

NEW BUILDING WORKS

Residential House

17 ANEMBO AVE, GEORGES HALL, NSW 2198

DEVELOPMENT APPLICATION

DRAWING LIST:

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- DA010 PROJECT SUMMARY
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- DA200 SITE PLAN& SITE ANALYSIS
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- DA900 GLAZING SCHEDULE



PROJECT ADDRESS
**17 ANEMBO AVE, GEORGES HALL,
 NSW 2198**

AS INDICATED

GENERAL NOTES:

1. DO NOT SCALE OFF DRAWINGS. USE ONLY FIGURED DIMENSIONS.
2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
3. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF OIC DESIGN PTY LTD BEFORE COMMENCEMENT OF ANY WORK.
4. ALL DIMENSIONS ARE GIVEN IN MILLIMETRES EXCEPT LEVELS & DRAWINGS TO SCALE. 1:500 AND SMALLER WHICH ARE IN METRES.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DOCUMENTATION.
6. ALL DESIGNS, PRINTS & SPECIFICATIONS ARE THE PROPERTY OF OIC DESIGN PTY LTD & MUST NOT BE ISSUED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM OIC DESIGN PTY LTD.

CONSTRUCTION NOTES:

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DESIGN SPECIFICATIONS & SCHEDULES.
2. REFER TO ENGINEER'S DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL, HYDRAULIC, MECHANICAL, ELECTRICAL & KITCHEN REQUIREMENTS & DETAILS. ENGINEER'S DRAWINGS ARE TO TAKE PRECEDENCE OVER ANY STRUCTURAL, HYDRAULIC, MECHANICAL & ELECTRICAL INFORMATION ON THE CONSTRUCTION DRAWINGS, SCHEDULES & SPECIFICATIONS. SUCH DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF OIC DESIGN.
3. ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) & THE RELEVANT AUSTRALIAN STANDARDS.
4. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN PROVIDED BY THE CLIENT. CHECK ON SITE PRIOR TO PROCEEDING WITH ANY WORKS BASED ON THIS INFORMATION.
5. CONTRACTORS TO ENSURE ADEQUATE STRENGTH & STABILITY OF ALL ITEMS.
6. ALL ARCHITECTURAL STEEL/TIMBER SIZING & THICKNESS SHOWN ON DRAWINGS SHOW DESIGN INTENT ONLY & STEEL FABRICATORS AND/OR HEAD CONTRACTORS ARE TO SIZE STEEL/TIMBER MEMBERS TO ENSURE STRUCTURAL ADEQUACY, RIGIDITY & STRENGTH OF ALL COMPONENTS TO SUIT SPECIFIC APPLICATIONS.

A 21.07.2022 FOR DA SUBMISSION

REV	DATE	DESCRIPTION
A	21.07.2022	FOR DA SUBMISSION

CLIENT
CHERYL NGUYEN

BUILDING DESIGNER
OIC
 OIC DESIGN PTY LTD. (ABN 89 645 958 247)
 A/1 35-39 BURKE ROAD
 ALEXANDRIA NSW 2015
 Ph. 04 5066 1226

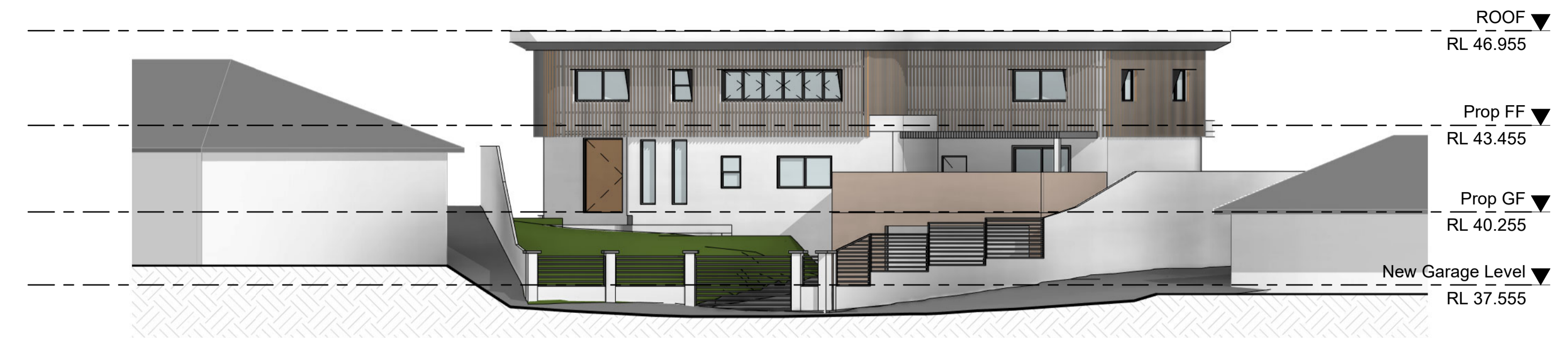
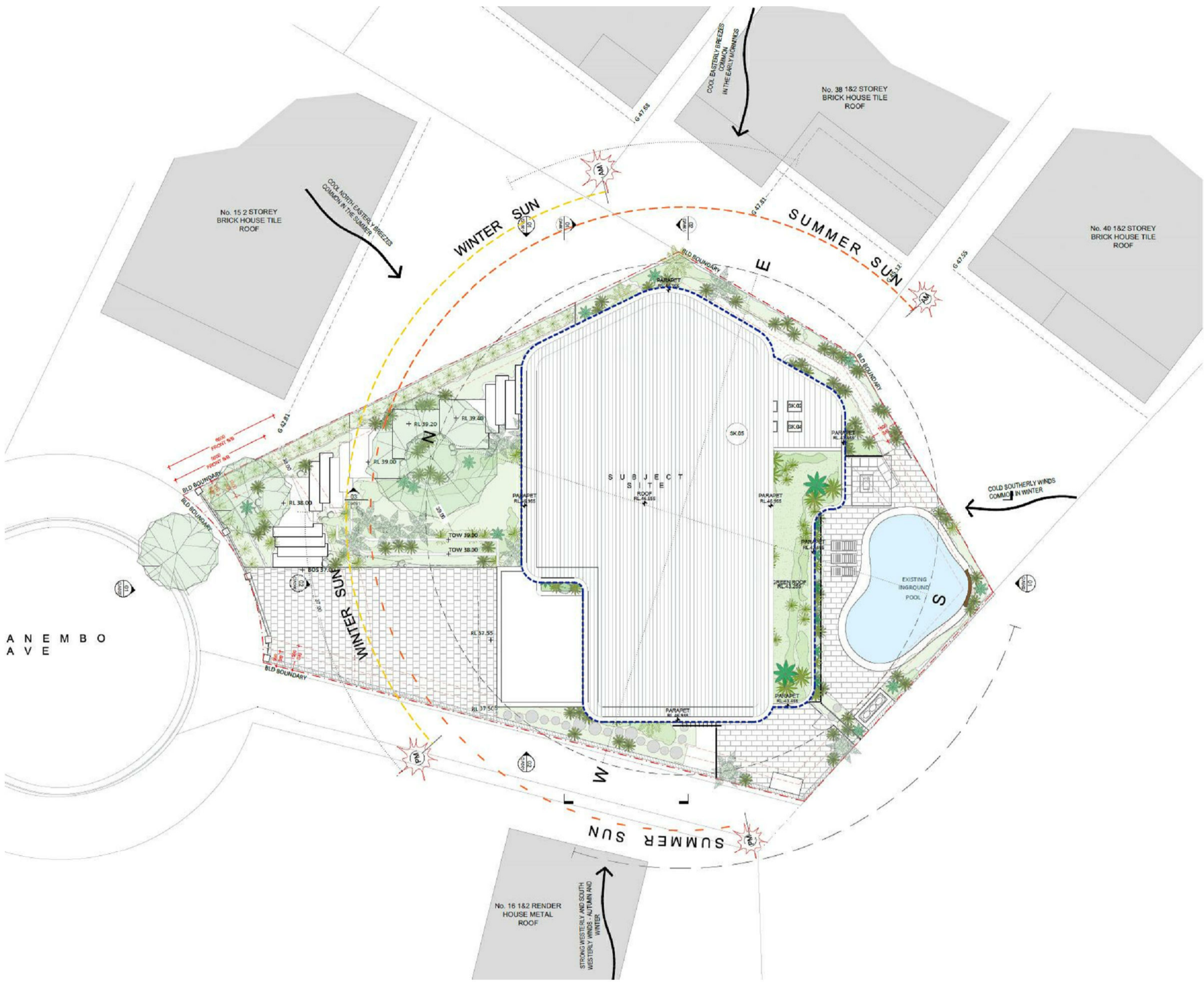
PROJECT
**17 ANEMBO AVE, GEORGES HALL,
 NSW 2198**

DRAWING
COVER SHEET

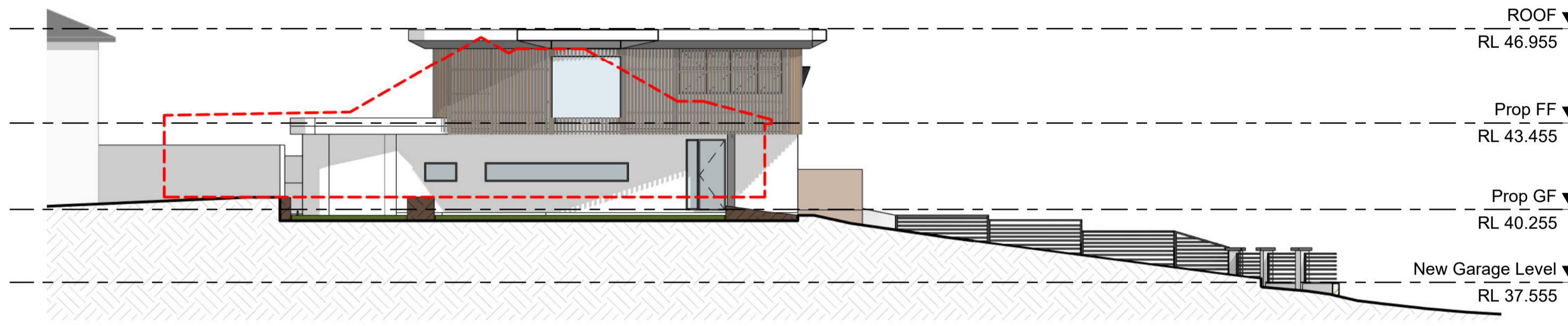
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JOB NUMBER	DRAWN BY	DATE
2101	CC	JUL 22

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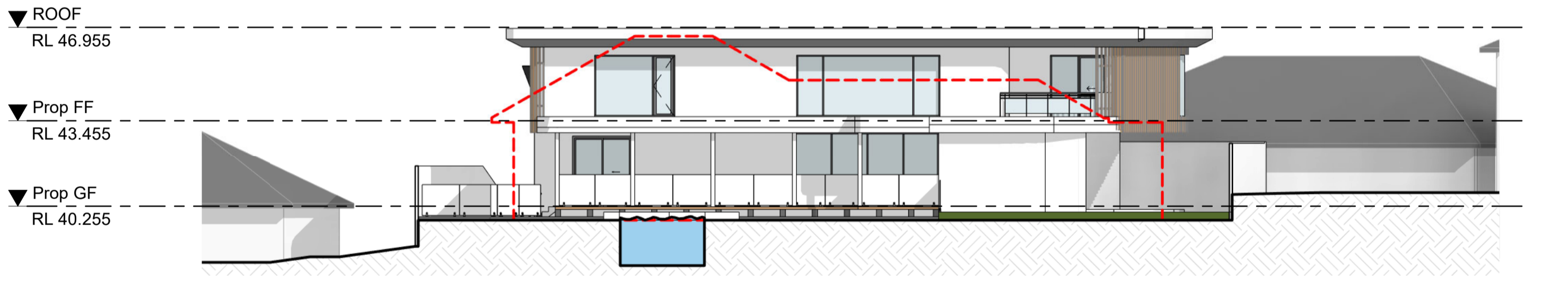




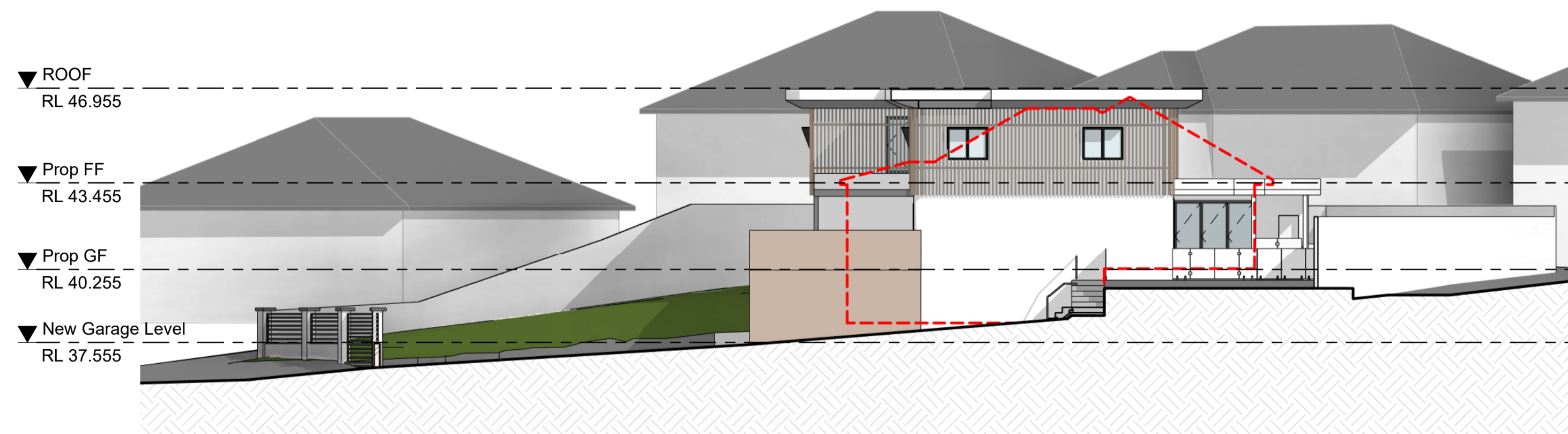
1 NOTIFICATION_FRONT ELEVATION



2 NOTIFICATION_LEFT ELEVATION



3 NOTIFICATION_REAR ELEVATION



4 NOTIFICATION_RIGHT ELEVATION



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PROJECT
2101
17 ANEMBO AVE, GEORGES HALL, NSW
2198

