

Proposed Dwelling House
1 Queen Street, Revesby
Lot C DP 401469

Design Facts:		
Site Area	:	516.40 m²
Max FSR Allowed	:	= 258.40 m² (0.5:1)
GFA Proposed	:	= 308.65 m² (0.59:1% GF 168.40 + FF 140.25)
Ground Floor Area	:	= 181.97 m²
First Floor Area	:	= 165.50 m²
Garage Area	:	= 27.60 m²
Porch	:	= 4.40 m²
AI Fresco	:	= 10.80 m²
Balcony	:	= 06.68 m²
Total Area	:	= 396.95 m²
Landscape Area Required	:	= 101.00 m² (45% of Front Area between House and Street)
Landscape Area Proposed	:	= 73.44m² (72.7% of site Area)
Private Open Space Behind Building Line	:	= 93.73m² - (PPOS min 20 m²)

Drawings List

- DA000 - Cover Page
- DA001 - Site Analysis Plan
- DA100 - Site Plan
- DA200 - Ground Floor Plan
- DA201 - First Floor Plan
- DA300 - Elevations
- DA301 - Elevatoins
- DA302 - Section / Window Schedule
- DA400 - Concept Landscape Plan
- DA500 - Concept Stormwater Plan
- DA501 - Erosion and Sendimentation Control
- DA600 - Shadow Diagram

BUILDER SHALL COMPLY WITH THE FOLLOWING BUT NOT LIMITED TO:

GENERAL NOTATION :

NCC/BCA COMPLIANCE:

AUSTRALIAN STANDARD COMPLIANCE:

- All work to be carried out in accordance with the requirements of The Principal Certifying Authority and BCA/NCC 2016.
- All demolition work to be carried out in accordance with AS 2601 - 1991
- Silt/sediment control measures to be in place prior excavation or construction work
- Protection measures are required for each tree being retained on site and shall be established before building operations begin and constructed in accordance with council's requirements
- Removal of asbestos cement sheeting must be carried out by licensed contractors & in accordance with Council's information sheets "Demolition of Asbestos Cement Sheeting".
- Pedestrian access, including disabled & pram access during road work to be maintained as per AS 1742.3,
- "Part 3 - Traffic control devices for works on roads".
- Builder shall make good all disturbed areas adjacent to the works on council's road. Footpath are to be restored to the satisfaction of the principal certifying authority.
- All concrete footings, floor slabs, columns & timber roof framing to structural engineer's detail.
- All storm water requirements, external RL and driveway levels to hydraulic engineer's details.
- All landscape areas, existing trees, driveway, drying yard and fencing to landscape architects details.
- Car parking ventilation to mechanical engineer's details.
- Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath.
- All Laundry shall be provided with mechanical clothes dryer.
- The reflectivity index of glass used in the external facade of the building is not to exceed 20%.
- A single master T.V. antenna is to be installed to service each building & provision made for connection to each dwelling unit within the building.
- All bathroom and WC windows shall be fitted and maintained with obscure glass.
- Unless the door in a sanitary room swings out or slide, where distance between the path of door swing and toilet suit less than 1.2 m, the door must be installed with removable hinges
- Drawings to be read in conjunction with Specifications

VOLUME TWO (Class 1 and Class 10)

Section 1 (General Provisions)

Part 1.3, Clause 1.3.2: Classification - Buildings classified as - CLASS 1a

Section 3 (Acceptable Construction)

Buildings shall be constructed in accordance with:

- | | |
|--------------|-----------------------------|
| - Part 3.1.3 | Termite Risk Management |
| - Part 3.3.4 | Weather Proofing of Masonry |
| - Part 3.5.1 | Roof Cladding |
| - Part 3.5.2 | Gutters and Downpipes |
| - Part 3.5.3 | Wall Cladding |
| - Part 3.6 | Glazing |
| - Part 3.7.2 | Smoke Alarm |
| - Part 3.7.3 | Heating Appliances |
| - Part 3.8.1 | Wet Areas |
| - Part 3.8.3 | Facilities |
| - Part 3.8.4 | Light |
| - Part 3.8.6 | Sound Insulation |
| - Part 3.9.1 | Stair Construction |
| - Part 3.9.2 | Balustrades |

Building shall be constructed in accordance with but not limited to the following Australian Standards

- | | |
|---------------|---|
| • AS/NZS1664 | aluminium structures |
| • AS/NZS 1905 | components for the protection of openings |
| • AS 2050 | installation of roof tiles |
| • AS 2047 | windows in buildings - selection and installation |
| • AS 3660 | protection of buildings from subterranean termites |
| • AS 2327 | composite structures |
| • AS 2870 | residential slabs and footings construction |
| • AS 1684 | residential timber-framed construction |
| • AS 3700 | masonry structures |
| • AS 3013 | electrical installations |
| • AS 1668 | the use of mechanical ventilation and air conditioning in buildings |
| • AS 3786 | smoke alarms |
| • AS 1288 | glass in buildings - selection and installation |

Notes

Smoke detectors to comply with AS 3786 & Part 3.7.2 of the BCA.

All waterproofing of wet areas to comply with AS 3740 -1994, waterproofing of wet areas within Residential Buildings as per Volume 2 Part 3.8.1 of the BCA.

All balustrades to comply with Volume 2 Part 3.9.2 of the BCA.

All work is to be carried out in accordance to the Building Code of Australia.

