

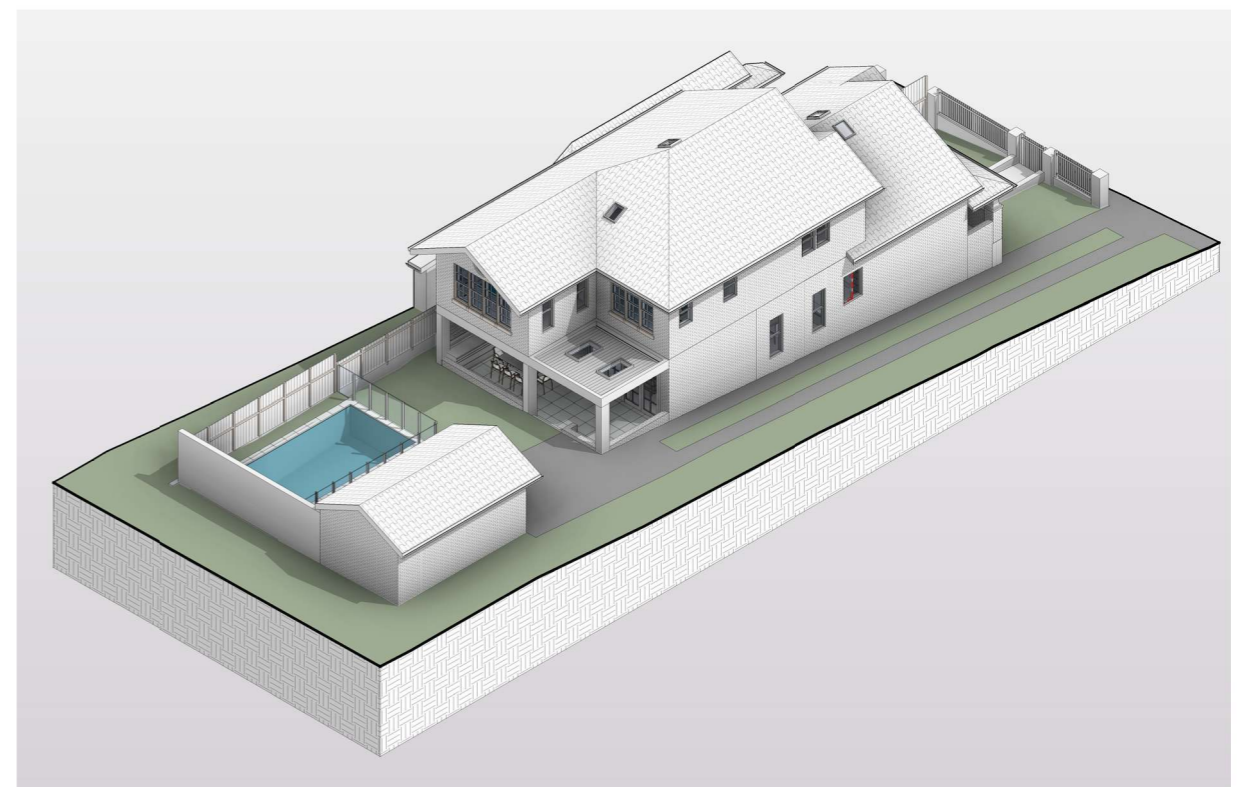
ALTERATIONS AND ADDITIONS

40 HAY STREET, CROYDON PARK NSW

PROJECT NUMBER: HTH2208

DATE: 30/01/2023

SHEET N°	SHEET NAME
A0.01	COVER SHEET
A1.01	SITE PLAN
A1.02	SITE CALCULATION PLAN
A1.03	DEMOLISHING PLAN
A1.04	GROUND FLOOR PLAN
A1.05	LEVEL 1 FLOOR PLAN
A1.06	LANDSCAPE PLAN
A2.01	WEST AND NORTH ELEVATION
A2.02	EAST AND SOUTH ELEVATIONS
A2.03	ROOF PLAN
A2.04	STREET ELEVATION
A3.01	SECTIONS
A4.01	SHADOW DIAGRAM 21.06 8AM
A4.02	SHADOW DIAGRAM 21.06 9AM
A4.03	SHADOW DIAGRAM 21.06 12PM
A4.04	SHADOW DIAGRAM 21.06 3PM
A4.05	SHADOW DIAGRAM 21.06 4PM
A5.04	MATERIALS AND FINISHES SCHEDULE
A6.01	BASIX NOTES
A10.01	3D IMAGE 1
A10.02	3D IMAGE 2
A10.03	PERSPECTIVES
A10.04	PERSPECTIVE
NP 1.01	NOTIFICATION SITE PLAN
NP 1.02	NOTIFICATION ELEVATIONS
NP 1.03	NOTIFICATIONS ELEVATIONS



