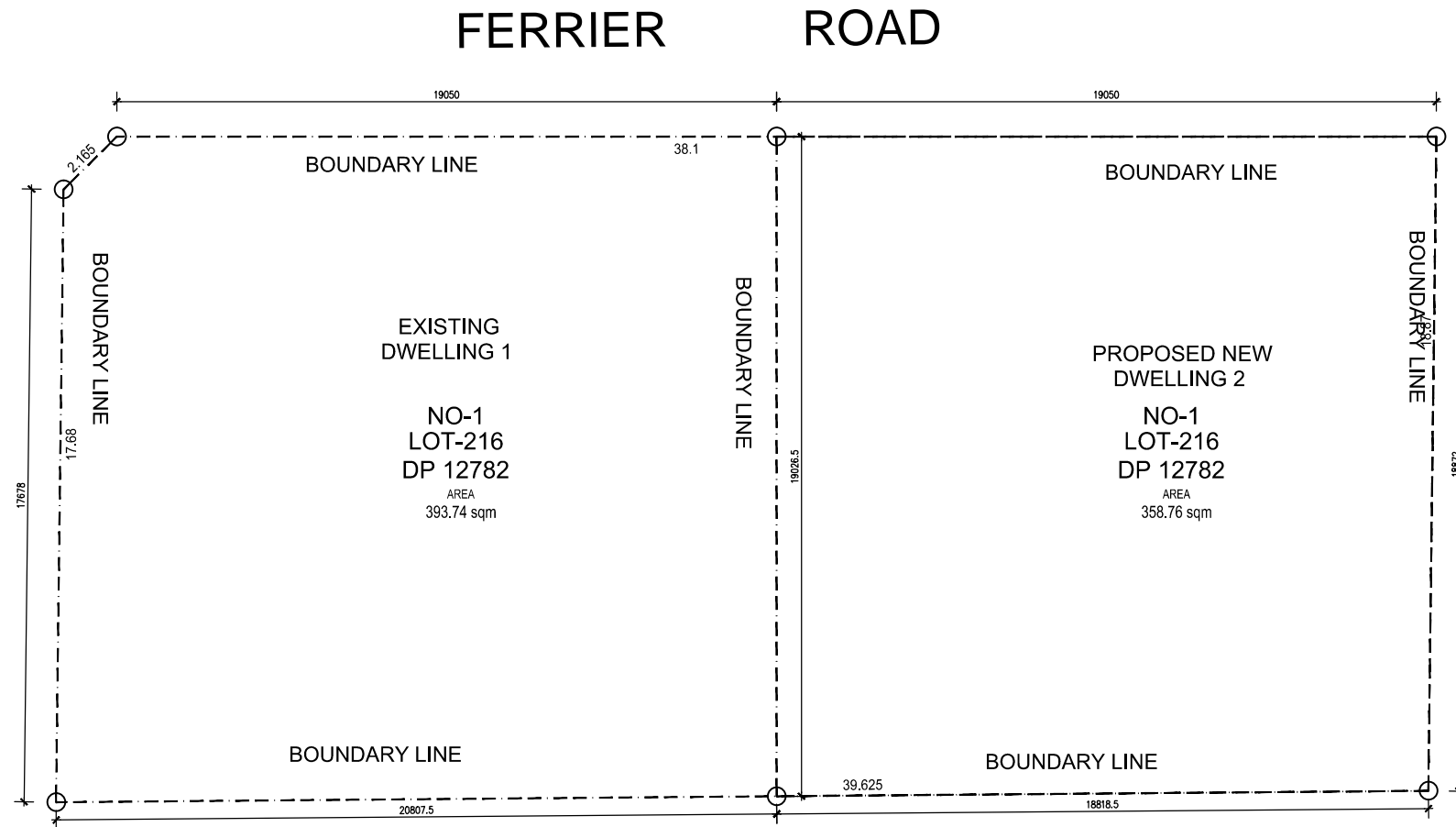
CLIENT :
JASPREET KAUR GREWAL

DRAWING TITLE :
STREET SCAPE ELEVATION

DRAWN :	LM	DRAWING No's: 19/21
CHECKED :	AMIN	
DATE :	25.07.2021	
SCALE :	AS SHOWN	
PROJECT No:	086-20-21	

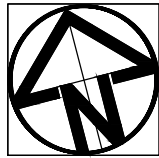


ALBURY STREET



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



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 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