FOR DA ONLY

Job # MD1036 DA100



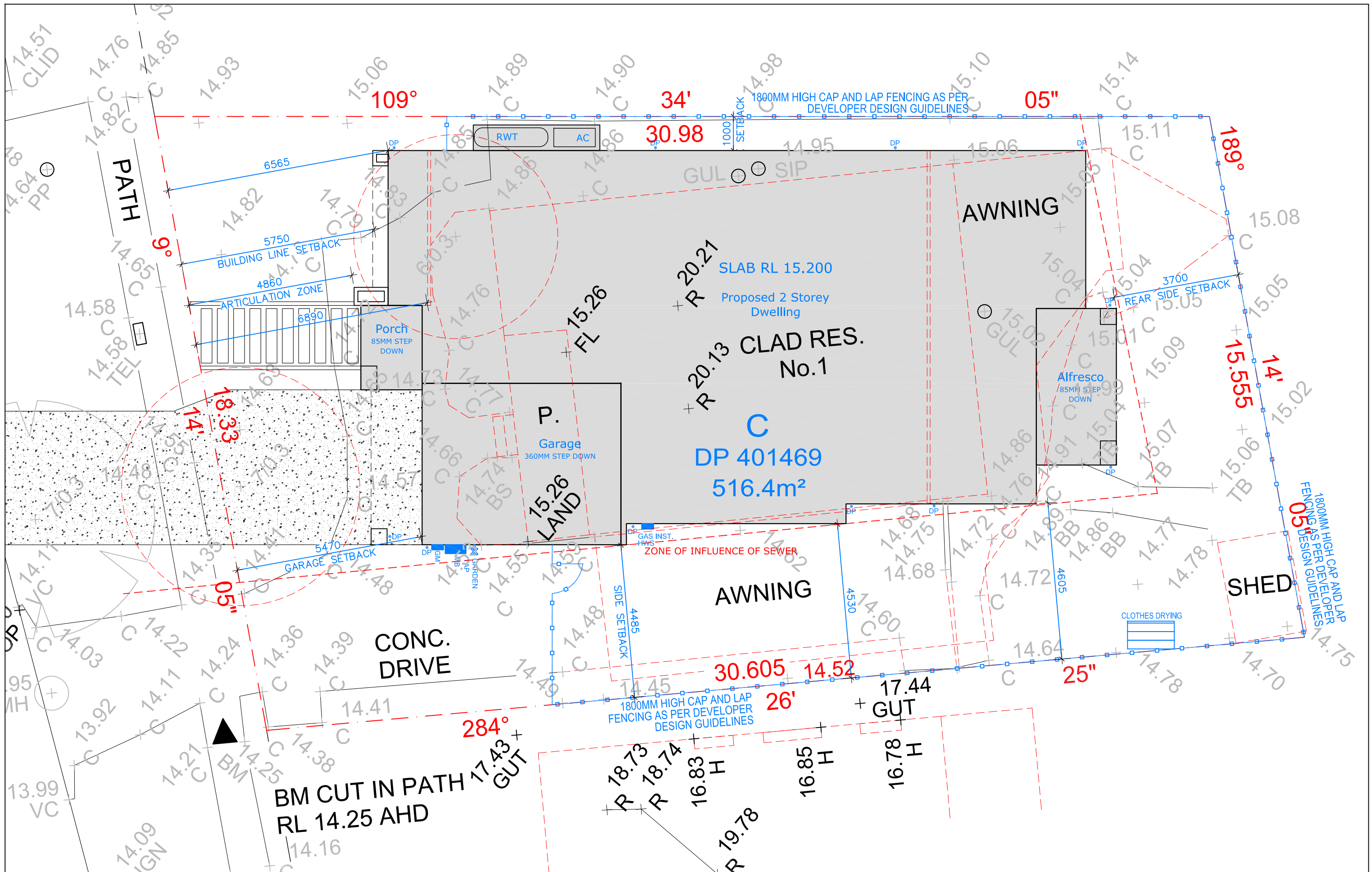
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Drawing Title		
Cover		
Lodged at:	Canterbury Bankstown Council	Scale 1:100 (A3)
Drawn By	VP	Checked NM
Date	Jun 22	

Project
Proposed Demolition and Dwelling House
Address:
1 Queen Street, Revesby
Lot C DP 401469

