



PLATFORM 5 PTY.LTD

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LEGEND

- 200MM DINCEL WALL
- 250MM BRICK VENEER CONSTRUCTION
- 270MM DOUBLE BRICK CONSTRUCTION
- 110MM SINGLE BRICK CONSTRUCTION
- 110MM STUD WALL
- 200MM BLOCK WALL CONSTRUCTION

EX XXXX EXISTING NATURAL GROUND LEVELS

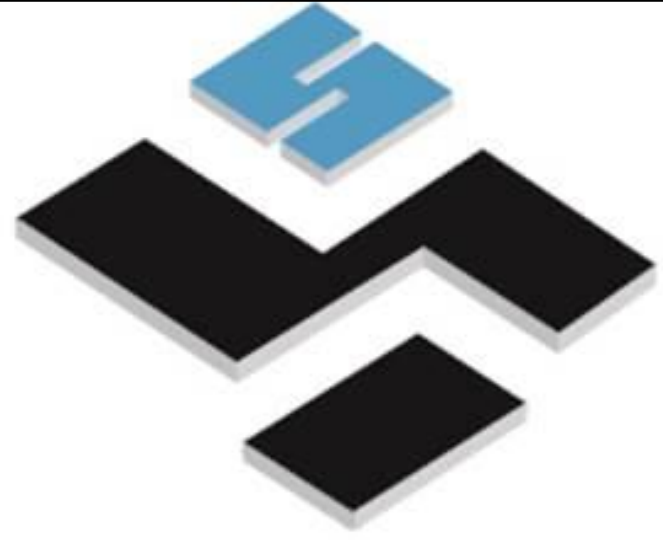
30 SET DOWN IN BATHROOMS

XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

- GENERAL NOTES:
- Written dimensions to take precedence over scale.
 - Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction.
 - Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
 - All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
 - All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
 - Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.1.1.8.
 - Retaining walls are required to be engineer designed and certified where required.
 - All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
 - All drawings are to be read in conjunction with the Engineer's Structural Drawings.
 - All windows and glazing to comply with A.S. 1288 & A.S. 2047.
 - Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
 - Engineer to provide design to address loadings if built in close proximity to sewer, stormwater easements.
 - Vehicular crossover to be constructed as per Council requirements.
 - Articulated ponds in accordance with BCA 3.3.1.5 (Vo2)
 - Ventilation to be in an exhaust fan in accordance with BCA-14.5 & As-1668.2
 - Provide cold water connection & go to dishwasher space
 - Hotwater system to comply with A.S.3500
 - Downpipes to be a maximum 12m spacing and adjacent to valley intersections
 - Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement

PLATFORM 5
DESIGN



16 RAILWAY PARADE, BURWOOD, NSW, SYDNEY - 2134-

EMAIL: INFO@PLATFORMFIVE.COM.AU

WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE

21 EDGAR STREET, YAGOONA - NSW - 2199

CLIENT

VISCONA DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	14/06/2022
B	ISSUE FOR CONSULTANTS	15/06/2022
C	ISSUE FOR DA SUBMISSION	30/07/2022

DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT NUMBER:
22-025

DRAWING NUMBER: **DA2002**

DATE OF ISSUE **30/07/2022**

C

N

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION



0007924100 28 Jul 2022

Assessor Shafee Hassan
Accreditation No. DMN/19/1938
Address
Lot A , 21 EDGAR STREET ,
YAGOONA , NSW , 2199



hstar.com.au



0007924090 28 Jul 2022

Assessor Shafee Hassan
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YAGOONA , NSW , 2199



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No. 19
SINGLE STOREY
BRICK RESIDENCE
TILE ROOF

LOT 7
DP 10501

LOT 100
DP 1261271

"VACANT"

DOOR SCHEDULE				
ID	Door Type	Width	Height	Quantity
D01	GARAGE DOOR	5,050	2,835	2
D02	HINGED DOOR	820	2,700	2
D03	HINGED DOOR	820	2,100	29
D04	HINGED DOOR	1,000	2,700	1
D05	POCKET DOOR	820	2,700	2
D06	HINGED DOOR	2,400	2,700	1
D07	HINGED DOOR	3,650	2,700	1
D08	HINGED DOOR	2,000	2,500	1
D09	HINGED DOOR	4,000	2,700	1
D10	SLIDING DOOR	3,400	2,500	2
D12	SLIDING DOOR	3,050	2,700	2

WINDOW SCHEDULE					
ID	WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	QUANTL.
W01	FIXED WINDOW	3,000	800	1,800	4
W02	SLIDING WINDOW	2,000	1,500	1,200	2
W03	AWNING WINDOW	1,090	1,800	900	2
W04	AWNING WINDOW	1,100	1,800	900	4
W05	AWNING WINDOW	900	1,800	900	2
W06	SLIDING WINDOW	2,800	670	930	2
W07	SLIDING WINDOW	2,200	670	930	2
W08	SLIDING WINDOW	1,500	900	1,800	4
W09	AWNING WINDOW	1,200	1,800	900	2
W10	AWNING WINDOW	850	2,100	600	4
W11	AWNING WINDOW	900	900	1,800	2