DRAWING
NOTIFICATION PLAN
SCALE
1:100@A1 1:200@A3
REV
A

DWG NO
DA 0000

BUILDING DESIGNER

OIC DESIGN PTY LTD. (ABN 89 645 958 247)
A1/35-39 BURKE ROAD
ALEXANDRIA NSW 2015
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PROJECT INFORMATION				
Project Address	17 ANEMBO AVE, GEORGES HALL, NSW, 2198			
Lot/Section/Plan No	25/-/DP235447			
Council	Canterbury-Bankstown Council			
	Requirement	Proposed		Compliance
Site Area (m2)	961.1 sqm			
Zoning	R2 Low Density Residential			
Height Control	9M			
FSR Control	0.5 1			
Allowable GFA	480.5 sqm	480 sqm		✓
Minimum Landscape Area	45% between the dwelling and primary road frontage 131.7sqm	268.0 sqm		✓
Private Open Space	80 sqm	202 sqm		✓
Side Setback	Wall height <7m 0.9m	5.5 m		✓
	Wall height >7m 1.5m	2.4 m		✓
Front Setback	First Storage 5.5m	17.4 m		✓
	Second Storage 6.5m	17.4 m		✓

GFA CALCULATION			
Garage	41.5 sqm		
Ground Floor	246.19 sqm		
First Floor	202.4 sqm		
Total Proposed GFA	448.59 sqm		
Allowable GFA	480.5 sqm		



PROJECT ADDRESS
17 ANEMBO AVE
GEORGES HALLS
NSW

NORTH

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REV DATE DESCRIPTION

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ARCHITECT
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A1/ 35-39 BURKE ROAD
ALEXANDRIA NSW 2015
Ph. 04 5066 1226

PROJECT
17 ANEMBO AVE
RESIDENCE

DRAWING
PROJECT SUMMARY

SCALE DRAWING NO. REVISION

NTS @A1 DA010 A

JOB NUMBER DRAWN BY DATE

2101 CC JUL 22

FOR DA SUBMISSION

PROJECT ADDRESS
 17 ANEMBO AVE
 GEORGES HALLS
 NSW

NORTH



CAF
 CUSTOMIZED ALUMINUM
 FRAME
 Colour (P1) Dulux - MONUMENT C29 (OR SIMILAR)

AFG
 ALUMINUM FRAME GLAZING
 Colour (P1) Dulux - MONUMENT C29 (OR SIMILAR)

MB
 ALUMINUM BATTEN SCREEN
 Colour : OKU _ TIMBER FINISHED

ATP
 ALUMINUM LOOK PERGOLA
 Colour to match with Aluminum Batten Screen

P3
 RENDERED AWNING
 Colour (P3) Dulux - Natural White (OR SIMILAR)

TB
 CUSTOMIZED TIMBER DOOR
 PIVOT ENTRANCE DOOR

BW
 TEXTURE RENDERED WALL
 Colour (P2) Dulux - Whisper White (OR SIMILAR)
 Medium Texture

EA
 EXPOSE AGGREGATE
 DRIVEWAY
 SNOWDRIFT (OR SIMILAR)

ST
 SANDSTONE CLADDING
 ECO OUTDOOR CRACKENBACK
 FREE FORMED RANGE OR SIMILAR

RS
 ROLLER SHUTTER
 COLOR TO MATCH WITH TEXTURE RENDER WALL

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P1	DULUX - MONUMENT (C29) or similar	
ALUMINUM FRAMED GLAZING / CUSTOMIZED ALUMINUM FRAME / PERGOLA FRAMING		
P2	WHISPER WHITE (SW1C2)	
TEXTURE RENDERED WALL		
P3	NATURAL WHITE (SW1F4)	
AWNING		

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PROJECT
**17 ANEMBO AVE
 RESIDENCE**

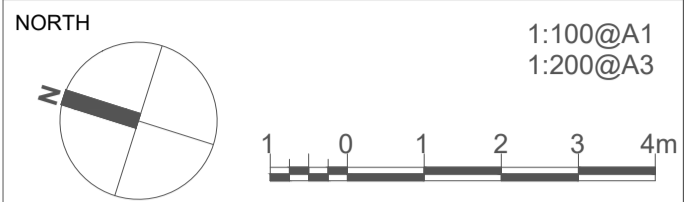
DRAWING
MATERIAL SCHEDULE

SCALE	DRAWING NO.	REVISION
NTS @A1	DA100	A
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GEORGES HALLS
NSW



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PROJECT
17 ANEMBO AVE
RESIDENCE

DRAWING
SITE PLAN & SITE
ANALYSIS

SCALE DRAWING NO. REVISION

1:100 @A1 **DA200** **A**

JOB NUMBER DRAWN BY DATE

2101 CC JUL 22



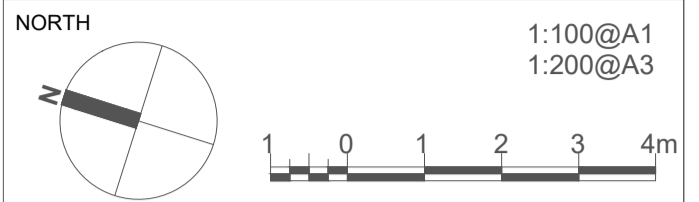
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A N E M B O
 A V E

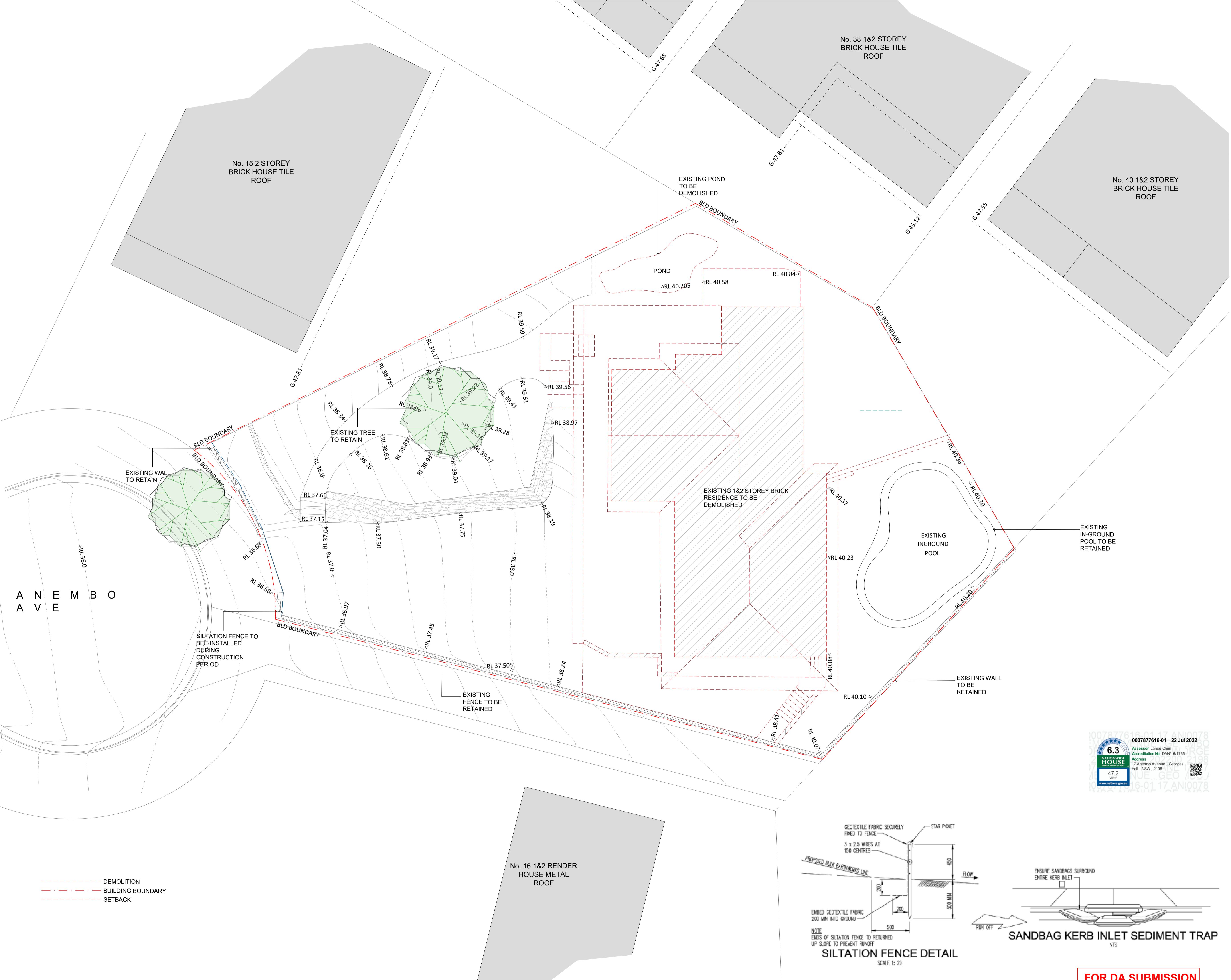
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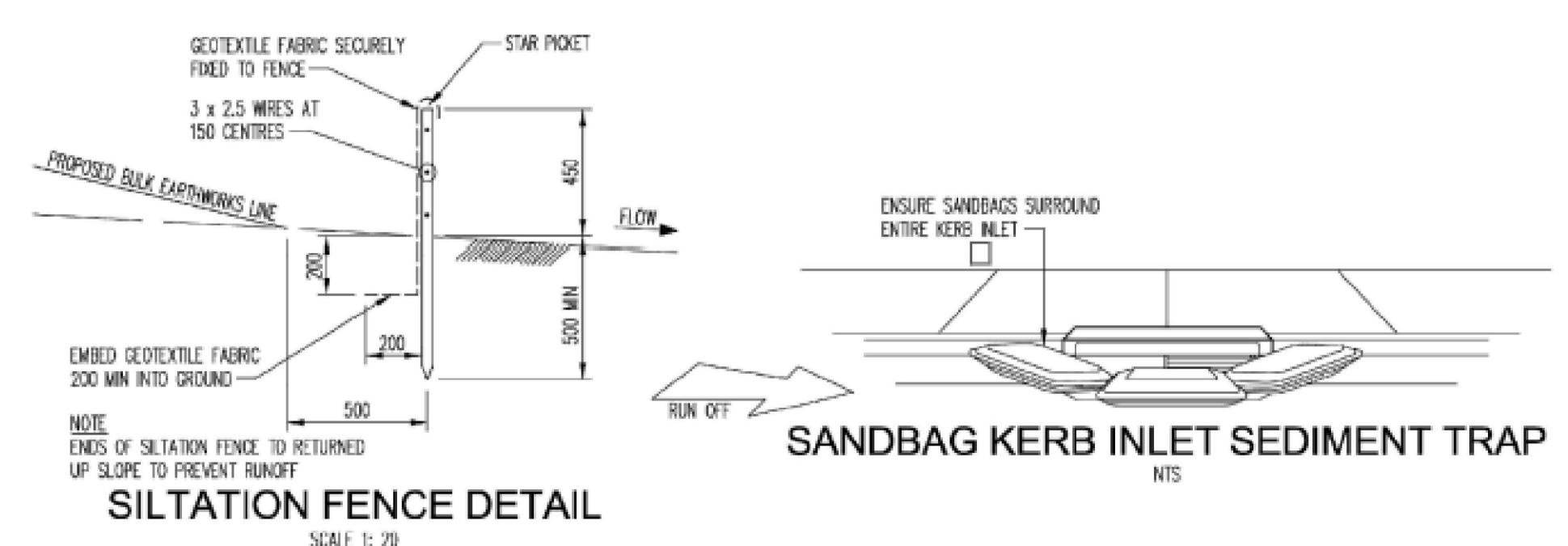
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A N E M B O
A V E

- - - - - DEMOLITION
- - - - - BUILDING BOUNDARY
- - - - - SETBACK



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PROJECT
17 ANEMBO AVE
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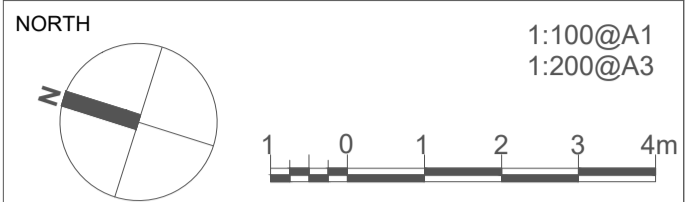
DRAWING
PROPOSED DEMOLITION
PLAN

