

**NOTES:**  
DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS ONLY.  
ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY (FINISHED SURFACES ARE EXCLUDED UNLESS NOTED OTHERWISE)  
DIMENSIONS ARE IN MILLIMETERS

## REVISION SCHEDULE

[illegible]

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3	SITE PLAN
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14	SCHEDULES & BASIX
15	CONCRETE LAYOUT
16	GF WET AREA DETAILS
17	FF WET AREA DETAILS



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GREGORY HILLS, NSW  
2557

PHONE: (02) 8328 1388

**GENERAL NOTES:**

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JOB No: 020WING

CLIENT: **PHONG & ANG TRAN**

SITE ADDRESS:  
LOT 451 (DP 1050059)  
20 WINGARA STREET  
CHESTER HILL, NSW 2162

HOUSE TYPE
------------

MODEL: CUSTOM DOUBLE STOREY

FACADE: CLASSIC

SPECIFICATION: INSPIRE

DRAWING TITLE:  
**COVER SHEET**

DRAWN BY:

RLD

DATE:

30.07.22

PROJECT TYPE:	
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## AMENDED SUBMISSION PLANS

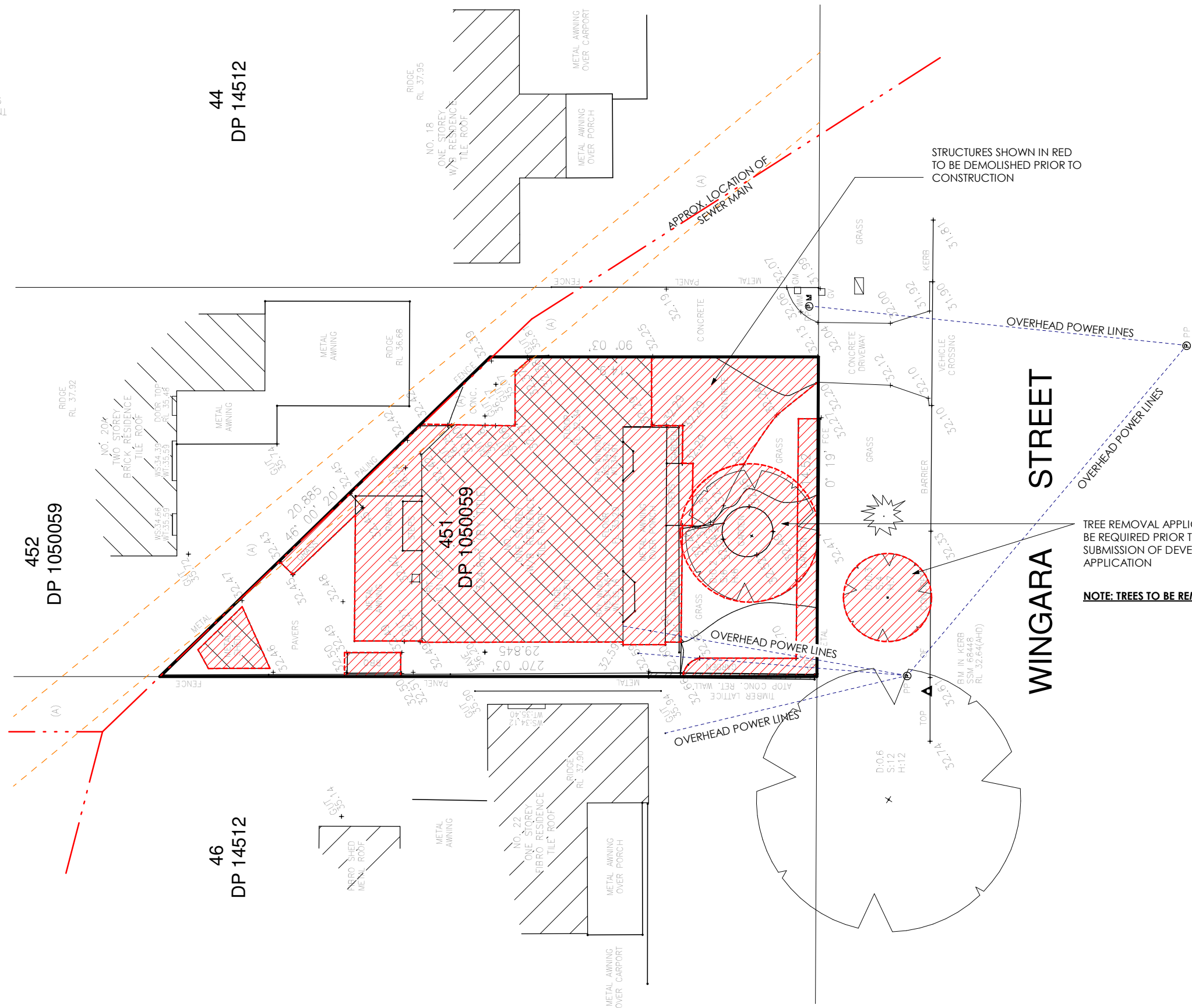
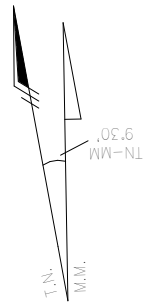
COUNCIL AREA:

CANTERBURY/BANKSTOWN

LODGE	MENT:
DA	

SHEET No:	1
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ISSUE:	C
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- NOTES**
- NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.
  - DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.
  - SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
  - SEWER LINE IS INDICATIVE ONLY. FOR EXACT LOCATION, A SERVICE PROTECTION REPORT IS REQUIRED.
  - LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 68448, RL 32.61m.
  - RIDGE & GUTTERS HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO  $\pm 0.05$ m
  - ADJOINING DWELLINGS, BUILDING HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY. ADJOINING WINDOWS HAVE NOT BEEN SURVEYED.
  - CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.
  - CONTOUR INTERVALS 0.2m.
- (A) EASEMENT TO DRAIN WATER 2.44 WIDE (N339503)



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JOB No: 020WING	HOUSE TYPE	DRAWN BY:	PROJECT TYPE:	
CLIENT: PHONG & ANG TRAN	MODEL: CUSTOM DOUBLE STOREY	RLD	AMENDED SUBMISSION PLANS	
SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162	FACADE: CLASSIC	DATE:	COUNCIL AREA:	SCALE:
	SPECIFICATION: INSPIRE	30.07.22	CANTERBURY/BANKSTOWN	1 : 200
DRAWING TITLE: DEMOLITION PLAN			LODGEMENT: DA	SHEET No: 2
			ISSUE: C	



DA SCHEDULE	
<u>SITE DETAILS</u>	
LGA CONTROL	CANTERBURY/ BANKSTOWN
LOT NUMBER/DP NUMBER	451 / 1050059
ZONE & LOT WIDTH	R2 / 14.520m
SITE AREA	324.8m²
<u>DWELLING AREAS</u>	
GROUND FLOOR LIVING	96.78m²
FIRST FLOOR LIVING	90.36m²
PORCH	3.66m²
ALFRESCO	10.05m²
GARAGE	33.32m²
TOTAL:	234.17m²
<u>SITE COVERAGE</u>	
ACTUAL:	143.81m² (44.2%)
<u>FLOOR SPACE RATIO</u>	
MAXIMUM REQ:	0.5:1 (162.4m²)
GROUND FLOOR GFA:	87.21m²
FIRST FLOOR GFA:	77.62m²
TOTAL GFA:	164.83m²
<u>LANDSCAPED AREAS</u>	
FRONT AREA:	85.07m²
REQUIRED LANDSCAPED AREA:	38.28m² (45%)
FRONT LANDSCAPED AREA:	41.81m² (49.1%)
<u>PRIVATE OPEN SPACE</u>	
REQUIRED:	80m²
ACTUAL:	54.78m² (non compliant)

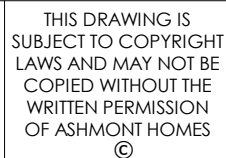
M CLASS SLAB

The diagram illustrates the proposed driveway layout with the following details:

- Garage Floor (FFL):** 33.115
- Driveway Grade:** 7.8%
- Boundary:** RL: 32.600
- Kerb & Gutter:** RL: 32.500
- Driveway Lengths:** 6536 (from garage to boundary) and 5145 (from boundary to kerb and gutter, approx.).

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- CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.
- CONTOUR INTERVALS 0.2m.

(A) EASEMENT TO DRAIN WATER 2.44 WIDE (N339503)



PHONE: (02) 8328 1388

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ISSUE:

44  
DP 14512

452  
DP 1050059

46  
DP 14512

BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS.

LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEER DETAILS.

WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED, THE ENGINEER PLANS WILL PREFERENCE TO THESE DRAWINGS.

FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED AND VERIFIED BEFORE WORK IS COMMENCED.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

NOTE: CONSUMER POLE REQUIRED -  
LOCATION TO BE CONFIRMED BY  
ELECTRICAL CONTRACTOR

OVERHEAD POWER LINES

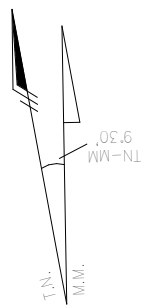
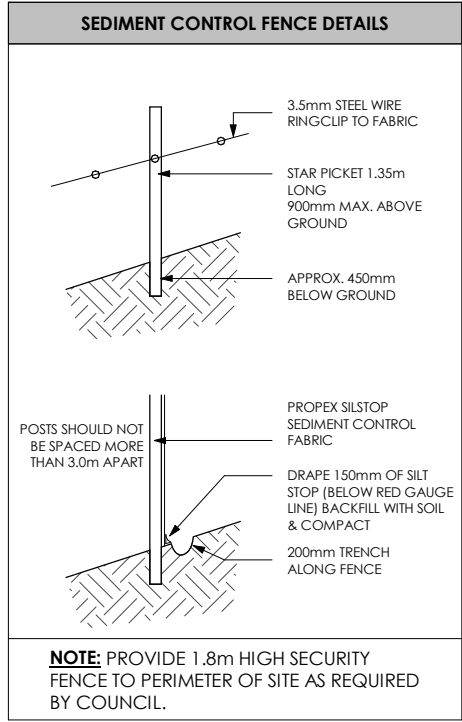
WINGARA STREET

TREE REMOVAL APPLICATION MAY  
BE REQUIRED PRIOR TO  
SUBMISSION OF DEVELOPMENT  
APPLICATION

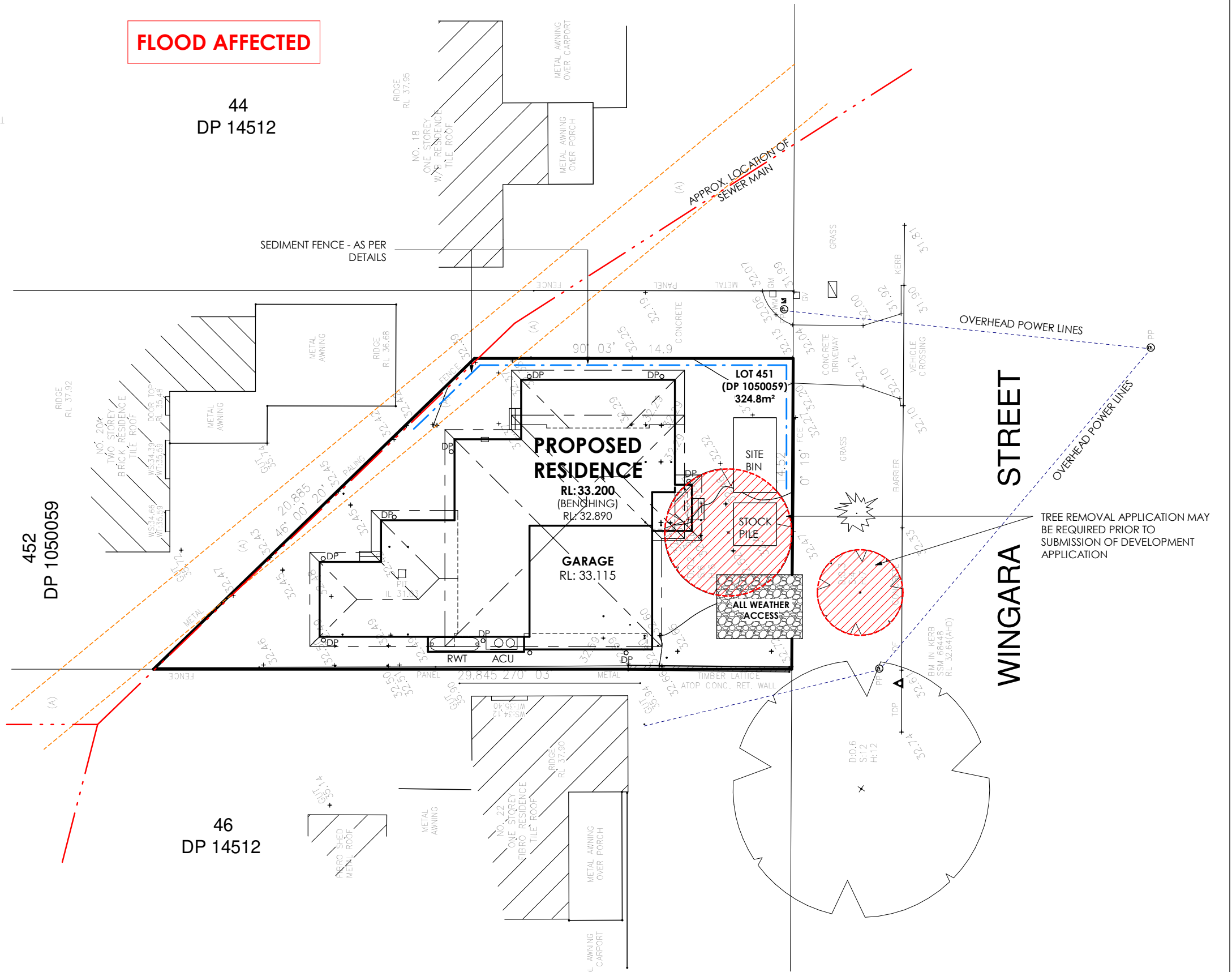
- DRIVEWAY BY CLIENT AFTER HANDOVER



## The Essential First Step



**FLOOD AFFECTED**



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20 WINGARA STREET  
CHESTER HILL, NSW 2162

HOUSE TYPE

MODEL: CUSTOM DOUBLE STOREY

FACADE: CLASSIC

SPECIFICATION: INSPIRE

DRAWING TITLE:  
**EROSION CONTROL PLAN**

DRAWN BY:

RLD

DATE:

31.08.22

PROJECT TYPE:

**AMENDED SUBMISSION PLANS**

COUNCIL AREA:

CANTERBURY/BANKSTOWN

LODGEMENT:  
DA

SHEET No:  
**4**

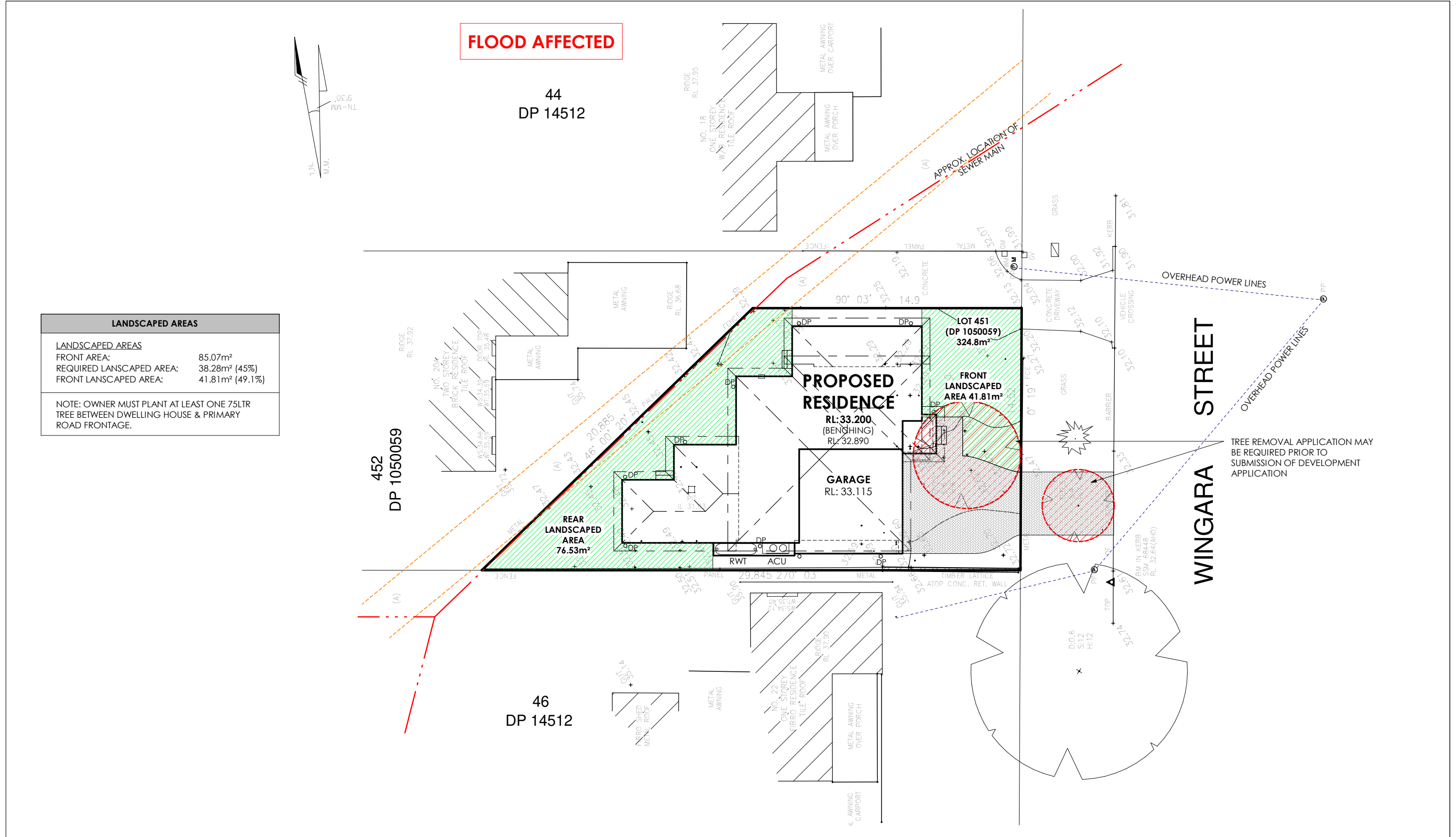
ISSUE:  
**C**

SCALE:

