

Manhattan 44 Ens. Savannah Covered Balcony

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FILE PATH: T:\WISDOM HOMES\2021\208565_TSANG\208565 TSANG SITING.pln

SIGNATURE ESSENTIALS



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PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Mr P M TSANG & Mrs J TSANG
ADDRESS: Lot 14 No.35 KINGS ROAD
DENISTONE EAST

JOB No:
208565

DA SCHEDULE

SITE DETAILS

LGA CONTROL	Ryde
LOT NUMBER/DP NUMBER	14 / 15589
ZONE & LOT WIDTH	R2 15,240m
SITE AREA	670.30 m ²

DWELLING AREAS

GROUND FLOOR LIVING	178.86 m ²
FIRST FLOOR LIVING	173.81 m ²
PORCH	10.09 m ²
PATIO	0.00 m ²
FRONT BALCONY	10.09 m ²
REAR BALCONY	14.34 m ²
GARAGE	33.29 m ²
OUTDOOR LEISURE	20.66 m ²
TOTAL :	441.14 m ²
DRIVE AREA	40.19 m ²
ROOF AREA (drained to tank)	275.10 m ²

SITE COVERAGE (Single storey/Lower floor)

MAXIMUM SITE COVERAGE	0.00 m ² / 0.00%
ACTUAL SITE COVERAGE	212.15 m ² / 31.65%

FLOOR SPACE RATIO

MAXIMUM FLOOR SPACE/FSR	335.15 m ² / 50.00%
ACTUAL FLOOR SPACE/FSR	320.77 m ² / 47.85%

LANDSCAPING AREAS

MINIMUM LANDSCAPING	234.61 m ² / 35.00%
ACTUAL LANDSCAPING	316.70 m ² / 47.25%

PRIVATE OPEN SPACE

MINIMUM POS	N/A
ACTUAL POS	246.98 m ² / 16,206x15,240

'H1' CLASS SLAB

SALINE AFFECTED

Lot 14 No.35 AREA: 670.3 m²

STORMWATER DRAINAGE TBC.
SUBJECT TO HYDRAULIC ENGINEER DETAILS.
ANY RETAINING WALLS REQUIRED TO BE
COMPLETED BY OWNERS TO
MANUFACTURERS SPECIFICATIONS.

EXCAVATE SITE APPROX. 550 & 940mm
TO FORM JOB DATUM R.L. 88.43 & R.L.
87.58 (AHD) DATUM POINT 385mm
BELOW FINISHED FLOOR LEVEL.
EXTENT OF EXCAVATION AND BATTERS
TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER

SITE PLAN

1:200

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ADDRESS:

Lot 14 No.35 KINGS ROAD
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EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A/C.C

DP No:

15589

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WISDOM HOMES, BUILDERS LIC. No 131951C.

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B-8	SUBMISSION PLANS	MDI	05.08.22
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SAVANNAH COVERED
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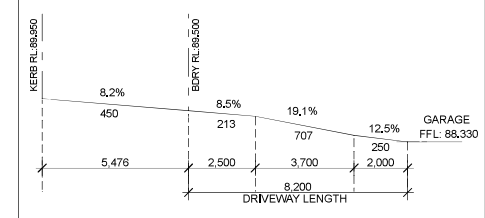
V21

02



DRIVEWAY PROFILE

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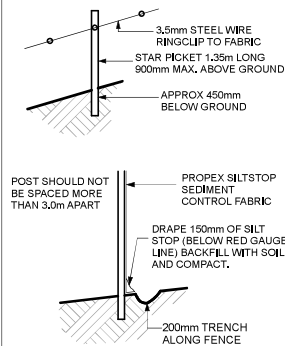


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- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.6.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

SEDIMENT CONTROL DETAIL



NOTE: PROVIDE 1.8m HIGH SECURITY FENCE TO PERIMETER OF SITE AS REQUIRED BY COUNCIL

'H1' CLASS SLAB SALINE AFFECTED

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AREA: 670.3 m²

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1:200

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⊗ EXHAUST FAN

☼ SMOKE ALARM AS 3786-1993

LODGE MENT:

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DP No:

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APPROX. LOCATION OF SEDIMENT CONTROL FENCE AS PER COUNCIL REQUIREMENTS.

RETAINING WALL BY OWNER AND TO BE CERTIFIED BY ENGINEER

TRANSITIONAL D.E.B's

PROVIDE APPROX. 4C/S D.E.B's TO CONTAIN FILL

APPROX. 2 STEPS BY OWNER AS REQUIRED

RETAINING WALL BY OWNER AFTER HANDOVER (REFER TO HYDRAULICS)

PROPOSED DWELLING
RL: 87.965 (BENCHING RL:87.580)

RL: 88.815 (BENCHING RL:88.430)

RL: 88.730

RETAINING WALL BY OWNER AND TO BE CERTIFIED BY ENGINEER

APPROX. 1 LANDING & 2 STEPS BY OWNER AS REQUIRED

PROVIDE APPROX. 8C/S D.E.B's TO CONTAIN FILL

BASIX SCHEDULE

WATER COMMITMENTS

Taps: Basins-6*, Toilets-4*, Showers-3*, Kitchen-4*
Rainwater Tank-3000 litres from 275m2 of roof
Connect tank to: W/Machine, toilets & 1 garden tap

THERMAL COMFORT

Wind driven ventilator to roof space
Roof Insulation: Reflective foil Sarking
Ceiling insulation: R4.0
Wall insulation: R2.0 with wall wrap
Floor Insulation: None
Provide ceiling fans to Leisure/Rumpus & Master (By Owner)

ENERGY COMMITMENTS

Hot Water: Gas instantaneous - 6 Star
Cooling System: 3 phase air cond. 3.0-3.5 EER (Zoned)
Heating System: 3 phase air cond. 3.5-4.0 EER (Zoned)
Cooking system: Gas cooktop & electric oven
Natural lighting to Baths and Kitchen
Compact fluorescent lighting throughout
Provide well ventilated Fridge space
Provide outdoor clothesline (by owner)
Provide min. 6.5kW Photovoltaic System (By Owner)



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'H1' CLASS

SHEET:

V21

03



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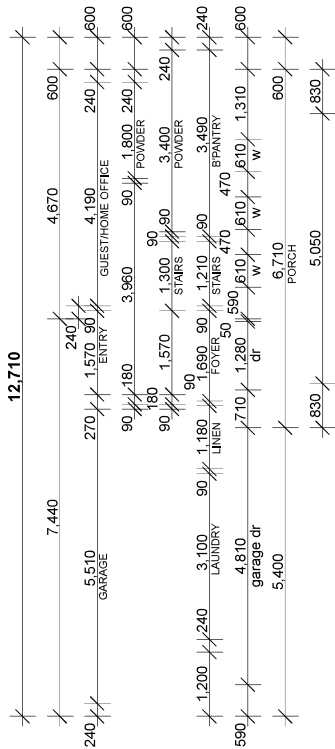
Assessor Ian Fry
Accreditation No. DMF12/1441

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35 Kings Road, Denistone
East, NSW, 2112

5.8
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HOUSE
54.4
Miles
www.nationwide.gov.au

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1:100



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 EXHAUST FAN  SMOKE ALARM AS 3786-1993	
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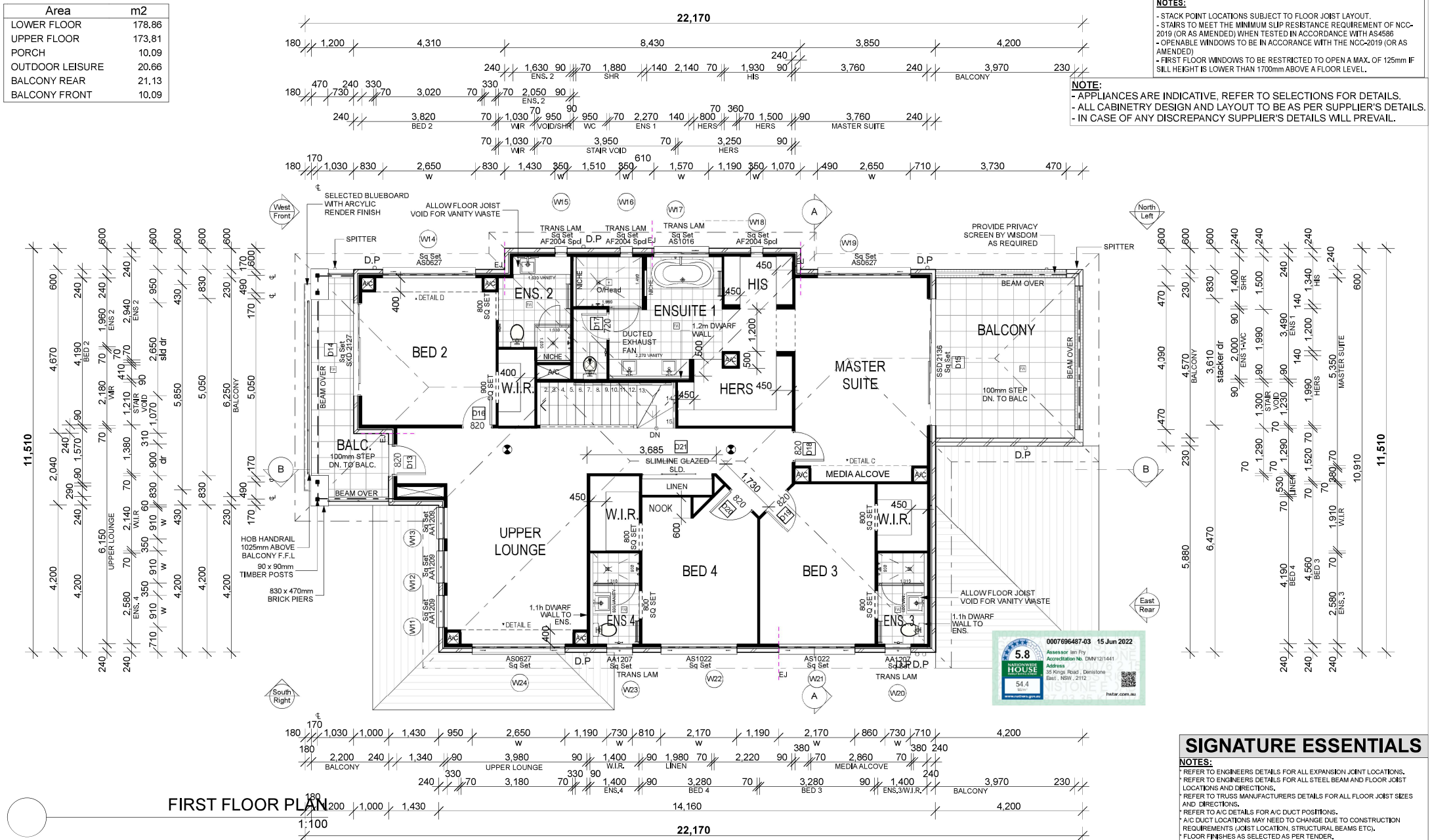
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04