SCALE	DRAWING NO.	REVISION
1:100 @A1	DA201	A
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GEORGES HALLS
NSW



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PROJECT
17 ANEMBO AVE
RESIDENCE

DRAWING
PROPOSED GARAGE PLAN

SCALE	DRAWING NO.	REVISION
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--- EXISTING BASEMENT STRUCTURE

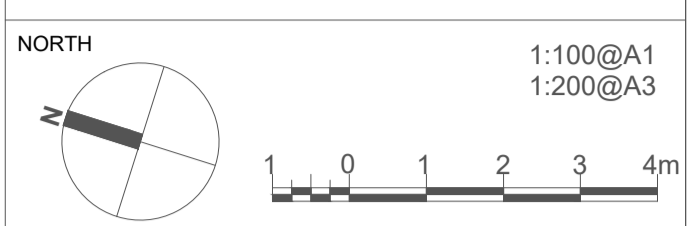
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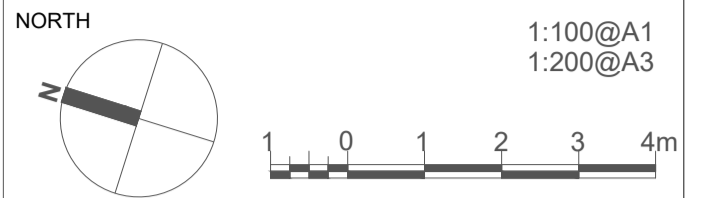
DRAWING
PROPOSED GROUND
FLOOR PLAN

SCALE	DRAWING NO.	REVISION
1:100 @A1	DA301	A
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NSW



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A N E M B O
 A V E



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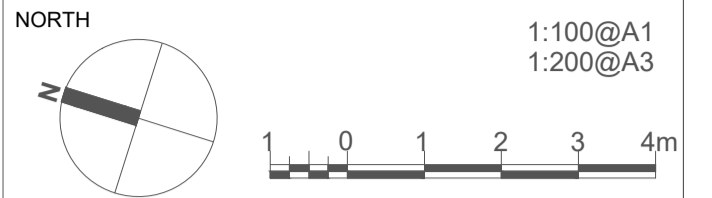
DRAWING
PROPOSED FIRST FLOOR
PLAN

SCALE	DRAWING NO.	REVISION
1:100 @A1	DA302	A
JOB NUMBER	DRAWN BY	DATE
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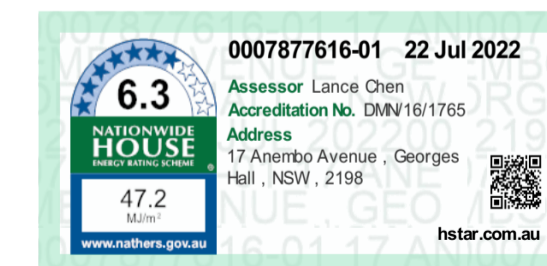
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17 ANEMBO AVE
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DRAWING
PROPOSED ROOF PLAN

SCALE 1:100 @A1	DRAWING NO. DA303	REVISION A
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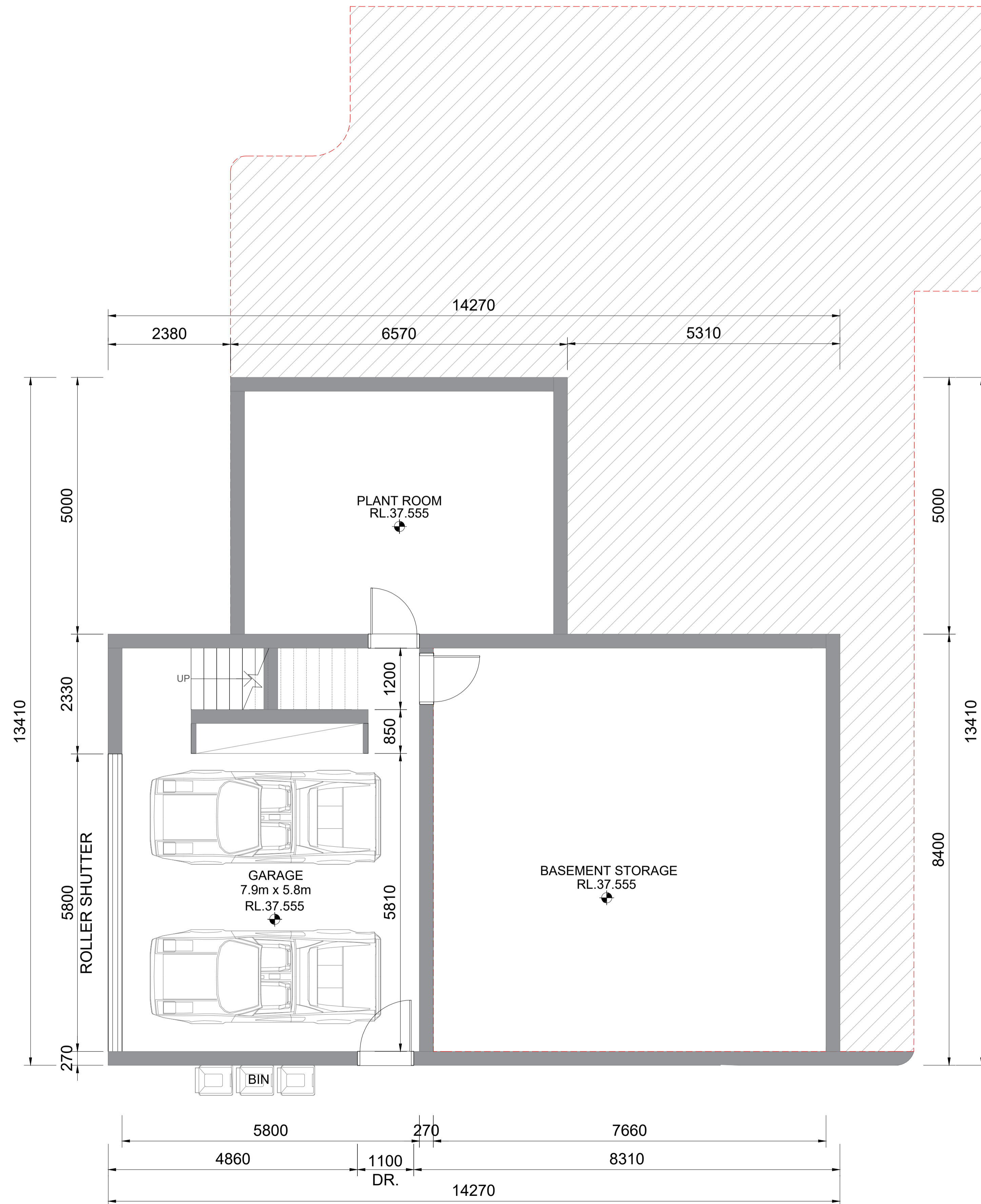
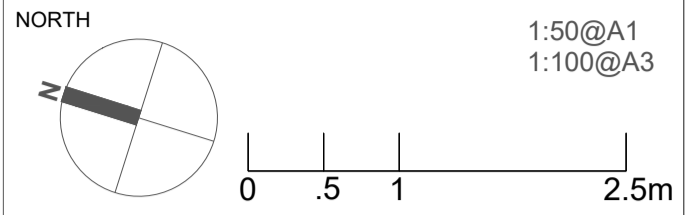
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PROJECT
17 ANEMBO AVE
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DRAWING
PROPOSED DIMENSION
GARAGE

SCALE DRAWING NO. REVISION

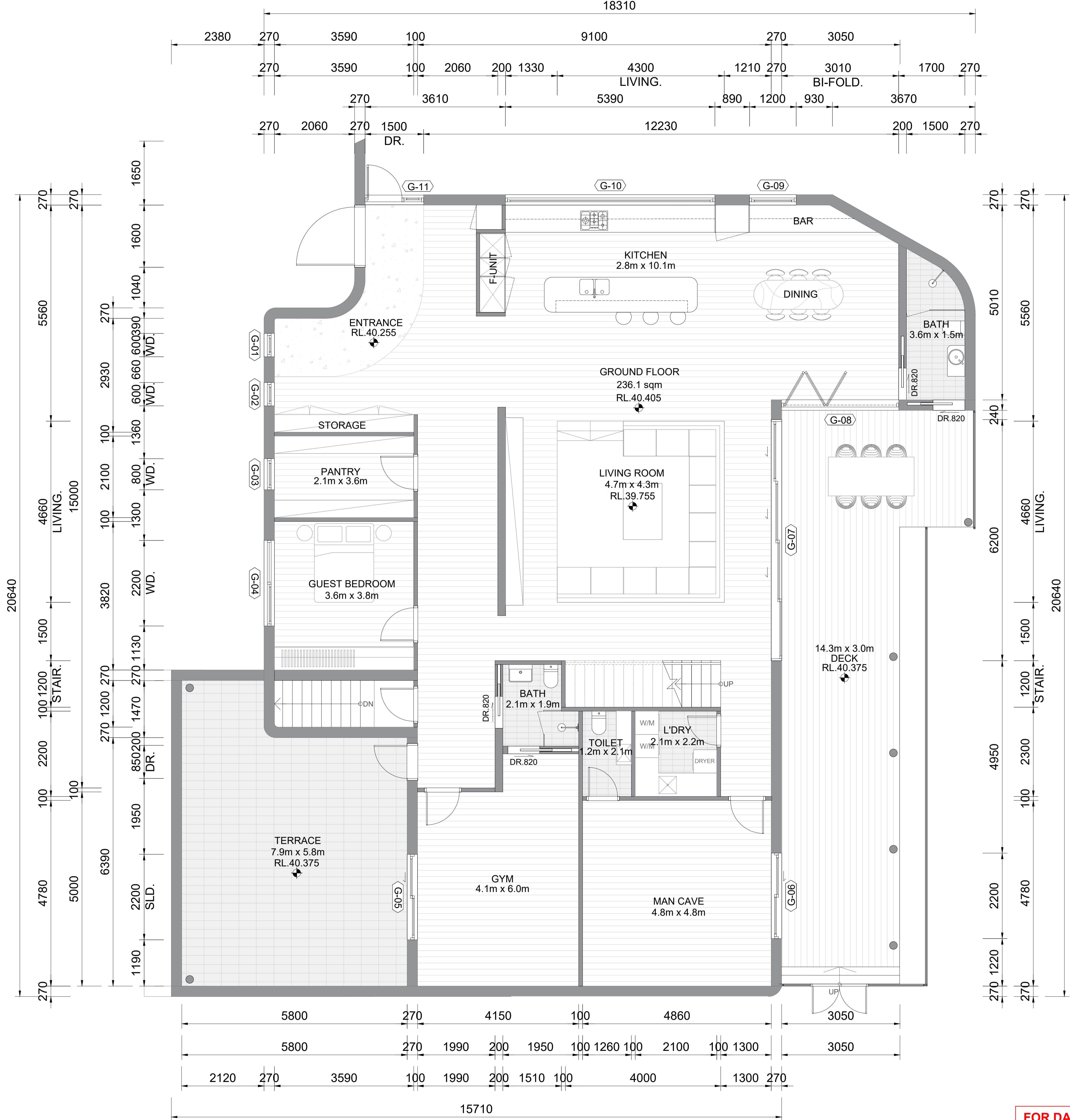
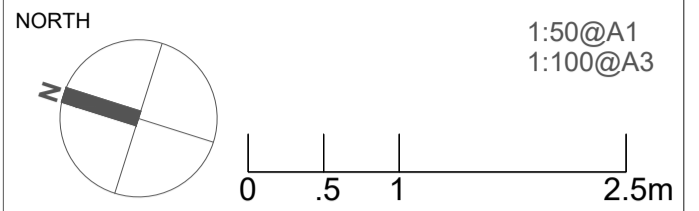
1:50 @A1 **DA400** **A**