1 : 200

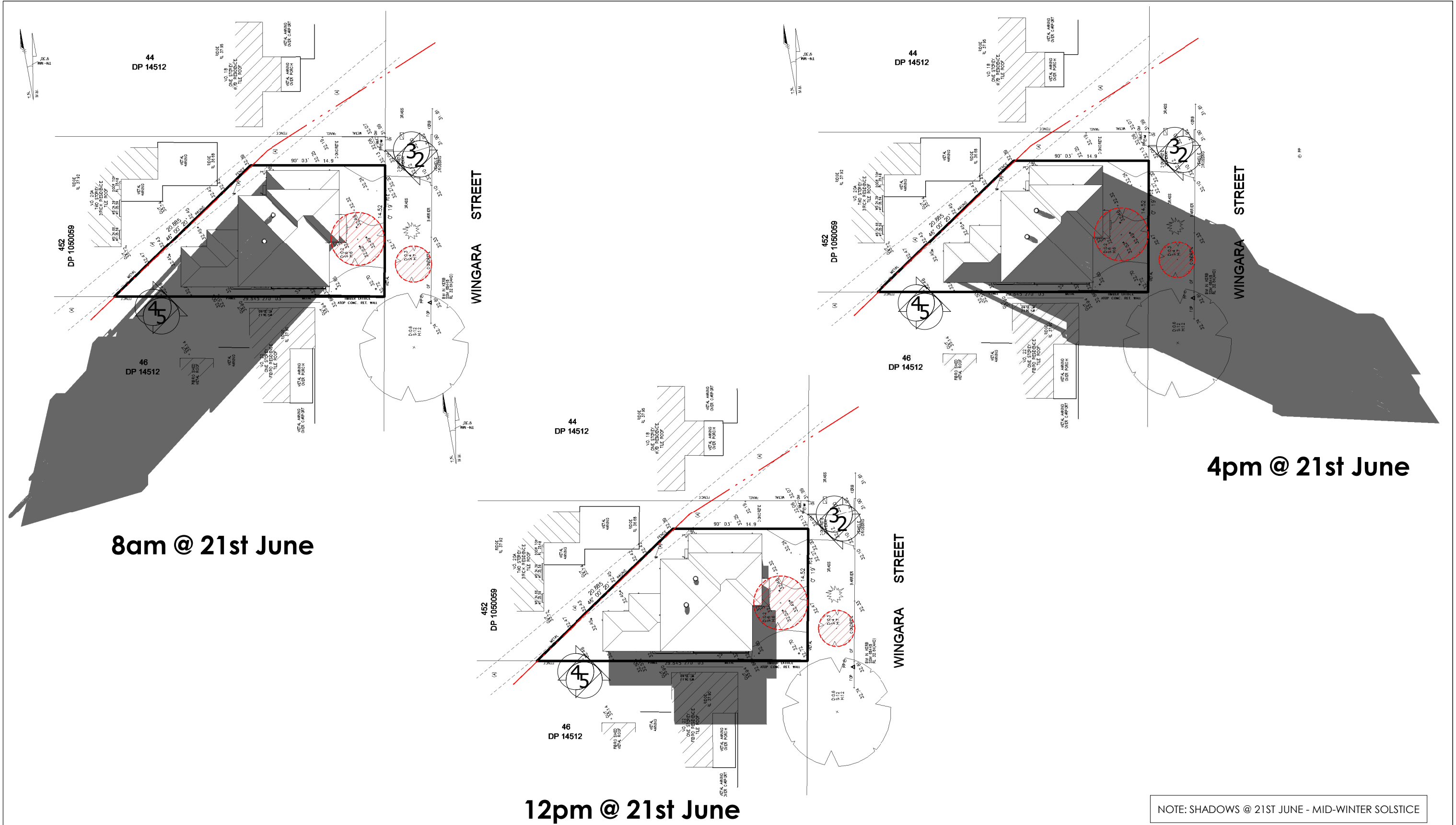






LANDSCAPED AREAS	
LANDSCAPED AREAS	
FRONT AREA:	85.07m²
REQUIRED LANDSCAPED AREA:	38.28m² (45%)
FRONT LANDSCAPED AREA:	41.81m² (49.1%)
NOTE: OWNER MUST PLANT AT LEAST ONE 75LTR TREE BETWEEN DWELLING HOUSE & PRIMARY ROAD FRONTAGE.	

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	ADDRESS: SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557  PHONE: (02) 8328 1388				CLIENT: <b>PHONG &amp; ANG TRAN</b>		MODEL: CUSTOM DOUBLE STOREY  FACADE: CLASSIC  SPECIFICATION: INSPIRE		RLD		AMENDED SUBMISSION PLANS			
									DATE:				COUNCIL AREA:	SCALE:
													31.08.22	
							DRAWING TITLE: LANDSCAPE CONCEPT PLAN		LODGEEMENT: DA		SHEET No: 6		ISSUE: C	



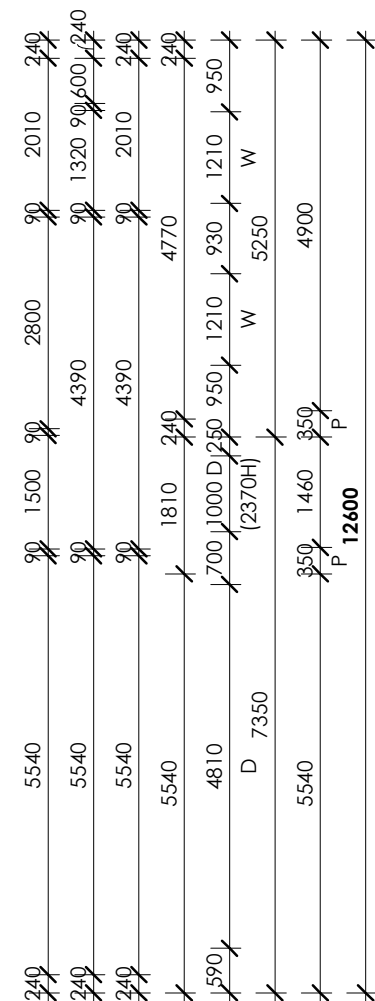
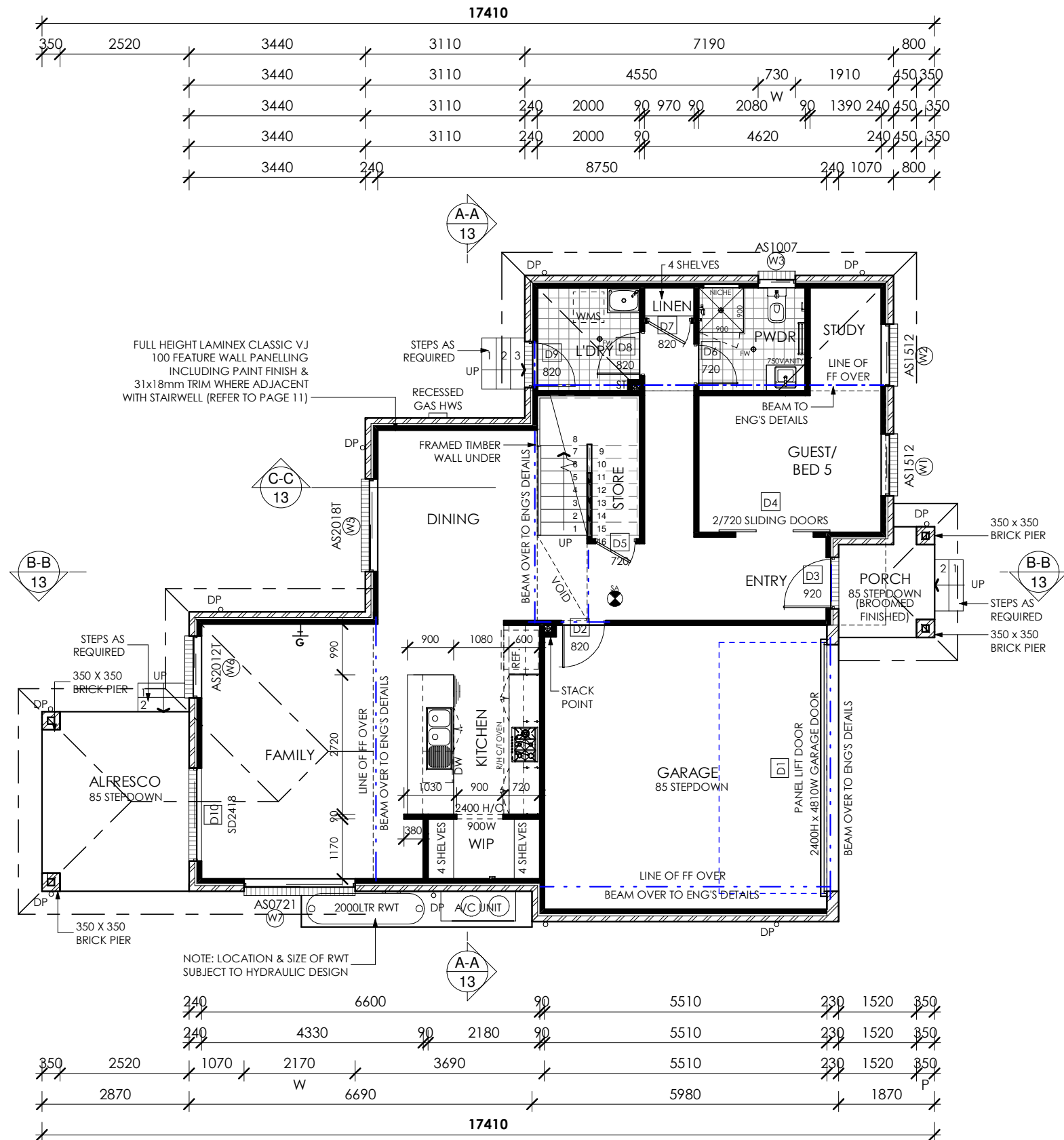
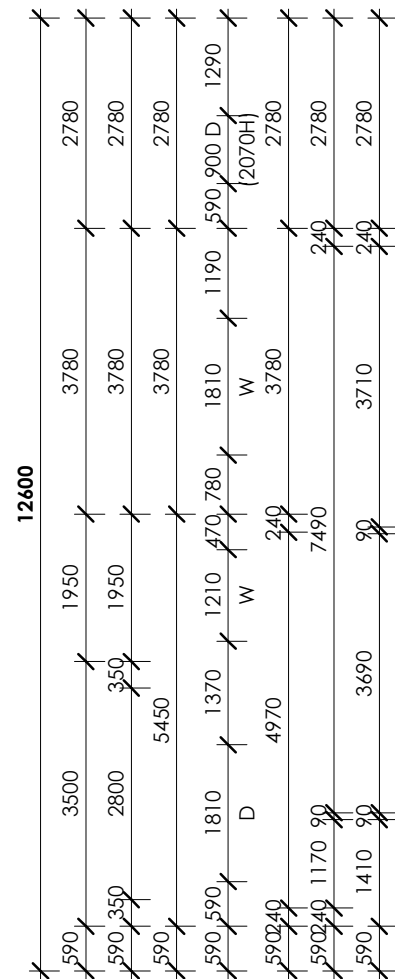
NOTE: SHADOWS @ 21ST JUNE - MID-WINTER SOLSTICE

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	SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162		FACADE: CLASSIC	DATE:	COUNCIL AREA:	SCALE:		
			SPECIFICATION: INSPIRE	31.08.22	CANTERBURY/BANKSTOWN	1 : 400		
			DRAWING TITLE: SHADOW DIAGRAMS	LODGEMENT: DA	SHEET No: 7	ISSUE: C		

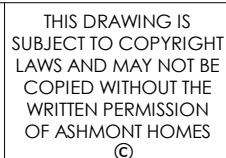




- REFER TO ENGINEERS' DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- REFER TO ENGINEERS' DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- REFER TO TRUSS MANUFACTURERS' DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC.)
- FLOOR FINISHES AS SELECTED AS PER TENDER.
- STACK POINT LOCATIONS, SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2.
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.
- NOTE: FLOOR FINISHES AS SELECTED AS PER TENDER.
- 2340H INTERNAL DOORS TO GROUND FLOOR WITH 2400H SQUARE SET OPENINGS (UNLESS NOTED OTHERWISE)
- 2314H WINDOW HEAD HEIGHTS TO GROUND FLOOR, UNLESS NOTED OTHERWISE.