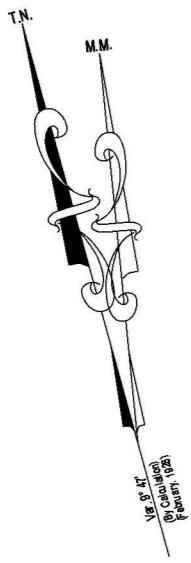
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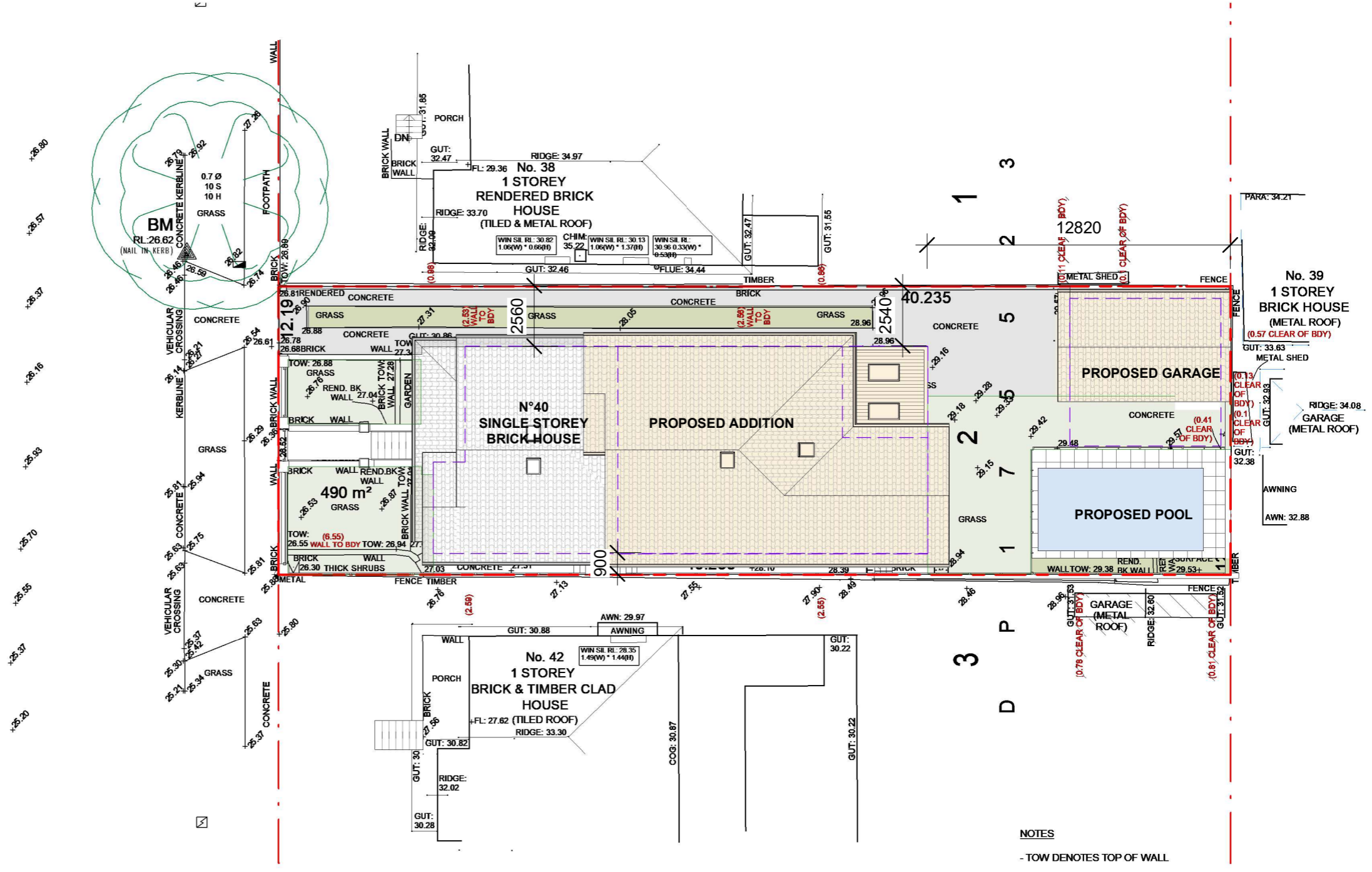
J