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PROJECT
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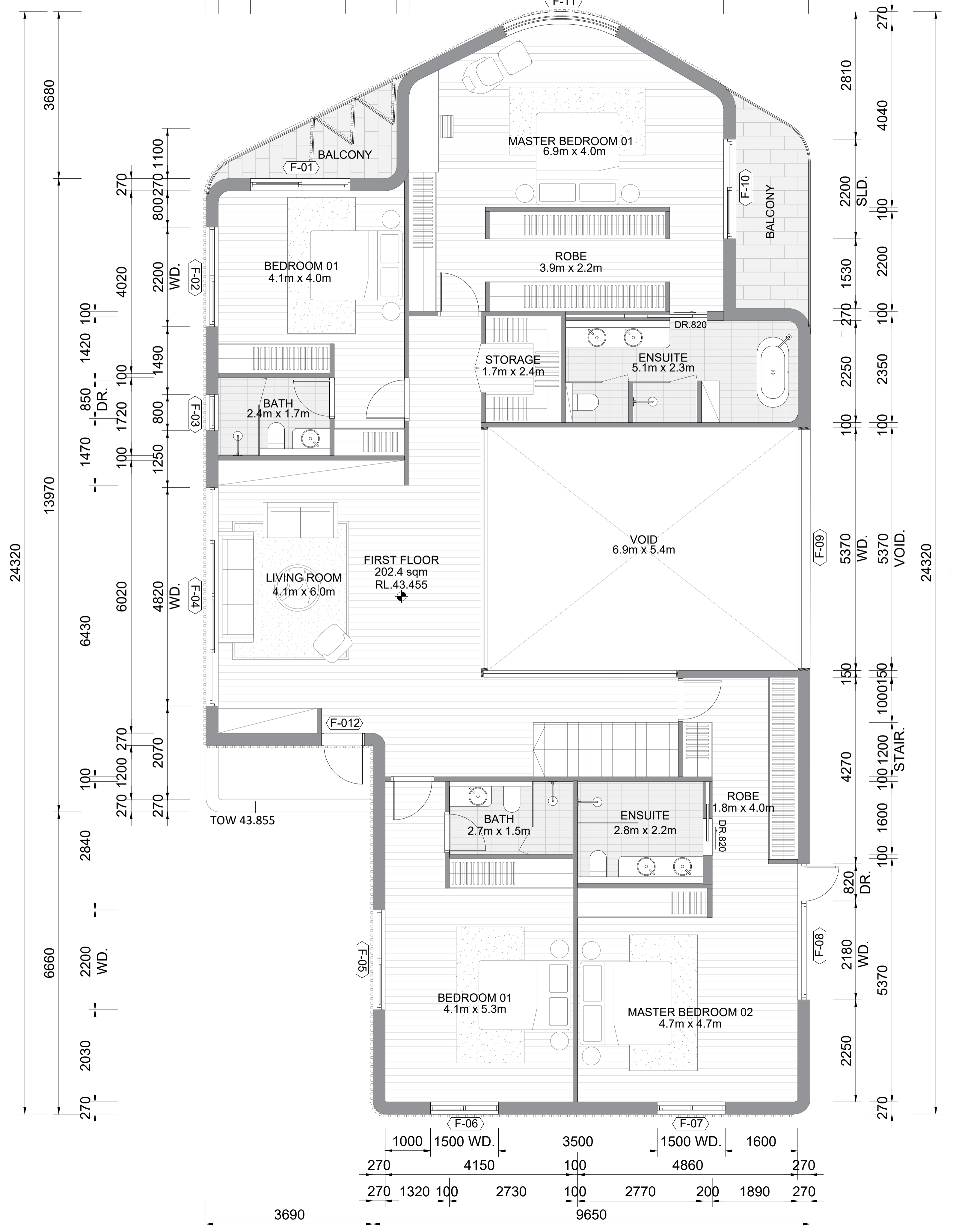
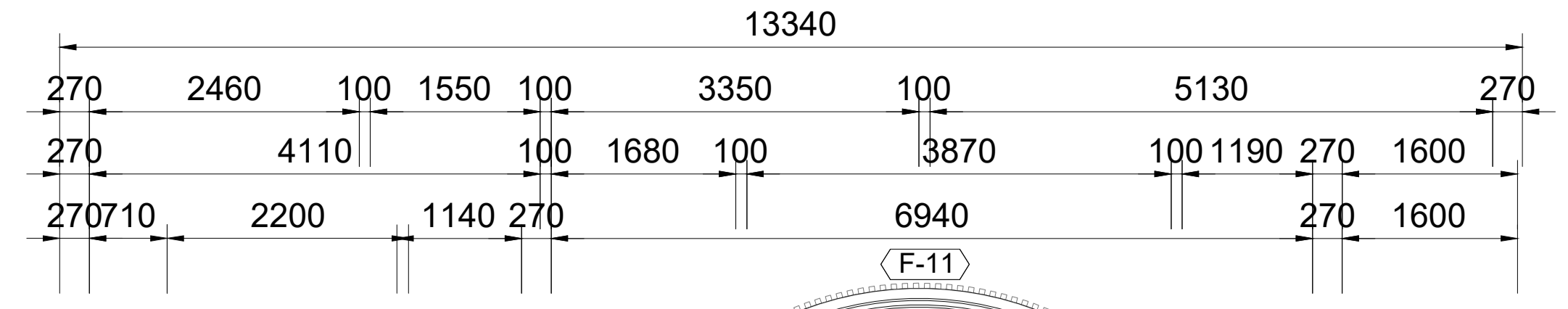
DRAWING
**PROPOSED DIMENSION
 GROUND FLOOR**

SCALE	DRAWING NO.	REVISION
1:50 @A1	DA401	A
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NORTH

1:50@A1
 1:100@A3

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PROJECT
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RESIDENCE

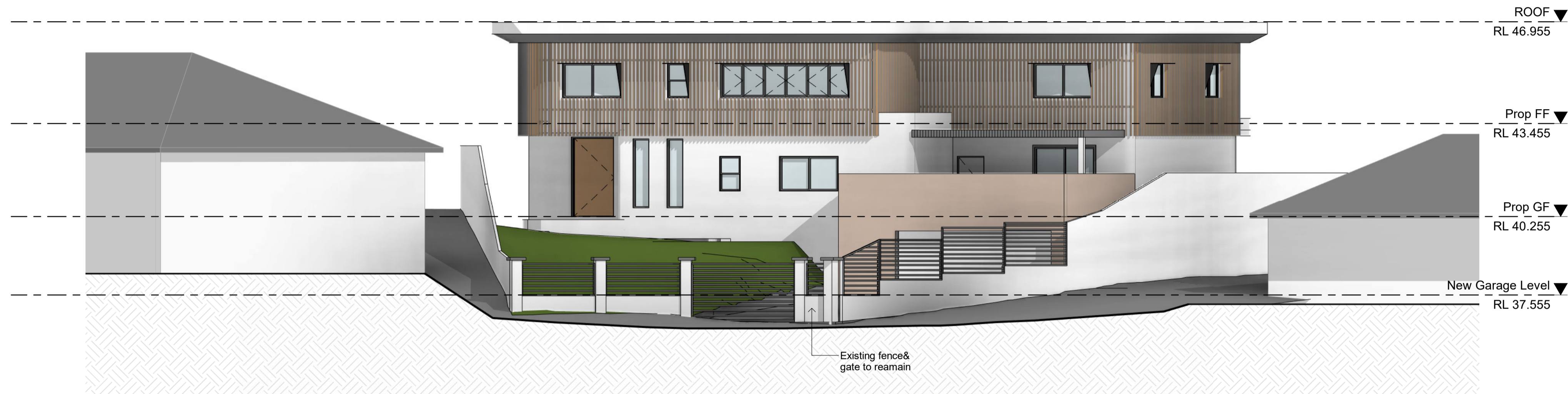
DRAWING
PROPOSED DIMENSION
FIRST FLOOR

SCALE	DRAWING NO.	REVISION
1:50 @A1	DA402	A
JOB NUMBER	DRAWN BY	DATE
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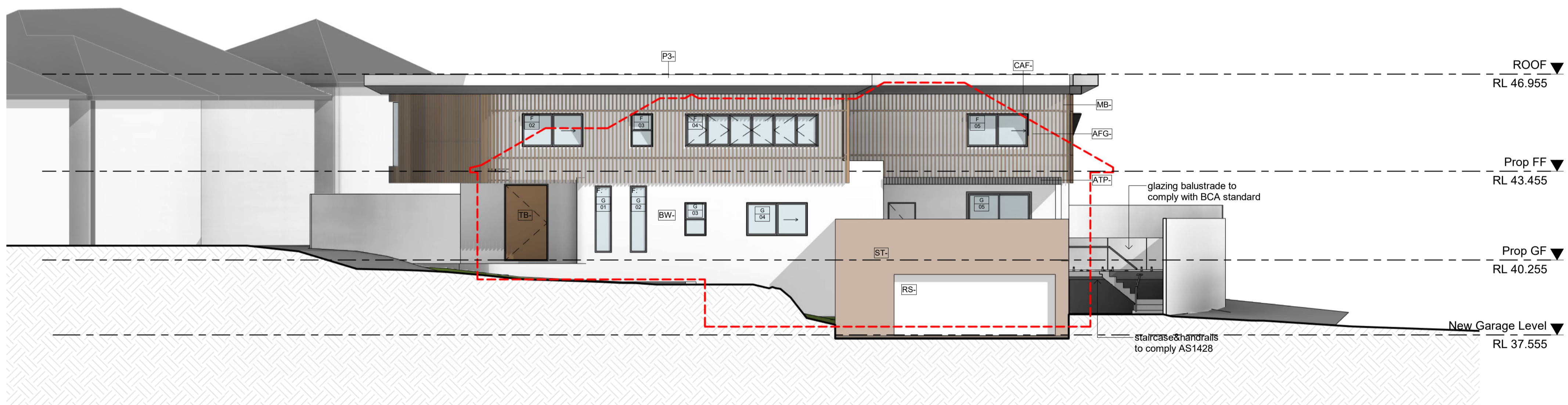
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1 ELEVATIONS
 FRONT ELEVATION

SCALE 1 : 100



2 ELEVATIONS
 NORTH WEST ELEVATION

SCALE 1 : 100



EXTERNAL FINISHES

- AFG- ALUMINUM FRAME GLAZING
- ATP- ALUMINUM TIMBER LOOK PERGOLA
- BW- TEXTURE RENDERED WALL
- CAF- CUSTOMIZED ALUMINUM FRAME
- MB- METAL BATTEN SCREEN
- P3- RENDERED AWNING
- RS- ROLLER SHUTTER
- ST- SANDSTONE CLADDING
- TB- CUSTOMIZED TIMBER DOOR

ALL LEVELS ARE INDICATIVE AND TO BE COORDINATED WITH CIVIL ENGINEERS FUTURE DETAILS AND EARTHWORKS. ALL LEVEL ARE TO BE +/- 500 mm.

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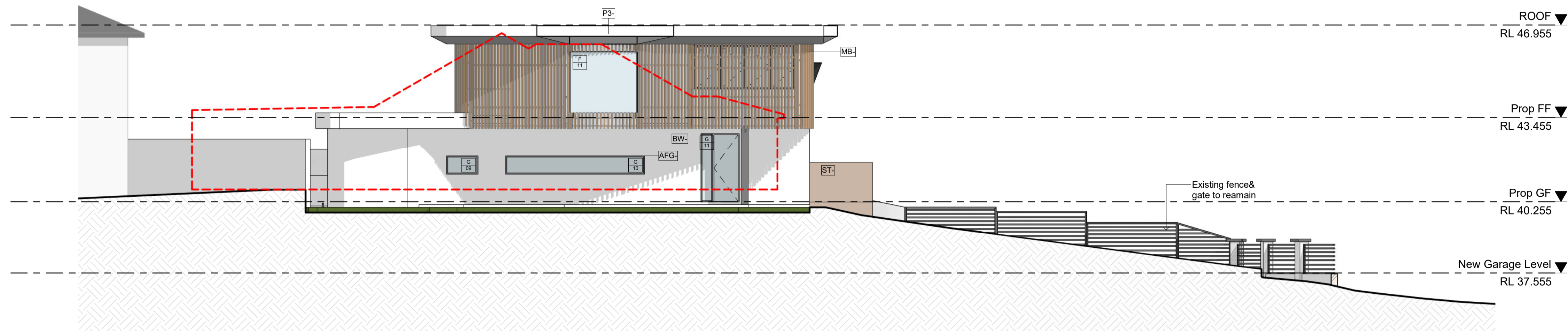
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BUILDING DESIGNER
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PROJECT
17 ANEMBO AVE, GEORGES HALL, NSW 2198

DRAWING
ELEVATIONS

SCALE	DRAWING NO.	REVISION
1:100 @ A1	DA- 500	A
JOB NUMBER	DRAWN BY	DATE
2101	CC	JUL 22

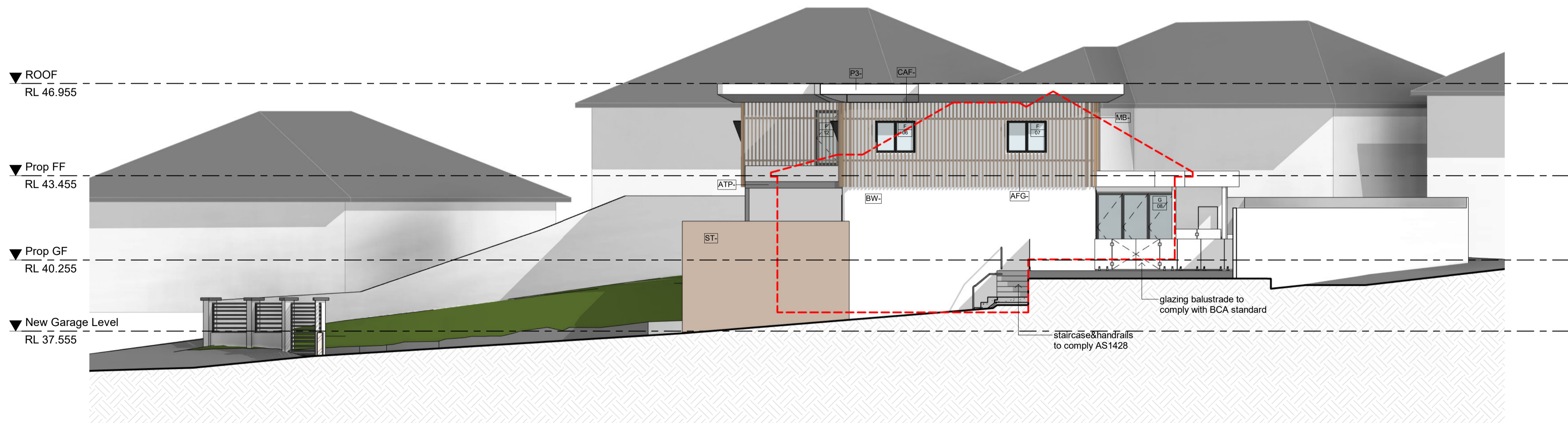


1 ELEVATIONS
 NORTH EAST ELEVATION

SCALE 1 : 100

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2 ELEVATIONS
 SOUTH WEST ELEVATION