FLOOR AREAS	
GROUND FLOOR	96.78 m <sup>2</sup>
FIRST FLOOR	90.36 m <sup>2</sup>
GARAGE	33.32 m <sup>2</sup>
ALFRESCO	10.05 m <sup>2</sup>
PORCH	3.66 m <sup>2</sup>
<b>TOTAL</b>	<b>234.17 m<sup>2</sup></b>



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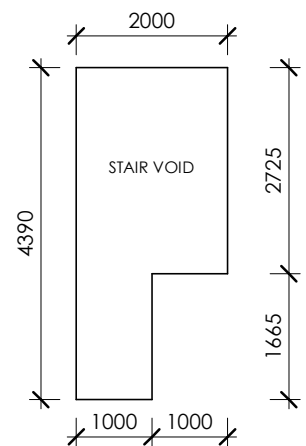
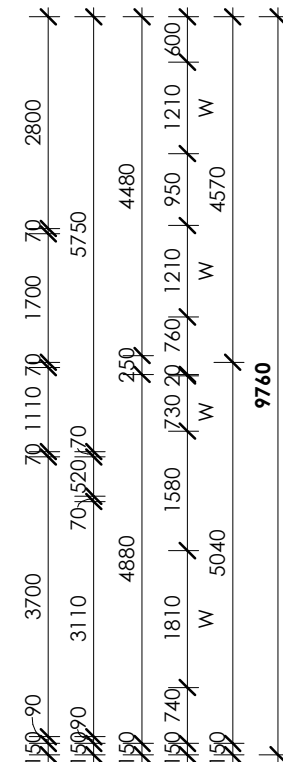
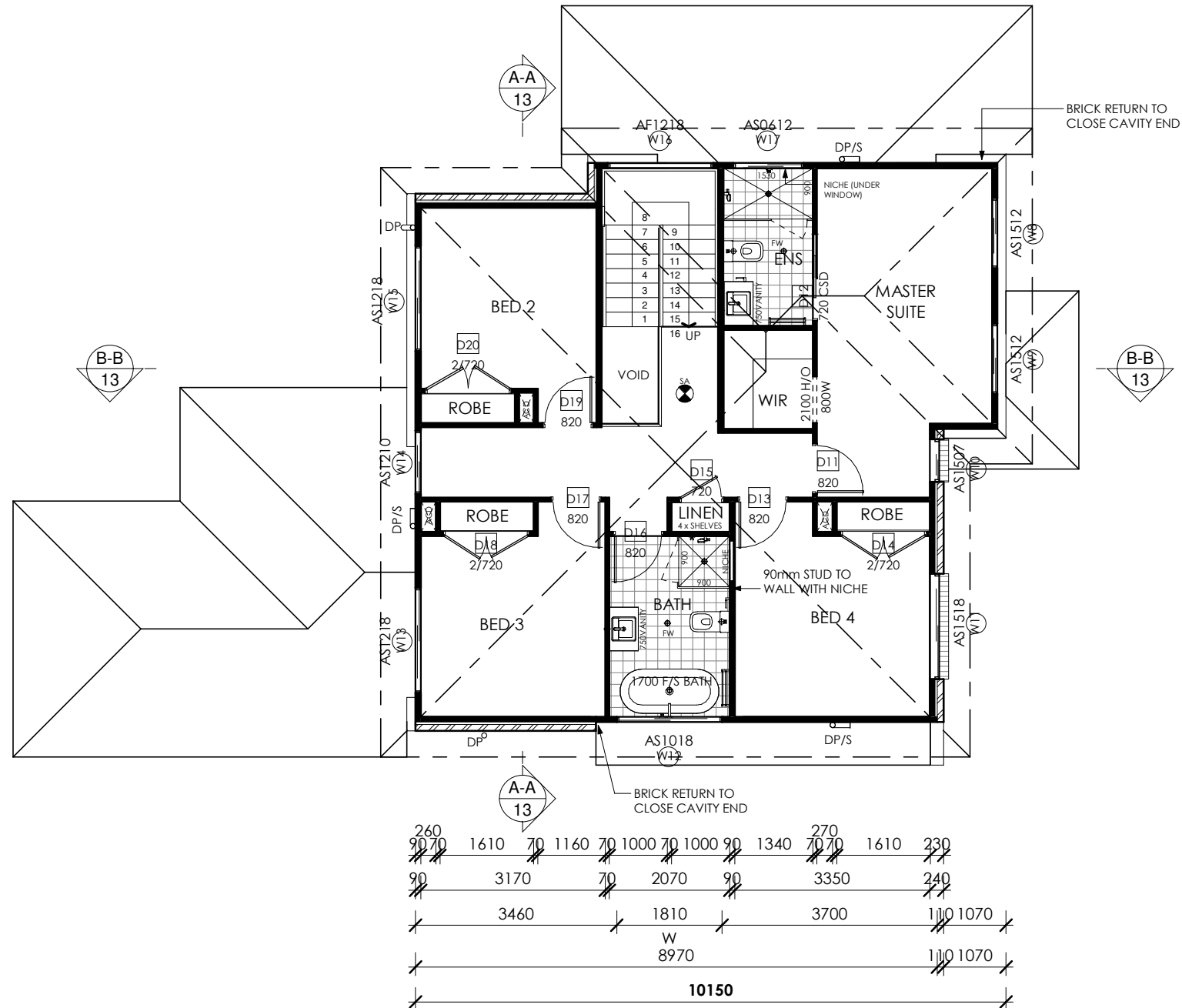
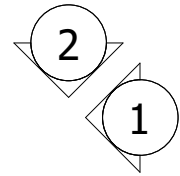
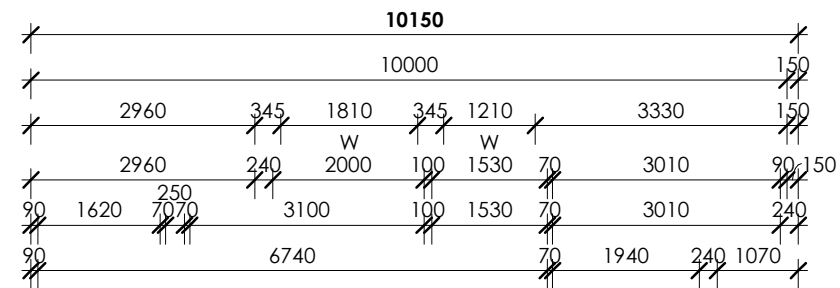
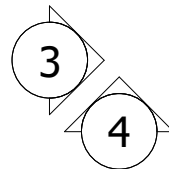
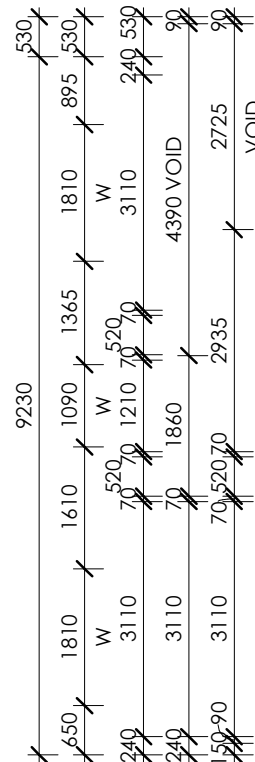
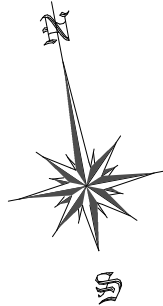
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ISSUE:

