

PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT AT 111 SIMMAT AVE, CONDELL PARK

DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	TORRENS TITLE SUBDIVISION PLAN - STAGE 1
A01.03	TORRENS TITLE SUBDIVISION PLAN - STAGE 2
A01.04	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.05	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.06	LANDSCAPING PLAN
A01.07	SITE CALCULATIONS
A02	PROPOSED GROUND & FIRST FLOOR PLAN
A03	ELEVATIONS, SECTIONS & WINDOW SCHEDULE
A04	3D_GROUND FLOOR & FIRST FLOOR
A05	3D_MODEL
A06	SCHEDULE OF FINISHES
A07	STREETSCAPE AND FRONT FENCE ELEVATION
A08.01	SHADOW DIAGRAM - 21ST JUN
A08.02	3 HOURS OF SUNLIGHT TO LIVING & 50% POS - 21ST JUN
A09	PROPOSED DETAILED SITE COVERAGE PLAN





AVENUE

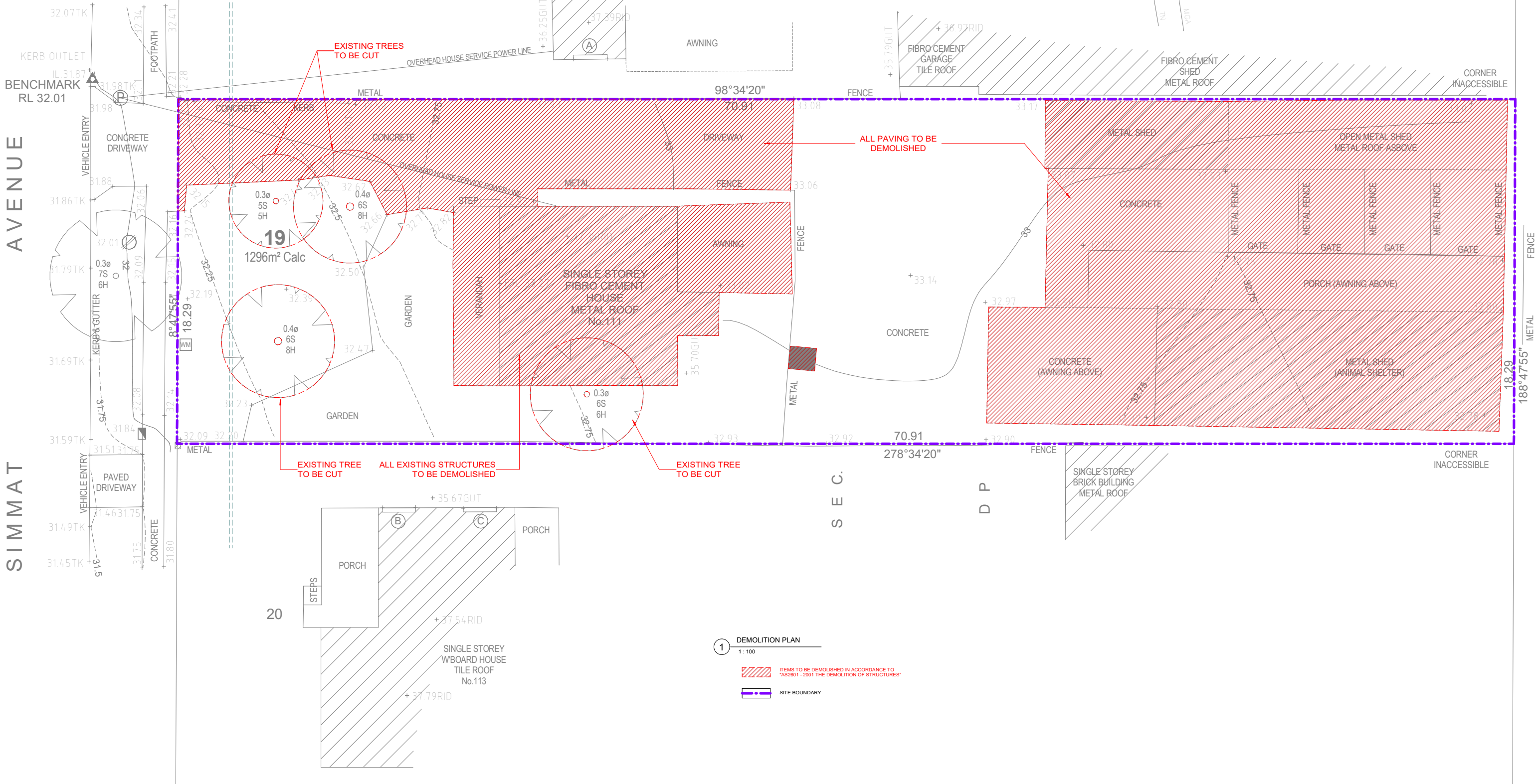
SIMMAT

BENCHMARK  
RL 32.01

18

2

8 2 0 8



1 DEMOLITION PLAN  
1 : 100

ITEMS TO BE DEMOLISHED IN ACCORDANCE TO  
"AS 2801 - 2001 THE DEMOLITION OF STRUCTURES"

SITE BOUNDARY

REV	DATE	DESCRIPTION	BY
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PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4  
EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND  
CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT  
**111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP 8208**  
**DEMOLITION PLAN**

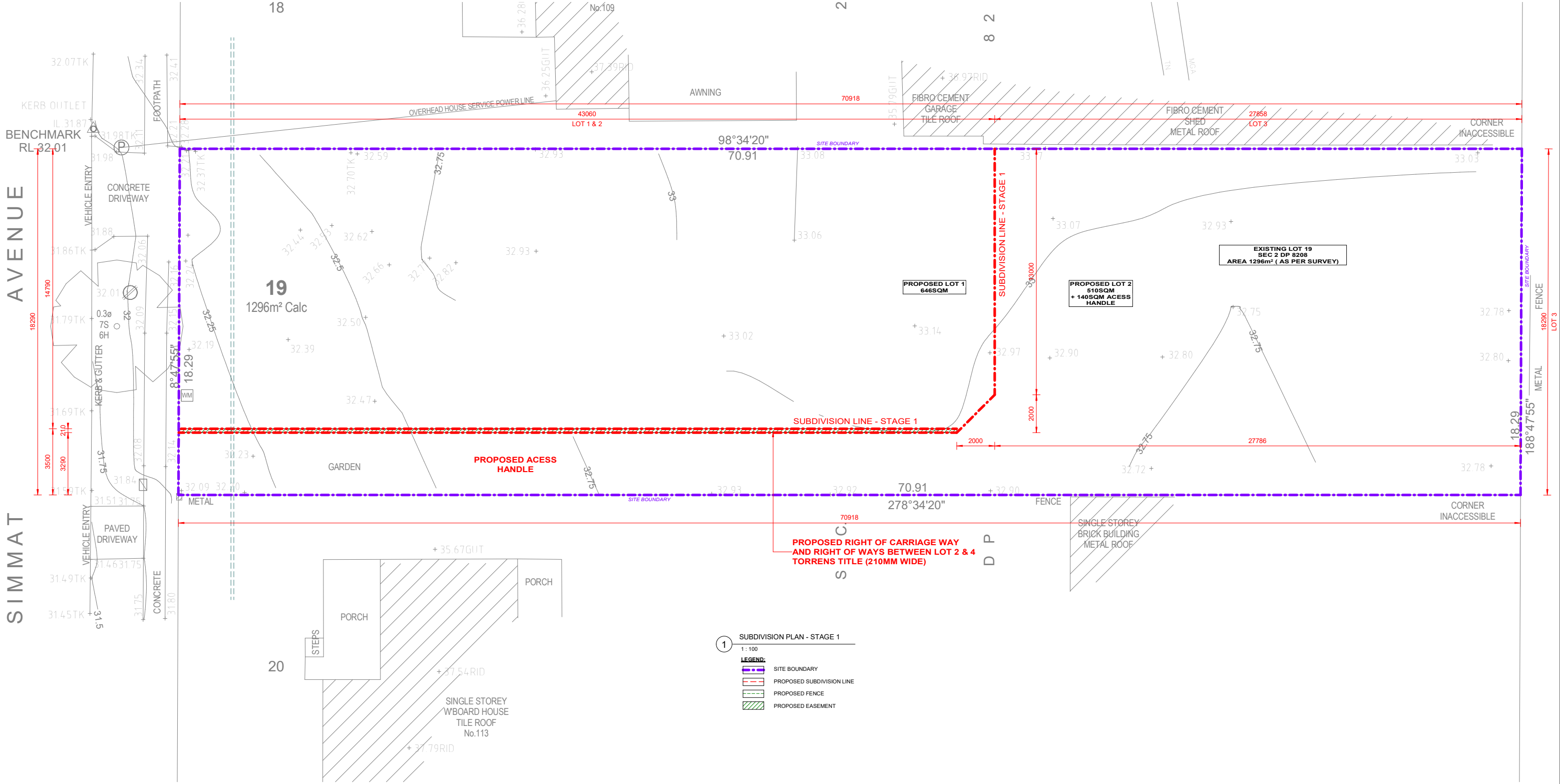
JOB NUMBER: <b>21940</b>	DWG NUMBER: <b>A01.01</b>	ORIGINAL SIZE: <b>A1</b>
DESIGNED BY: A.N.	DATE: <b>13.07.2022</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	