Area	m2
LOWER FLOOR	178.86
UPPER FLOOR	173.81
PORCH	10.09
OUTDOOR LEISURE	20.66
BALCONY REAR	21.13
BALCONY FRONT	10.09



FIRST FLOOR PLAN

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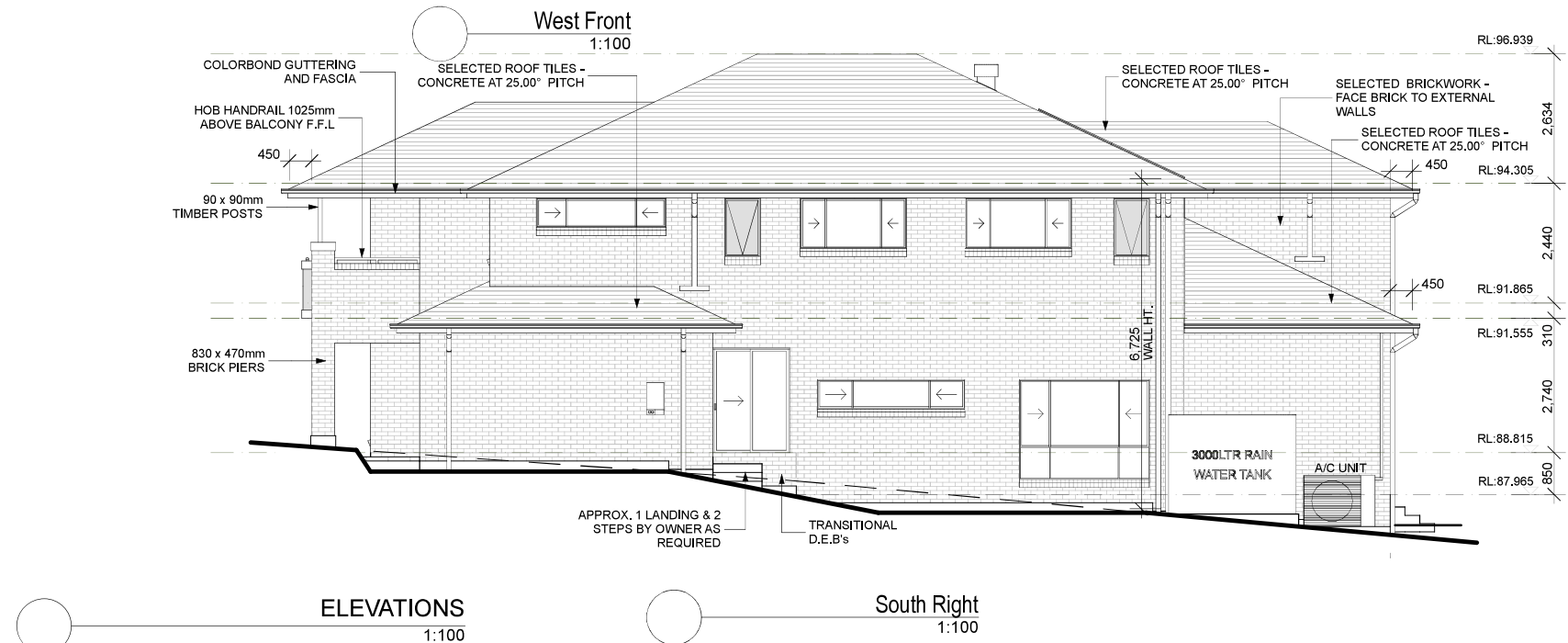
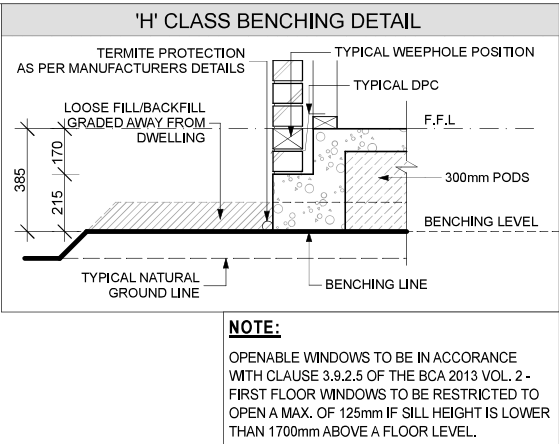
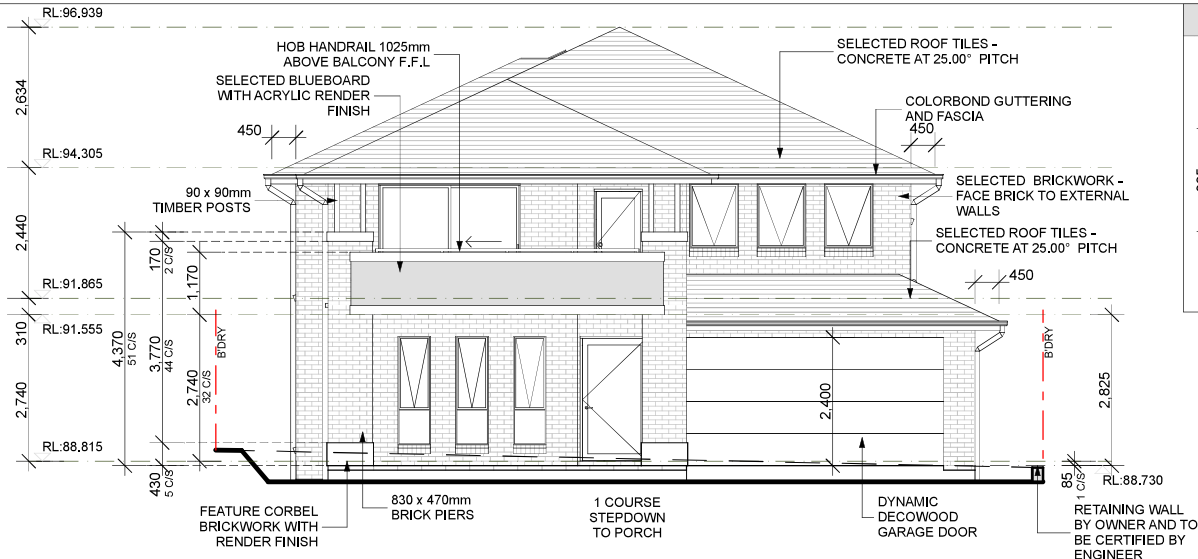
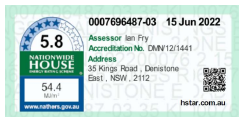
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- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.8.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

NOTES:




- 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.