C

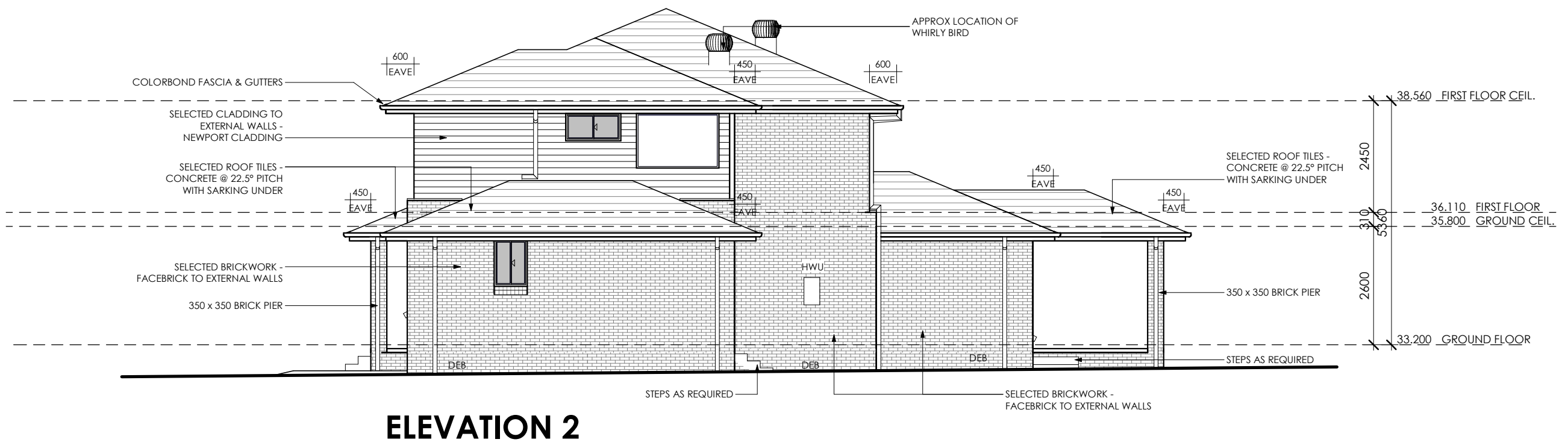
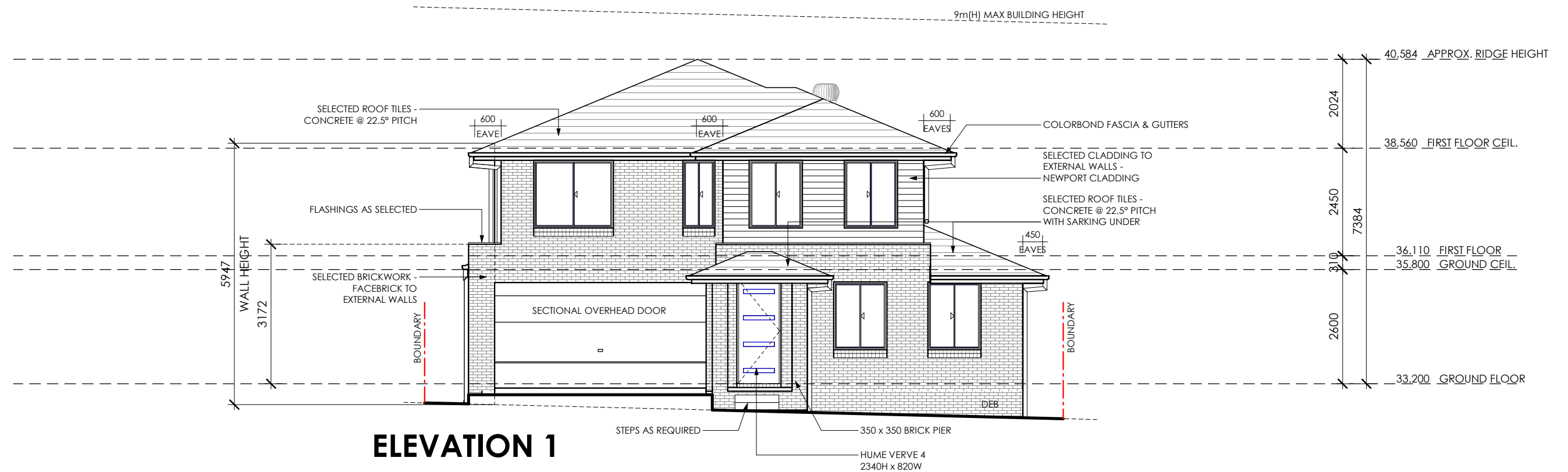
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- NOTE: 70mm STUDS TO INTERNAL WALLS OF FIRST FLOOR ONLY - UNLESS NOTED OTHERWISE.



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JOB No: 020WING

CLIENT: **PHONG & ANG TRAN**

SITE ADDRESS:  
**LOT 451 (DP 1050059)  
20 WINGARA STREET  
CHESTER HILL, NSW 2162**

HOUSE TYPE

MODEL: CUSTOM DOUBLE STOREY

FACADE: CLASSIC

SPECIFICATION: INSPIRE

DRAWING TITLE:  
**ELEVATIONS 1-2**

DRAWN BY:

RLD

DATE:

30.07.22

PROJECT TYPE:

**AMENDED SUBMISSION PLANS**

COUNCIL AREA:

CANTERBURY/BANKSTOWN

LODGEMENT:  
DA

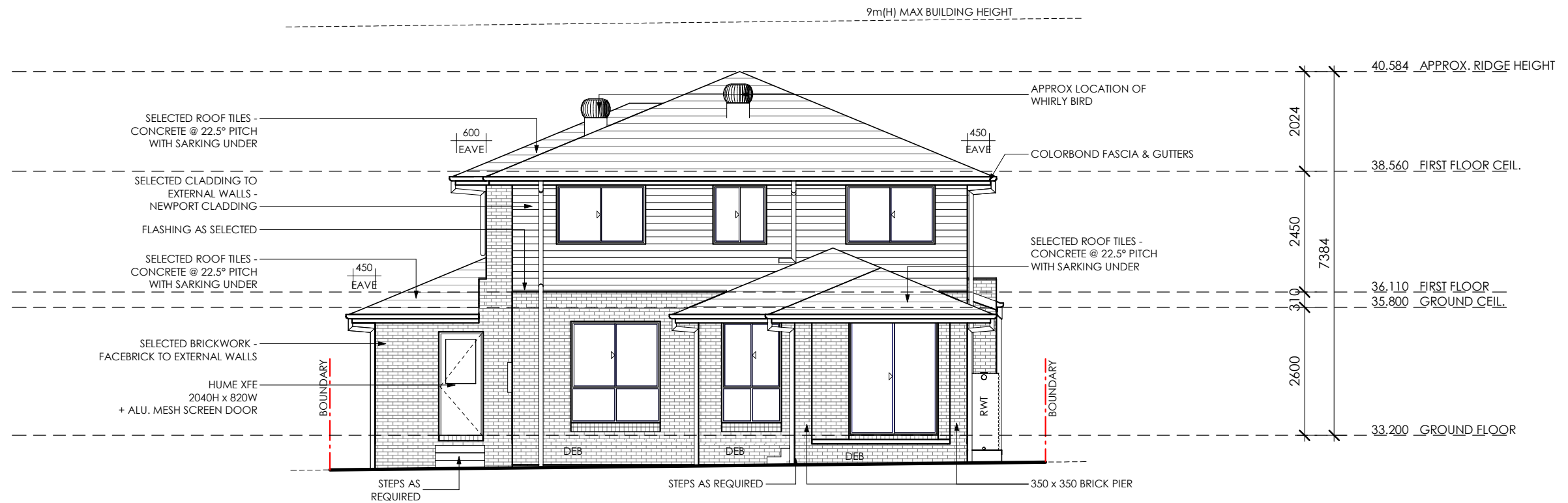
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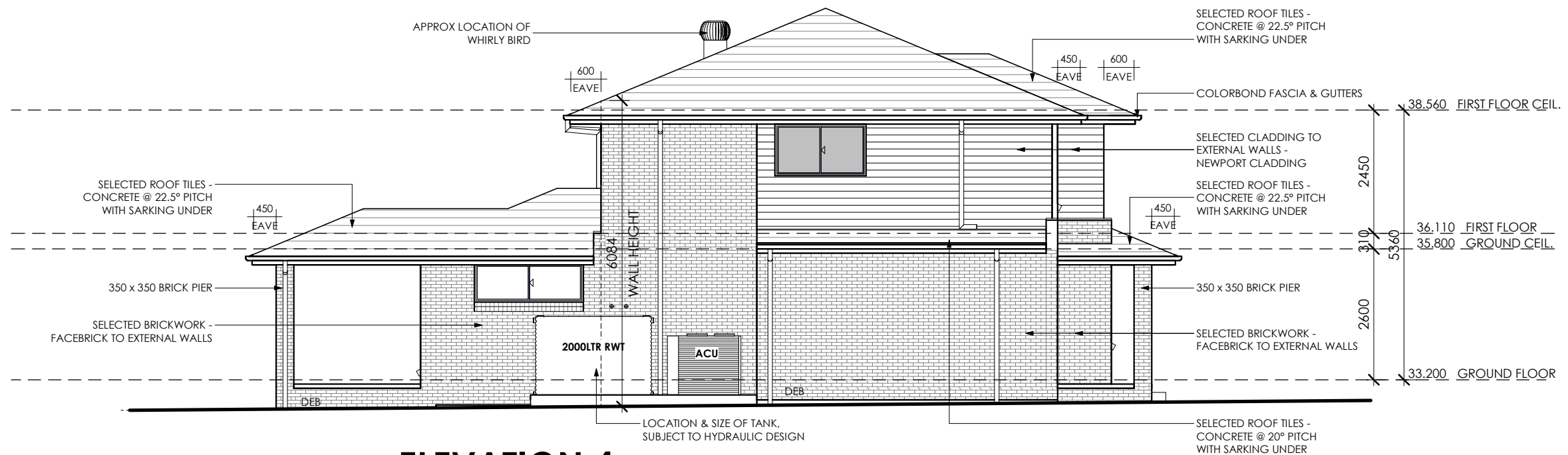
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ISSUE:  
**C**





**ELEVATION 3**



**ELEVATION 4**



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JOB No: 020WING

CLIENT: **PHONG & ANG TRAN**

SITE ADDRESS:  
**LOT 451 (DP 1050059)  
20 WINGARA STREET  
CHESTER HILL, NSW 2162**

HOUSE TYPE

MODEL: CUSTOM DOUBLE STOREY

FACADE: CLASSIC

SPECIFICATION: INSPIRE

DRAWING TITLE:  
**ELEVATIONS 3-4**

DRAWN BY:

RLD

DATE:

30.07.22

PROJECT TYPE:

**AMENDED SUBMISSION PLANS**

COUNCIL AREA:

CANTERBURY/BANKSTOWN

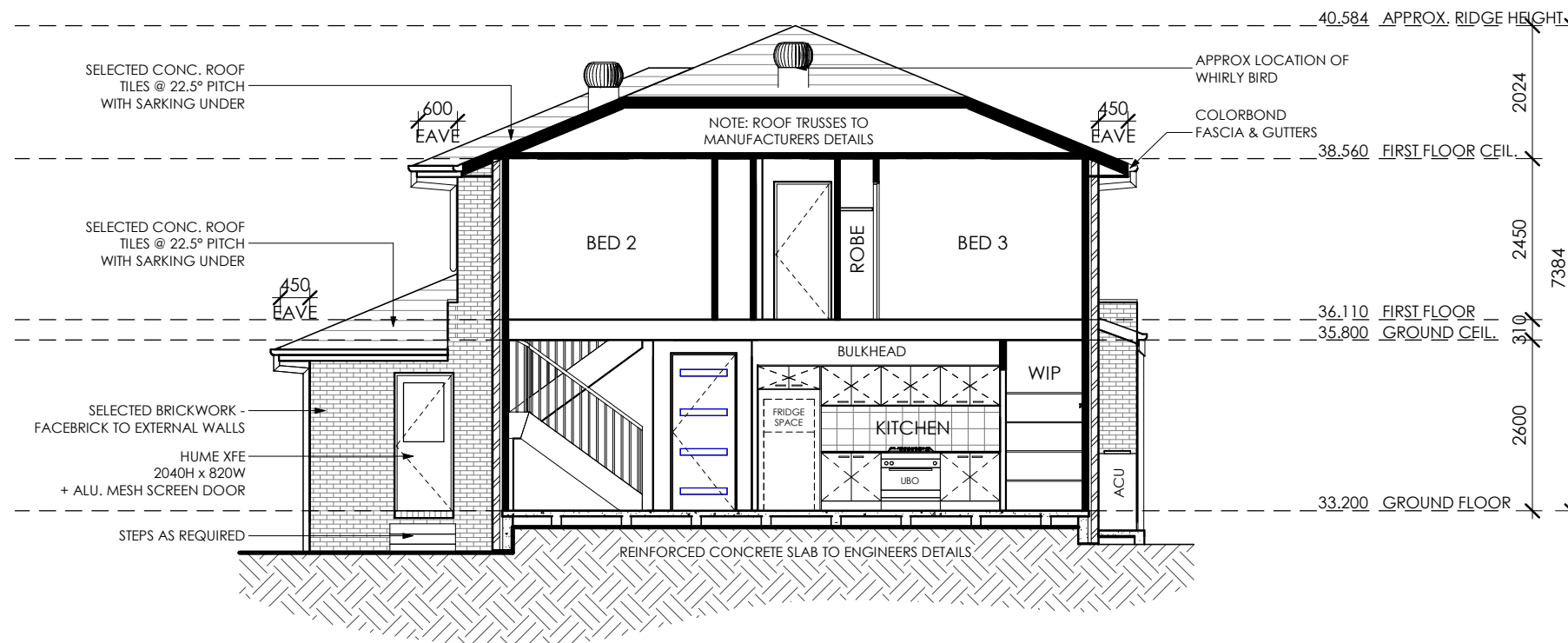
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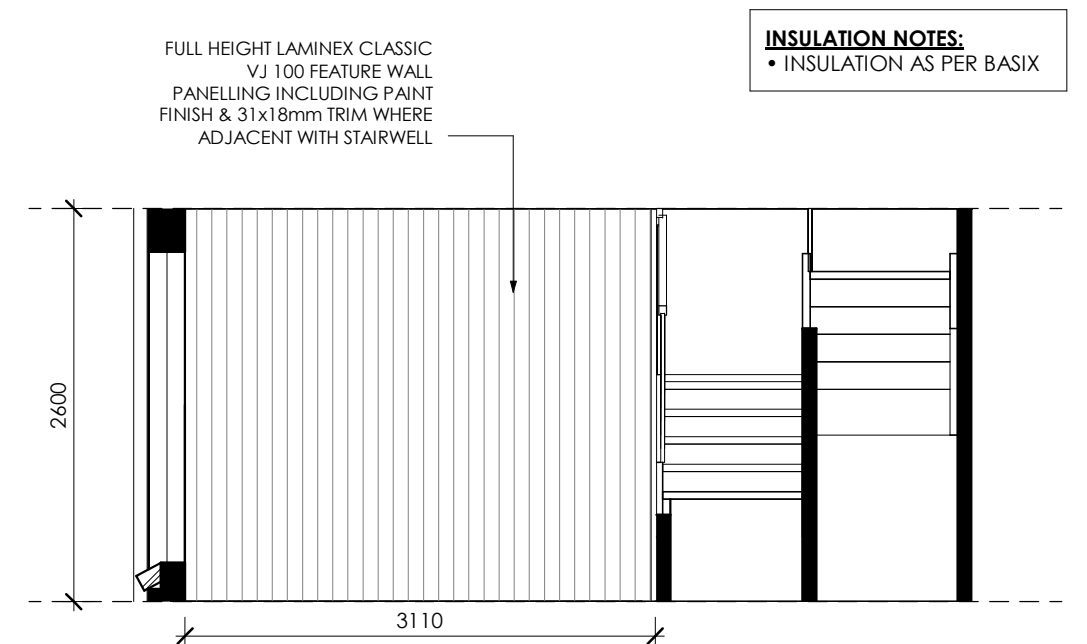
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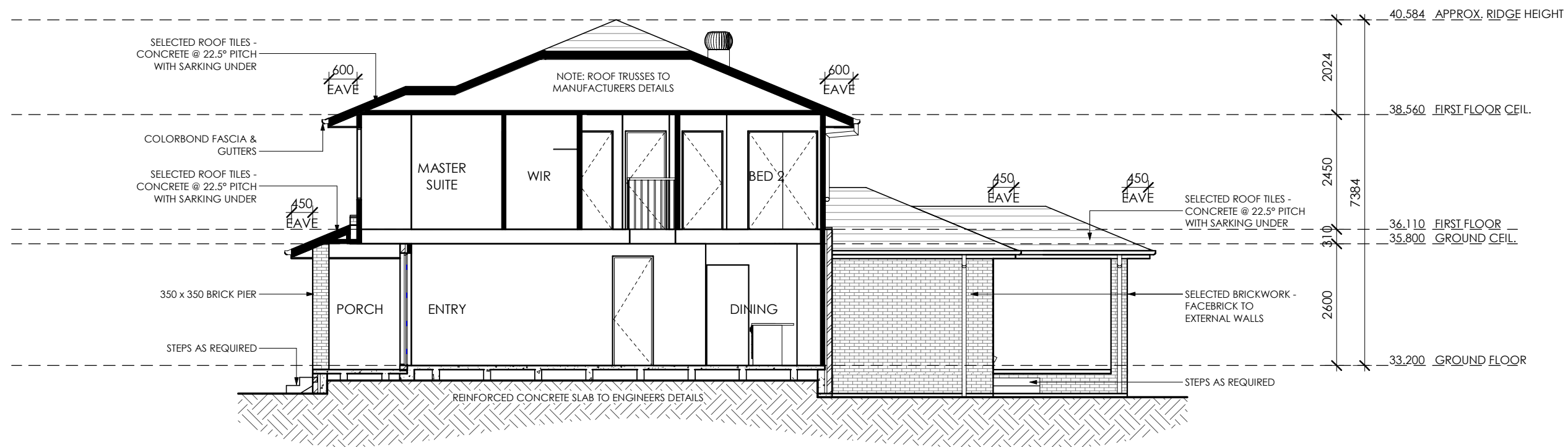
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SECTION A-A



SECTION C-C



SECTION B-B



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JOB No: 020WING	HOUSE TYPE	DRAWN BY:	PROJECT TYPE:		
CLIENT: <b>PHONG &amp; ANG TRAN</b>	MODEL: CUSTOM DOUBLE STOREY	RLD	AMENDED SUBMISSION PLANS		
SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162	FACADE: CLASSIC	DATE:	COUNCIL AREA:		SCALE:
	SPECIFICATION: INSPIRE	31.08.22	CANTERBURY/BANKSTOWN		As indicated
	DRAWING TITLE: SECTIONS	LODGEMENT: DA	SHEET No: 13	ISSUE: C	