A	Issued for DA	NM	27.06.2022
Issue	Description	By	Date



SITE PLAN

FOR DA ONLY

Job # MD1036 DA100



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North



Drawing Title

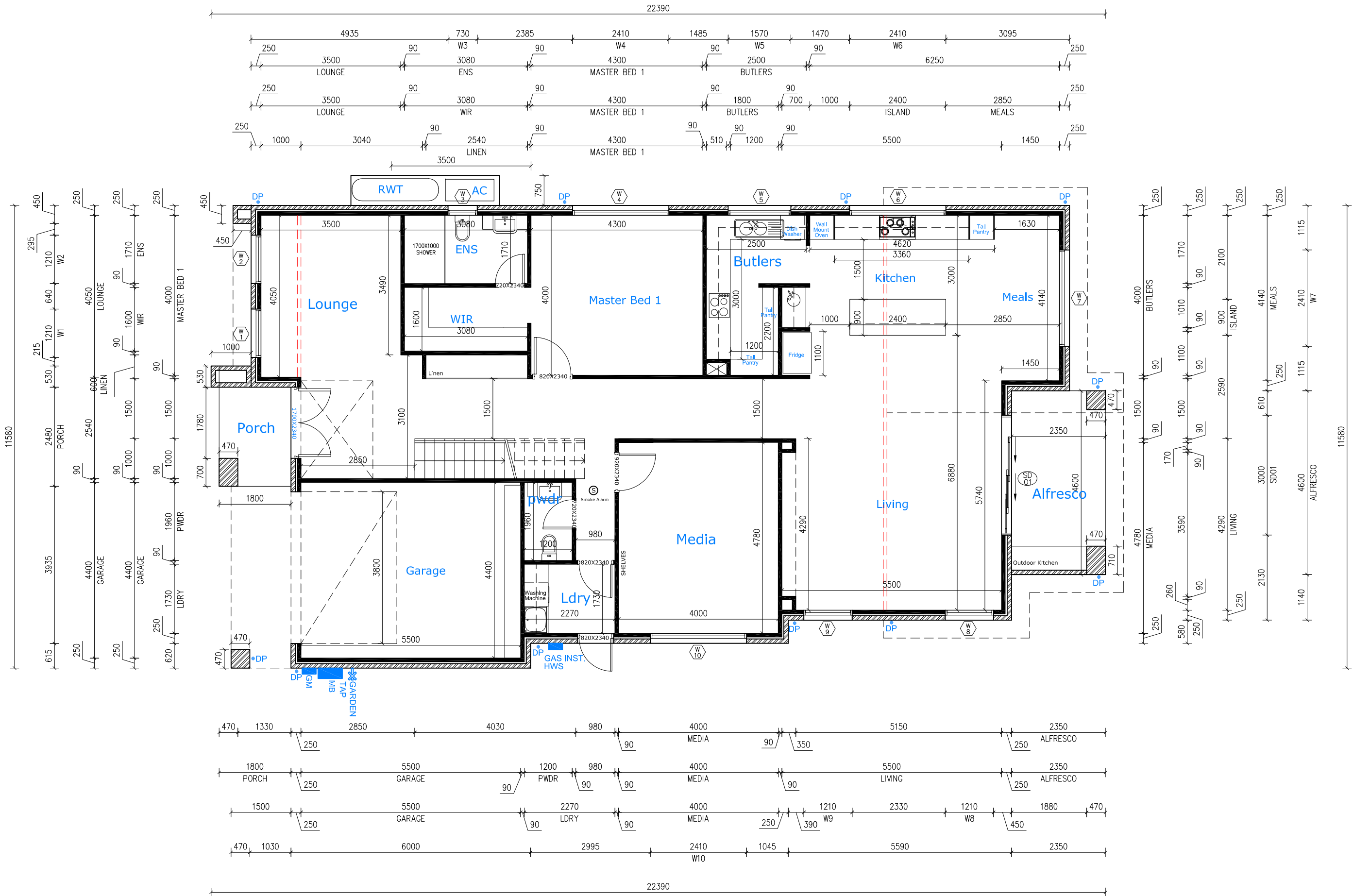
Site Plan

Lodged at: Canterbury Bankstown Council
Drawn By: VP
Checked: NM
Date: Jun 22
Scale: 1:100 (A3)

Project

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GROUND FLOOR PLAN

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Job # MD1036 DA200



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Drawing Title
Ground Floor Plan

Lodged at: Canterbury Bankstown Council
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Date: Jun 22
Scale: 1:100 (A3)

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FIRST FLOOR PLAN

FOR DA ONLY

Job # MD1036 DA201



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Drawing Title

First Floor Plan

Lodged at: Canterbury Bankstown Council

Drawn By: VP

Checked: NM

Scale: 1:100 (A3)