21/07/2022 10:19:41 AM

AVENUE

SIMMAT

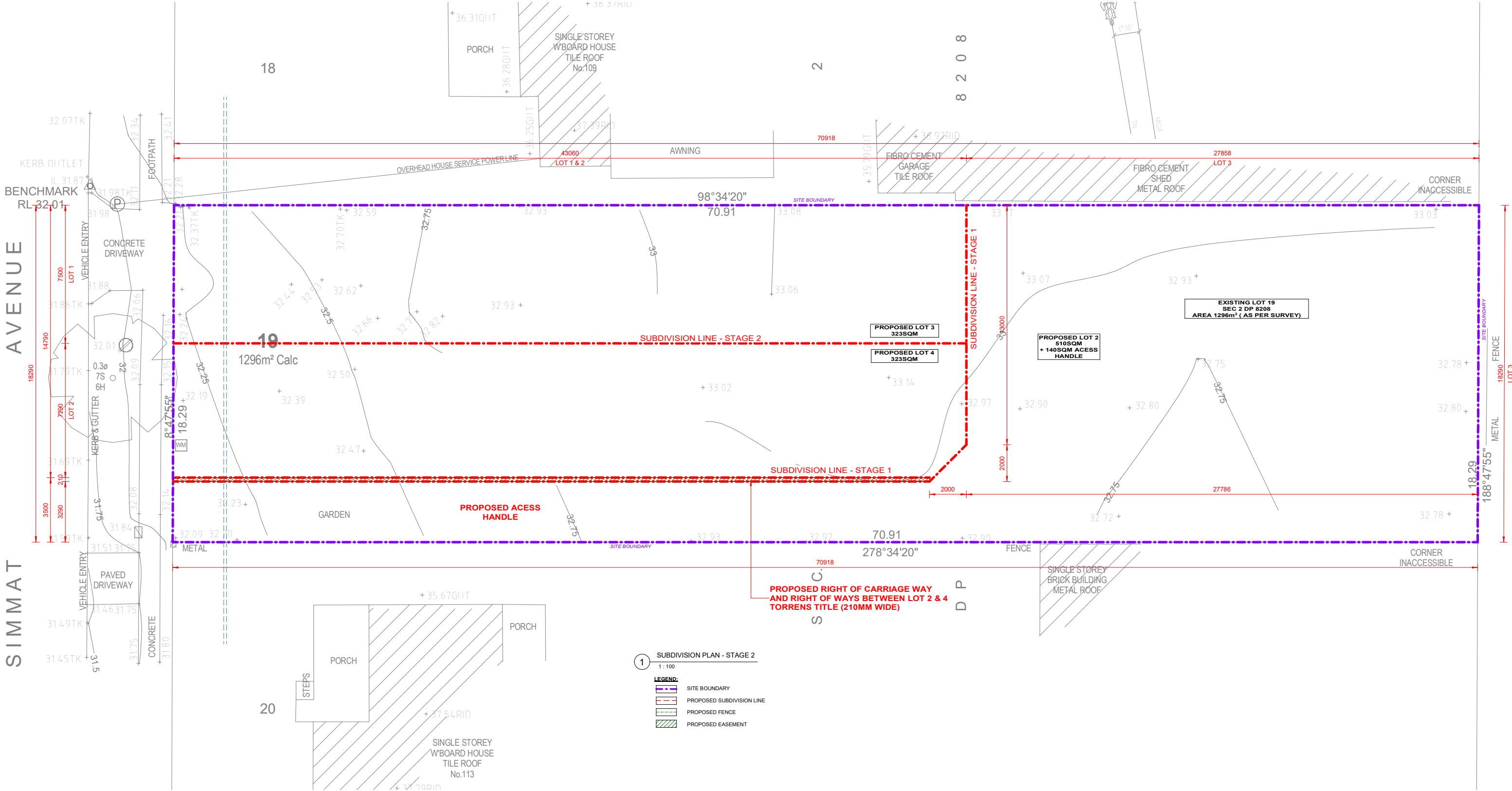


1 SUBDIVISION PLAN - STAGE 1  
1:100

LEGEND:

- SITE BOUNDARY
- PROPOSED SUBDIVISION LINE
- PROPOSED FENCE
- PROPOSED EASEMENT

SIMMAT AVENUE



1 SUBDIVISION PLAN - STAGE 2  
1:100

**LEGEND:**

- SITE BOUNDARY
- PROPOSED SUBDIVISION LINE
- PROPOSED FENCE
- PROPOSED EASEMENT

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**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4  
EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND  
CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT**

**111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP E208  
TORRENS TITLE SUBDIVISION PLAN -  
STAGE 2**

JOB NUMBER:	21940	DWG NUMBER:	A01.03	ORIGINAL SIZE:	A1
DESIGNED BY:	A.N.	DATE:	13.07.2022		
DRAWN BY:	A.N.	SCALE:	AS SHOWN		

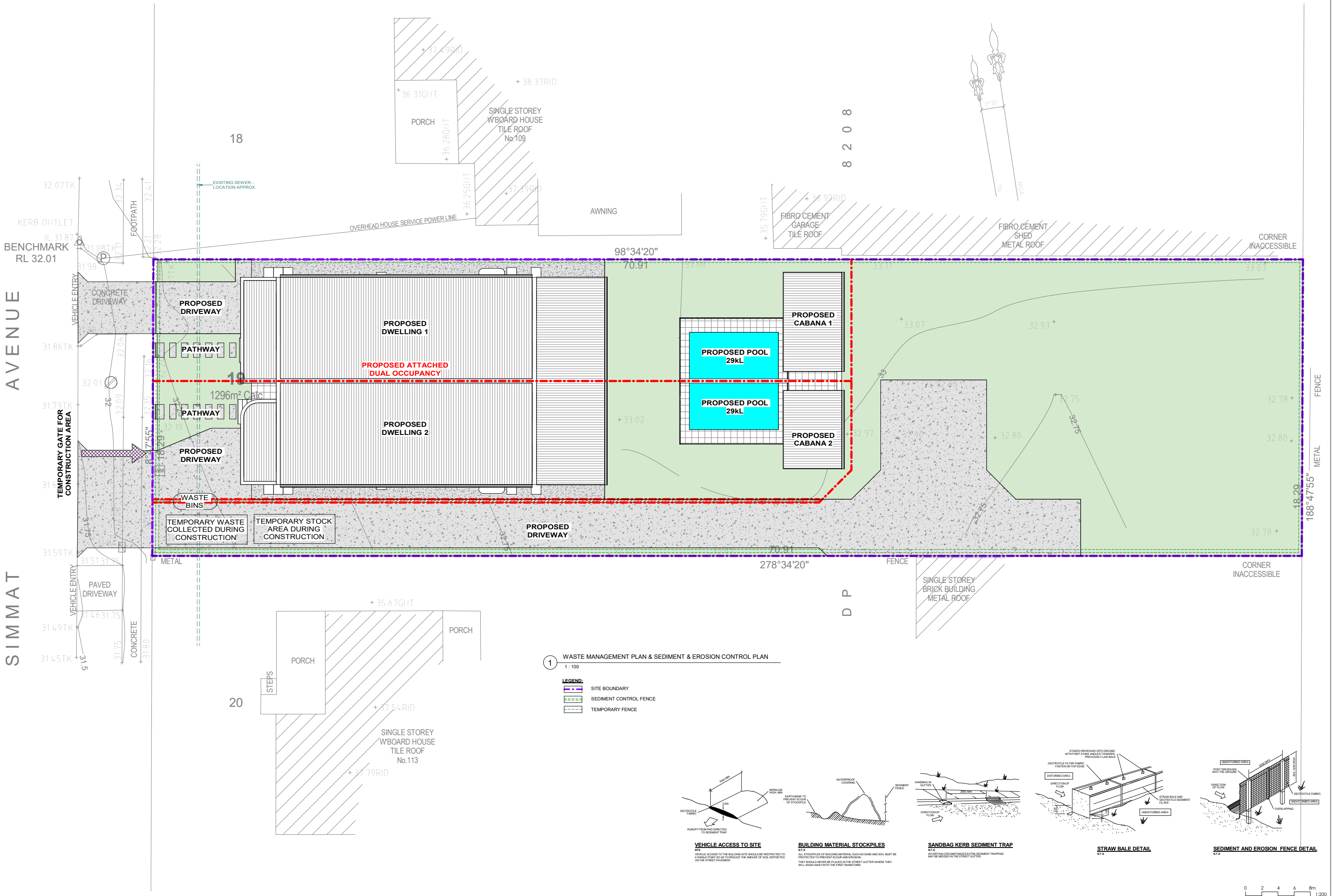






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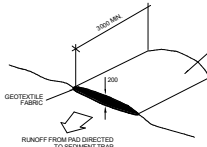


1 WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN

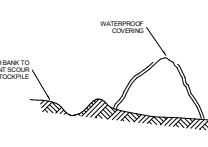
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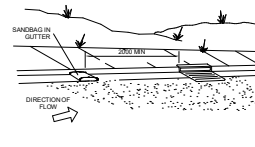
- SITE BOUNDARY
- SEDIMENT CONTROL FENCE
- TEMPORARY FENCE



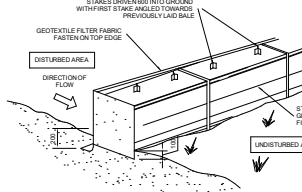
VEHICLE ACCESS TO SITE  
N.T.S.  
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



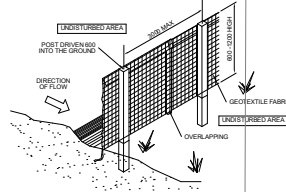
BUILDING MATERIAL STOCKPILES  
N.T.S.  
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SOIL AND EROSION. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



SANDBAG KERB SEDIMENT TRAP  
N.T.S.  
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL  
N.T.S.



SEDIMENT AND EROSION FENCE DETAIL  
N.T.S.