W12	AWNING WINDOW	1,000	1,700	1,000	2
W13	AWNING WINDOW	900	2,700	0	2
W14	AWNING WINDOW	1,100	900	1,800	2
W15	FIXED WINDOW	2,000	2,600	0	2
W16	FIXED WINDOW	2,610	2,600	0	2
W17	FIXED WINDOW	3,650	740	300	2
W18	FIXED WINDOW	4,000	740	300	2
W19	FIXED WINDOW	1,800	1,600	1,000	2
W20	SLIDING WINDOW	1,800	1,200	1,500	4
W21	SLIDING WINDOW	1,800	1,600	1,100	2
					52

GROUND FLOOR PLAN
SCALE 1:100



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LEGEND

	200MM DINCEL WALL
	250MM BRICK VENEER CONSTRUCTION
	270MM DOUBLE BRICK CONSTRUCTION
	110MM SINGLE BRICK CONSTRUCTION
	110MM STUD WALL
	200MM BLOCK WALL CONSTRUCTION

EX XXXX EXISTING NATURAL GROUND LEVELS

30 SET DOWN IN BATHROOMS

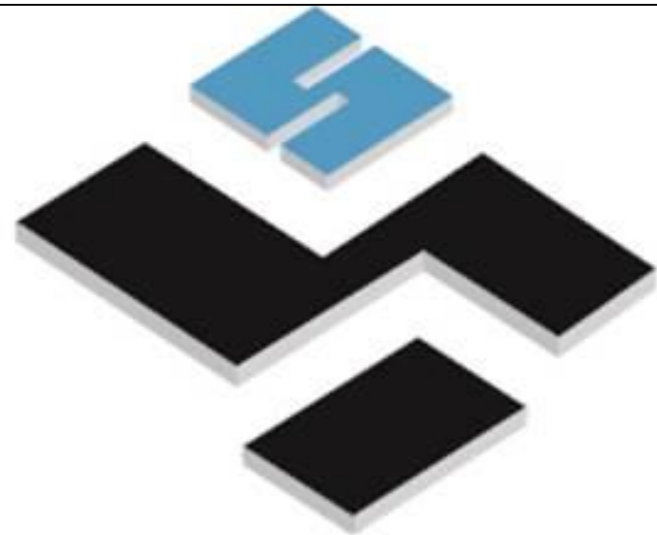
XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

GENERAL NOTES:

- Written dimensions to take precedence over scale.
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- Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.8.
- Retaining walls are required to be engineer designed and certified where required.
- All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
- All drawings are to be read in conjunction with the Engineer's Structural Drawings.
- All windows and glazing to comply with A.S. 1288 & A.S. 2047.
- Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
- Engineer to provide design to address loadings if built in close proximity to sewer, stormwater easements.
- Vehicular crossover to be constructed as per Council requirements.
- Articulated piers in accordance with BCA 3.3.1.8 (Vol2)
- Ventilation to be in an exhaust fan in accordance with BCA-14.5 & As-1668.2
- Provide cold water connection & gpo to dishwasher space
- Hotwater system to comply with A.S.3500
- Downpipes to be a maximum 12m spacing and adjacent to valley intersections
- Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement.

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DESIGN



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PROJECT TITLE

21 EDGAR STREET, YAGOONA - NSW - 2199

CLIENT

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REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	14/06/2022
B	ISSUE FOR CONSULTANTS	15/06/2022
C	ISSUE FOR DA SUBMISSION	30/07/2022

DRAWING TITLE:

LEVEL 01

PROJECT NUMBER:

22-025

DRAWING NUMBER: **DA2003**

DATE OF ISSUE: **30/07/2022**

C

N

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION



0007924100 28 Jul 2022

Assessor Shafee Hassan

Accreditation No. DMN/19/1938

Address

Lot A , 21 EDGAR STREET ,
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0007924090 28 Jul 2022