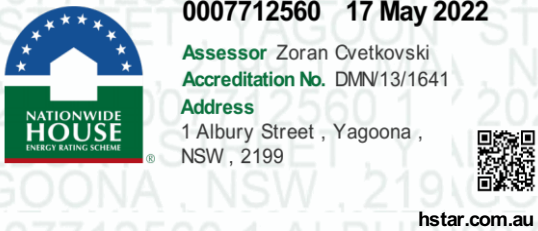
SUBDIVISION PLAN

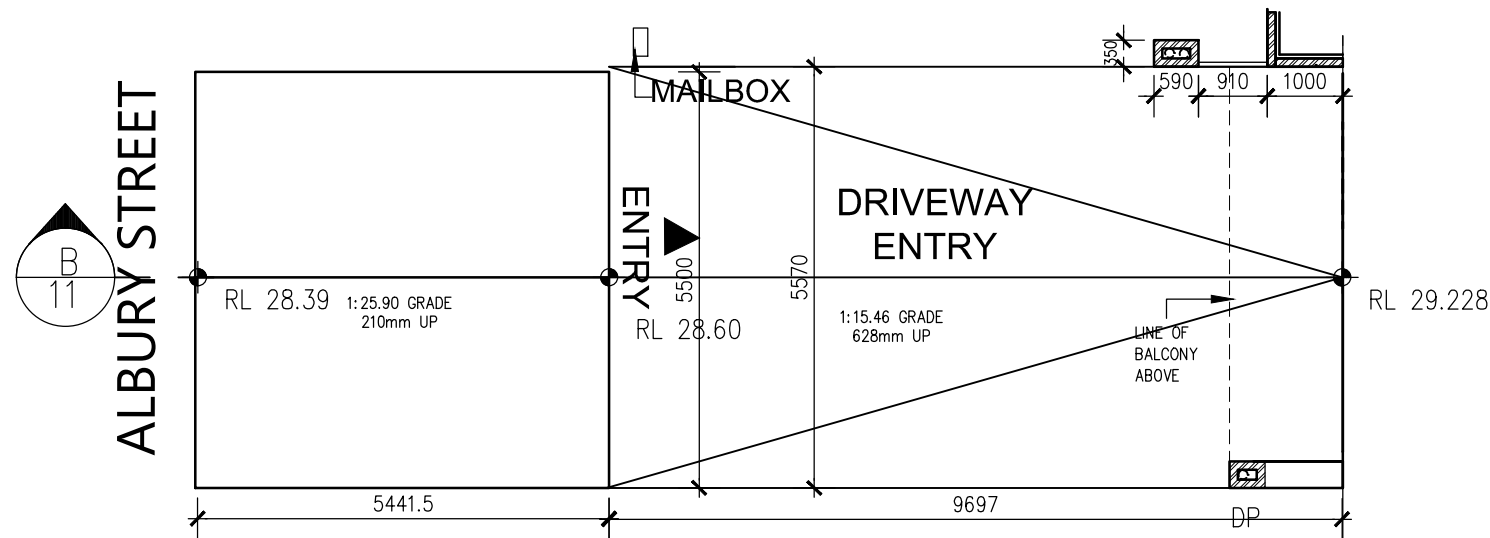
SCALE 1:100 @ A3



JAL DESIGN PTY LTD	
OFFICE : 39 Walters Road,Blacktown NSW 2148 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 : PROPOSED SUBDIVISION PLAN	

DRAWN : LM	DRAWING No's: 03/21
CHECKED : AMIN	
DATE : 25.07.2021	
SCALE : AS SHOWN	
PROJECT No: 086-20-21	





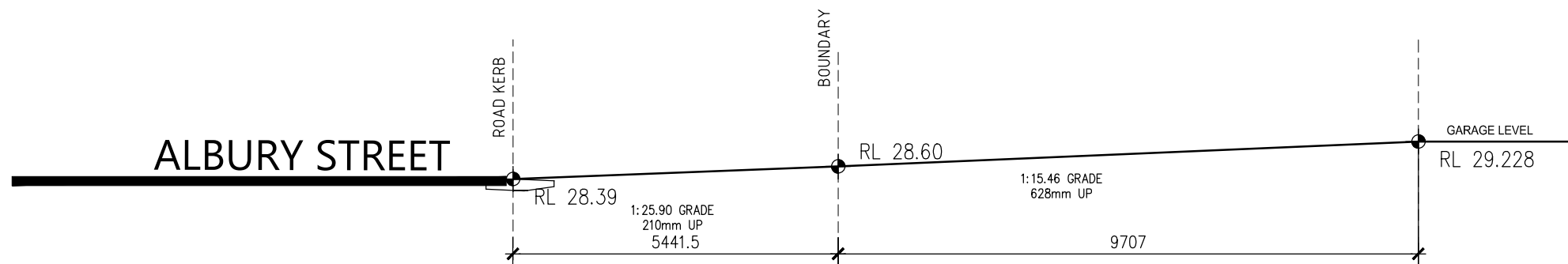
1

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
OFFICE :
39 Walters Road, Blacktown, NSW, 2148
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 :
Vehicular footpath crossing details
DWELLING--1

