		ISSUE DATE REVISIONS		Minimum 0.900 m Proposed 1.180 m	SIDE SETBACK:	Minimum 6.000 m Proposed 12.343 m	REAR SETBACK:	Main Entrance 7.970 m	FRONT SETBACK: Primary Building Setback 5.500 m		ight	t	HEIGHT LIMITS:		Required 80.000 sq m	PRIVATE OPEN SPACE:		Deep Soil Areas 20% 103.686 sq m Provided 27.3% 141.417 sq m	LANDSCAPE AREA:	Provided 44.2% 228.891 sq m	Site Area518.428 sq mMaximum Building Footprint330.000 sq mGround Floor Plan228.891 sq mMaximum Site Coverage 50%259.214 sq m	CALCULATIONS:	Canterbury-Bankstown Council Dwelling Houses DCP 2015 Part B1
PH. (02) 9894 6764 email: plans4u@bigpond.net.au MOBILE 0409 326 102 website: plans4u.com.au	AT: New South Wales	TED trading as A.B.N. 49 511 228 067 O'Brien & Associates		ENTRANCE & EX		50-75mm	GEOTEXTILE	CONSTRUCTION SITE	(NOT TO SCALE)	SEDIMENT FENCE DETAIL			0.2m DISTURBED AREA	0.6m MAX STEEL MESH STEEL MESH							、		Proposed Two Storey Brick Veneer
FOR: A. NAHLOUS & C. MULCAHY	Lot 128 DP 13914 5 ARNCLIFFE ROAD	' BRICK VENEER DWELLING TAINING WALLS		NO TREE SHALL BE REMOVED OR PRUNED (INCLUDING ROOTS) UNLESS A COUNCIL PERMIT HAS BEEN OBTAINED PRIOR OR SUCH TREES MARKED FOR REMOVAL ON THIS PLAN	OR REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVELANT AUTHORITY	THE DEMOLITION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 ESSENTIAL SERVICES TO BE DISCONNECTED FROM THE STRUCTURES BEING DEMOLISHED		NOTES: ALL WORKS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - RUILIDING	EXCAVATION AS SHOWN NOTE LEVELS: ALL RLS ARE TO AHD DATUM	TO EXISTING CONNECTION NOTE EXCAVATION :	0.6m TO EXISTING CONNECTION: NOTE STORMWATER CONNECTION:		NOTE :	NOTE : NEW FIRST FLOOR WINDOWS TO BE PROTECTED IN ACCORDANCE	DPC & FLASHING TO AS 2904 DOORS AND WINDOWS TO AS 2047	MASONHY IO AS 4773 & 3700 TERMITE CONTROL TO AS 3660	CONCRETE FOOTINGS TO AS 2870.2011 PLUMBING TO AS 3500-2003	WINDOW OPENING DIMENSIONS REFER TO FRAME SIZE FRAMER TO ALLOW FOR TOLERANCES, REVEALS ETC FRAMING TO AS 1684.2010	NOTE :	ALL STRUCTURAL WORKS: TO CONSULTING STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION		NOTE .	r Dwelling
DRAWING NO: 21-827/1	.E N.T.S. DATE 29.06.2022	BASIX Commitments		The applicant must connect this system to the developments electrical system. OTHER The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling The applicant must construct each or afterator space in the development so that it is "well ventilated". The applicant must install a fixed outdoor clothes drying line as part of the development	io ie	al barrooms / toles the laundy NATURAL LIGHTING In the applicant must install a window and/or skylight in the ktohen of the dwelling for natural lighting The applicant must install, a window and/or skylight in 3 bathroom(s)/tole(s) in the development for attural lighting SWIMING FOOL The applicant must install the following heating system for the swimming pool:	fluore all hal at lea at lea the ki]	HEATING SYSTEM The applicant must install the following heating system, or a system with a higher energy rating. In a least 1 living area: gas thed fued heater: Exergy rating: EER 2.5 - 3.0 The applicant must install the following heating system, or a system with a higher energy rating. In a least 1 bedroom: 3-phase alr-conditioning; energy rating: EER 2.5 - 3.0 The heating system must provide for dyshight conditioning; energy rating areas and bedrooms.	