Date: Jun 22

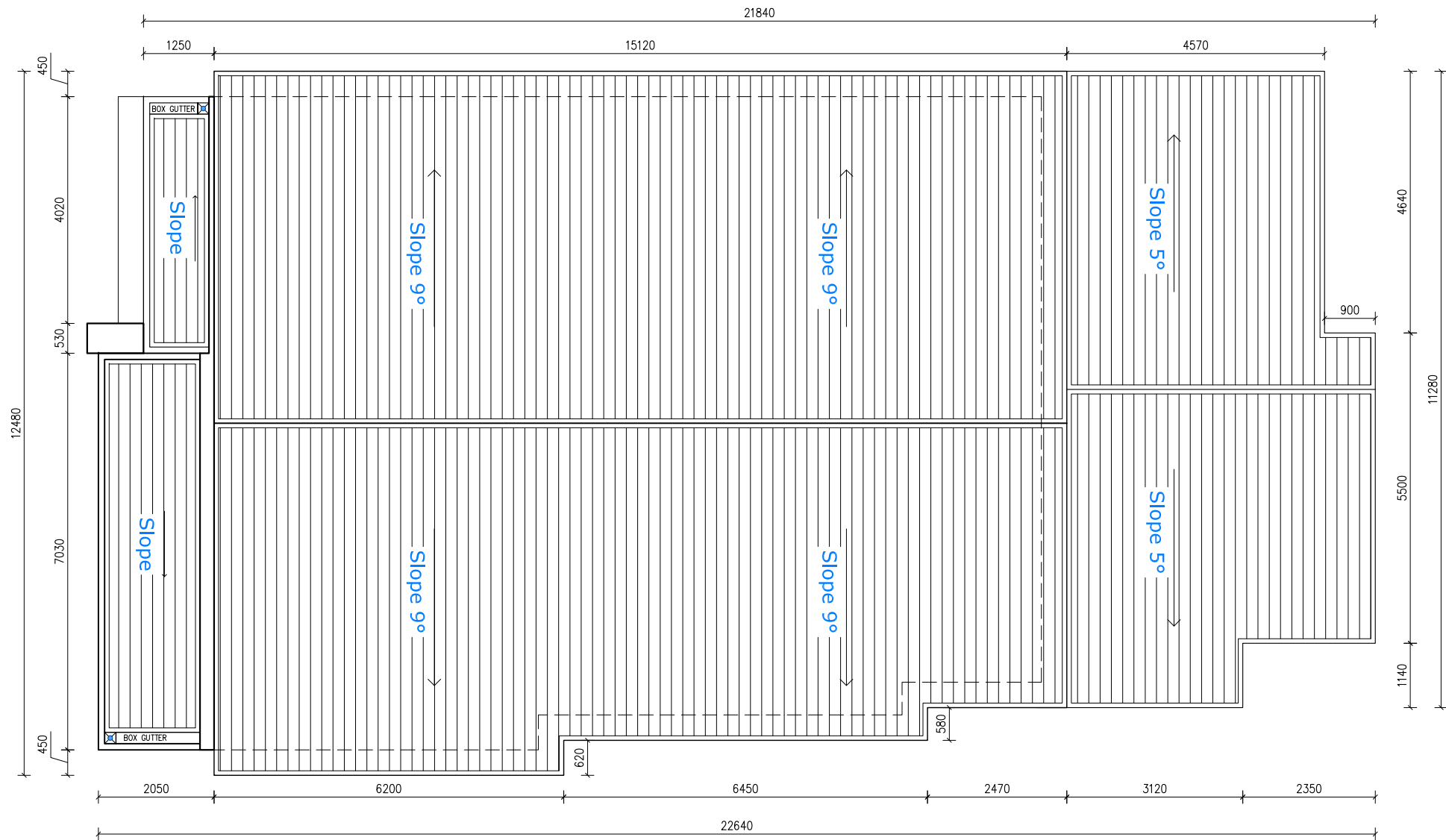
Project

Proposed Demolition and Dwelling House

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ROOF PLAN

FOR DA ONLY

Job # MD1036 DA202



MISTRY
DESIGNS

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Drawing Title
Roof Plan

Lodged at: Canterbury Bankstown Council

Drawn By: VP

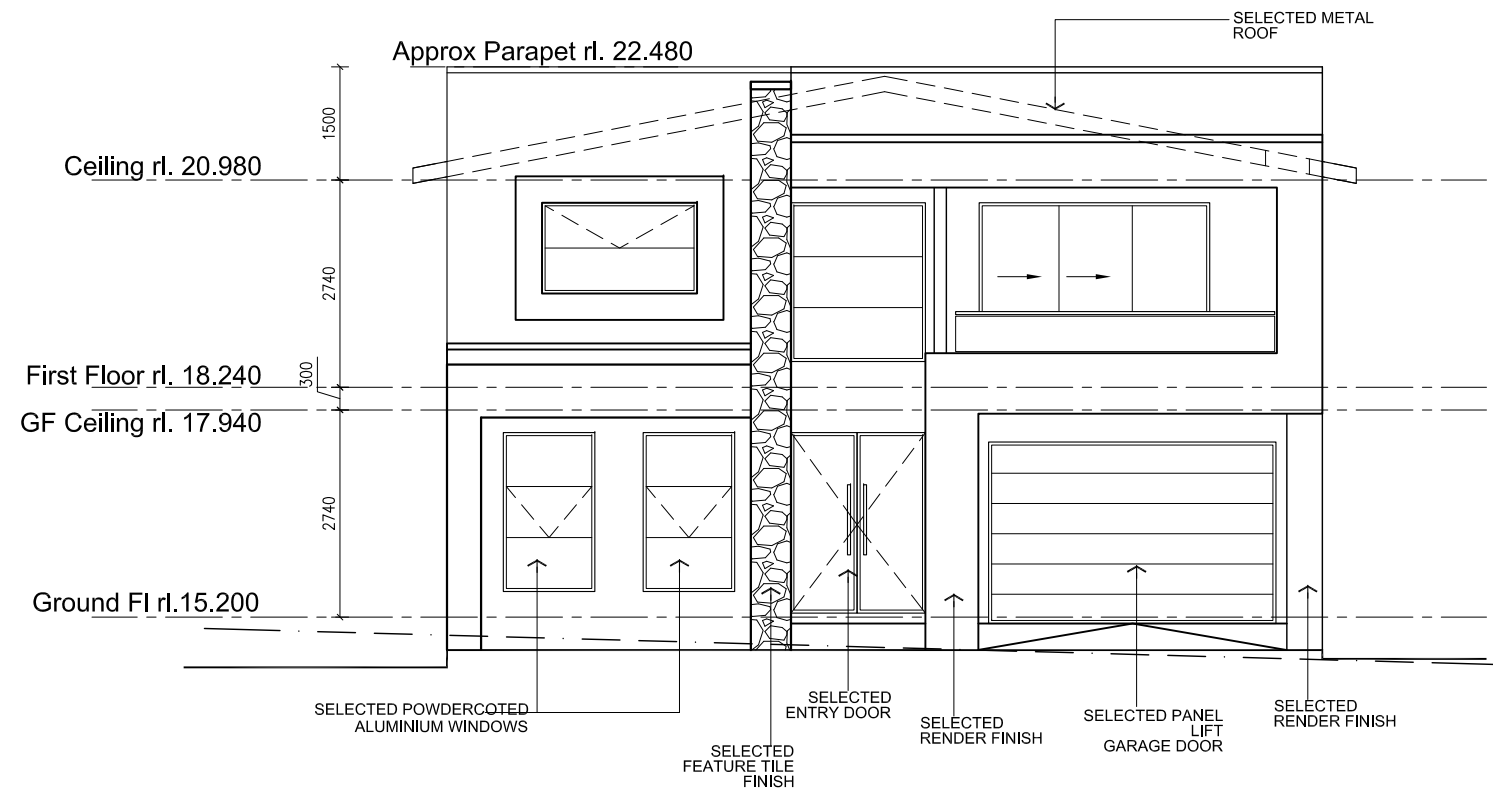
Checked: NM

Date: Jun 22

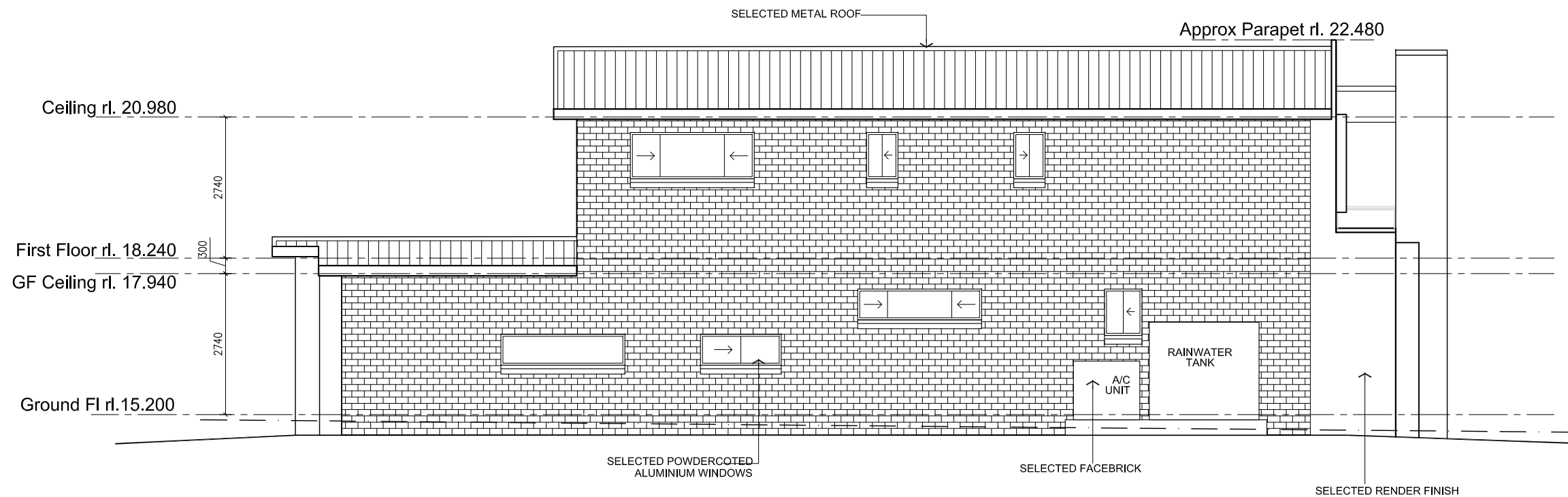
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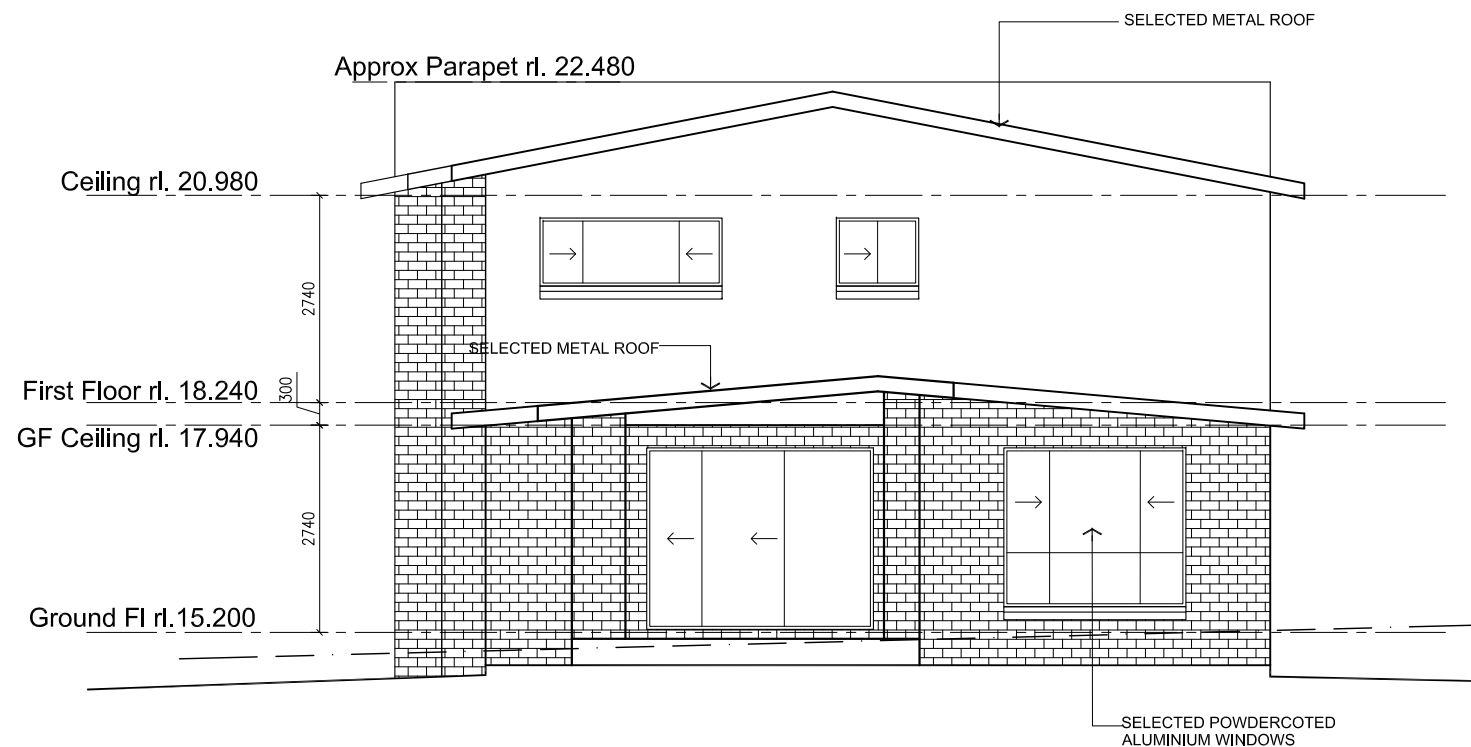