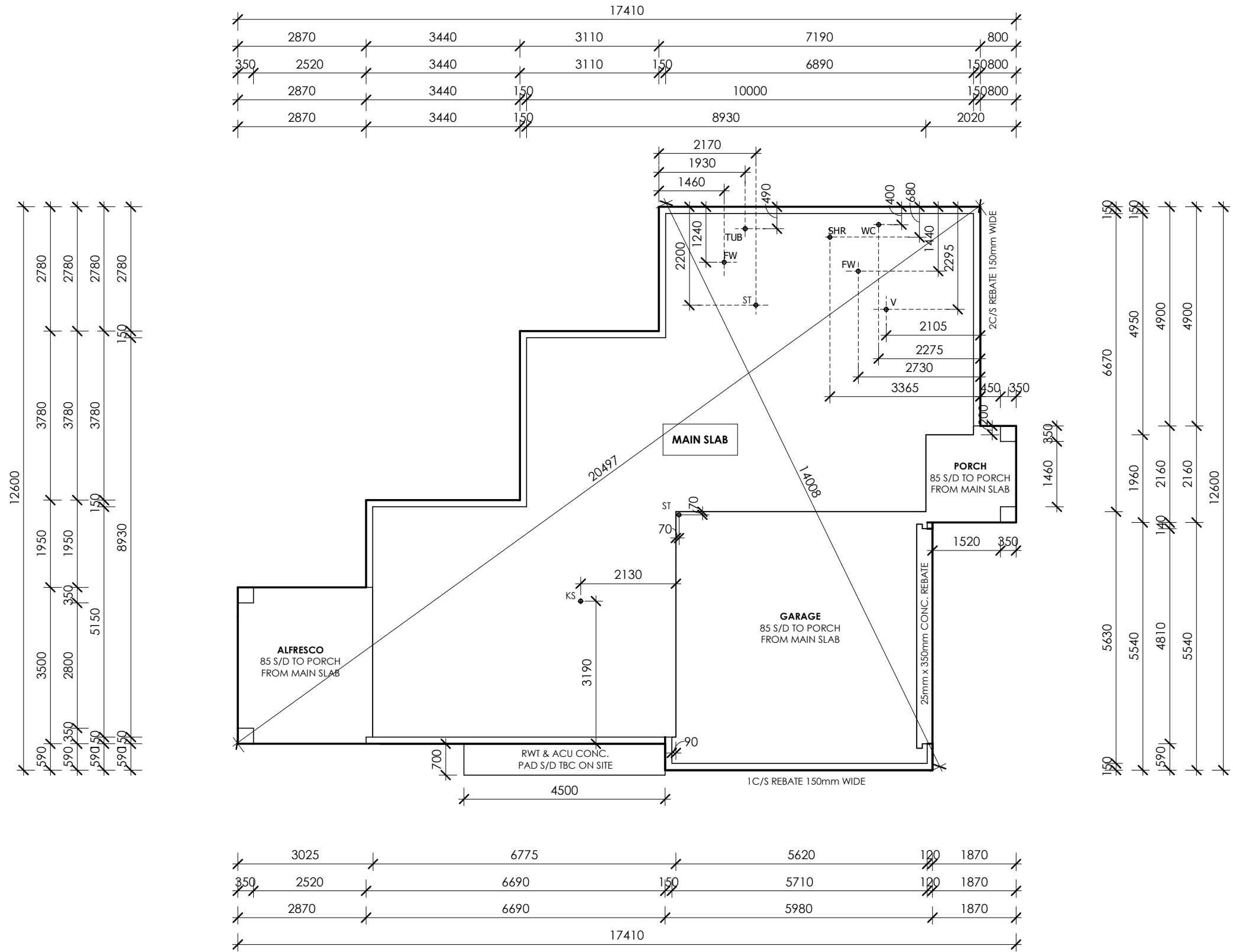
Window Schedule									
Mark	Location	Type	Height	Width	Area	Head Height	Description	Glazing	Comments
W1	LIVING	AS1512	1540	1210	1.86 m²	2314	Aluminum Sliding Window	CLEAR	240 BV
W2	STUDY	AS1512	1540	1210	1.86 m²	2314	Aluminum Sliding Window	CLEAR	240 BV
W3	POWDER	AS1007	1030	730	0.75 m²	2314	Aluminum Sliding Window	TRANSLUCENT	240 BV
W5	DINING	AS2018T	2058	1810	3.72 m²	2314	Aluminum Sliding Window	CLEAR	240 BV
W6	FAMILY	AS2012T	2058	1210	2.49 m²	2314	Aluminum Sliding Window	CLEAR	240 BV
W7	FAMILY	AS0721	772	2170	1.68 m²	2314	Aluminum Sliding Window	CLEAR	240 BV
W8	MASTER SUITE	AS1512	1540	1210	1.86 m²	2171	Aluminum Sliding Window	CLEAR	90 TF
W9	MASTER SUITE	AS1512	1540	1210	1.86 m²	2171	Aluminum Sliding Window	CLEAR	90 TF
W10	MASTER SUITE	AS1507	1540	730	1.12 m²	2171	Aluminum Sliding Window	CLEAR	240 BV
W11	BED 4	AS1518	1540	1810	2.79 m²	2171	Aluminum Sliding Window	CLEAR	240 BV
W12	BATH	AS1018	1029	1810	1.86 m²	2171	Aluminum Sliding Window	TRANSLUCENT	90 TF
W13	BED 3	AS1218	1200	1810	2.17 m²	2171	Aluminum Sliding Window	CLEAR	90 TF
W14	HALLWAY	AS1210	1200	1090	1.31 m²	2171	Aluminum Sliding Window	CLEAR	90 TF
W15	BED 2	AS1218	1200	1810	2.17 m²	2171	Aluminum Sliding Window	CLEAR	90 TF
W16	STAIRWELL	AF1218	1200	1810	2.17 m²	2171	Aluminum Fixed Window	CLEAR	90 TF
W17	ENSUITE	AS0612	600	1210	0.73 m²	2171	Aluminum Sliding Window	TRANSLUCENT	90 TF
Grand total: 16					30.42 m²				

Door Schedule					
Mark	Description	Height	Width	Room Name	Comments
D1	COLORBOND STEEL PANEL LIFT SECTIONAL DOOR	2400	4810	GARAGE	2 REMOTE CONTROLS & 1 WALL SWITCH
D2	FLUSH PANEL HOLLOWCORE DOOR	2340	820	GARAGE	90 TF
D3	HUME VERVE 4	2340	950	ENTRY	240 BV - CLEAR GLAZING
D4		2300	1520	GUEST/BED 5	
D5	FLUSH PANEL HOLLOWCORE DOOR	2040	750	STORE	90 TF
D6	FLUSH PANEL HOLLOWCORE DOOR	2040	750	POWDER	90 TF (LIFT OFF HINGE)
D7	FLUSH PANEL HOLLOWCORE DOOR	2340	820	LINEN	90 TF
D8	FLUSH PANEL HOLLOWCORE DOOR	2340	820	LAUNDRY	90 TF
D9	HUME XF3 SOLIDCORE DOOR	2040	820	LAUNDRY	ALUMINIUM MESH SCREEN TO HINGE DOOR
D10	ALUMINIUM SLIDING PATIO DOOR	2400	1810	FAMILY	240 BV
D11	FLUSH PANEL HOLLOWCORE DOOR	2040	820	MASTER SUITE	70 TF
D12	CAVITY SLIDING DOOR	2340	720	ENSUITE	70 TF
D13	FLUSH PANEL HOLLOWCORE DOOR	2040	820	BED 4	70 TF
D14	FLUSH PANEL DOORS	2040	720	BED 4 ROBE	70 TF
D15	FLUSH PANEL DOORS	2040	720	FF LINEN	70 TF
D16	FLUSH PANEL HOLLOWCORE DOOR	2040	820	BATH	70 TF (LIFT OFF HINGE)
D17	FLUSH PANEL HOLLOWCORE DOOR	2040	820	BED 3	70 TF
D18	FLUSH PANEL DOORS	2040	720	BED 3 ROBE	70 TF
D19	FLUSH PANEL HOLLOWCORE DOOR	2040	820	BED 2	70 TF
D20	FLUSH PANEL DOORS	2040	720	BED 2 ROBE	70 TF
Grand total: 20					

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	CLIENT: <b>PHONG &amp; ANG TRAN</b>		MODEL: CUSTOM DOUBLE STOREY		RLD		AMENDED SUBMISSION PLANS					
	SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162		FACADE: CLASSIC		DATE:		COUNCIL AREA:		SCALE:			
			SPECIFICATION: INSPIRE		31.08.22		CANTERBURY/BANKSTOWN		1 : 25			
ADDRESS: SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557  PHONE: (02) 8328 1388			DRAWING TITLE: SCHEDULES & BASIX				LODGEMENT: DA		SHEET No: 14		ISSUE: C	





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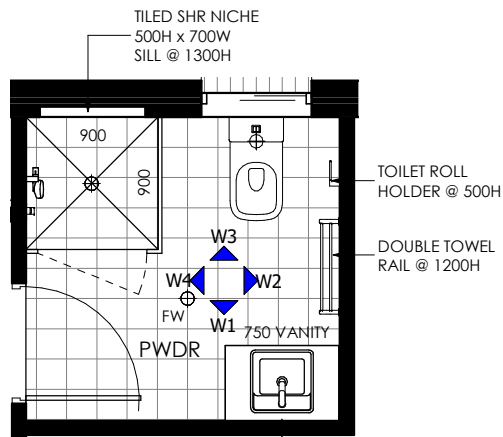
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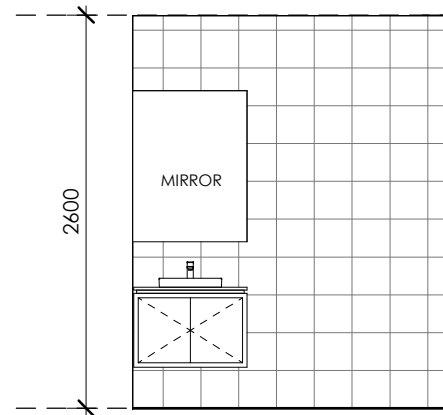
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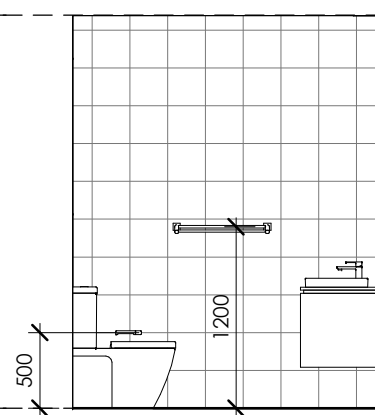
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CLIENT: PHONG & ANG TRAN	MODEL: CUSTOM DOUBLE STOREY	RLD	AMENDED SUBMISSION PLANS		
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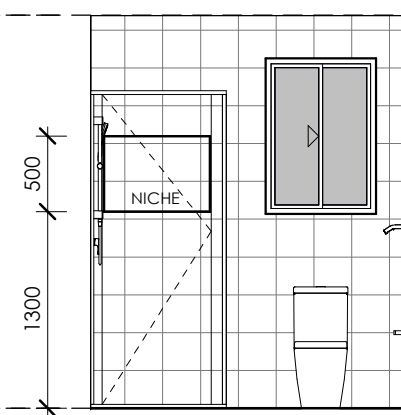
POWDER