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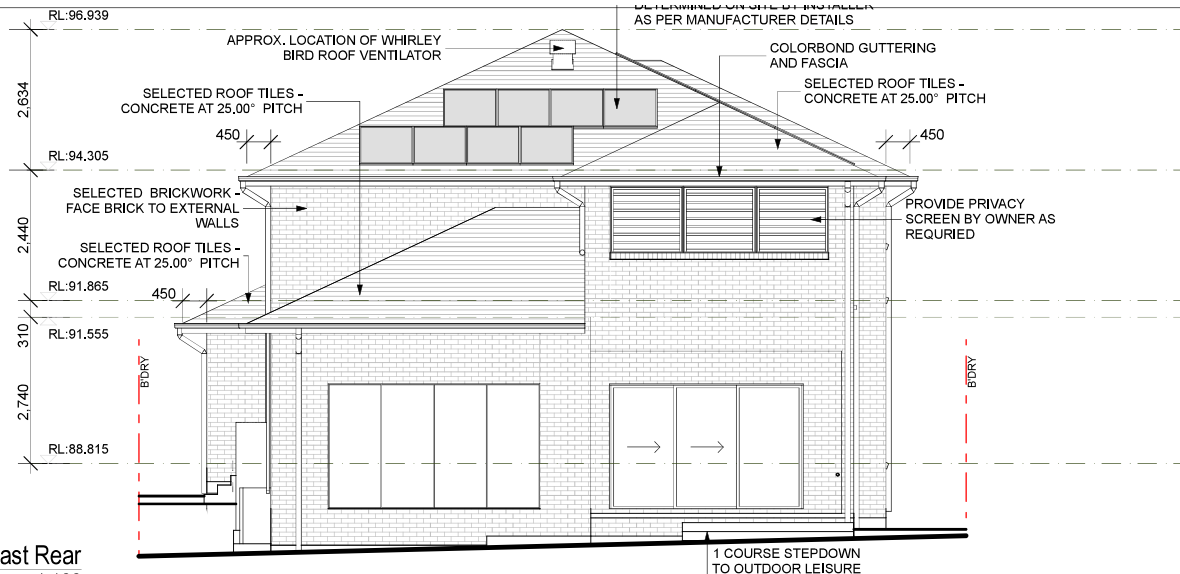
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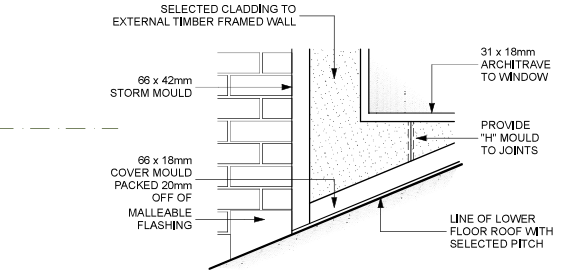
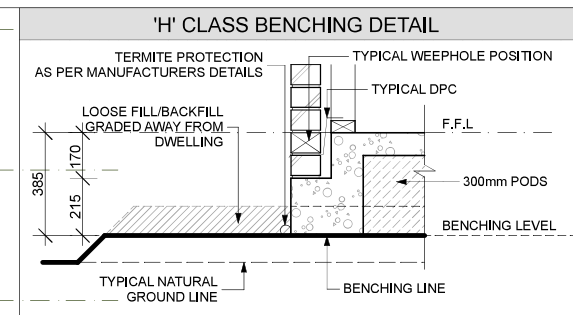
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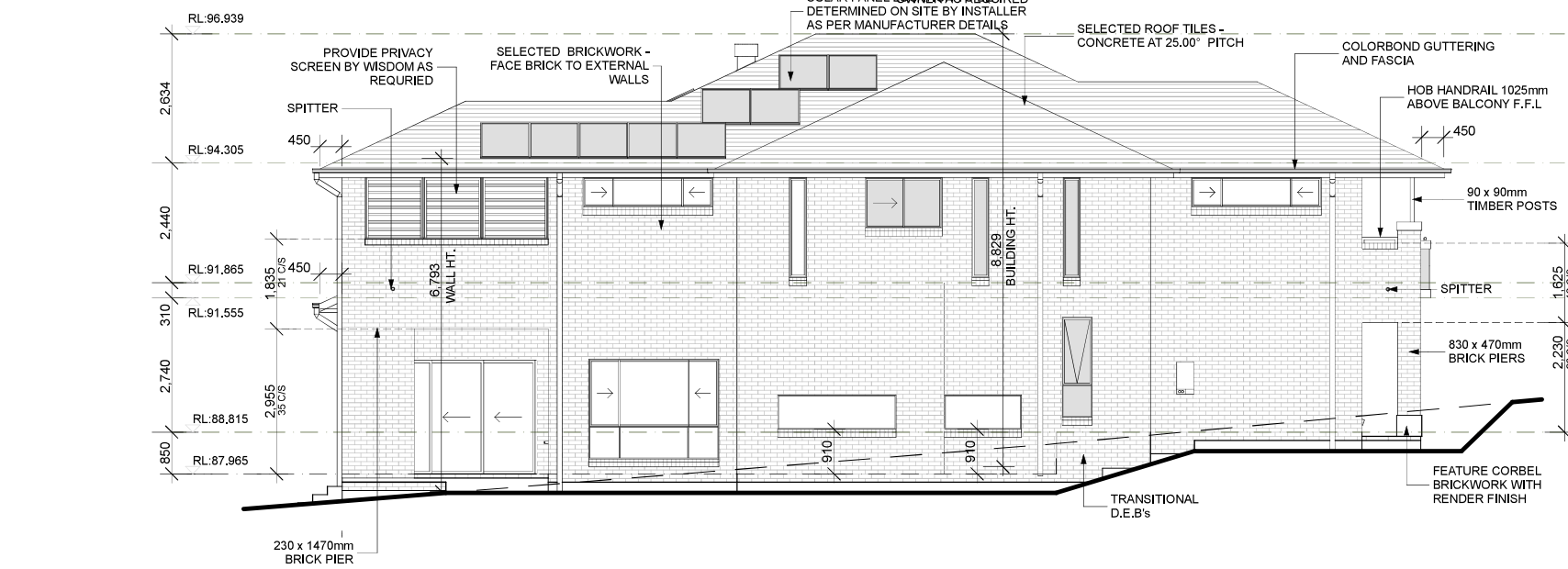
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East Rear
1:100



External Moulding & Architrave Detail



North Left
1:100

ELEVATIONS
1:100

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LGA:
RYDE

DESIGN:
MANHATTAN 44 ENS.