STREET

HAY

- LEGEND**
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS METER
 - WATER METER
 - GULLY PIT & LINTEL
 - DRAINAGE PIT
 - SIGNPOST
 - UNKNOWN PIT
 - GRATED DRAIN
 - HYDRANT
 - BOUNDARY TRAP
 - SEWER MAN-HOLE
 - STOP VALVE
 - GAS TAP/VALVE
 - TELSTRA POLE
 - TRAFFIC SIGNAL POST
 - VENT PIPE
 - ELECTRICAL JUNCTION BOX
 - TRANSFORMER



- NOTES**
- TOW DENOTES TOP OF WALL
 - COG DENOTES CHANGE OF GRADE
 - REND. BK WALL DENOTES RENDERED BRICK WALL

1 SITE PLAN
A2.01 1 : 200

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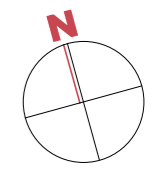
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DRAWING TITLE **SITE & SITE ANALYSIS PLAN**
PROJECT **ALTERATIONS AND ADDITIONS**
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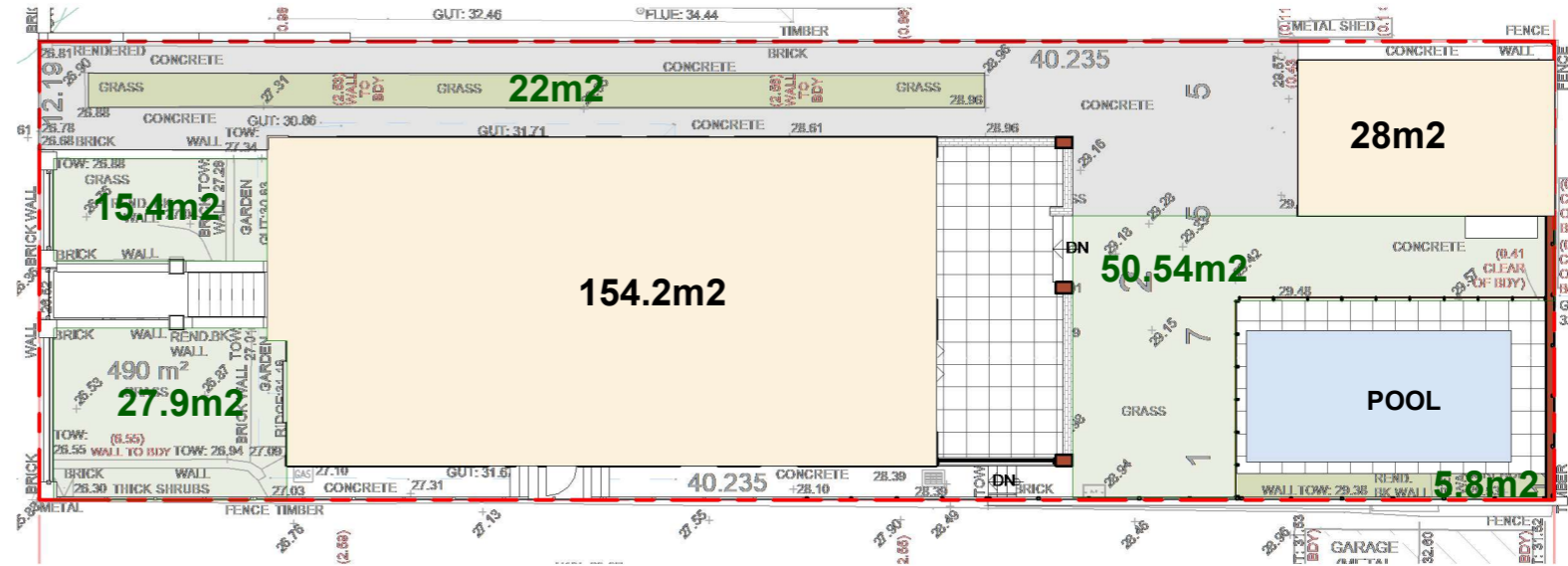
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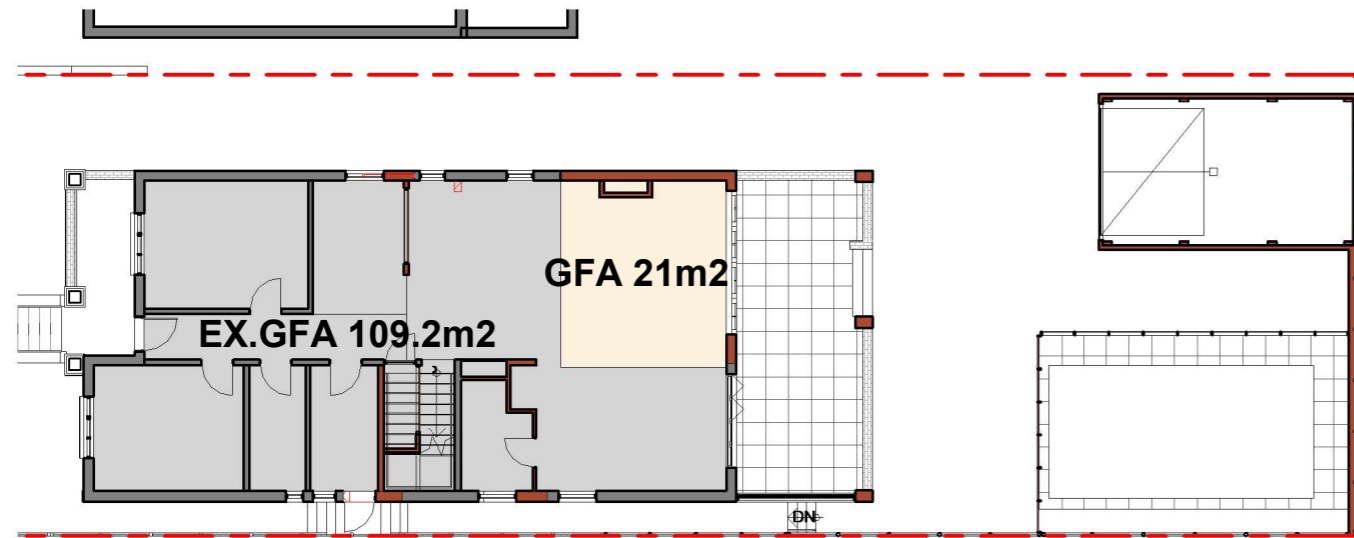
COMPLIANCE TABLE