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111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP 8208  
WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN

PRO NUMBER: 21940  
DESIGN NUMBER: A01.05  
DATE: 13.07.2022  
DRAWN BY: A.N.  
SCALE: AS SHOWN



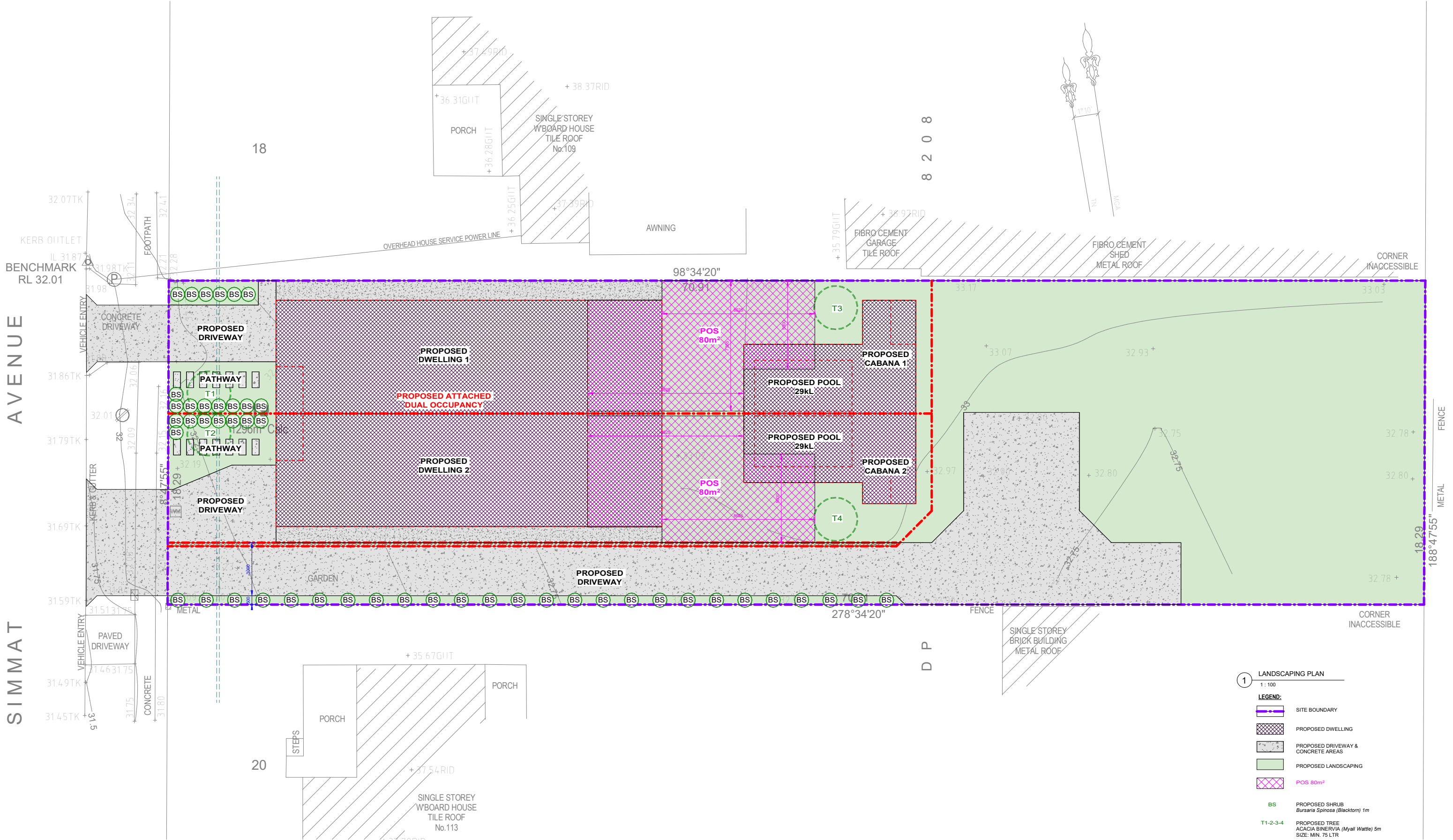
0 2 4 6 8m  
1:200

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AVENUE

SIMMAT



- 1 LANDSCAPING PLAN  
1:100
- LEGEND:
- SITE BOUNDARY
  - PROPOSED DWELLING
  - PROPOSED DRIVEWAY & CONCRETE AREAS
  - PROPOSED LANDSCAPING
  - POS 80m²
  - BS PROPOSED SHRUB  
*Bursaria Spinosa (Blacktorii)* 1m
  - T1-2-3-4 PROPOSED TREE  
*ACACIA BINERVIA (Mylai Wattle)* 5m  
SIZE: MIN. 75 LTR

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CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT

111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP 8208

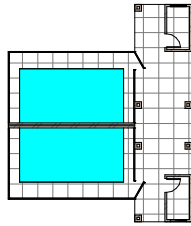
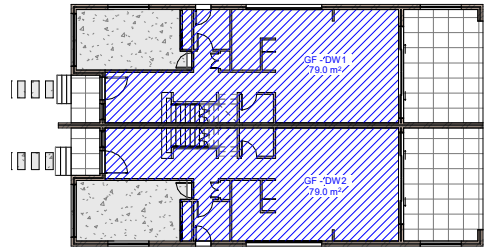
LANDSCAPING PLAN

JOB NUMBER	DATE	DESIGNED BY	SCALE
21940	13.07.2022	A.N.	AS SHOWN

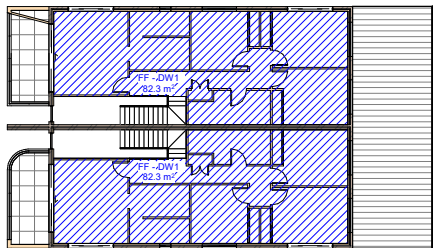


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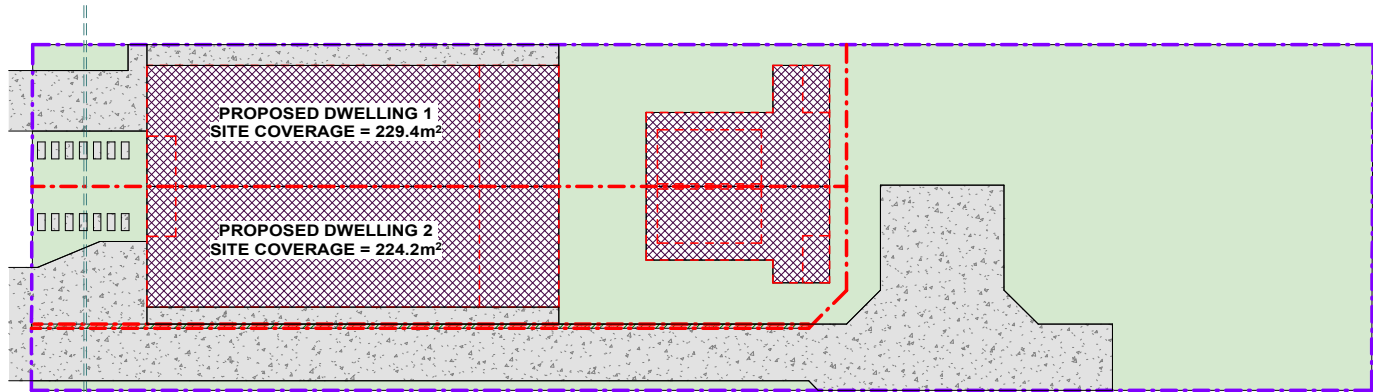
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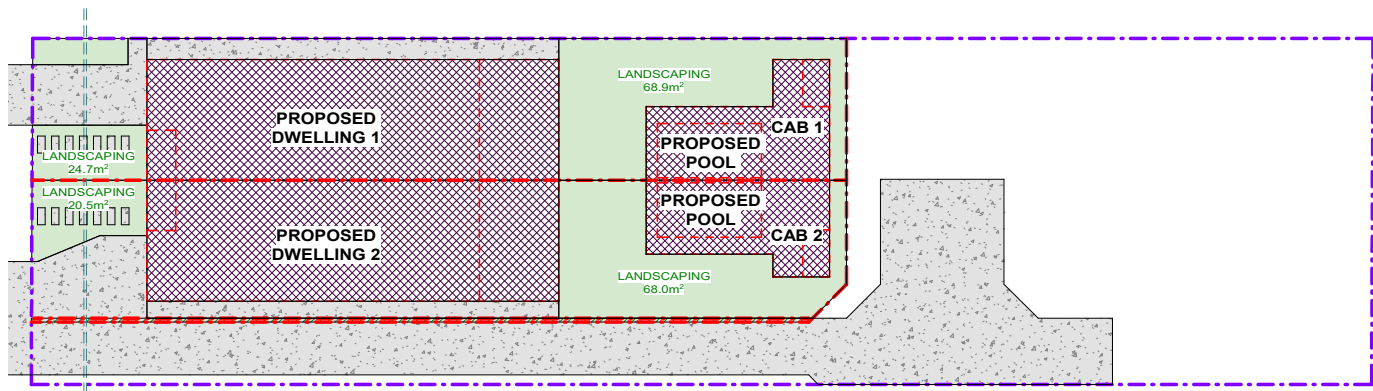
1 FSR - Ground Floor  
1 : 200



2 FSR - First Floor  
1 : 200



3 SITE COVERAGE  
1 : 200



4 LANDSCAPING  
1 : 200

SITE CALCULATIONS FOR DW1	
FLOOR AREA CALCULATIONS	
SITE AREA:	323m²
AREA OF THE PROPOSED GROUND FLOOR:	79.0m²
AREA OF THE PROPOSED FIRST FLOOR:	82.3m²
MAX. TOTAL FLOOR AREA	161.5m²
50% OF SITE AREA = 0.5 x 323m² =	161.5m²
PROPOSED TOTAL FLOOR AREA:	161.3m² < 161.5m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	229.4m² = (71%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	20.4m²
45% OF THE FORWARD AREA = 0.45 x 45m²	20.4m²
PROPOSED LANDSCAPING AT FRONT:	24.7m²
PROPOSED LANDSCAPING AT REAR:	68.9m²
PROPOSED TOTAL LANDSCAPED AREA:	93.6m² = (29.0%)

SITE CALCULATIONS FOR DW2	
FLOOR AREA CALCULATIONS	
SITE AREA:	323m²
AREA OF THE PROPOSED GROUND FLOOR:	79.0m²
AREA OF THE PROPOSED FIRST FLOOR:	82.3m²
MAX. TOTAL FLOOR AREA	161.5m²
50% OF SITE AREA = 0.5 x 323m² =	161.5m²
PROPOSED TOTAL FLOOR AREA:	161.3m² < 161.5m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	224.2m² = (69.4%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	20.4m²
45% OF THE FORWARD AREA = 0.45 x 45m²	20.4m²
PROPOSED LANDSCAPING AT FRONT:	20.5m²
PROPOSED LANDSCAPING AT REAR:	68.0m²
PROPOSED TOTAL LANDSCAPED AREA:	88.5m² = (27.4%)