FAÇADE:
**SAVANNAH COVERED
BALCONY**

DRAWN:
ITS

PLOT DATE:
8/08/2022

SLAB CLASS:
'H' CLASS

SHEET:
07

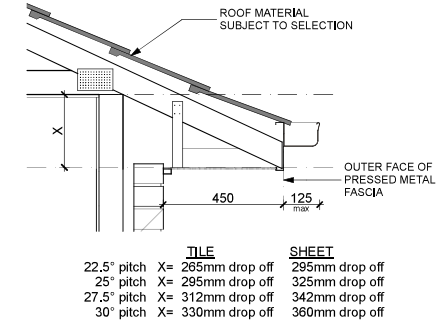
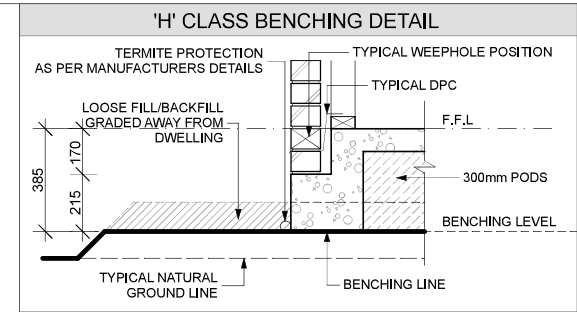
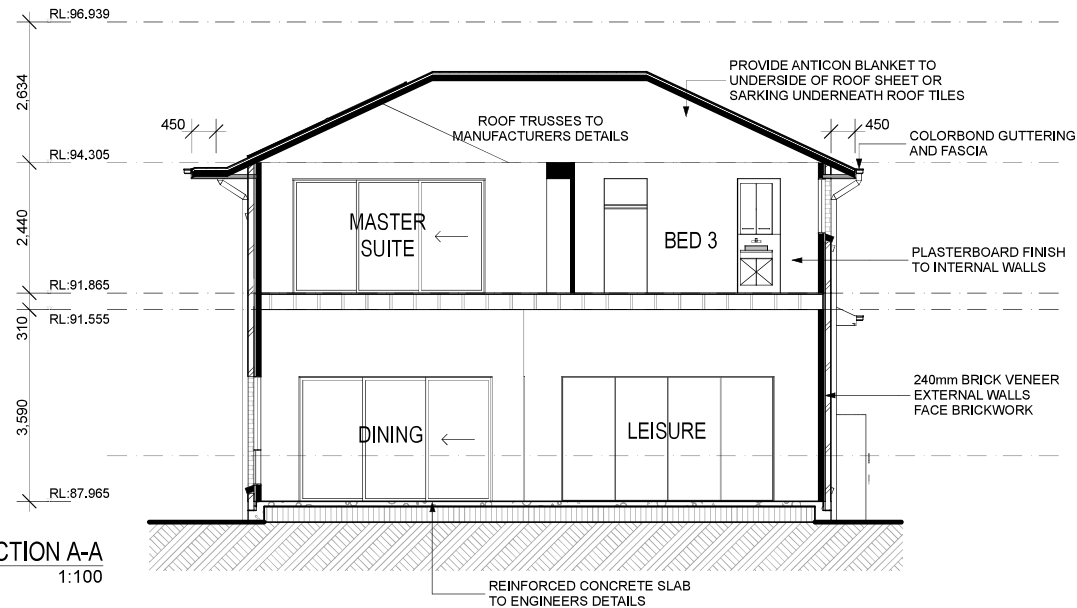
V21

NOTES:

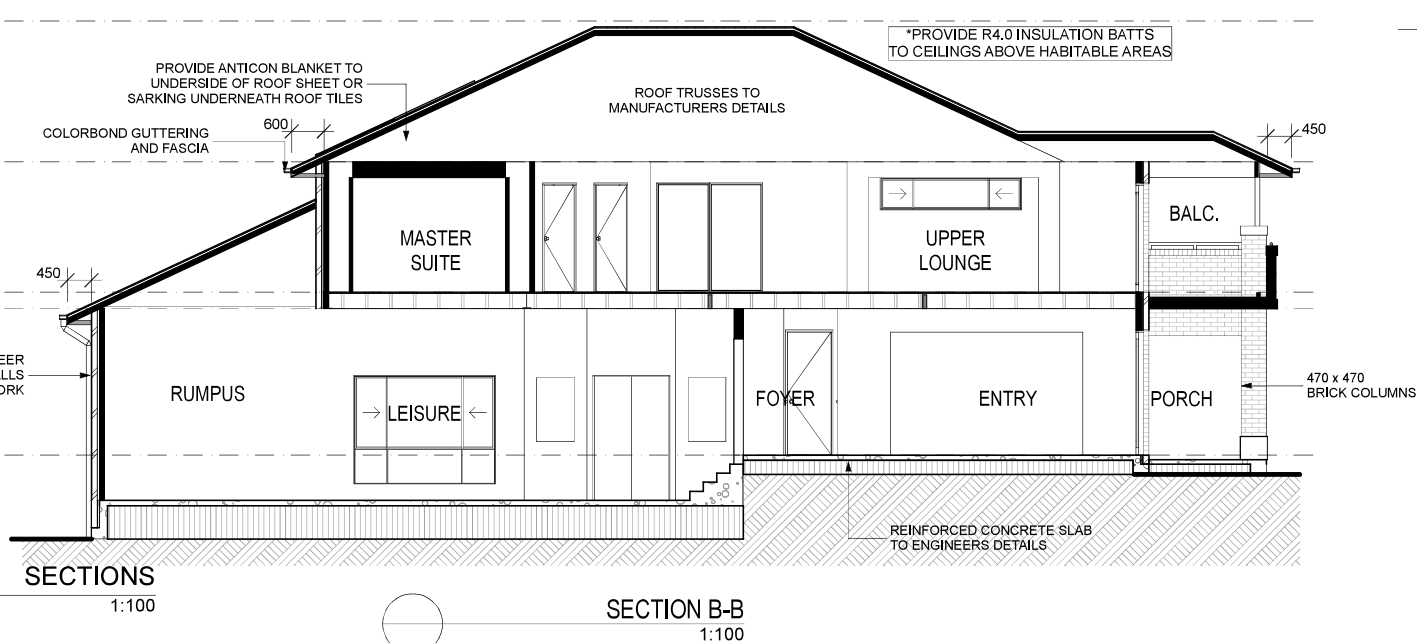
- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

NOTE:

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.



Eave Detail

**SIGNATURE ESSENTIALS****NOTES:**

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JOB No:	208565	DRAWN:	ITS
PLOT DATE:	8/08/2022	LGA:	RYDE
SLAB CLASS:	'H' CLASS	DESIGN:	MANHATTAN 44 ENS.
SHEET:	08	FAÇADE:	SAVANNAH COVERED BALCONY

FILE PATH: T:\WISDOM HOMES\2021\208565_TSANG\208565 TSANG SITING.ph

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr P M TSANG & Mrs J TSANG

ADDRESS:

Lot 14 No.35 KINGS ROAD
DENISTONE EAST

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A/C.C

DP No:

15589

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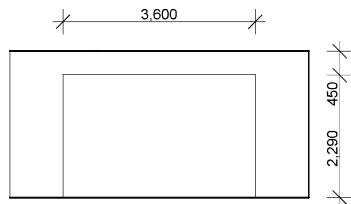
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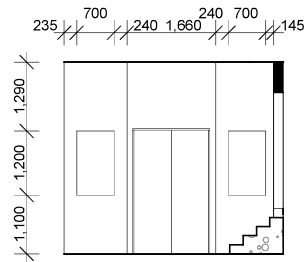
ISSUE	DESCRIPTION	DRAWN	DATE
A-7	DOUBLE GLAZING	WCL	8.06.22
B-8	SUBMISSION PLANS	MDI	05.08.22
A-3	CONTRACT PLANS	NK	07/02/22
A-4	EMAILS DATED 14/02/22	NK	14/02/22
A-5	CONSULTATION SET	WCL	7.03.22
A-6	TILE AMENDMENTS	WCL	11.04.22