SITE AREA 490m²

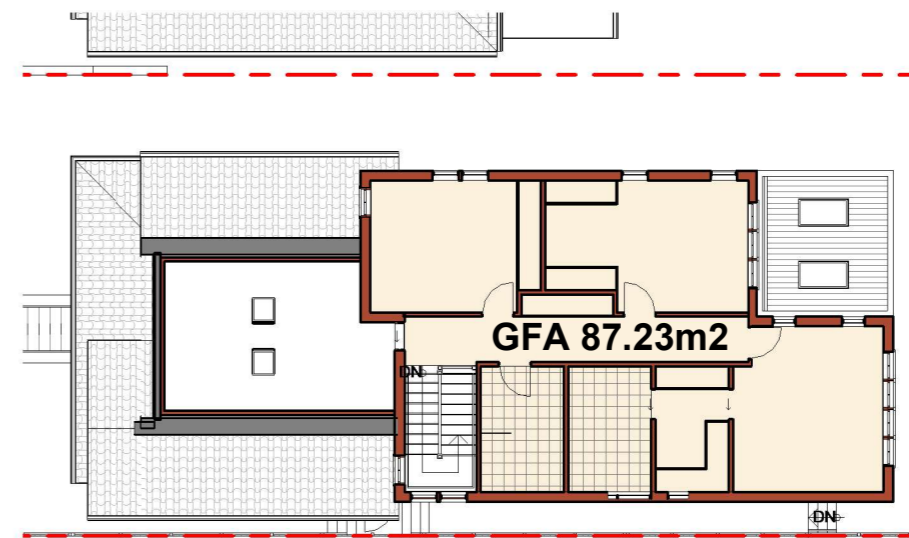
	PROPOSED	DCP LEP REQUIREMENTS
GFA	217.43m ²	FSR 1:55 OR 269.5m ²
LANDSCAPING DEEP SOIL	93.84m ² - 19.15%	MIN 20% or 98m ²
LANDSCAPING	121.3m ² -24.75%	
MAX.WALL HEIGHT	6.46m	7.0m
MAX. HEIGHT	8.83m	8.5m
FRONT SETBACK	EXISTING	
SIDE COVERAGE	37.18%	MAX 50%
REAR SETBACK	12.820m	MIN 6.0m
SIDE SETBACK	0.9m & 2.54m	MIN 0.9m
MAX AREA OF ALL OUTBUILDINGS	28m ²	45m ²