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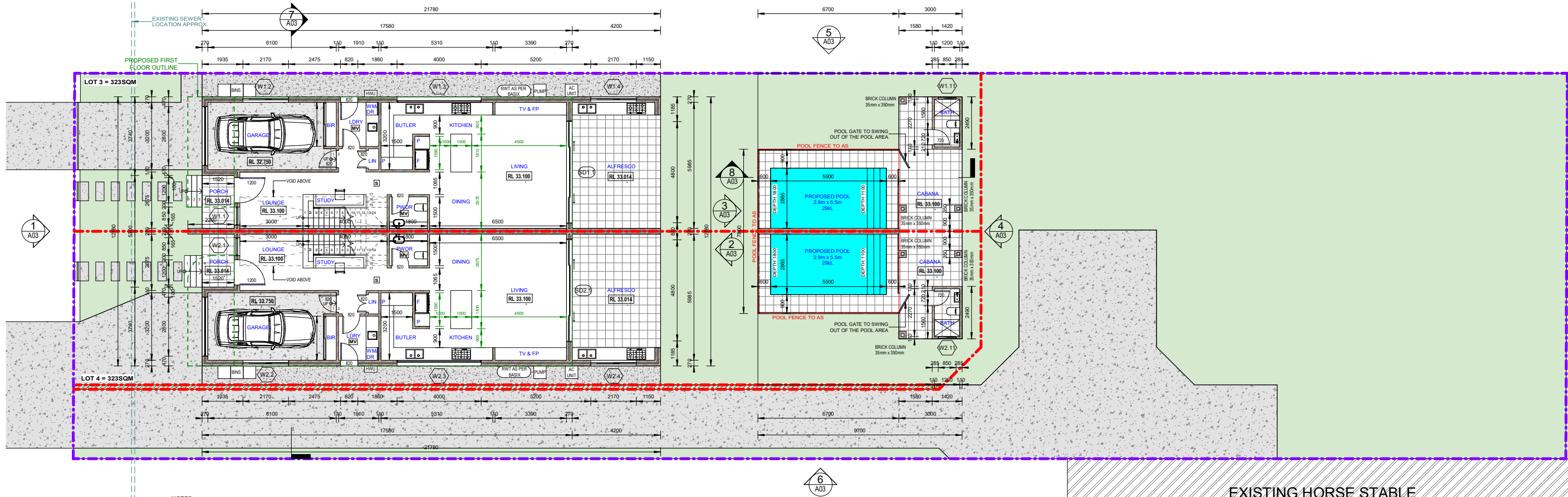
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PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT	
111 SIMMAT AVE, CONDELL PARK LOT 19, SEC 2, DP 8208	SITE CALCULATIONS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
21940	A01.07	A1
DESIGNED BY:	DATE:	
A.N.	13.07.2022	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

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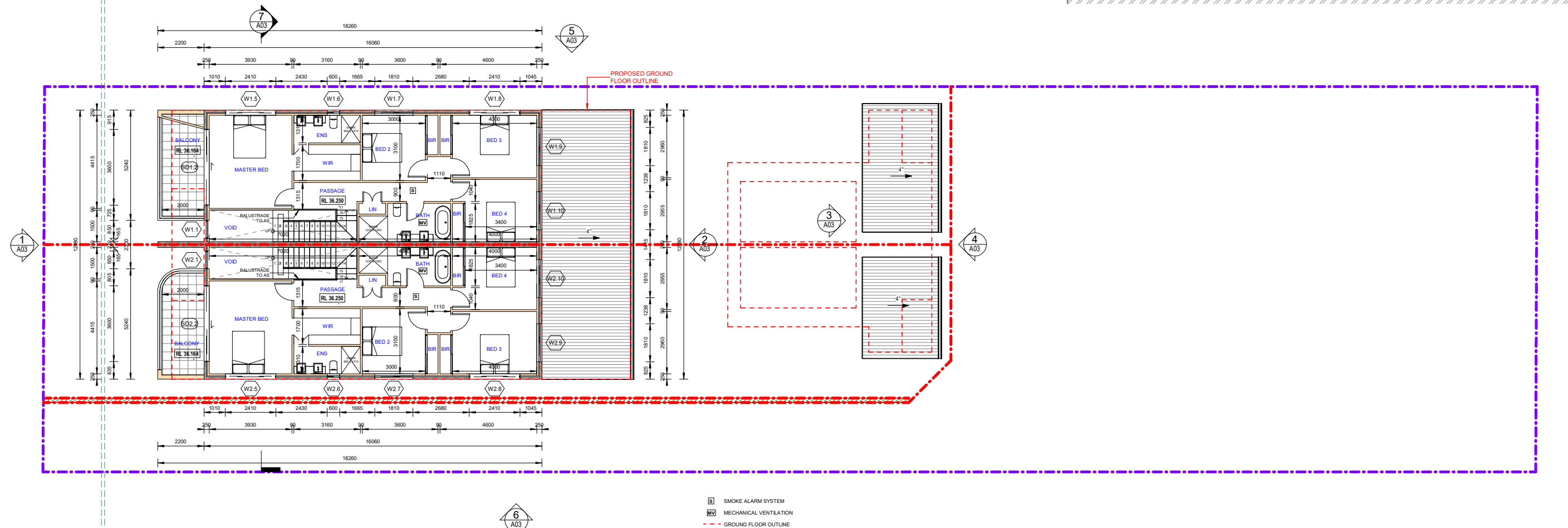


- NOTES:**
1. Required pool dimensions to be confirmed on site by builder.
  2. Proposed pool to comply with AS 1926.1-2012.
  3. Pool backwash to be connected to sewer.
  4. Pool gates with child resistant barrier.
  5. Pool gates to open away from pool area.
  6. Pool fencing to be non-combustible.
  7. Boundary fence (acting as pool barrier) to be min. 1.80m high from the level of pool decking. No footholds on the barrier.
  8. Lights, skimmer and internal plumbing designed by builder.
  9. Depths of ledge and steps are not relevant to Housing Australian standards but rather relevant to freemove cut and design to pools.