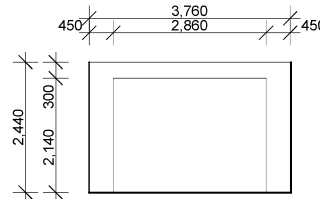
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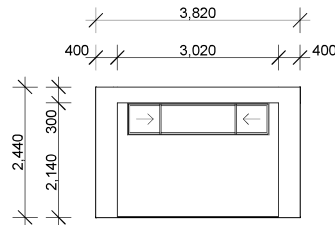
DETAIL 'A'
ENTRY/FOYER
CUT-OUT



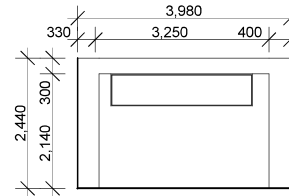
DETAIL 'B'
HOME THEATRE
CUT-OUTS



DETAIL 'C'
MASTER SUITE
MEDIA ALCOVE



DETAIL 'D'
BED 2
MEDIA ALCOVE



DETAIL 'E'
UPPER LOUNGE
MEDIA ALCOVE

DETAILS

1:100

PROJECT:
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ADDRESS:
**Lot 14 No.35 KINGS ROAD
DENISTONE EAST**

⊗ EXHAUST FAN
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LODGE MENT:
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DP No:
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BASIX & THERMAL COMMITMENTS					
Date 15 June 2022 - 12:55pm					
Lot Number 14	House Number 35	Street Kings Rd	Suburb Denistone East	Post Code 2112	State NSW
FLOORS					
Ground Waffle pod	1st Floor Timber				
WALLS					
Ground Brick Veneer	1st Floor Brick Veneer	Internal Walls to be Insulated Garage internal walls	Insulation Internal Walls R2.0		
Insulation External Walls R2.0, Non Reflective Wall Wrap					
External Colours Not yet selected					
CEILINGS					
Ceilings with cavity to roof R4.0		Ceiling between Ground and 1st Floor Nil			
ROOF AREA					
Colours Not yet selected		Material Tiles	Insulation Sarking		
WINDOWS (Refer to NABERS Certificate for more detail)					
Additional Notes Double glazing: W7, 8, 9, 10, 11, 12, 13, 14, 19, 24 (as requested). Single clear glazing elsewhere.		Upgraded windows, refer to NABERS Certificate			
WATER					
Landscape Area 369.72m ²	Rainwater Tank Garden, WC, Laundry	Rainwater Tank Size 3,000 L	Roof Area to Tank 89		
Showerheads 3 Star > 7.5 but less < or = 9.0 litres per minute	Toilets 4 Star	Basin Taps 6 Star	Kitchen Taps 4 Star		
Swimming Pool No					
ENERGY					
Hot Water Gas Instantaneous 6 Star	Air Conditioning 3 Phase	Air Conditioner EER Cooling 3.0 - 3.5 - Heating 3.5 - 4.0			
VENTILATION					
Laundry Natural Ventilation (has external window/door)	Bathroom Not Ducted	Kitchen Not Ducted			
OTHER					
Solar Photovoltaic System Yes	Size (kw) 6.5kw	Cooking Gas Cooktop/Electric Oven			
Living Room Ceiling Fans Yes	Bedroom Ceiling Fans Yes	Other Outdoor Clothes Line, Air Conditioning Zoned			
ADDITIONAL NOTES					
The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3.12.1, Build Sealing BCA Part 3.12.3. Insulation must be installed in accordance with AS3995.					
Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors AB5A 20856, BD4V 1201441, COLA 2011281					

SIGNATURE ESSENTIALS

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ISSUE	DESCRIPTION	DRAWN	DATE	208565	ITS
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A-5	CONSULTATION SET	WCL	7.03.22		V21
A-6	TILE AMENDMENTS	WCL	11.04.22		

09



WINDOW & DOOR SCHEDULES

1:1

FILE PATH: T:_WISDOM HOMES\2021\208565_TSANG\208565 TSANG SITING.ph



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wisdomhomes.com.au

PROJECT:
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ADDRESS:
**Lot 14 No.35 KINGS ROAD
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JOB No:
208565
LGA:
RYDE
DESIGN:
MANHATTAN 44 ENS.
V21
DRAWN:
ITS
PLOT DATE:
8/08/2022
SLAB CLASS:
'H1' CLASS
SHEET:
10

SITE ANALYSIS KEY

(1)

SINGLE STOREY

(2)