WEST ELEVATION



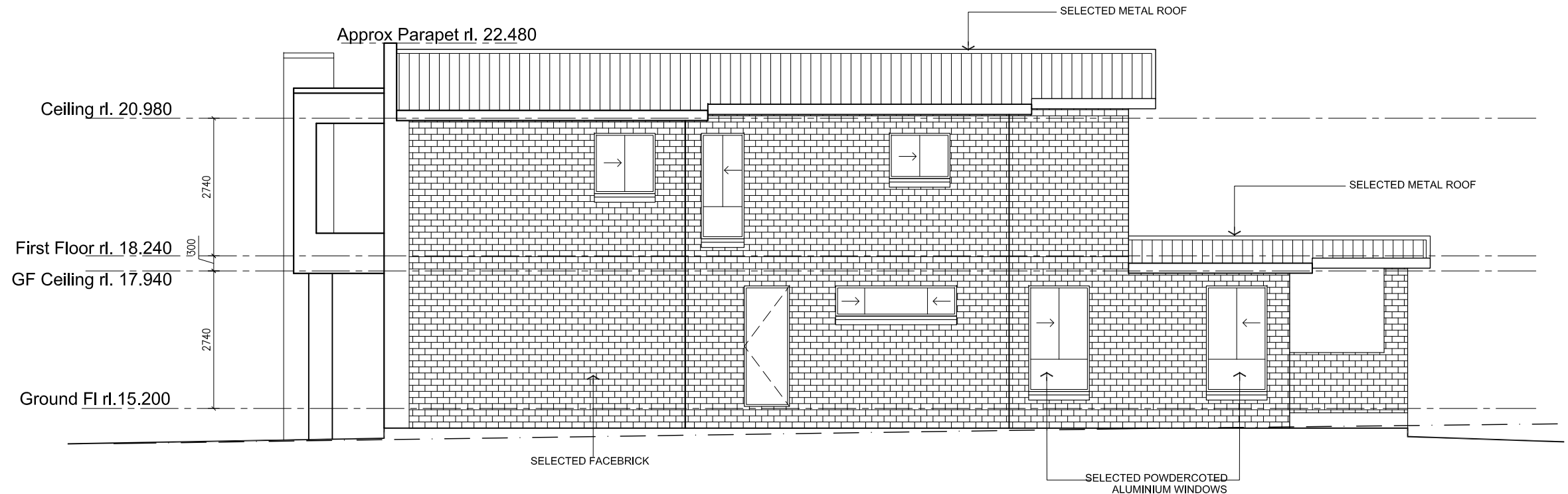
NORTH ELEVATION

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Job # MD1036 DA300



EAST ELEVATION



SOUTH ELEVATION

FOR DA ONLY

Job # MD1036 DA301



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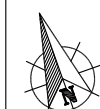


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North



Drawing Title

Elevations

Lodged at: Canterbury Bankstown Council **Scale:** 1:100 (A3)
Drawn By: VP **Checked:** NM **Date:** Jun 22