#### 1 PROPOSED GROUND FLOOR PLAN

1:100

- SMOKE ALARM SYSTEM
- MECHANICAL VENTILATION
- FIRST FLOOR OUTLINE



#### 2 PROPOSED FIRST FLOOR PLAN

1:100

- SMOKE ALARM SYSTEM
- MECHANICAL VENTILATION
- GROUND FLOOR OUTLINE

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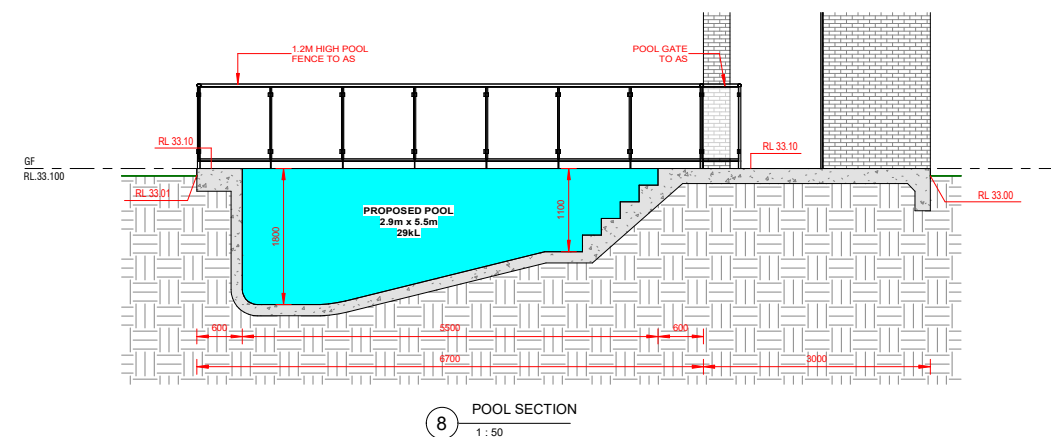
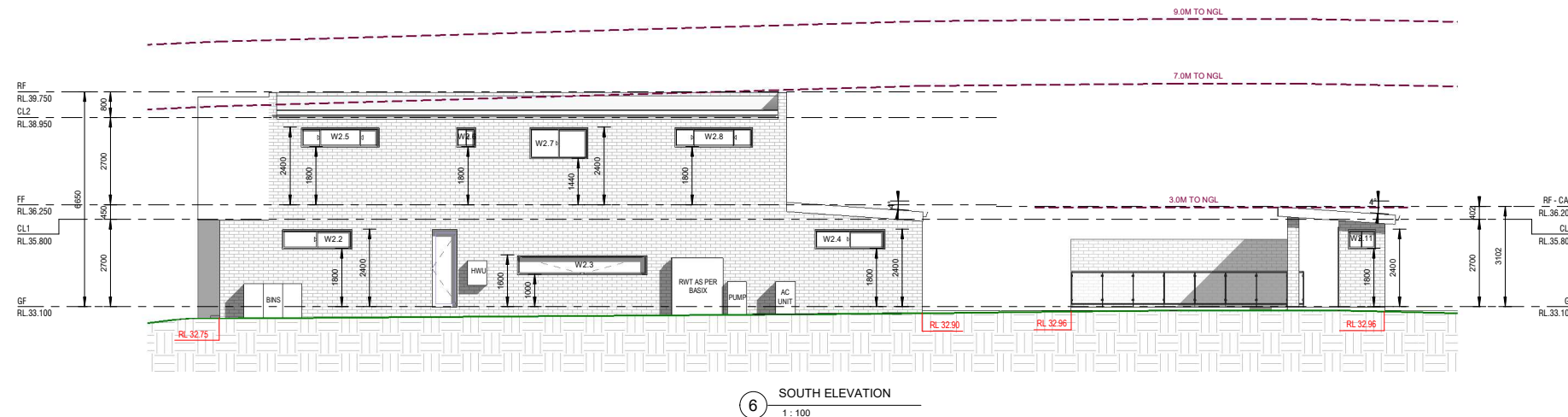
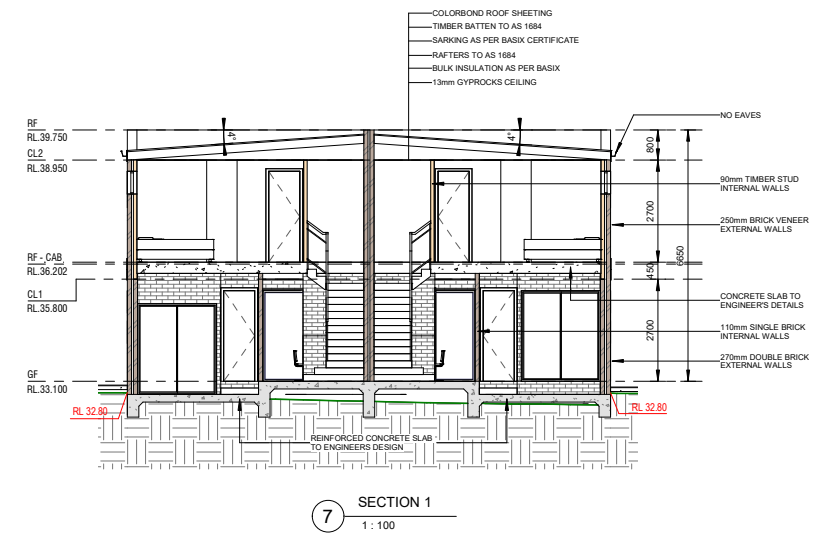
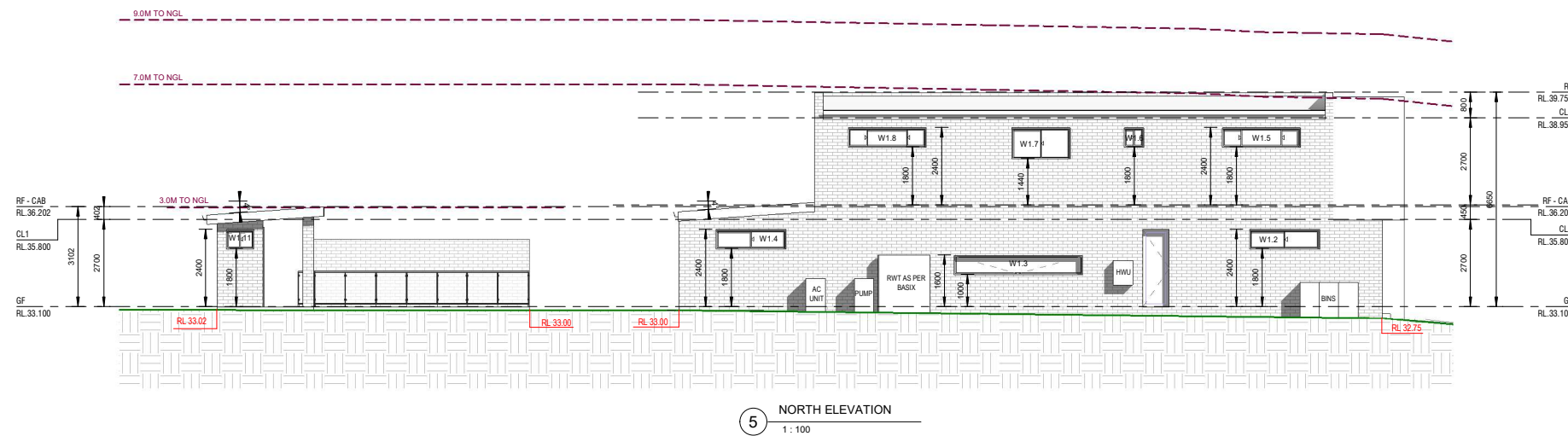
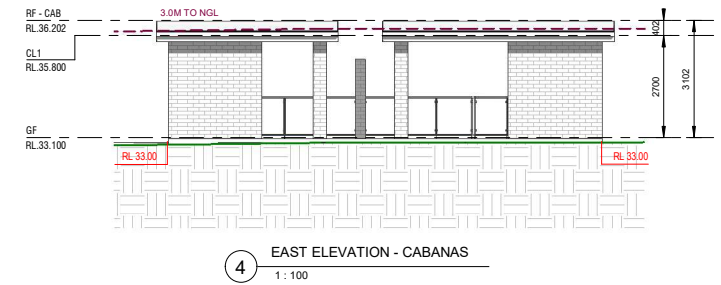
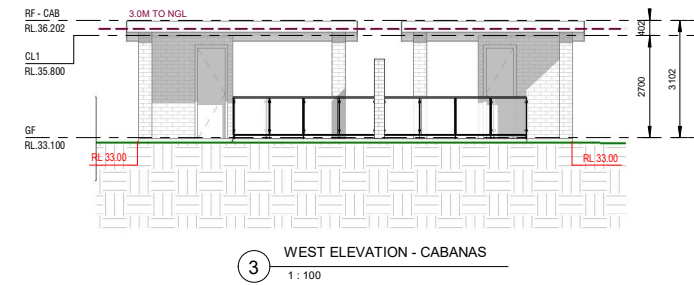
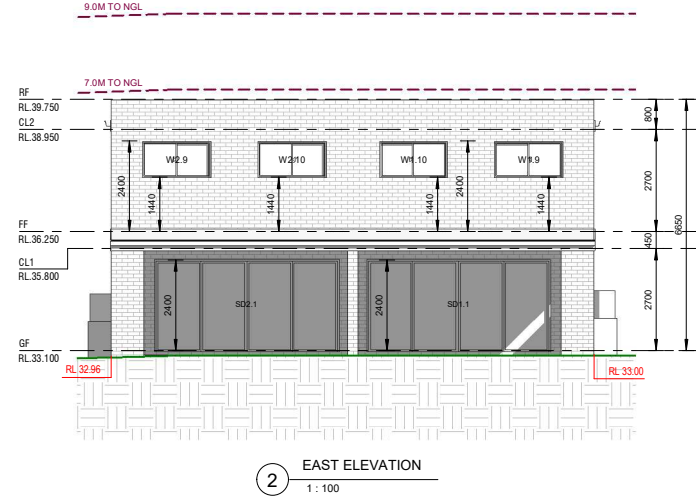
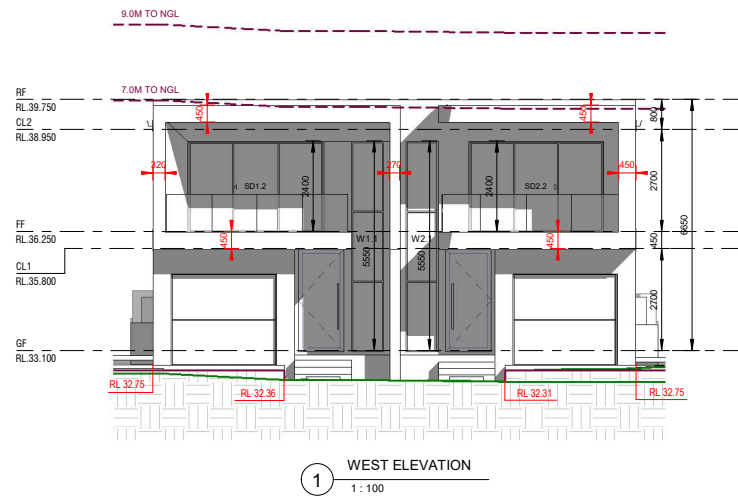
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PHONE: 08 9400 8888  
E: nemco@nemcodesign.com.au

**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4  
EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND  
CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT**

111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP E208  
**PROPOSED GROUND & FIRST FLOOR  
PLAN**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
21940	A02	A1
DESIGNED BY:	DATE:	
A.N.	13.07.2022	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

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WINDOW SCHEDULE - DW1				
Mark	Height	Width	Area	Level
W1.1	5550	850	4.72 m <sup>2</sup>	GF
W1.2	600	2170	1.30 m <sup>2</sup>	GF
W1.3	600	4000	2.40 m <sup>2</sup>	GF
W1.4	600	2170	1.30 m <sup>2</sup>	GF
W1.5	600	2410	1.45 m <sup>2</sup>	FF
W1.6	600	600	0.36 m <sup>2</sup>	FF
W1.7	960	1810	1.74 m <sup>2</sup>	FF
W1.8	600	2410	1.45 m <sup>2</sup>	FF
W1.9	960	1810	1.74 m <sup>2</sup>	FF
W1.10	600	1810	1.74 m <sup>2</sup>	FF
W1.11	600	850	0.51 m <sup>2</sup>	GF
Grand total: 11			18.70 m <sup>2</sup>	

WINDOW SCHEDULE - DW2				
Mark	Height	Width	Area	Level
W2.1	5550	850	4.72 m <sup>2</sup>	FF
W2.2	600	2170	1.30 m <sup>2</sup>	GF
W2.3	600	4000	2.40 m <sup>2</sup>	GF
W2.4	600	2170	1.30 m <sup>2</sup>	GF
W2.5	600	2410	1.45 m <sup>2</sup>	FF
W2.6	600	600	0.36 m <sup>2</sup>	FF
W2.7	960	1810	1.74 m <sup>2</sup>	FF
W2.8	600	2410	1.45 m <sup>2</sup>	FF
W2.9	960	1810	1.74 m <sup>2</sup>	FF
W2.10	960	1810	1.74 m <sup>2</sup>	FF
W2.11	600	850	0.51 m <sup>2</sup>	GF
Grand total: 11			18.70 m <sup>2</sup>	

SLIDING DOOR SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SD1.1	2400	4800	11.52 m <sup>2</sup>	GF
SD1.2	2400	3600	8.64 m <sup>2</sup>	FF
Grand total: 2			20.16 m <sup>2</sup>	

SLIDING DOOR SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SD2.1	2400	4800	11.52 m <sup>2</sup>	GF
SD2.2	2400	3600	8.64 m <sup>2</sup>	FF
Grand total: 2			20.16 m <sup>2</sup>	