TWO STOREY

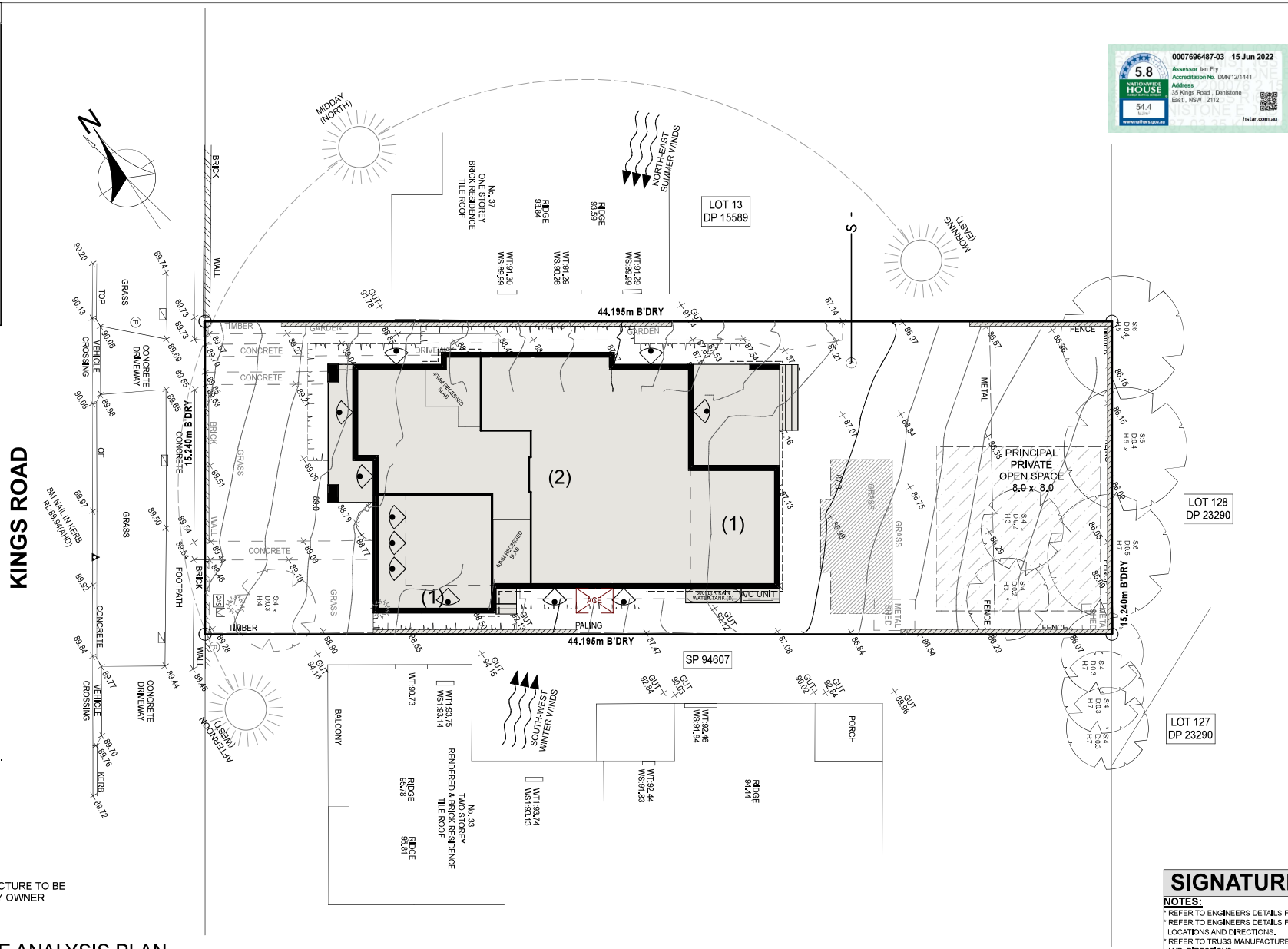
OVERLOOKING

PREVAILING WINDS

P

PRIVATE OPEN SPACE

SUNLIGHT/SHADOWING



'H1' CLASS SLAB
SALINE AFFECTED

Lot 14 No.35
AREA: 670.3 m²

STORMWATER DRAINAGE TBC.
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

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

EXCAVATE SITE APPROX. **550 & 940mm**
TO FORM JOB DATUM **R.L. 88.43 & R.L. 87.58 (AHD)** DATUM POINT 385mm
BELOW FINISHED FLOOR LEVEL.
EXTENT OF EXCAVATION AND BATTERS
TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION

EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER

SITE ANALYSIS PLAN
1:200

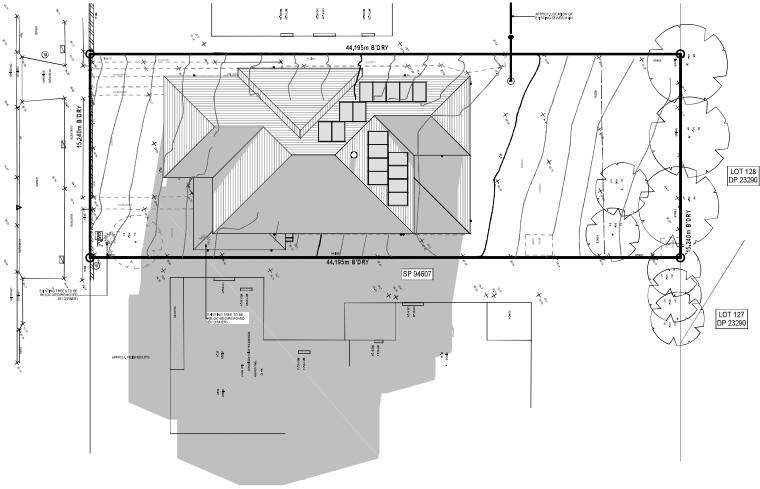
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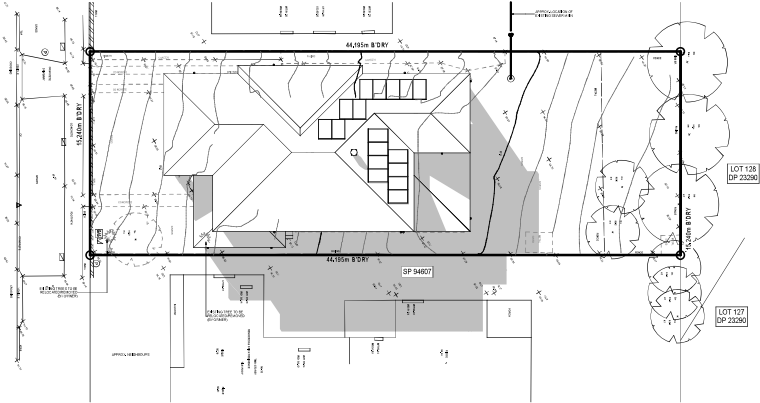
FILE PATH: T:\WISDOM HOMES\2021\208565\TSANG\208565 TSANG SITING.plh		PROJECT: PROPOSED BRICK VENEER DWELLING CLIENT: Mr P M TSANG & Mrs J TSANG ADDRESS: Lot 14 No.35 KINGS ROAD DENISTONE EAST		<div><div><div>⊗ EXHAUST FAN</div><div>☼ SMOKE ALARM AS 3786-1993</div></div><div><div>LODGEMENT:</div><div>DP No:</div></div><div><div>D.A/C.C</div><div>15589</div></div><div><div>*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES, BUILDERS LIC. No 131951C.</div></div></div>		NOTES. 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 & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.		REVISION SCHEDULE				JOB No: 208565 LGA: RYDE DESIGN: MANHATTAN 44 ENS. FAÇADE: SAVANNAH COVERED BALCONY		3,8,1,3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS588-2013 DRAWN: ITS PLOT DATE: 8/08/2022 SLAB CLASS: 'H1' CLASS SHEET:	
<div><div><div>W</div><div>WISDOM</div></div><div><div>1300 855 775</div><div>wisdomhomes.com.au</div></div></div>						ISSUE	DESCRIPTION	DRAWN	DATE						
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KINGS ROAD