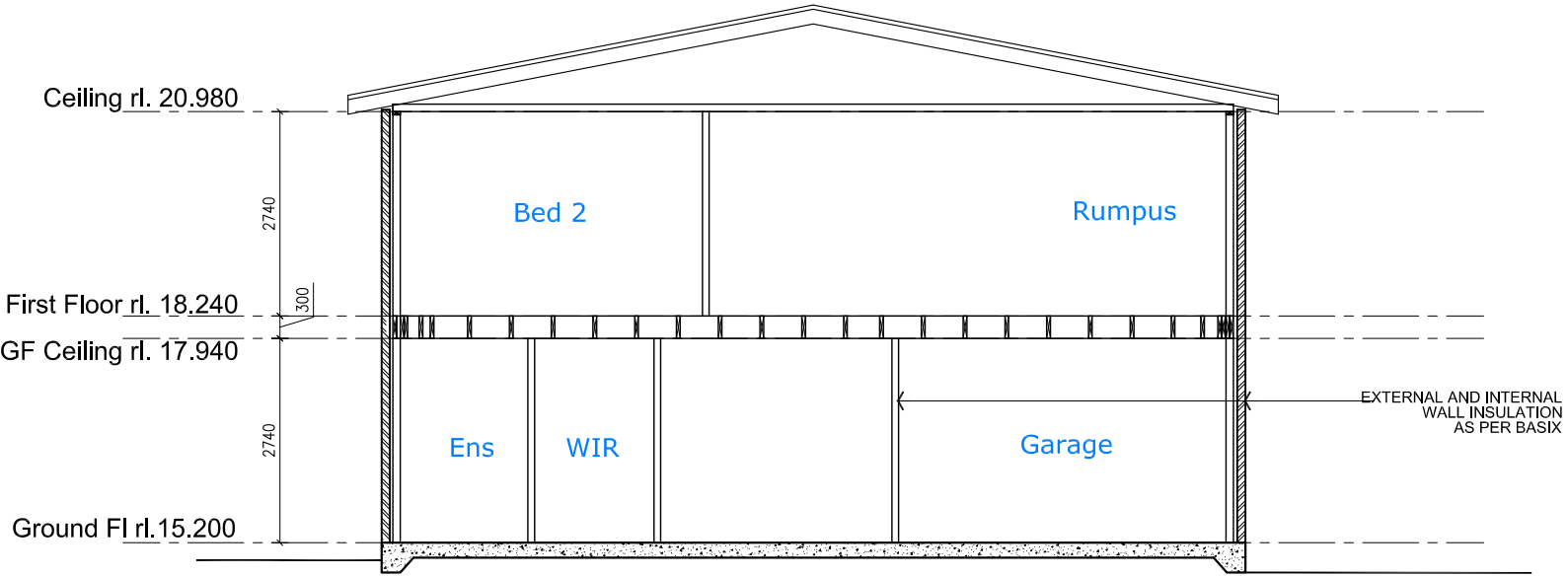
Project

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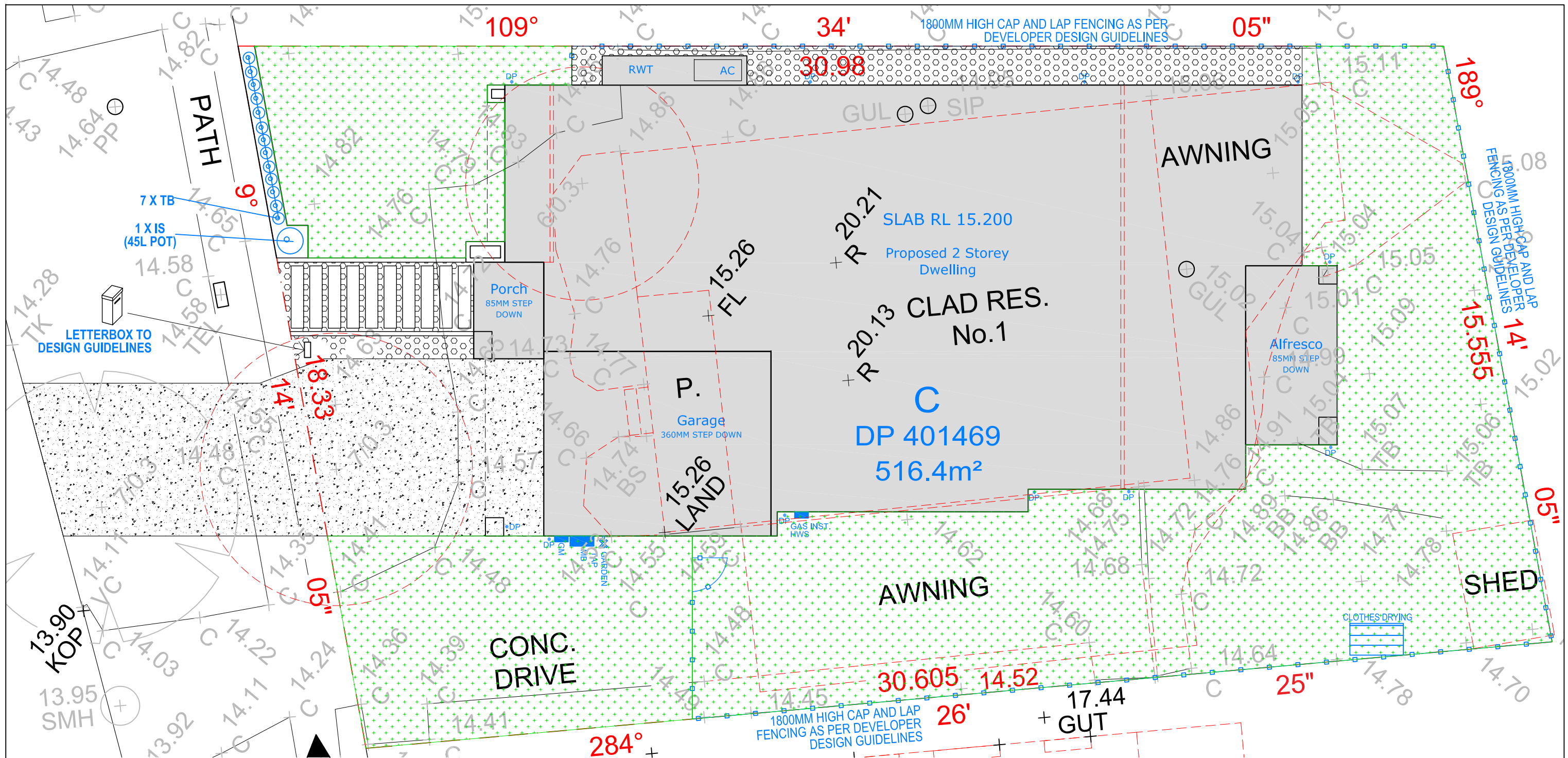
SECTION