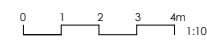
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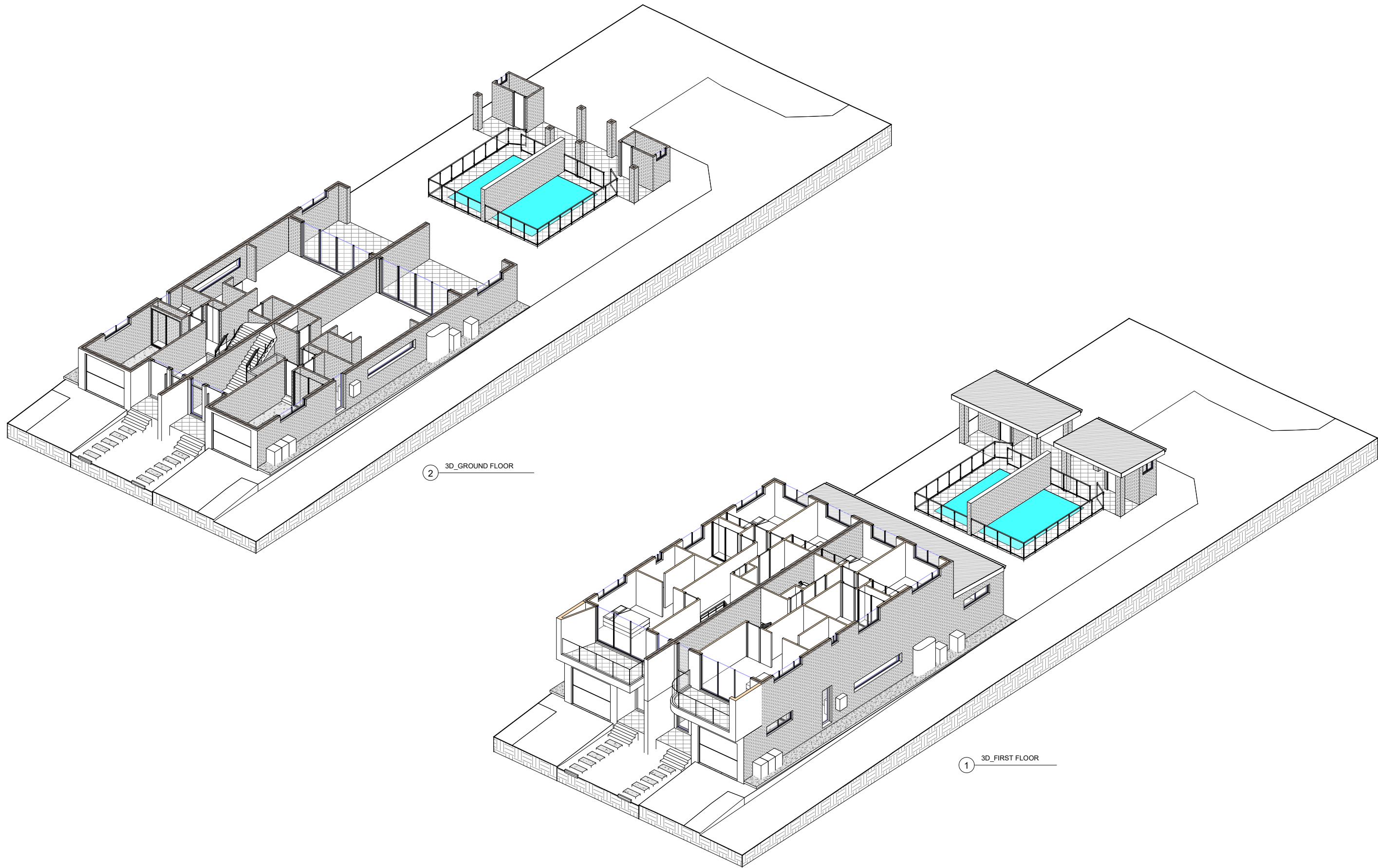
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PROJ NUMBER	DWG NUMBER	ORIGINAL SIZE
21940	A03	A1
DESIGNED BY	DATE	
A.N.	13.07.2022	
DRAWN BY	SCALE	
A.N.	AS SHOWN	



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2 3D\_GROUND FLOOR

1 3D\_FIRST FLOOR

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CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT**

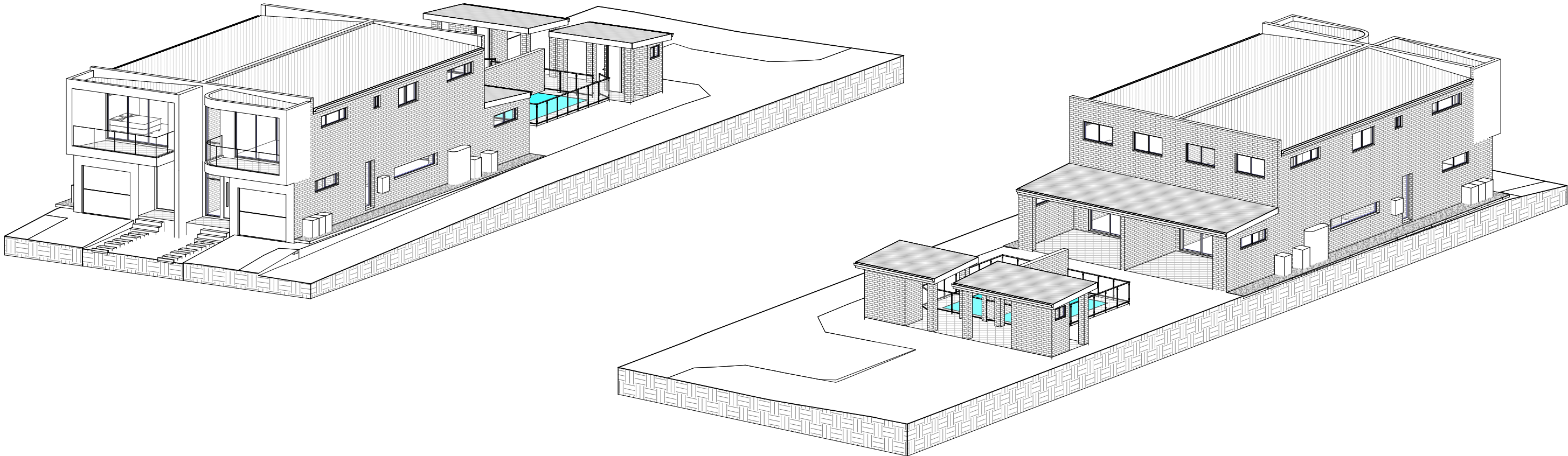
111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP 8208

**3D\_GROUND FLOOR & FIRST FLOOR**

JOB NUMBER: <b>21940</b>	DWG NUMBER: <b>A04</b>	ORIGINAL SIZE: <b>A1</b>
DESIGNED BY: A.N.	DATE: <b>13.07.2022</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	











1 SCHEDULE OF FINISHES



01: VIVID WHITE RENDER



02: CEMENT FINISH



03: MONUMENT RENDER



04: GARAGE DOOR



05: SELECTED BRICK



06: ALUMINIUM WINDOWS & DOORS



07: COLORBOND ROOF



No 109



No 111



No 113



1 STREETScape VIEW

SIMMAT AVE



REV	DATE	DESCRIPTION
A	13.07.2022	ISSUED FOR DA


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**PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4  
EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND  
CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING  
POOLS ON FRONT LOT**

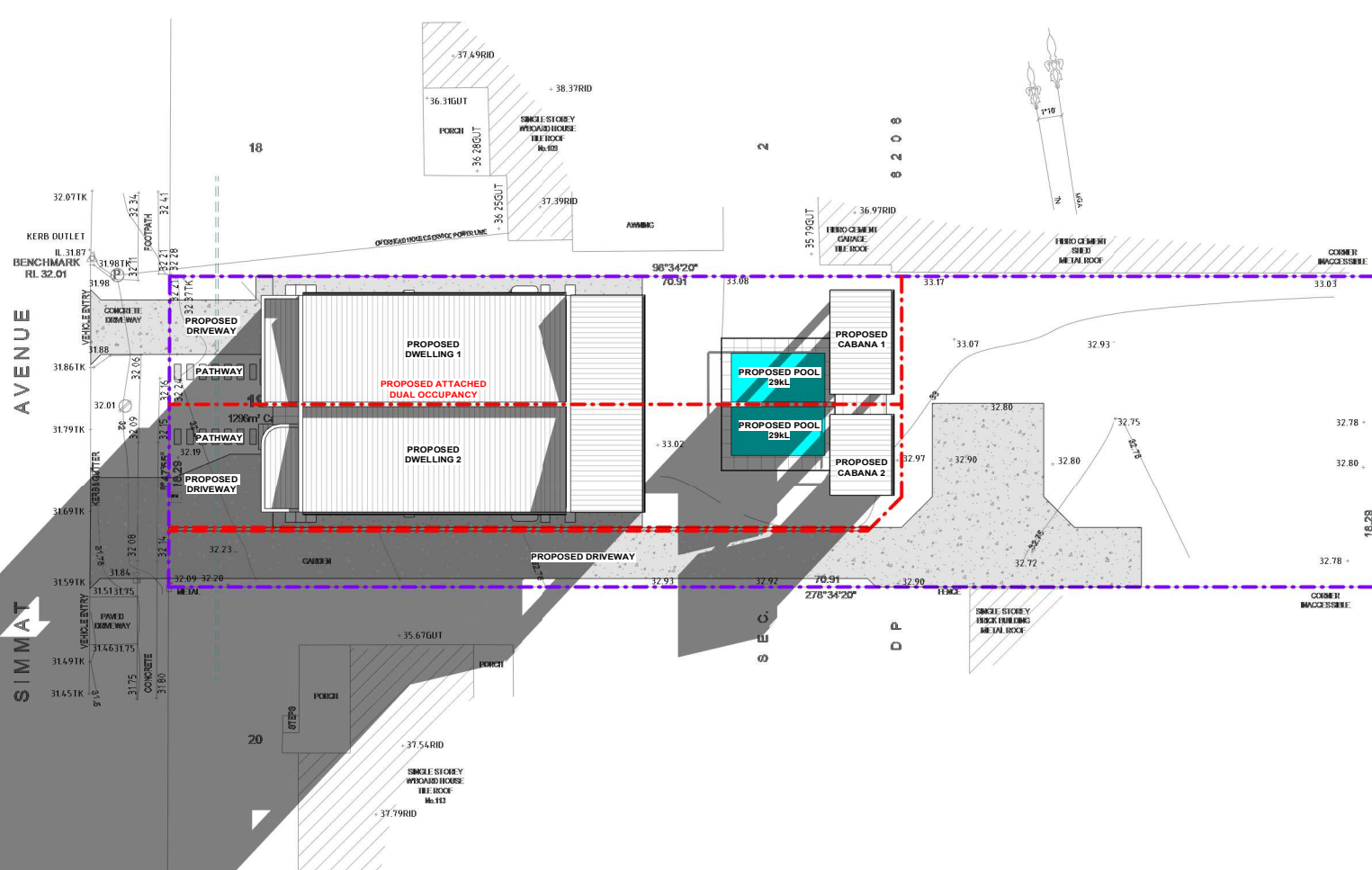
**111 SIMMAT AVE, CONDELL PARK  
LOT 19, SEC 2, DP E208  
STREETSCAPE AND FRONT FENCE  
ELEVATION**

JOB NUMBER: 21940	DWG NUMBER: A07	ORIGINAL SIZE: A1
DESIGNED BY: A.N.	DATE: 13.07.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