Assessor Shafee Hassan

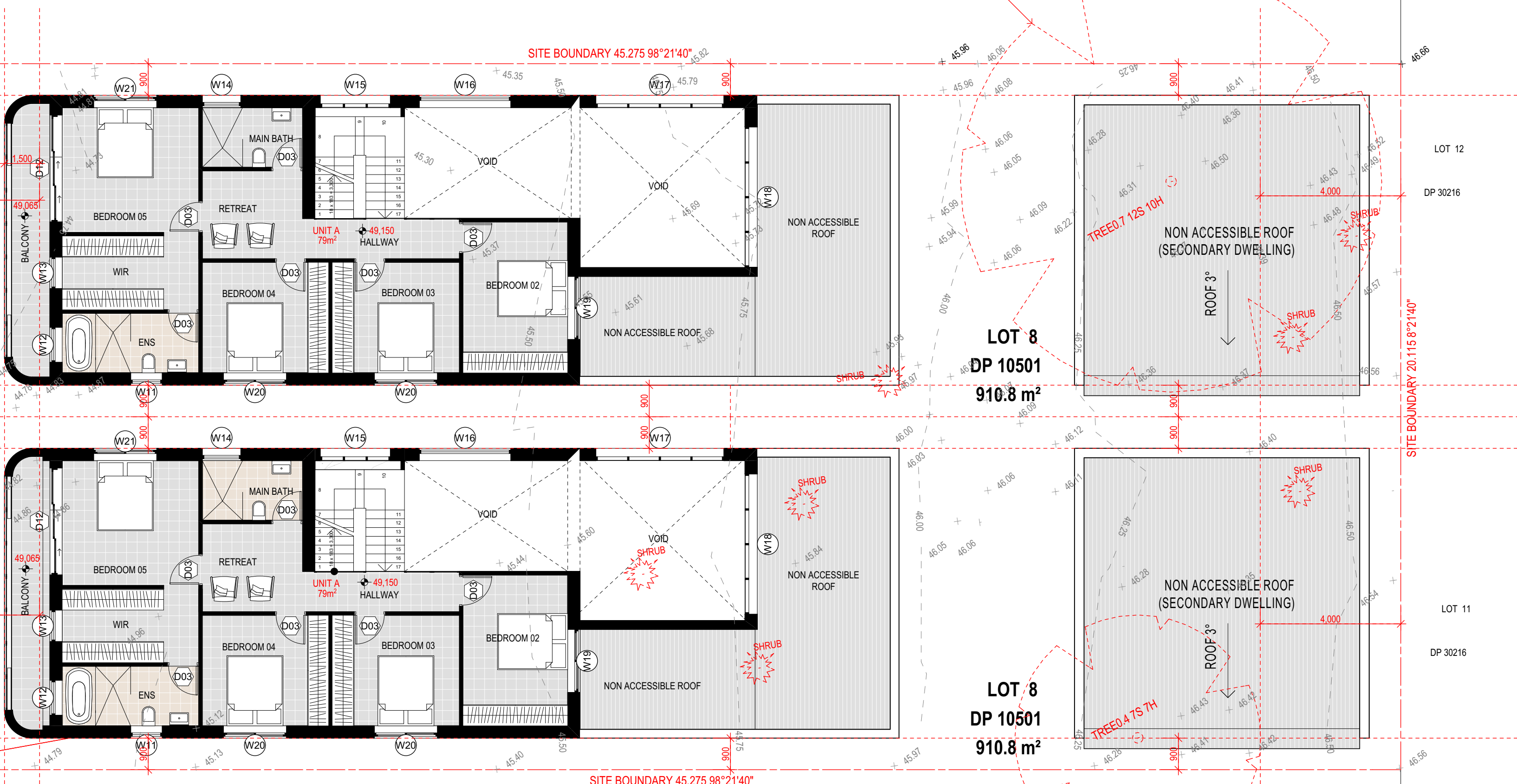
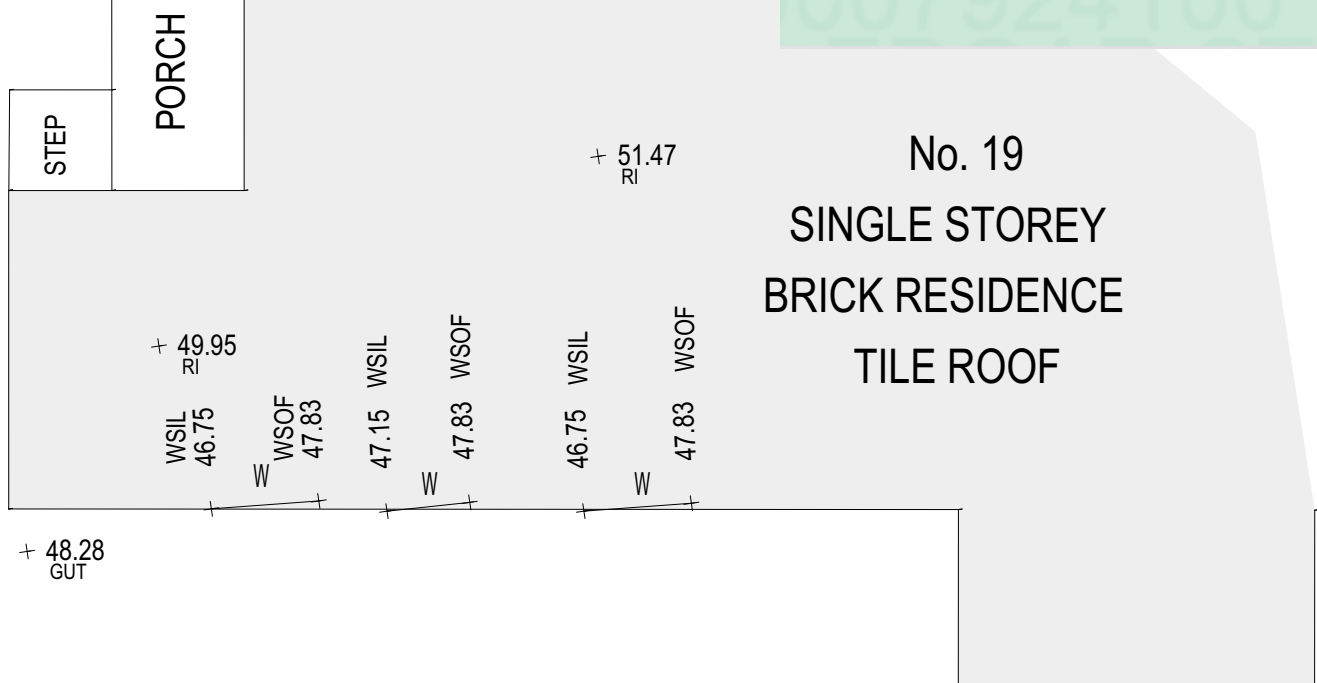
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No. 23
"VACANT"