Window #	Dimensions WxH	Window Type
W 01	850X2100	F_A_F
W 02	850X2100	F_A_F
W 03-OP	730X900	S-F
W 04	2410X600	S-F-S
W 05	1570x600	S-F
W 06	2410X600	FIXED GLASS SPLASHBACK
W 07	2410X2100	S-F-S_F_F_F
W 08	1210X2100	S-F_F
W 09	1210x2100	S-F_F
W 10	2410x600	S-F-S
W 11	1780x2100	THREE FIXED GLASS PANELS
W 12	2050X1200	A_F
W 13-OP	610X900	S-F
W 14-OP	610X900	S-F
W 15	2410X900	S-F-S
W 16-OP	1090X900	S-F
W 17	2410x900	S-F-S
W 18-OP	1210X900	S-F
W 19	850x2100	S-F_F
W 20	1210x1200	S-F
Sliding #	Dimensions WxH	
SD 01	3000X2400	S-S-F
SD 02	3050X2400	S-S-F

OP - OPAQUE GLASS

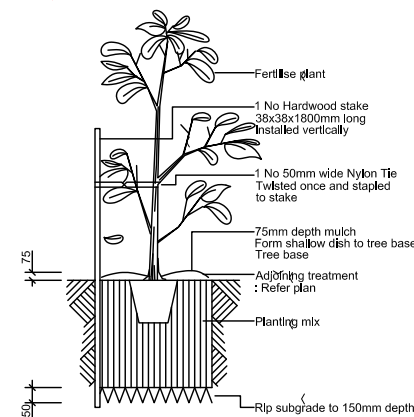
WINDOW SCHEDULE

FOR DA ONLY
Job # MD1036 DA302

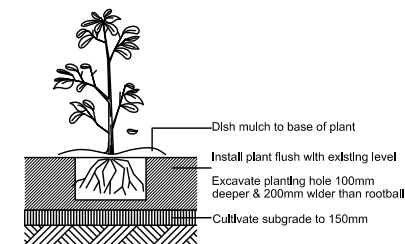


LEGEND

- Turf
- Selected brick garden edging
Lay a single course of brick paver in a mortar haunch.
- Selected Pebbles or Concrete
50mm selected pebbles on firm compacted base
- TB - TRISTANOPSIS BURGUNDY BLUSH PBR
- IS - INDIAN SUMER WHITE WEEPING CREPE MYRTLE (45L POT SIZE)



45 litre Tree planting
Detail. Not To Scale.



Planting in garden beds
Detail. Not To Scale.

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North



Drawing Title

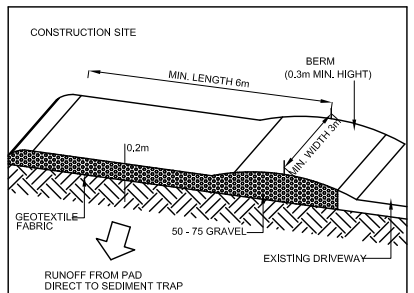
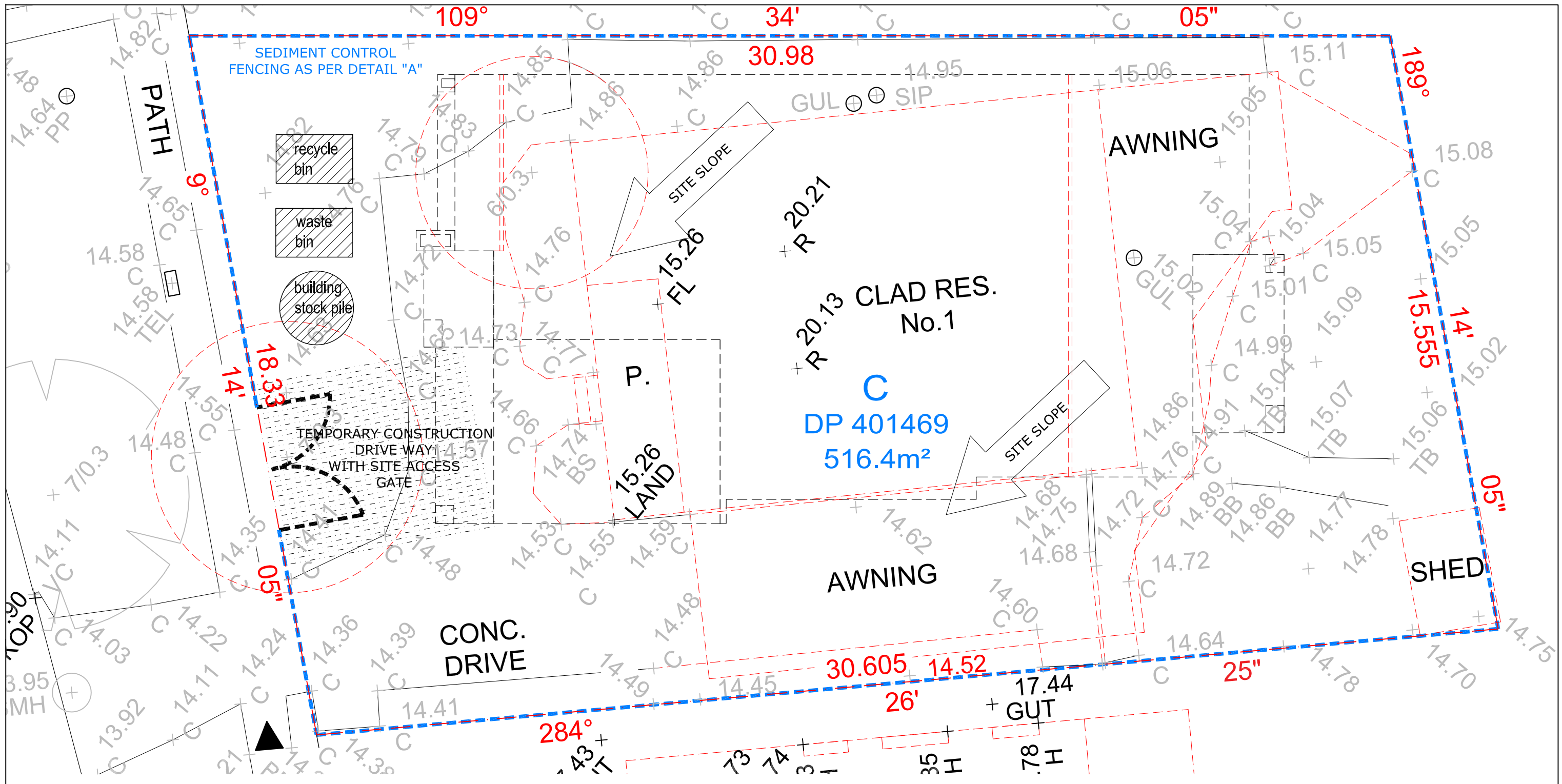
Concept Landscape Plan