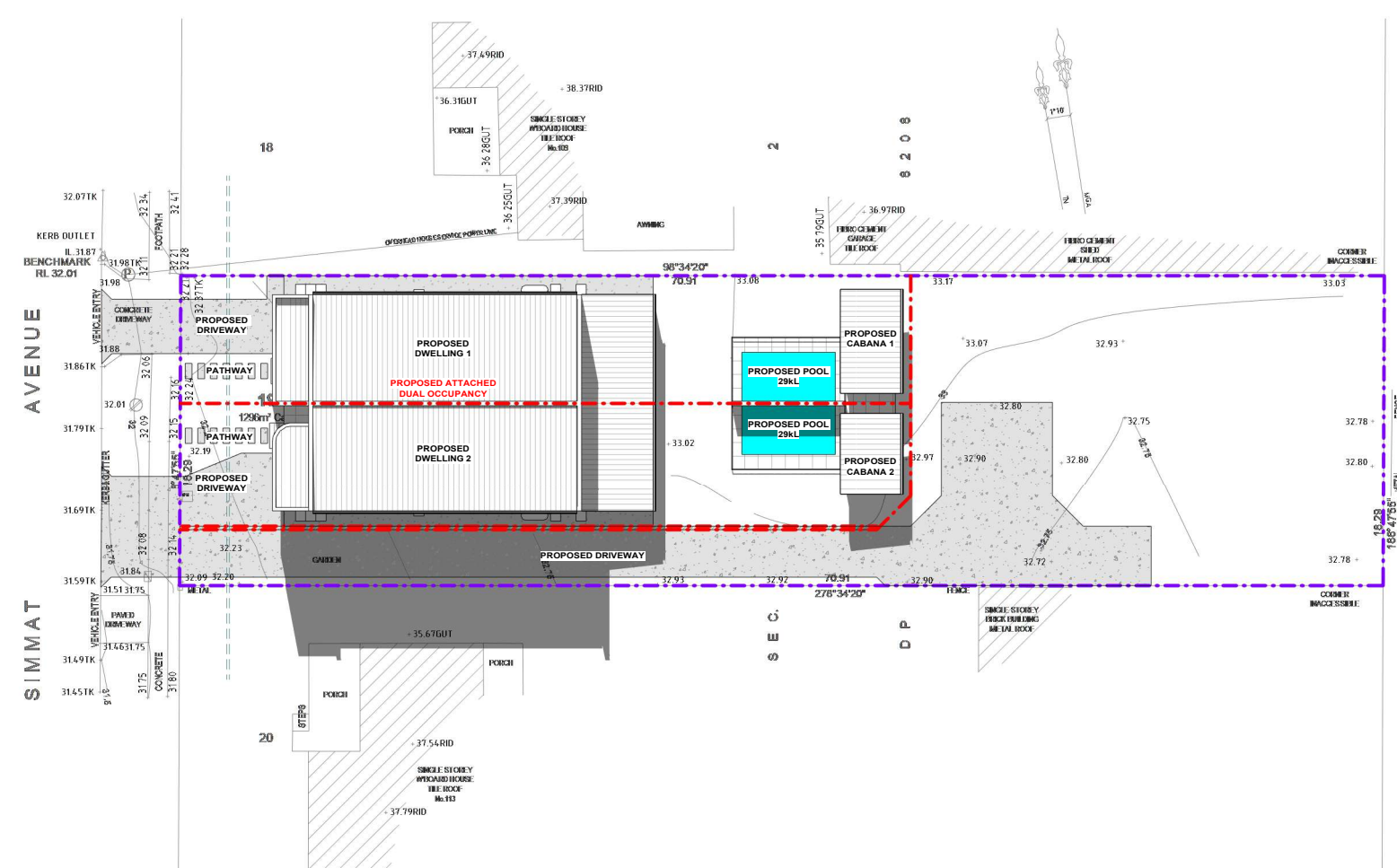
0 1 2 3 4m  
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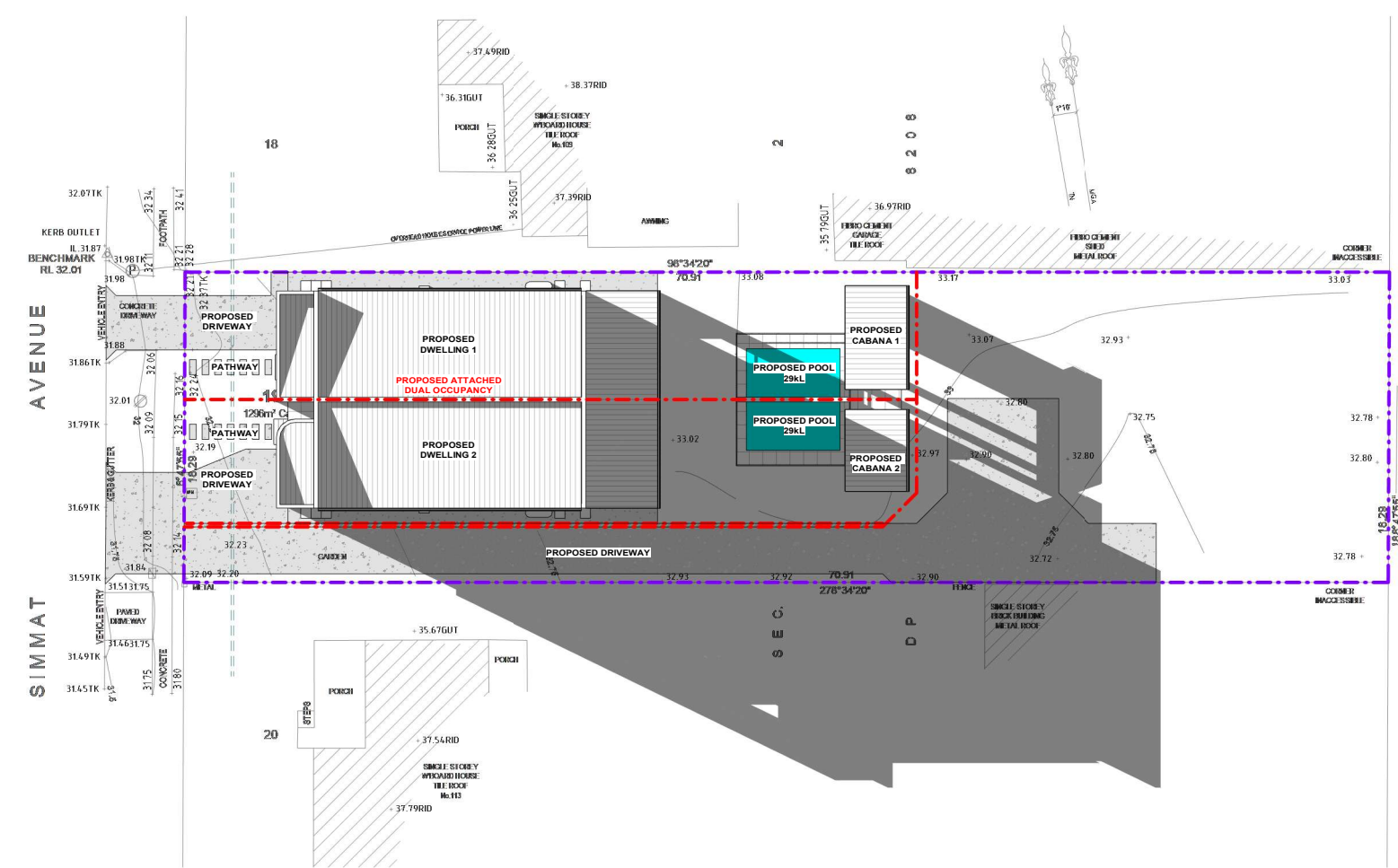