LOT 100
DP 1261271

DOOR SCHEDULE				
ID	Door Type	Width	Height	Quantity
D01	GARAGE DOOR	5,050	2,835	2
D02	HINGED DOOR	820	2,700	2
D03	HINGED DOOR	820	2,100	29
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W07	SLIDING WINDOW	2,200	670	930	2
W08	SLIDING WINDOW	1,500	900	1,800	4
W09	AWNING WINDOW	1,200	1,800	900	2
W10	AWNING WINDOW	850	2,100	600	4
W11	AWNING WINDOW	900	900	1,800	2

W12	AWNING WINDOW	1,000	1,700	1,000	2
W13	AWNING WINDOW	900	2,700	0	2
W14	AWNING WINDOW	1,100	900	1,800	2
W15	FIXED WINDOW	2,000	2,600	0	2
W16	FIXED WINDOW	2,610	2,600	0	2
W17	FIXED WINDOW	3,650	740	300	2
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					52

LEVEL 01

SCALE 1:100



0007924100

28 Jul 2022

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- 200MM BLOCK WALL CONSTRUCTION

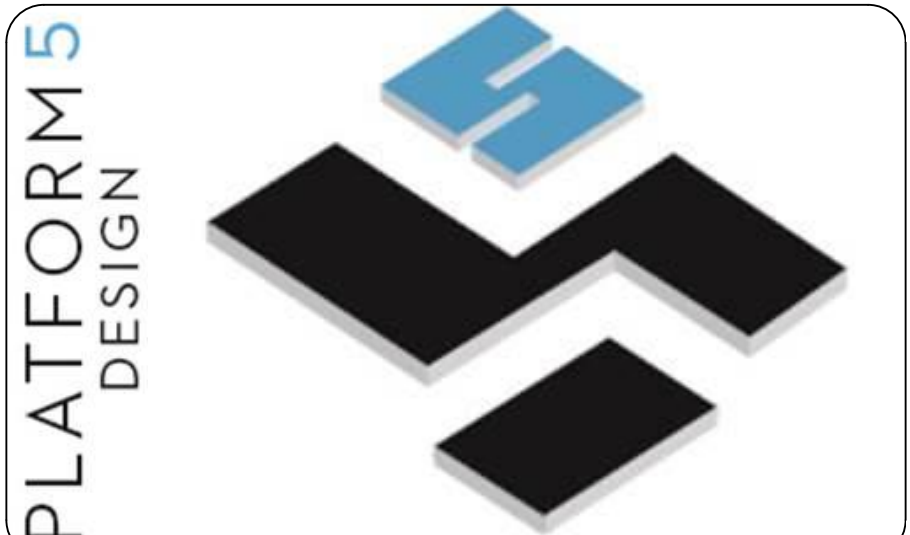
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30 SET DOWN IN BATHROOMS

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PROJECT TITLE

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VISCONA DEVELOPMENT GROUP PTY LTD

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A	ISSUE FOR INFORMATION	14/06/2022
B	ISSUE FOR CONSULTANTS	15/06/2022
C	ISSUE FOR DA SUBMISSION	30/07/2022

DRAWING TITLE:	PROJECT NUMBER:
ROOF	22-025

DRAWING NUMBER: **DA2004**

DATE OF ISSUE **30/07/2022** **C** **N**

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION

ROOF
SCALE 1:100