21st June 9am

KINGS ROAD



21st June 12pm

SHADOW DIAGRAMS JUNE 21

1:400, 1:100

FILE PATH: T:\WISDOM HOMES\2021\208565_TSANG\208565 TSANG SITING.ph



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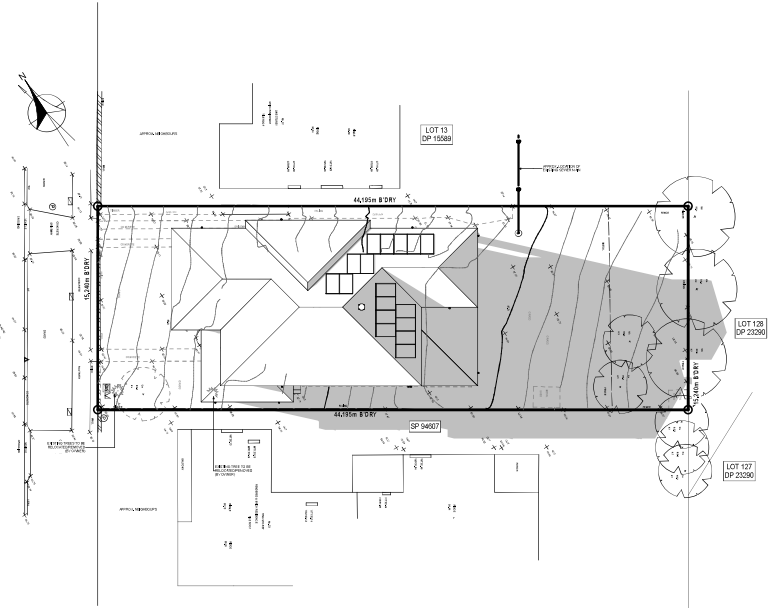
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KINGS ROAD

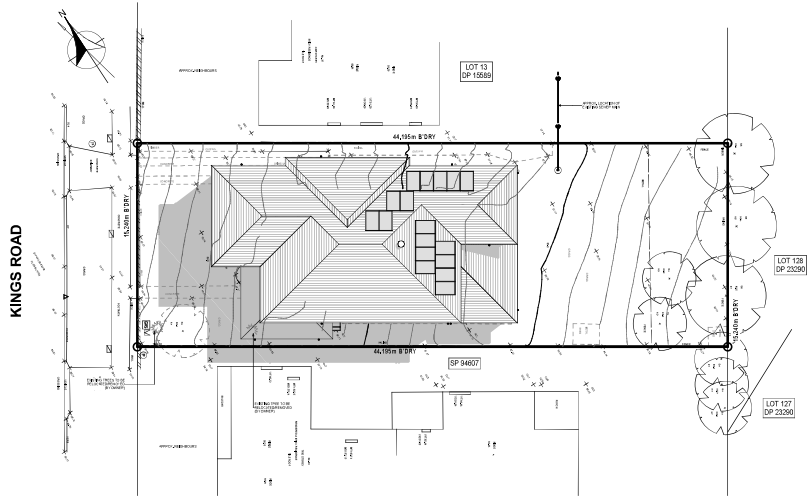


21st June 3pm

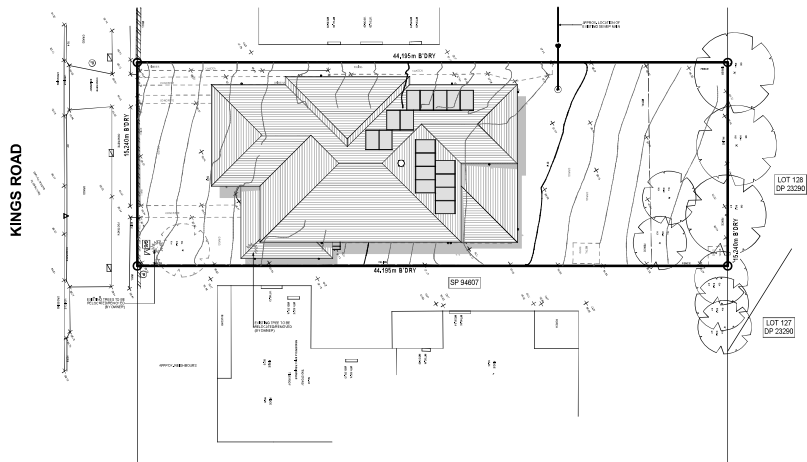
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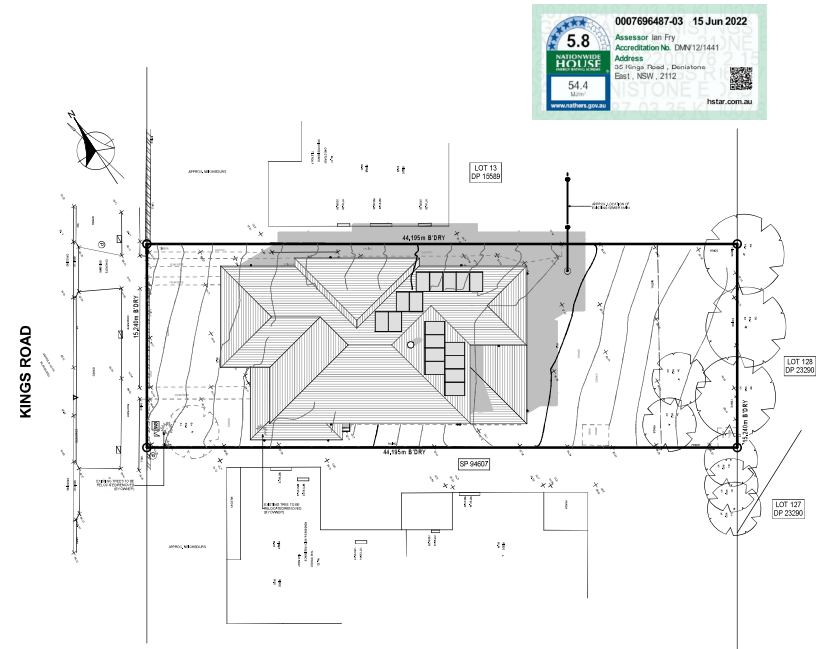
31st December 9am (1)



31st December 12pm

SHADOW DIAGRAMS DECEMBER 31

1:400



31st December 3pm

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A-7	DOUBLE GLAZING	WCL	8.06.22
B-8	SUBMISSION PLANS	MDI	05.08.22
A-3	CONTRACT PLANS	NK	07/02/22
A-4	EMAILS DATED 14/02/22	NK	14/02/22
A-5	CONSULTATION SET	WCL	7.03.22
A-6	TILE AMENDMENTS	WCL	11.04.22

JOB No:

208565

LGA:

RYDE

DESIGN:

MANHATTAN 44 ENS.

FACADE:
SAVANNAH COVERED
BALCONY

DRAWN:

ITS

PLOT DATE:

8/08/2022

SLAB CLASS:

'H1' CLASS

SHEET:

13



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