1 SHADOW DIAGRAM - 21ST JUN AT 8AM  
1:200

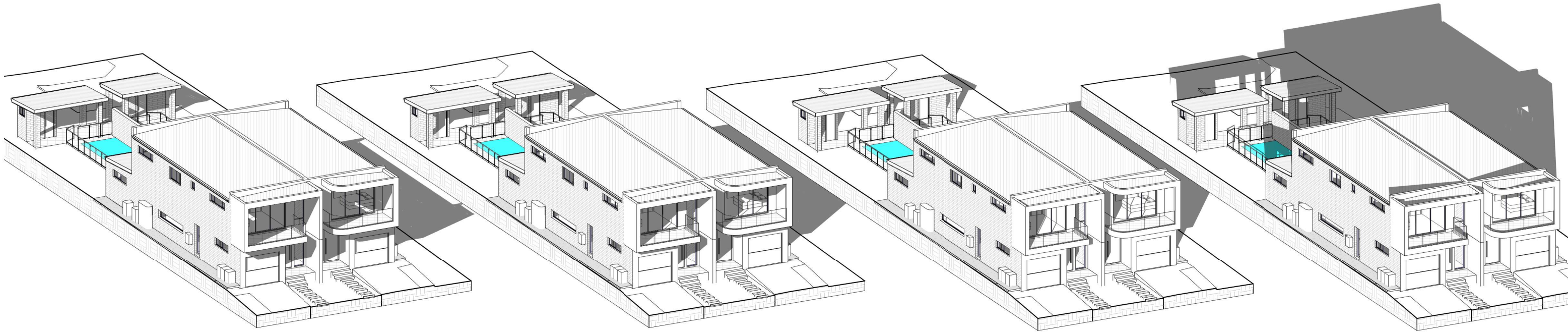


2 SHADOW DIAGRAM - 21ST JUN AT 12PM  
1:200

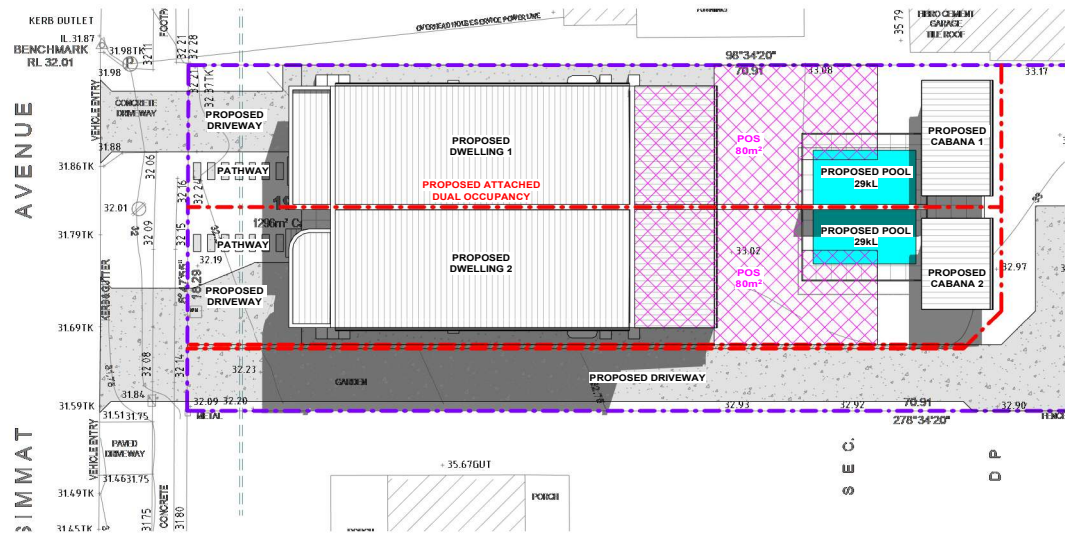


3 SHADOW DIAGRAM - 21ST JUN AT 4PM  
1:200



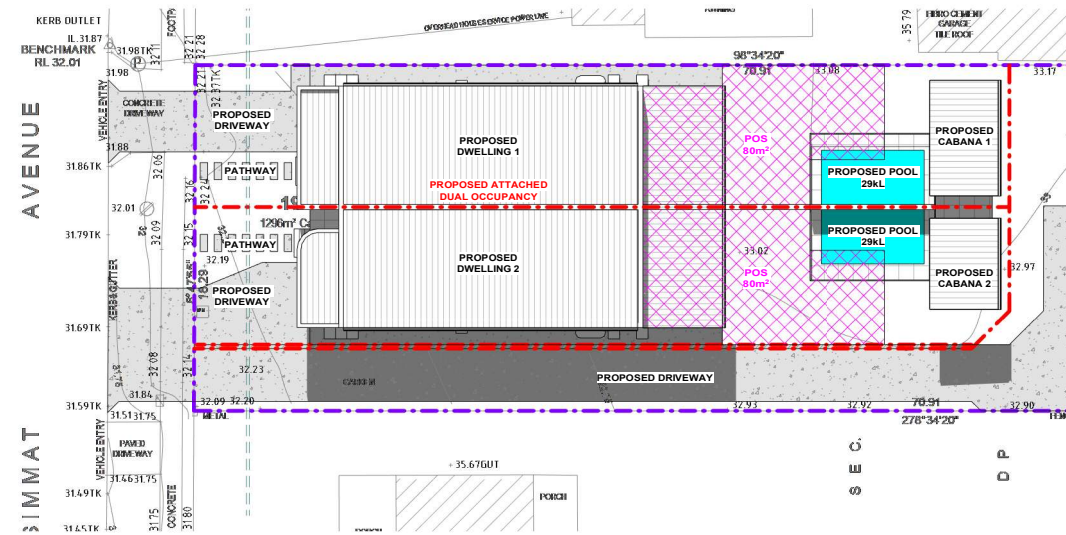


5 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 1PM



1 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 11AM  
1:200

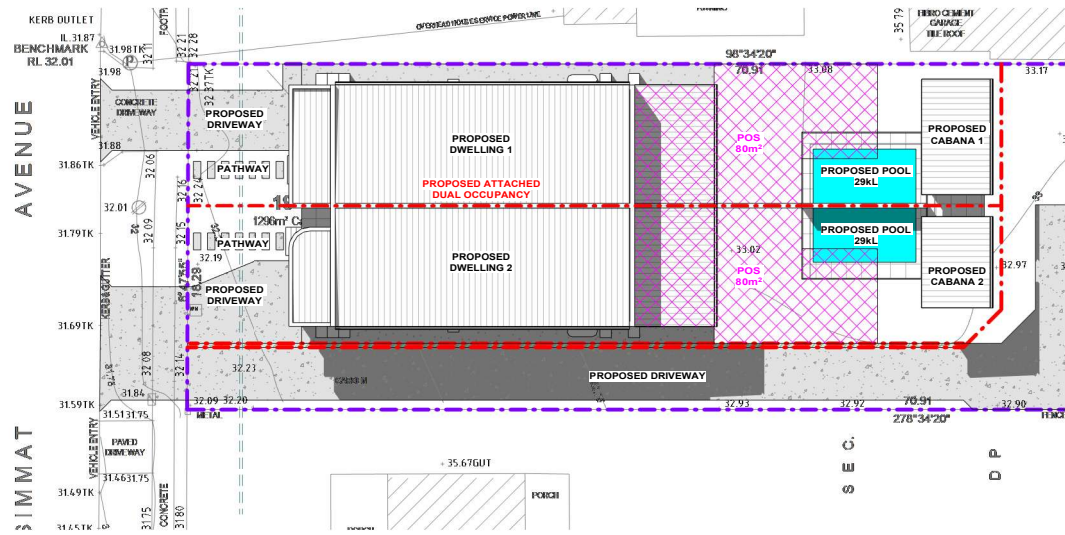
6 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 2PM



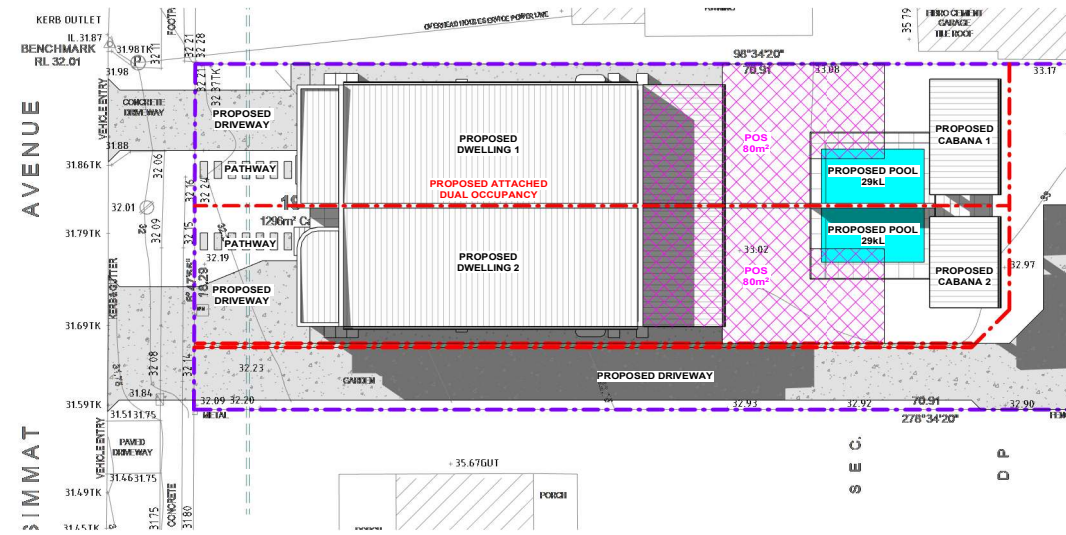
2 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 12PM  
1:200

7 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 3PM

8 3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 4PM

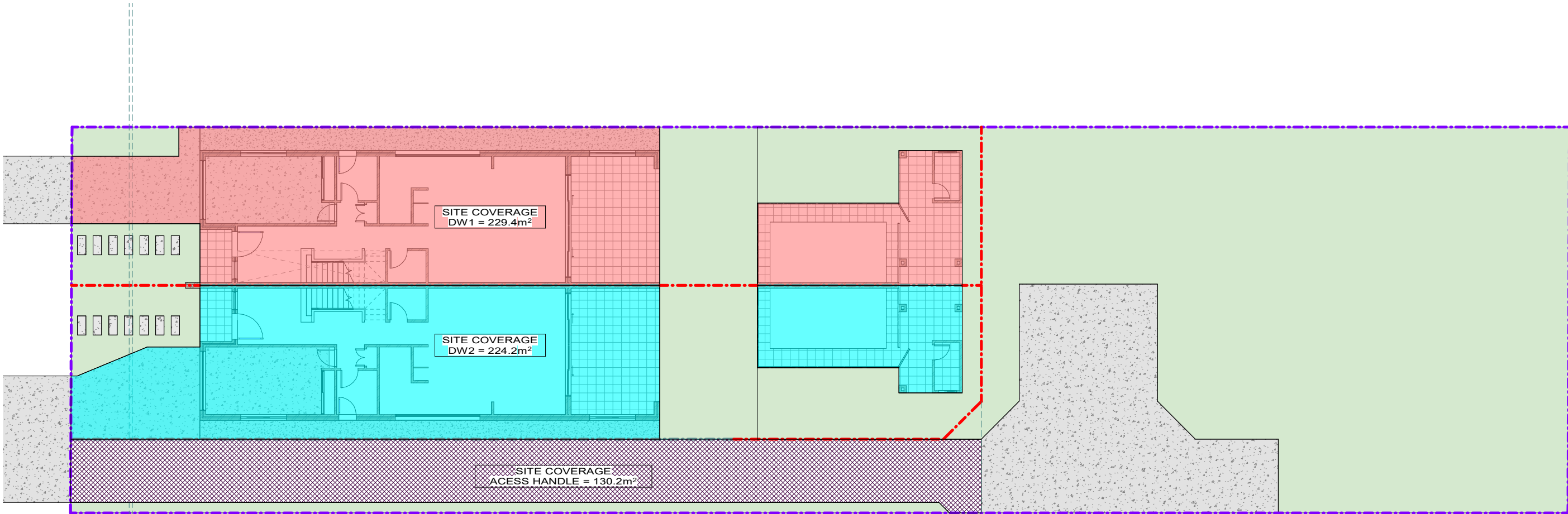


3 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 1PM  
1:200



4 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR 2PM  
1:200





1 PROPOSED DETAILED SITE COVERAGE PLAN  
1 : 100

PROPOSED DETAILED SITE COVERAGE CALCULATIONS:

DWELLING 1:	229.4m <sup>2</sup>
DWELLING 2:	224.2m <sup>2</sup>
ACCESS HANDLE:	130.2m <sup>2</sup>
TOTAL CALCULATION:	583.8m <sup>2</sup> ( 45% )