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

0007712560 17 May 2022

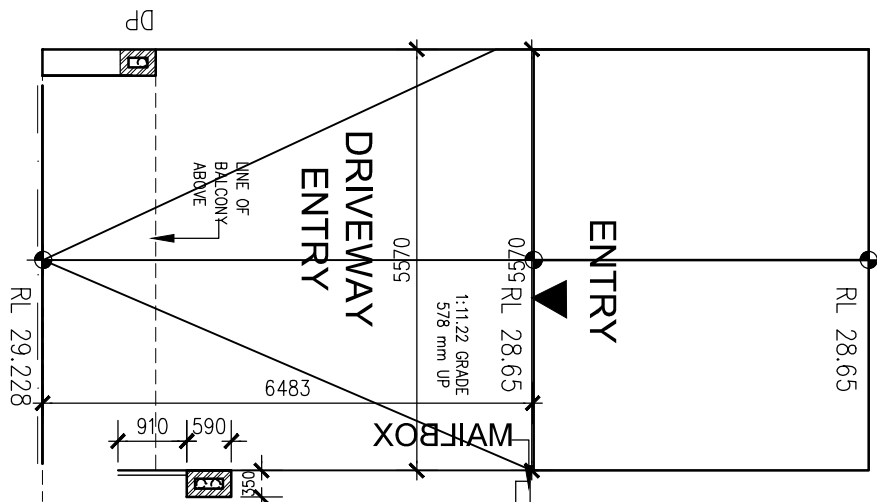
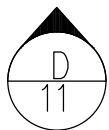
Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641

Address
1 Albury Street, Yagoona,
NSW, 2199



hstar.com.au





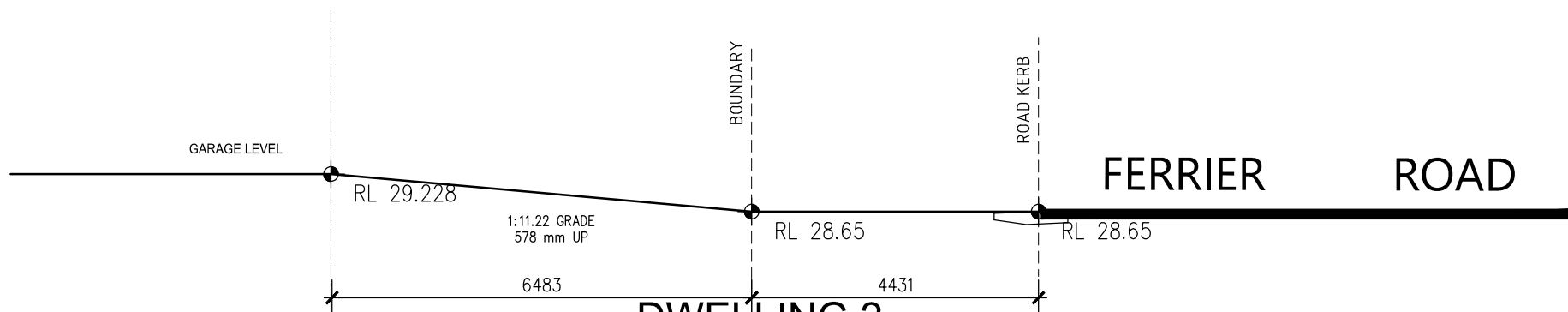
DWELLING 2 Ramp PLAN

1

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



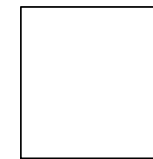
DWELLING 2 Longitudinal Section of Ramp

2

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	11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM	10.05.22



JAL DESIGN PTY LTD

OFFICE :

39 Walters Road, Blacktown, NSW, 2148
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 :

Vehicular footpath crossing details
DWELLING-1/2

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

0007712560 17 May 2022

Assessor Zoran Ovetkovski
Accreditation No. DMN/13/1641

Address
1 Albury Street, Yagoona,
NSW, 2199



hstar.com.au