SCALE 1 : 100

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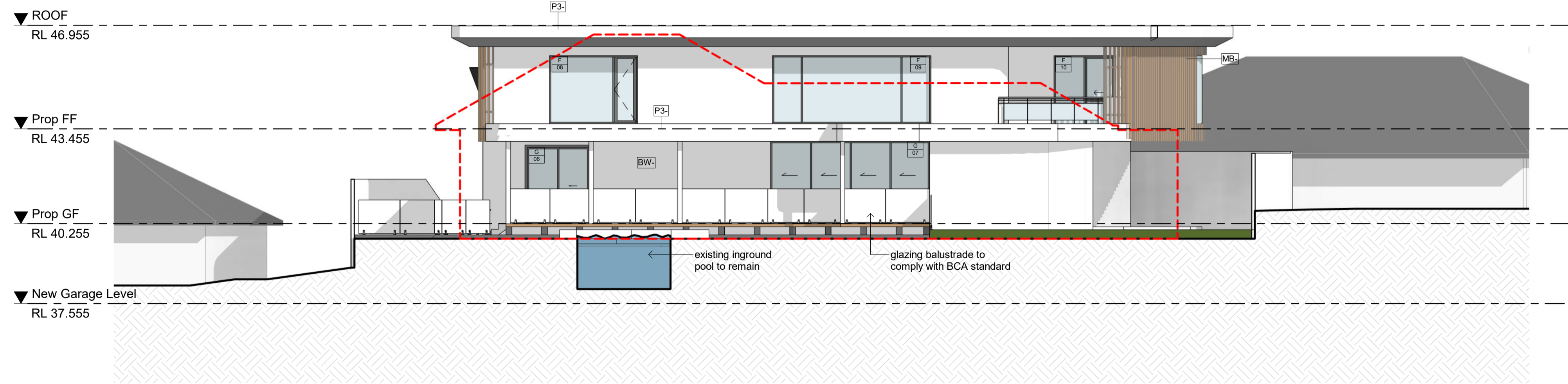
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17 ANEMBO AVE, GEORGES HALL, NSW 2198

DRAWING
ELEVATIONS

SCALE	DRAWING NO.	REVISION
1:100 @ A1	DA- 501	A
JOB NUMBER	DRAWN BY	DATE
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1 ELEVATIONS
 SOUTH EAST ELEVATION

SCALE 1 : 100

BASIX Thermal Specification – 17 Anemo Ave, Georges Hall NSW

Element	Construction	Details
Roof / Ceiling	Concrete flat roof + Plasterboard (PB) ceiling without insulation	Medium colour (0.475±Solar Absorptance≤0.7) Applicable to the exposed roof over the basement floor
	Concrete flat roof + R3.5 bulk insulation + PB	Applicable to the exposed roof over the ground floor and roof over the first floor
Internal ceiling	Concrete slab + PB ceiling without insulation	Applicable to all the internal ceilings
External walls	Concrete walls without insulation	Applicable to the retaining walls on the basement floor
	Double Brick walls without insulation	Light colour (Solar Absorptance<0.475) Applicable to the other external walls on the basement floor except for the above and the external walls forming the staircase on the ground floor
	Double Brick + R1.0 bulk insulation + PB	Applicable to all other external walls except those for the above
Internal walls	Concrete walls without insulation	Applicable to the internal walls at the basement
	Concrete block walls without insulation	Applicable to the internal walls forming staircase at the ground floor
	Single brick walls without insulation	Applicable to the other internal walls except those for the above
Windows	Aluminium frame, weather stripping fitted, single low-e glazed, high solar gain	Applicable to all the windows and glazed doors NFRG glazing system (Glass+Frame) values – Group A (hinged door type): U = 5.4 and SHGC = 0.49; Group B (fixed, sliding and double hung types): U = 5.4 and SHGC = 0.58; Note that all glazing installed shall have the U values not more than those specified above and the SHGC values within +/- 10% of those specified above.
Skylights (rooflights)	Standard aluminium frame, weather stripping fitted, double glazed, clear	As per plans
	Floors	Concrete slab on ground without insulation
Floor coverings	Suspended concrete floor without insulation	Applicable to the first floor and part of the ground floor (where above the basement)
	Floor coverings	Living areas: timber; Kitchen and all wet areas: tile; Bedrooms: carpet; Basement: bare concrete
Downlights	If to be planned, IC rated LED downlights recommended to be used throughout	Rating without downlights due to lighting layout plans / RCPs not available at the current stage. Rating with downlights (if planned) shall be required when lighting layout design is completed prior to application of construction certificate.
Exhaust fans	Exhaust fans to all wet areas	Sealed



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REV	DATE	DESCRIPTION	BY
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CLIENT
CHERYL NGUYEN

BUILDING DESIGNER
OIC
 OIC DESIGN PTY LTD. (ABN 89 645 958 247)
 A1/ 35-39 BURKE ROAD
 ALEXANDRIA NSW 2015
 Ph. 04 5066 1226

PROJECT
17 ANEMBO AVE, GEORGES HALL, NSW 2198

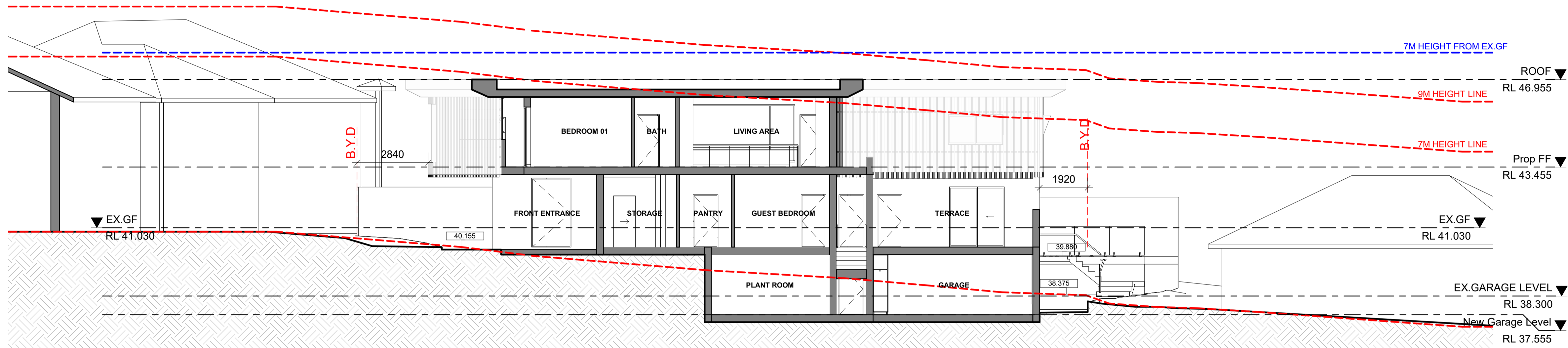
DRAWING
ELEVATIONS

- EXTERNAL FINISHES**
- AFG- ALUMINUM FRAME GLAZING
 - ATP- ALUMINUM TIMBER LOOK PERGOLA
 - BW- TEXTURE RENDERED WALL
 - CAF- CUSTOMIZED ALUMINUM FRAME
 - MB- METAL BATTEN SCREEN
 - P3- RENDERED AWNING
 - RS- ROLLER SHUTTER
 - ST- SANDSTONE CLADDING
 - TB- CUSTOMIZED TIMBER DOOR

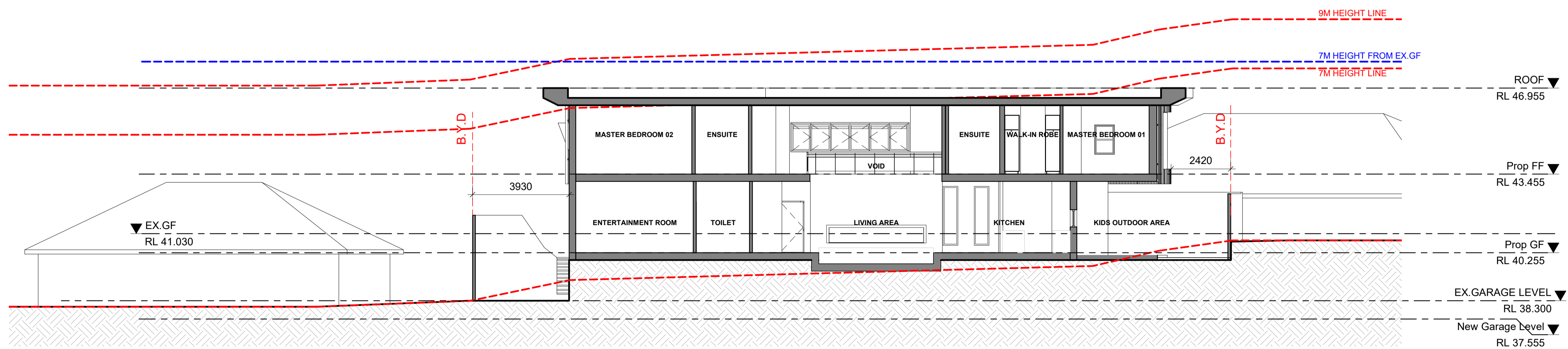
ALL LEVELS ARE INDICATIVE AND TO BE COORDINATED WITH CIVIL ENGINEER'S FUTURE DETAILS AND EARTHWORKS. ALL LEVEL ARE TO BE +/- 500 mm.

FOR DA SUBMISSION

SCALE	DRAWING NO.	REVISION
1:100 @ A1	DA- 502	A
JOB NUMBER	DRAWN BY	DATE
2101	CC	JUL 22



A SECTION A SCALE 1 : 100



B SECTION B SCALE 1 : 100

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A	21.07.2022	FOR DA SUBMISSION	

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 ALEXANDRIA NSW 2015
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PROJECT
17 ANEMBO AVE, GEORGES HALL, NSW 2198

DRAWING
SECTIONS

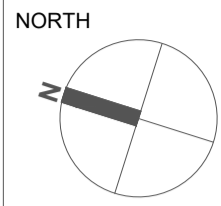
SCALE	DRAWING NO.	REVISION
1:100 @ A1	DA- 601	A
JOB NUMBER	DRAWN BY	DATE
2101	CC	JUL 22



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FOR DA SUBMISSION

PROJECT ADDRESS
17 ANEMBO AVE
GEORGES HALLS
NSW



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REV DATE DESCRIPTION

CLIENT
CHERYL NGUYEN

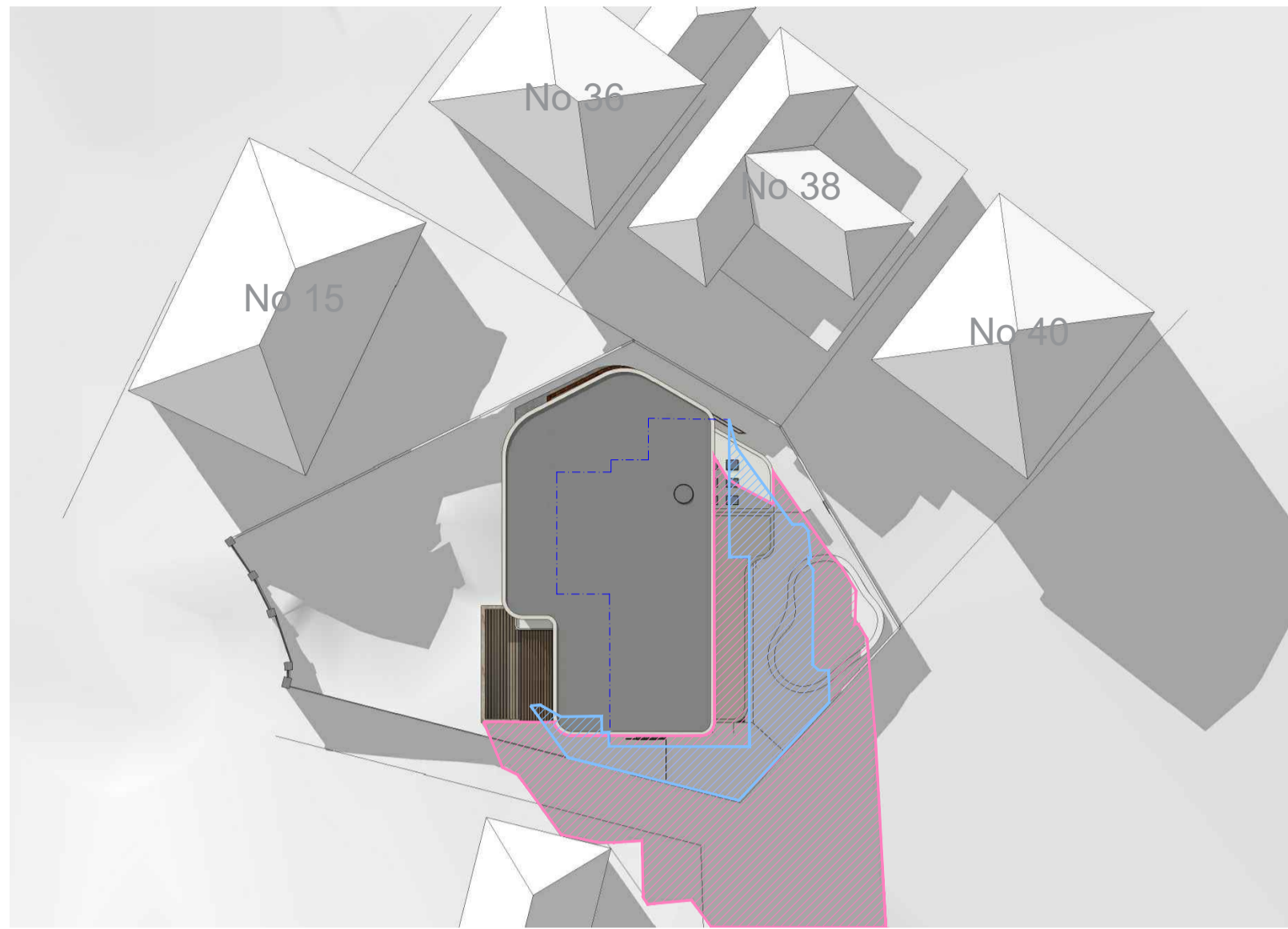
ARCHITECT
OIC
 OIC DESIGN PTY LTD. (ABN 89 645 958 247)
 A1/35-39 BURKE ROAD
 ALEXANDRIA NSW 2015
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PROJECT
17 ANEMBO AVE
RESIDENCE