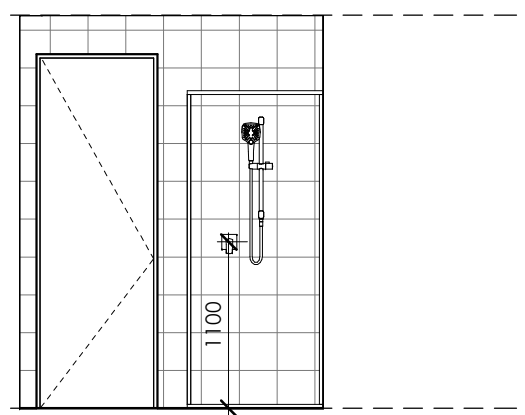
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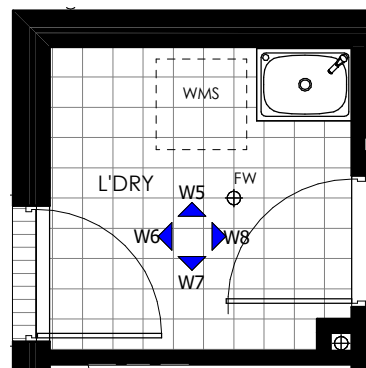
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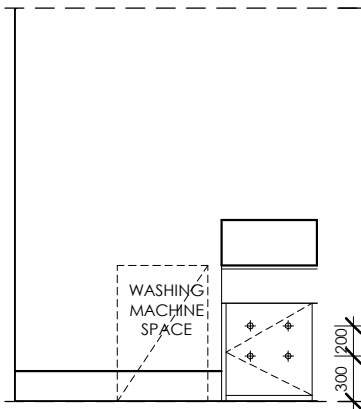
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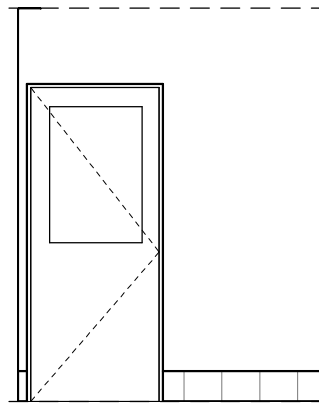
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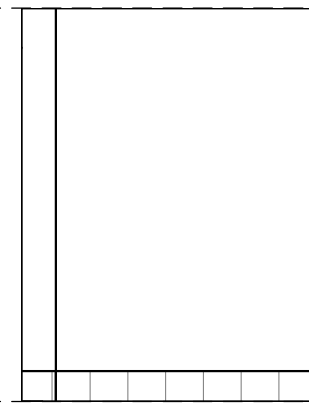
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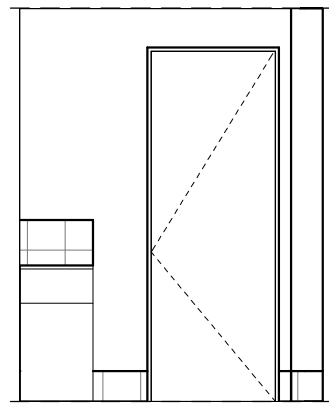
ELEVATION W5



ELEVATION W6



ELEVATION W7



ELEVATION W8



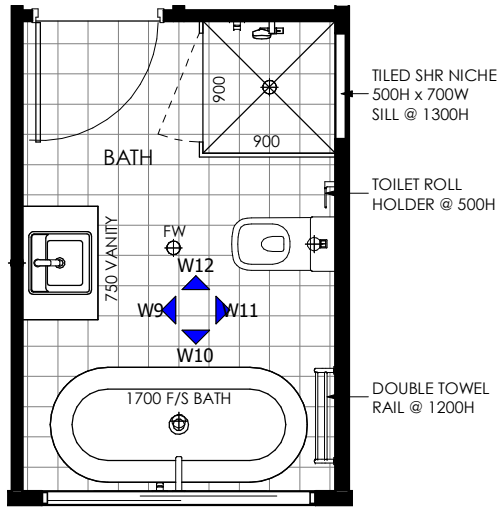
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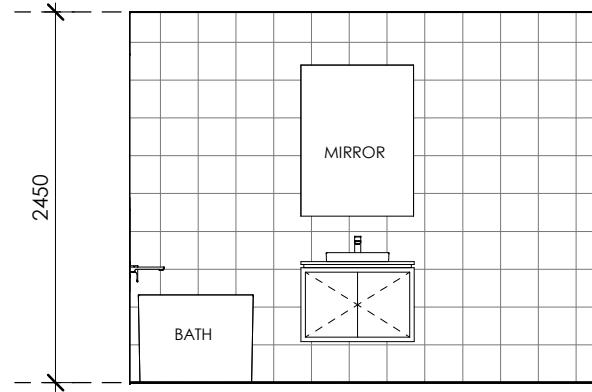
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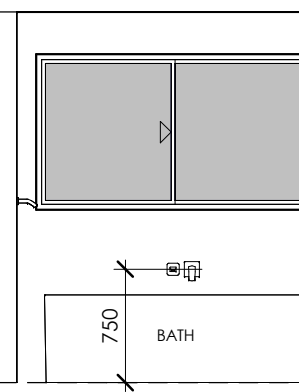
JOB No: 020WING	HOUSE TYPE	DRAWN BY:	PROJECT TYPE:	
CLIENT: <b>PHONG &amp; ANG TRAN</b>	MODEL: CUSTOM DOUBLE STOREY	RLD	AMENDED SUBMISSION PLANS	
SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162	FACADE: CLASSIC	DATE:	COUNCIL AREA:	SCALE:
	SPECIFICATION: INSPIRE	31.08.22	CANTERBURY/BANKSTOWN	1 : 50
DRAWING TITLE: GF WET AREA DETAILS		LODGEMENT: DA	SHEET No: 16	ISSUE: C



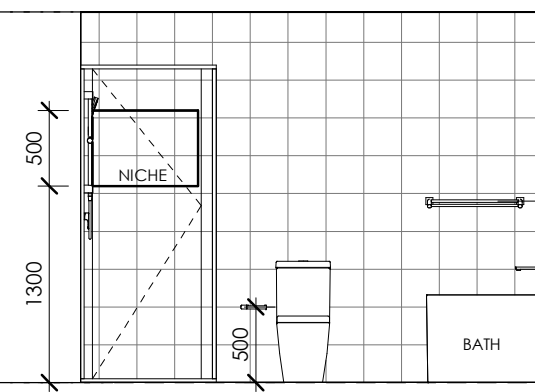
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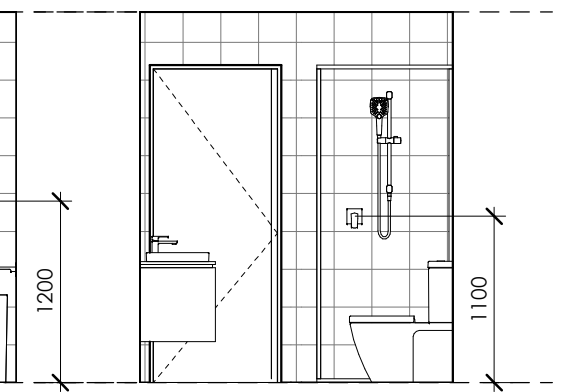
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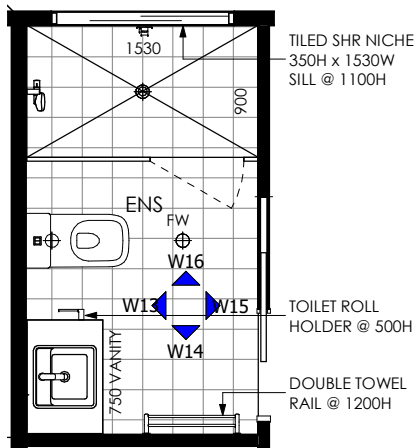
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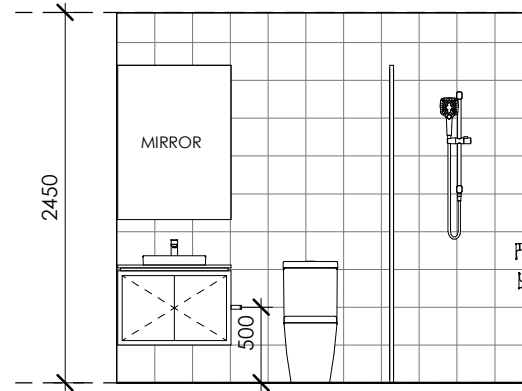
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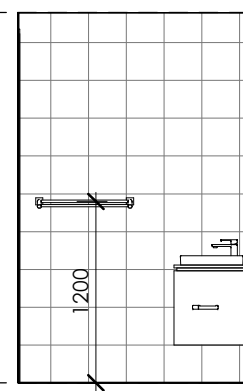
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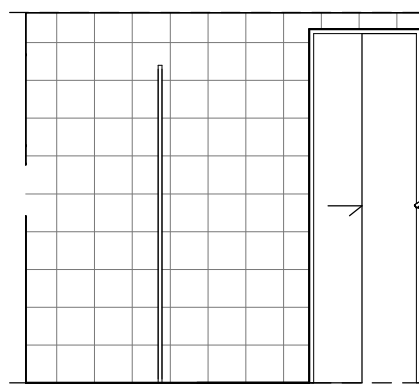
**ENSUITE**



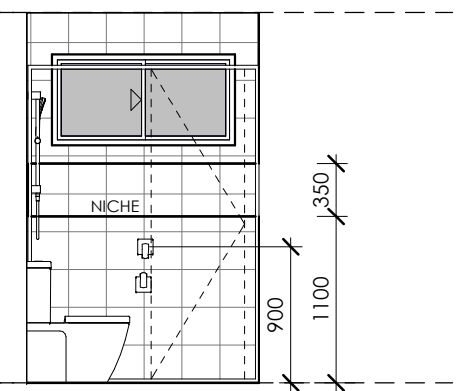
**ELEVATION W13**



**ELEVATION W14**



**ELEVATION W15**



**ELEVATION W16**



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SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162	FACADE: CLASSIC	DATE:	COUNCIL AREA:	SCALE:
	SPECIFICATION: INSPIRE	31.08.22	CANTERBURY/BANKSTOWN	1 : 50
DRAWING TITLE: FF WET AREA DETAILS			LODGEMENT: DA	SHEET No: 17 ISSUE: C