Lodged at: Canterbury Bankstown Council
Drawn By: VP
Checked: NM
Date: Jun 22
Scale: 1:100 (A3)

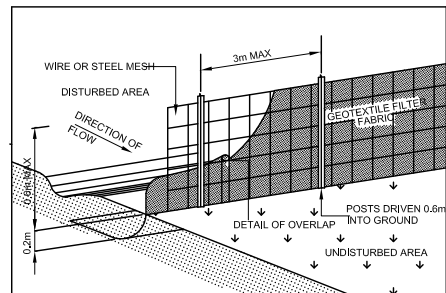
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TEMPORARY CONSTRUCTION DRIVEWAY
(NOT TO SCALE)



SEDIMENT FENCE (NOT TO SCALE)
DRAINAGE AREA 0.6 ha MAX. SLOPE GRADIENT
12 MAX. SLOPE LENGTH 60M MAX

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Drawing Title
Concept Sediment Control Plan

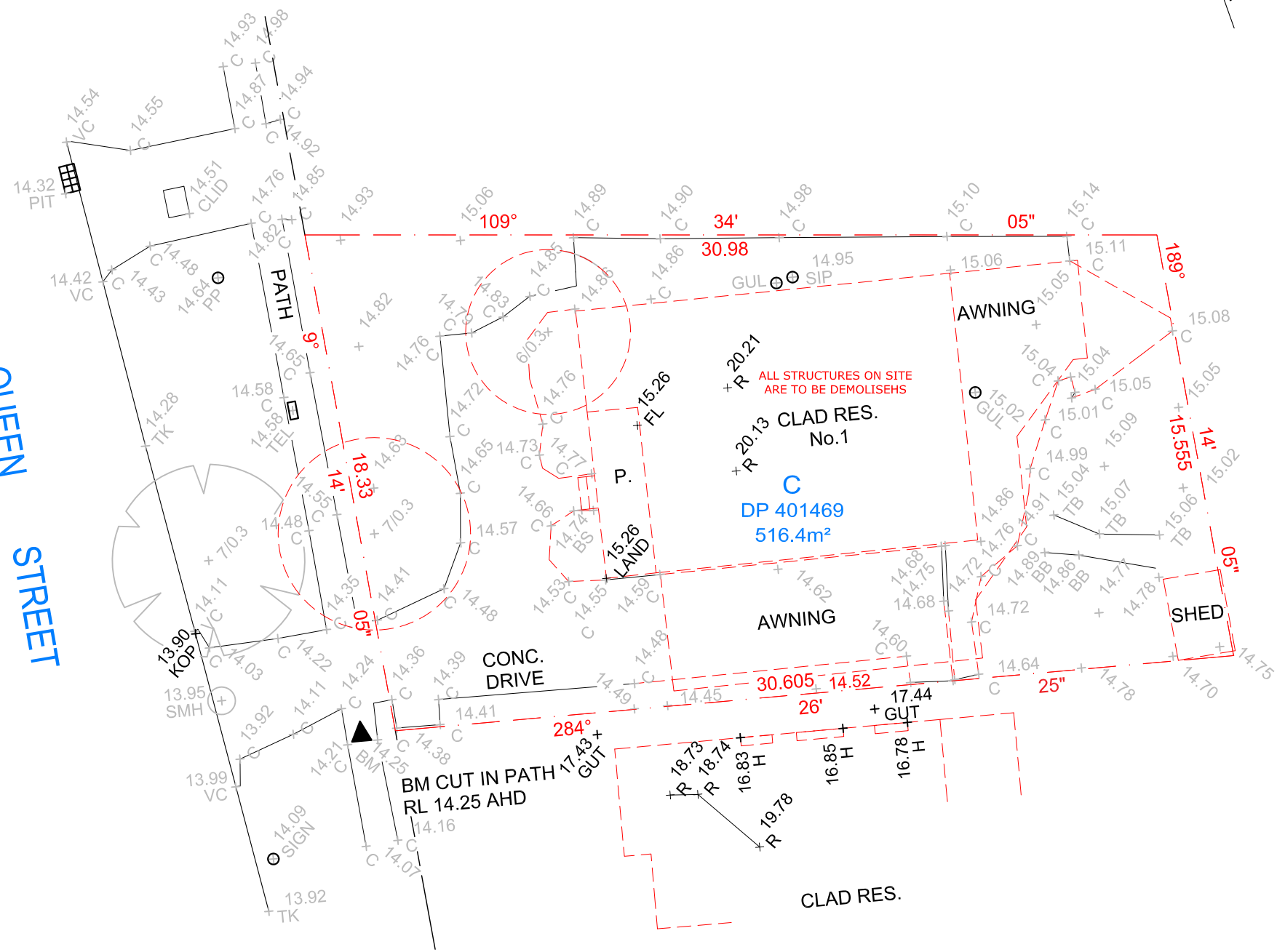
Lodged at: Canterbury Bankstown Council
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Checked: NM
Date: Jun 22

Scale: 1:100 (A3)
Date: Jun 22

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QUEEN STREET



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Drawing Title
Demolition Plan
Lodged at: Canterbury Bankstown Council
Drawn By: VP
Checked: NM
Date: Jun 22
Scale: 1:100 (A3)

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