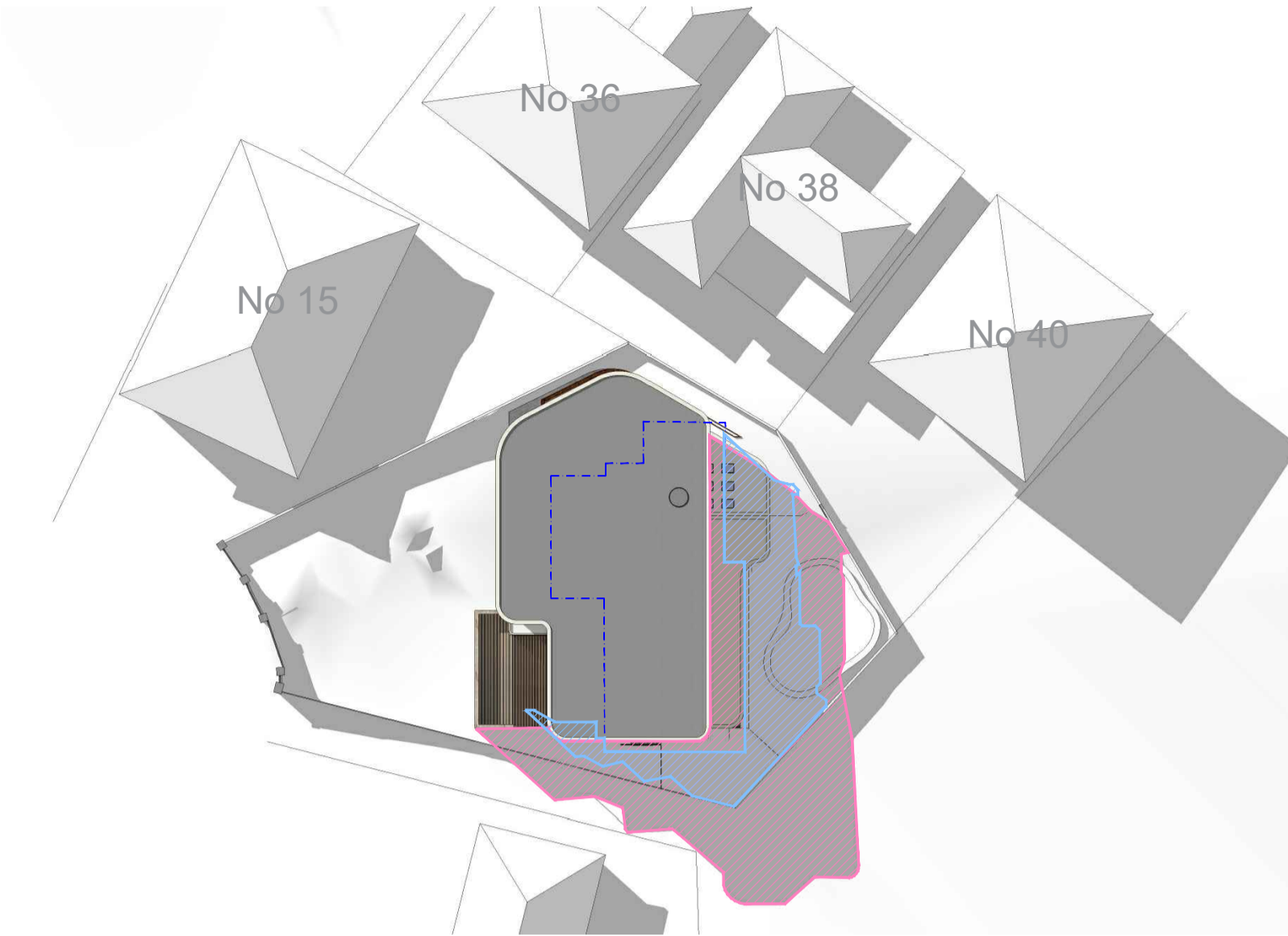
DRAWING
SHADOW DIAGRAM

SCALE NTS @A1	DRAWING NO. DA700	REVISION A
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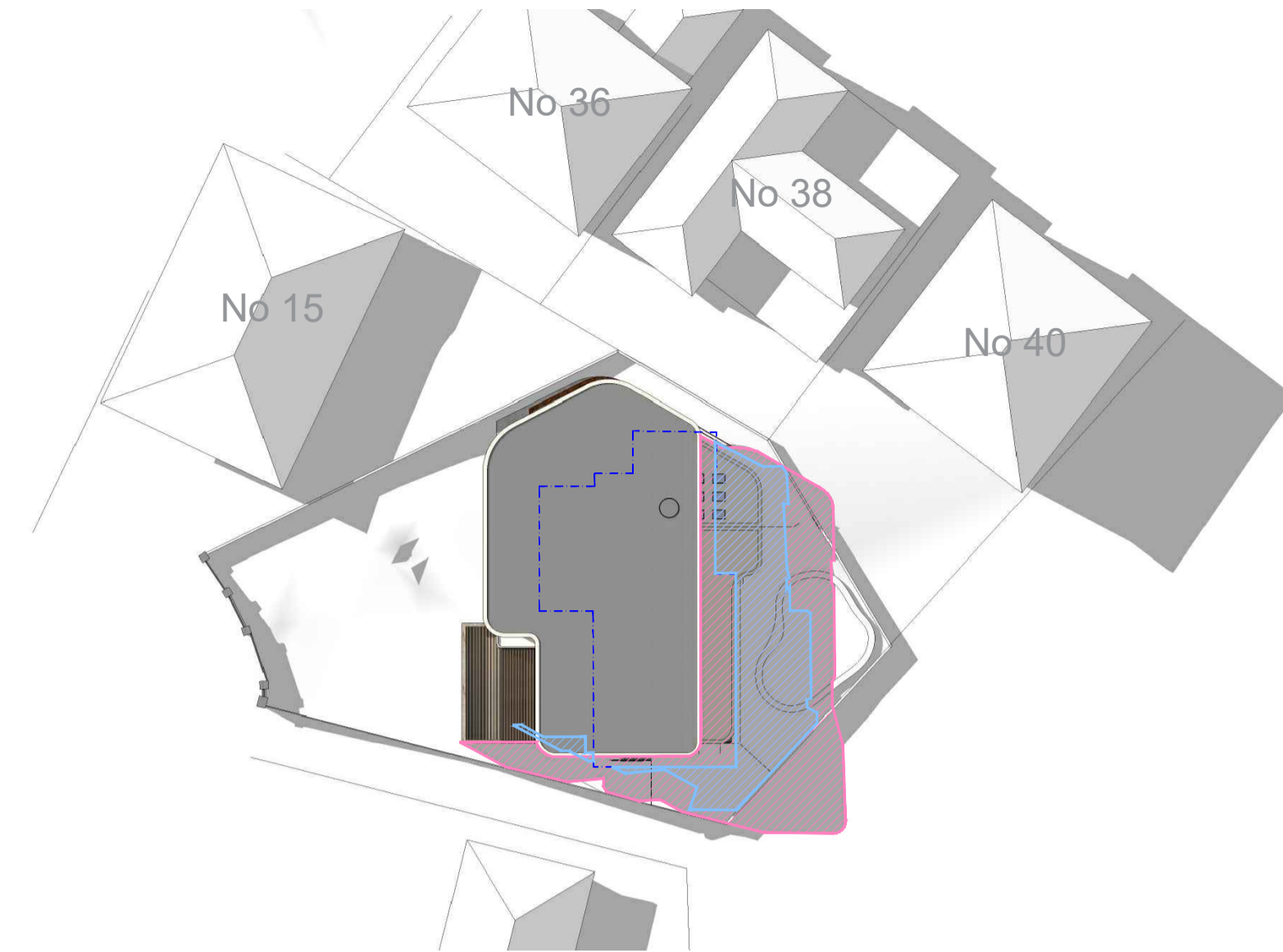
JOB NUMBER 2101	DRAWN BY CC	DATE JUL 22
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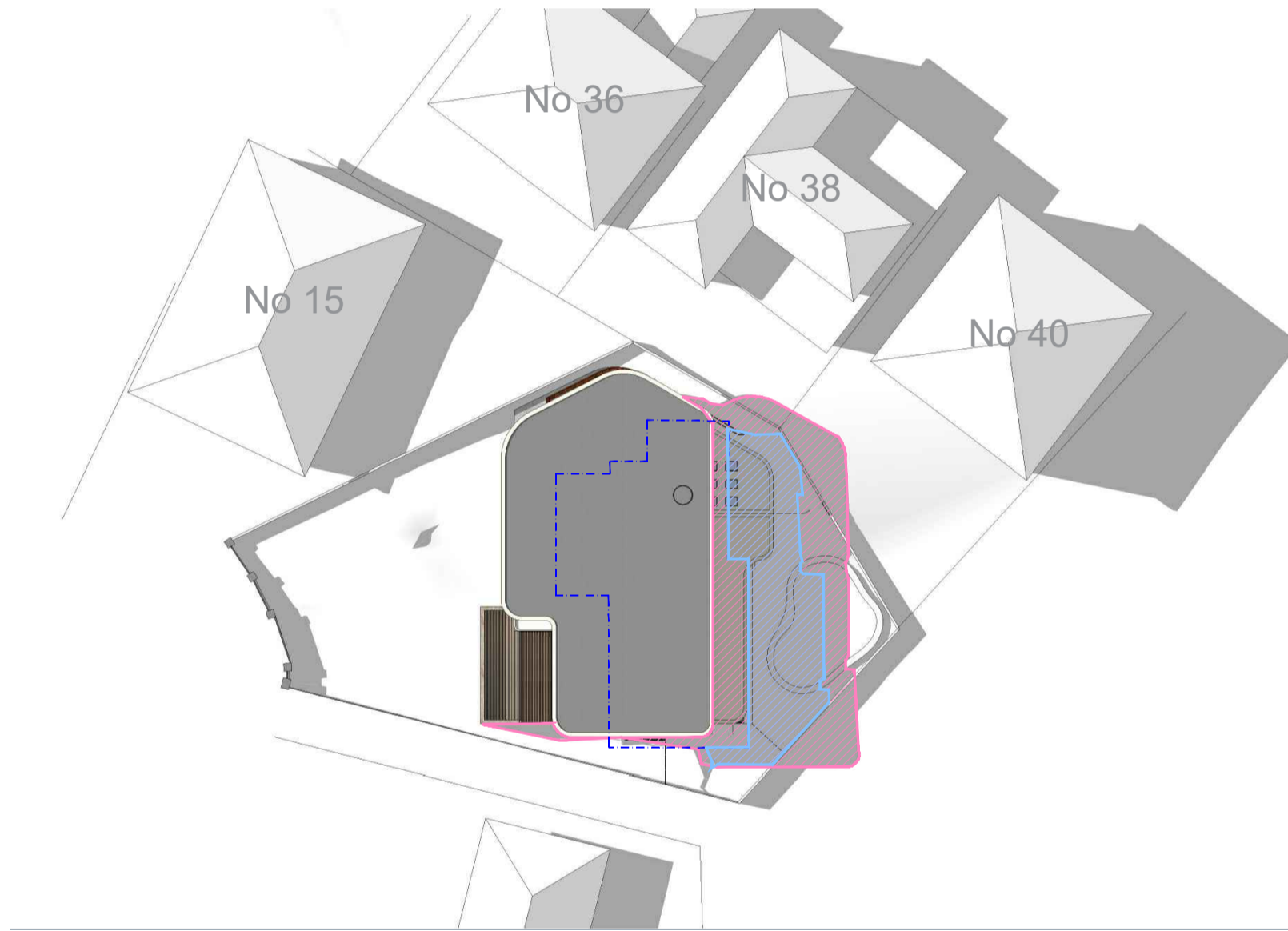
01 9AM