The applicant must install he following cooking system or a system with a high EER 25 - 3.0 erecy rating. In a least 1 king area: Spatsa al cooking system, or a system with a king and the EER 25 - 3.0 The applicant must install he following cooking system, or a system with a king and the system and the start is before a "phase all cooking or a system with a king areas and bedrooms. The cooking system must provide for day/night zoning between living areas and bedrooms.	W12 SE 1200H x 2170W aluminium, single clear eave 750mm, 0mm above HOT WATER The applicant must install the following hol water system in the development or a system with a higher energy rating: gas instantaneous with a performance of 3.5 stars.	clear	SE 600H x 2410W aluminium, double (air), clear SE 2100H x 6250W aluminium, double (air), clear	W15 SE 857H x 730W aluminium, double (ali), clear ever comm above reset of winner above W16 SE 857H x 1810W aluminium, double (ali), clear ever comm above reset of winner above W17 SE 1200H x 1810W aluminium, double (ali), clear ever comm above reset of winner above W17 SE 1200H x 1810W aluminium, double (ali), clear ever comm above reset of winner above W18 SE 857H x 1450W aluminium, double (ali), clear ever comm above reset of winner above	W7 SE 1029H x 1810W aluminium, double (air), dear eave 1200mm, 3173mm above W8 SE 857H x 2410W aluminium, double (air), dear head of window or glazzed door W8 SE 857H x 2410W aluminium, double (air), dear head of 250mm, 2273mm above	D NE 1200H x 1450W aluminium, double (air), clear SE 857H x 2410W aluminium, double (air), clear	2057H x 850W aluminium, double (air), clear 2057H x 850W aluminium, double (air), clear 2400H x 1200W timber or uPVC, single clear, 1200H x 727NW aluminium double (air) clear		specifications listed in the table below. Floor - suspended floor above garage, framed - no additional insulation External wall - brick veneer. R2.0 Insulation External wall - brick veneer. R2.0 Insulation	SWIMMING POOL The swimming pool must not have a volume greater than 36.0 kilolitres. The swimming pool must have a pool cover. THESMAL COMFORT The applicant must construct the development in accordance with all thermal performance	ALTERNATIVE WATER The applicant must local a plantary tank of at least 3.000 lifes on the site the plantament task must meet, and be installed in accordance with, the requirements of all applicable equal any authorized The applicant must configure the failwater tank to collect taih runoff from at less 15421 square meres of the coll sea of the development The applicant must combine the rainwater tank to: all folls in the development the dawelepment at least one outdoor tap in the development	In each rollel in the development	Certificate No. 1311858S_02 Dated: 29th June BASIX COMMITMENTS WATER FXURES The applicant rule issall showship as the development (>4.5 but ~ 6.0 Lmin) in all showers in the development to a conclusion with the first a studied as severe with a minimum rating of 4 star

Certificate No. 1311858S_02 Dated: 29th June 2022

BASIX COMMITMENTS

W15 SE 857H x 730W W17 SE 1200H x 1810W W16 SE 857H x 1810W SE 857H x 2410W ŝ SE 857H x 2410W 1029H x 1810W 1200H x 2770W aluminium, double (air), clear 1200H x 1450W alumInlum, double (alr), clear alumInlum, double (alr), clear alumInlum, double (alr), clear alumInlum, double (alr), clear aluminium, double (air), clear alumInlum, double (air), clear Inore
Inore
Venaldki 1380mm, 2527mm above
Venaldki 1380mm, 2527mm above
Venaldki 1380mm, 2527mm above
Venaldki 1280mm, 2527mm above
Venald 127mm above
Venald 2000m, 2527mm above
Venald 2000m, 2527mm, above
Venald 2000m, 25270mm, above
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