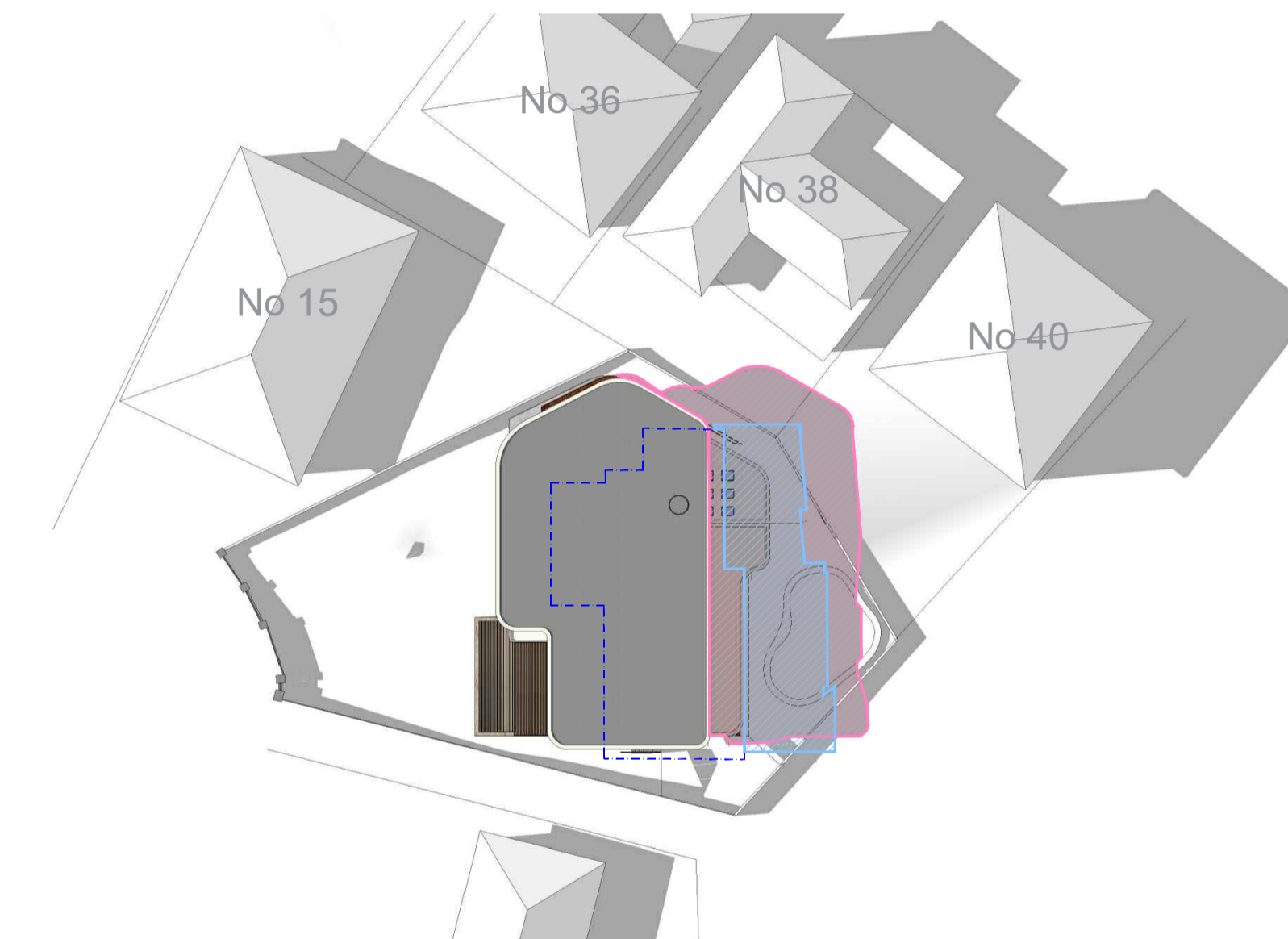
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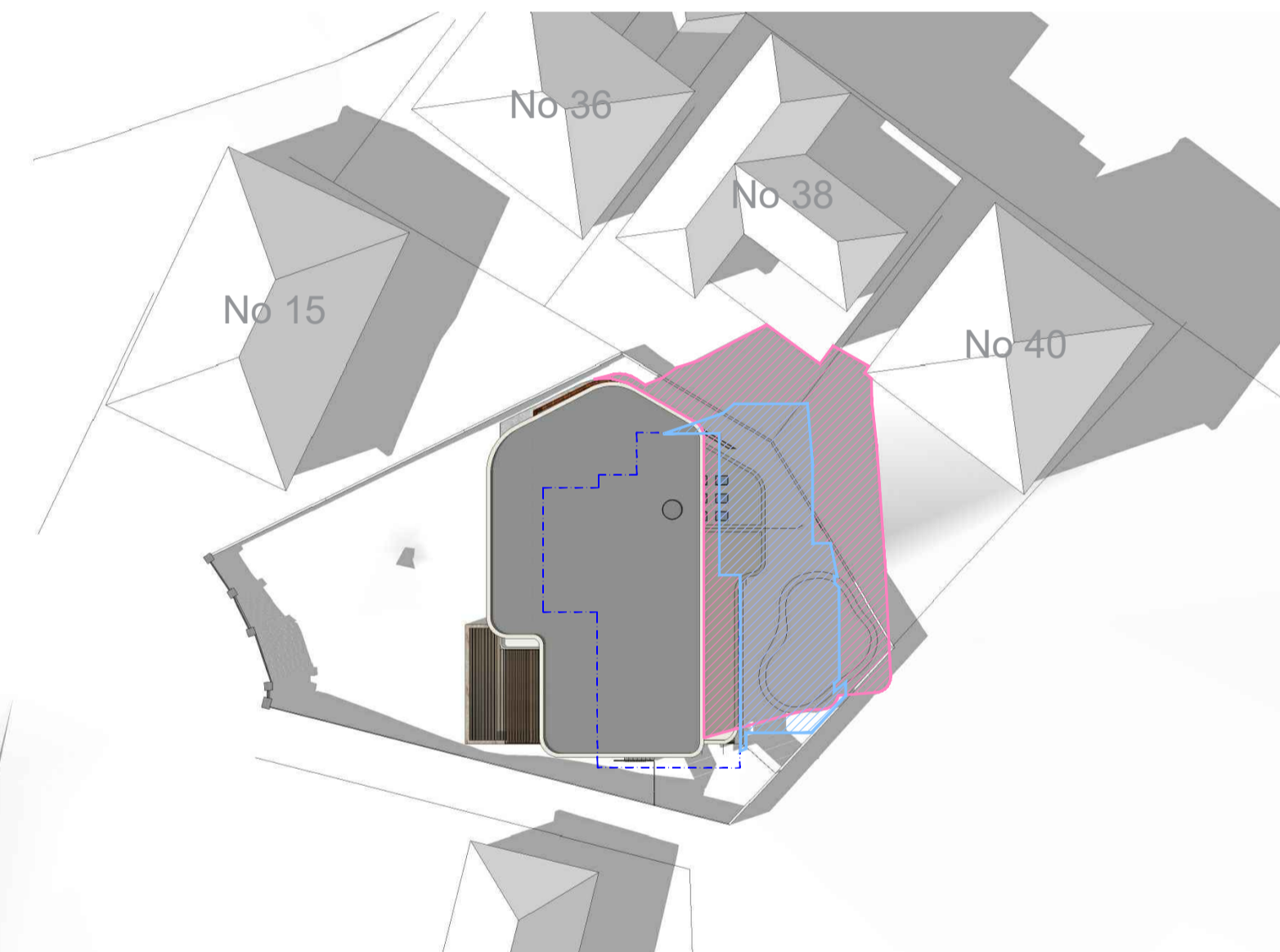
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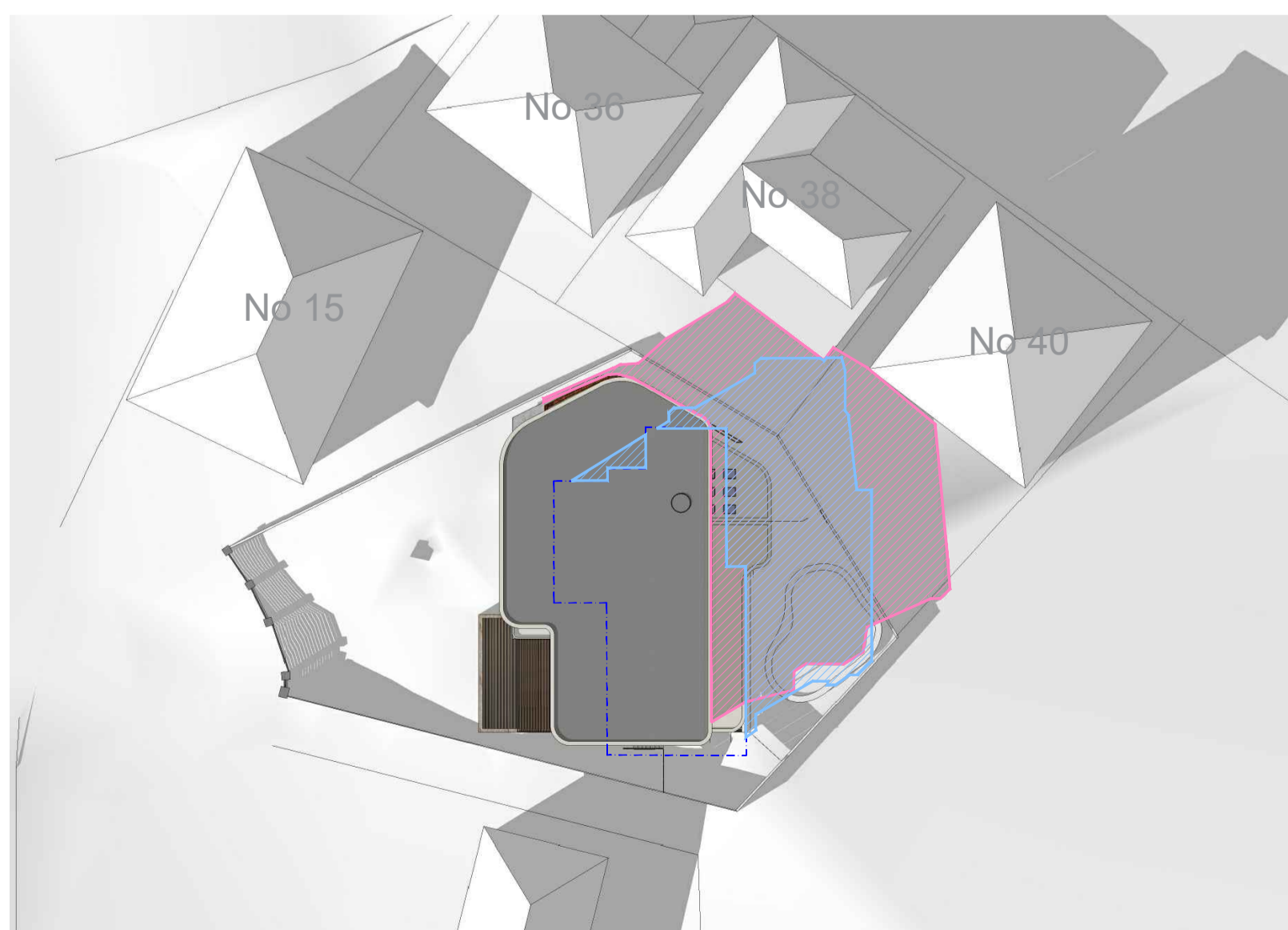
04 12PM



05 01PM





06 02PM



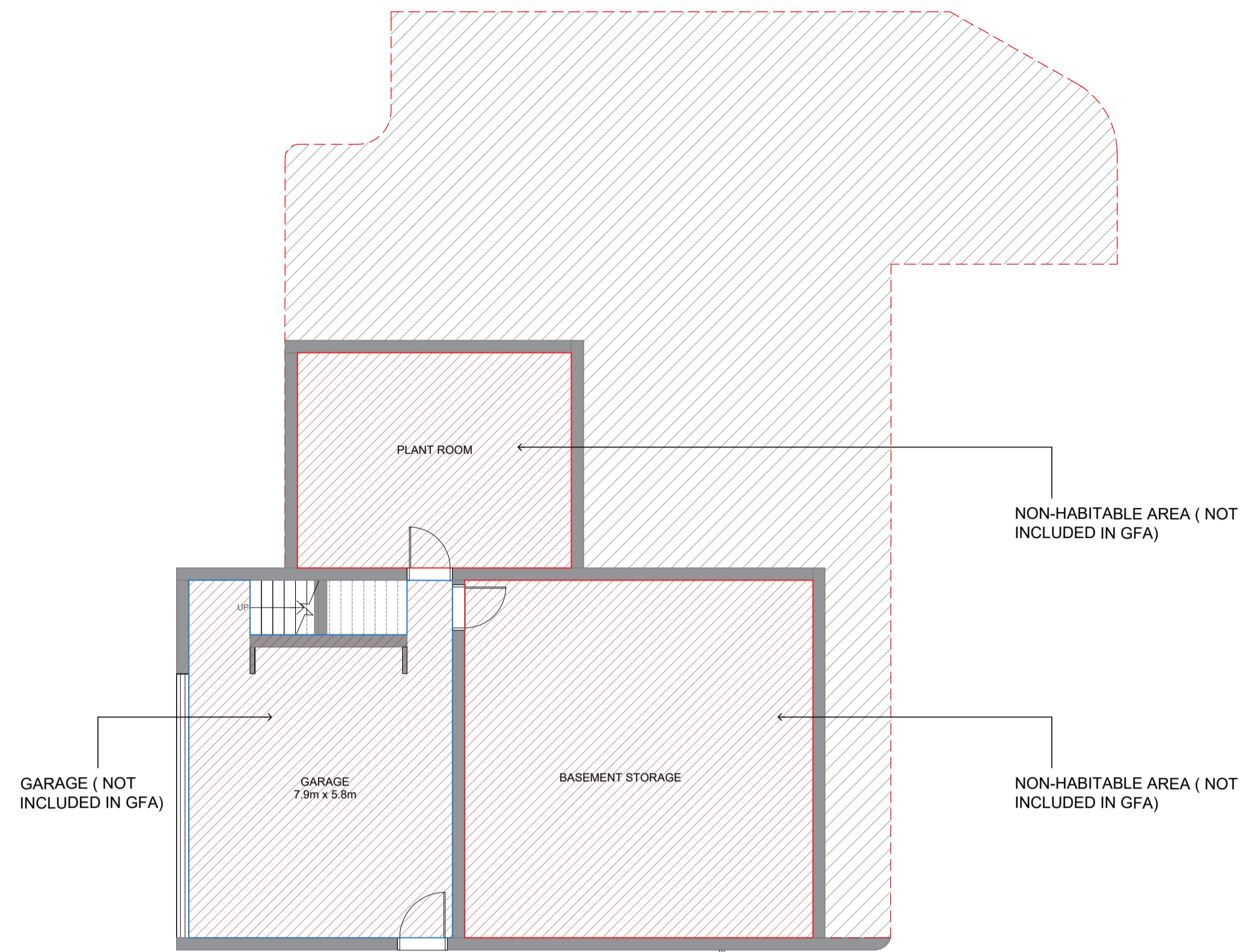
07 03PM

LEGEND

-  EXISTING SHADOW
-  PROPOSED SHADOW
-  EXISTING BUILDING OUTLINE

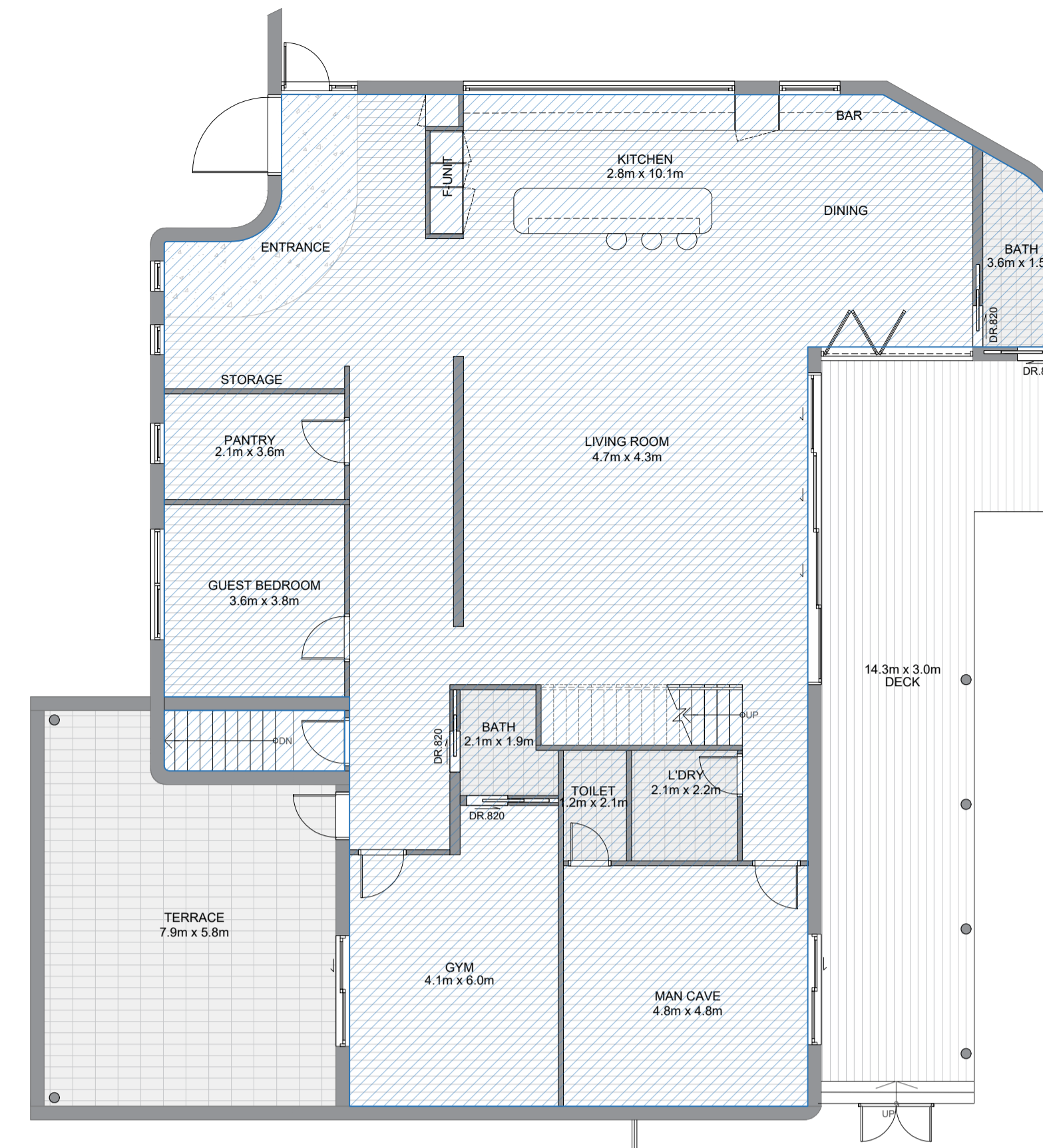


FOR DA SUBMISSION



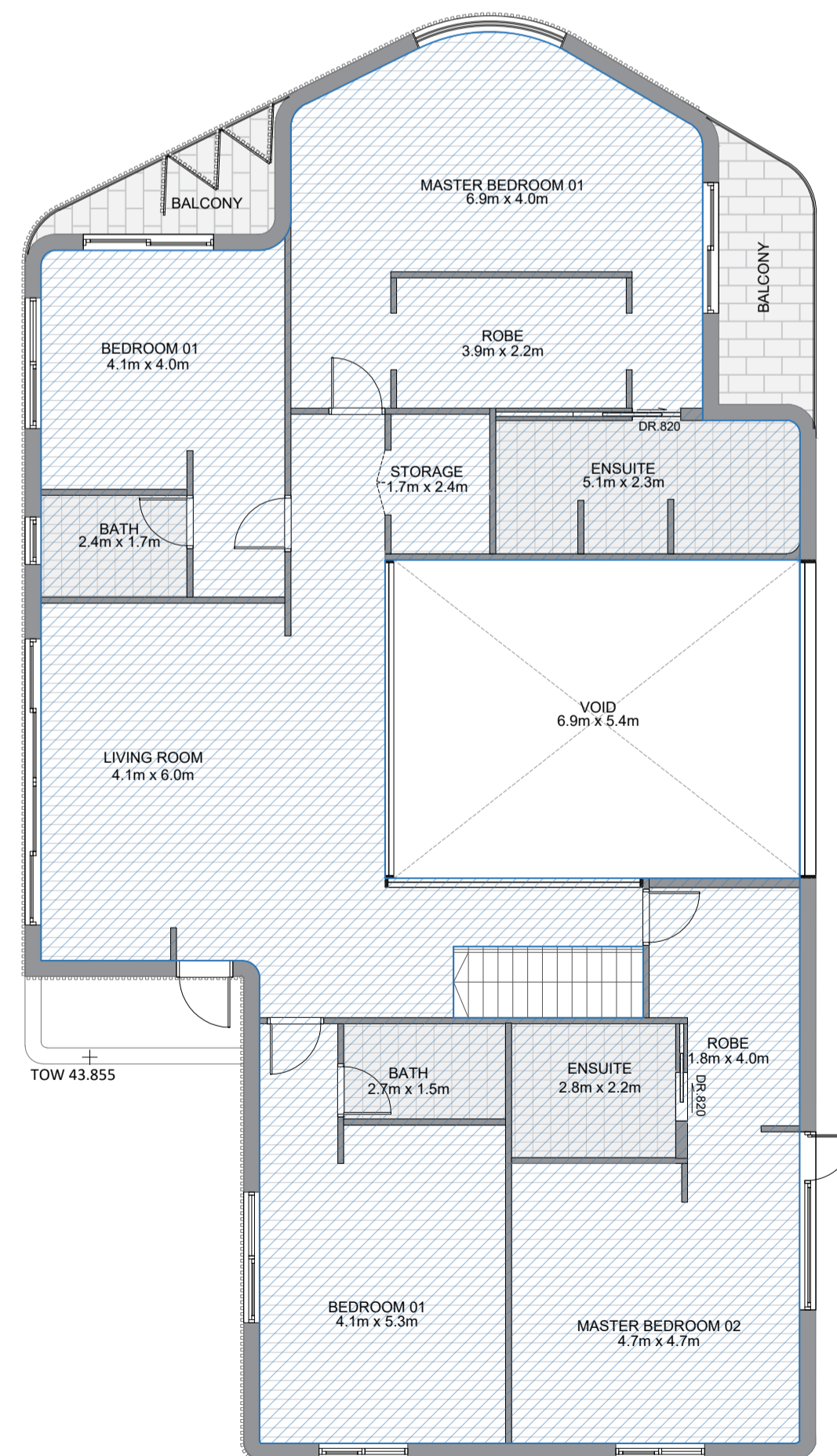
01 GARAGE
SCALE: 1:100

PROPOSED GARAGE GFA
41.5 SQM



02 GROUND FLOOR
SCALE: 1:100

PROPOSED GROUND FLOOR GFA
246.19 SQM



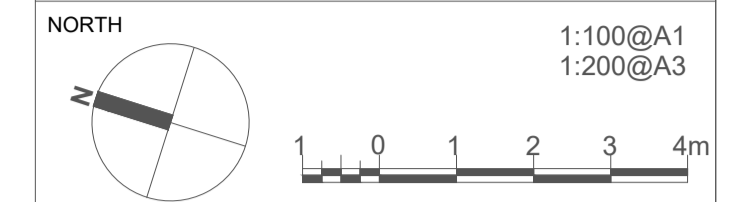
PROPOSED FIRST FLOOR GFA
202.4 SQM

03 FIRST FLOOR
SCALE: 1:100

GFA CALCULATION		
Garage	41.5	sqm
Ground Floor	246.19	sqm
First Floor	202.4	sqm
Total Proposed GFA	448.59	sqm
Allowable GFA	480.5	sqm



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GEORGES HALLS
NSW



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PROJECT
17 ANEMBO AVE
RESIDENCE

DRAWING
GFA CALCULATION
DIAGRAM

SCALE	DRAWING NO.	REVISION
1:100 @A1	DA800	A
JOB NUMBER	DRAWN BY	DATE
2101	CC	JUL 22

FOR DA SUBMISSION

GLAZING SCHEDULE

MARK	TYPE	SILL HEIGHT	DETAIL		REMARK
			HEIGHT	WIDTH	
GROUND FLOOR					
G.01	A	300	2400	600	FIXED
G.02	A	300	2400	600	FIXED
G.03	B	900	1200	800	SINGLE-HUNG WINDOW
G.04	C	900	1200	2200	2 PANEL SLIDING WINDOW
G.05	D		2600	2200	2 PANEL SLIDING DOOR
G.06	D		2600	2200	2 PANEL SLIDING DOOR
G.07	E		2800	6200	4 PANEL SLIDING DOOR
G.08	F		2600	3010	3 PANEL FOLDING
G.09	G	1050	700	1200	FIXED
G.10	H	1050	700	5390	FIXED
G.11	I		2600	1500	SWING GLAZING DOOR AND FIXED PANEL
FIRST FLOOR					
F.01	D		2400	2200	2 PANEL SLIDING DOOR
F.02	C	900	1200	2200	2 PANEL SLIDING WINDOW
F.03	B	900	1200	800	SINGLE-HUNG WINDOW
F.04	J	900	1200	4820	6 PANEL FOLDING
F.05	C	900	1200	2200	2 PANEL SLIDING WINDOW
F.06	K	900	1200	1500	2 PANEL SLIDING WINDOW
F.07	K	900	1200	1500	2 PANEL SLIDING WINDOW
F.08	C	200	2300	3000	SWING GLAZING DOOR AND FIXED PANEL
F.09	L	200	2300	5370	FIXED
F.10	D		2500	2200	2 PANEL SLIDING DOOR
F.11	M	200	2300	2510	CUSTOMISED FIXED CURVED WINDOW
F.12	P	400	2100	950	SINGLE GLAZING SWING DOOR
SKYLIGHT					
		DIAMETER	LENGTH	WIDTH	
SK.01	N		780	650	FIXED
SK.02	N		780	650	FIXED
SK.03	N		780	650	FIXED
SK.04	N		780	650	FIXED
SK.05	O	1370			FIXED



PROJECT ADDRESS
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GEORGES HALLS
NSW

NORTH

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PROJECT

17 ANEMBO AVE
RESIDENCE

DRAWING

GLAZING SCHEDULE

SCALE

NTS @A1

DRAWING NO.

DA900

REVISION

A

JOB NUMBER

2101

DRAWN BY

CC

DATE

JUL 22

FOR DA SUBMISSION