1 SITE CALCULATION PLAN
A2.01 1 : 200



2 GROUND FLOOR GFA
A2.01 1 : 200



3 LEVEL 1 GFA
A2.01 1 : 200

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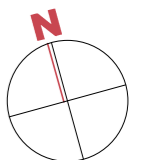
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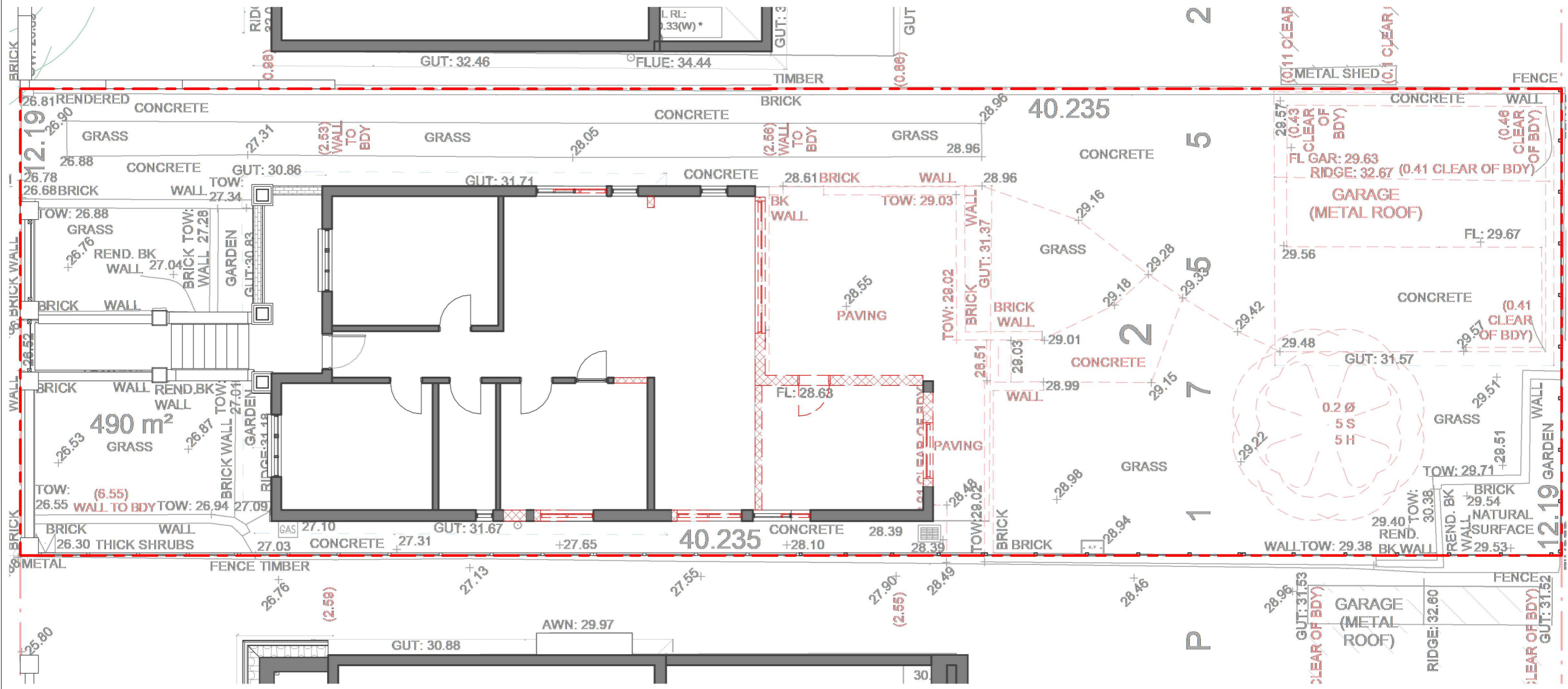
DRAWING TITLE SITE CALCULATION PLAN
PROJECT ALTERATIONS AND ADDITIONS
ADDRESS 40 HAY STREET, CROYDON PARK NSW

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1 GROUND FLOOR DEMOLISHING PLAN
A2.01 1 : 100

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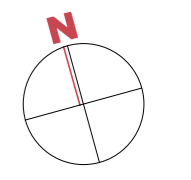
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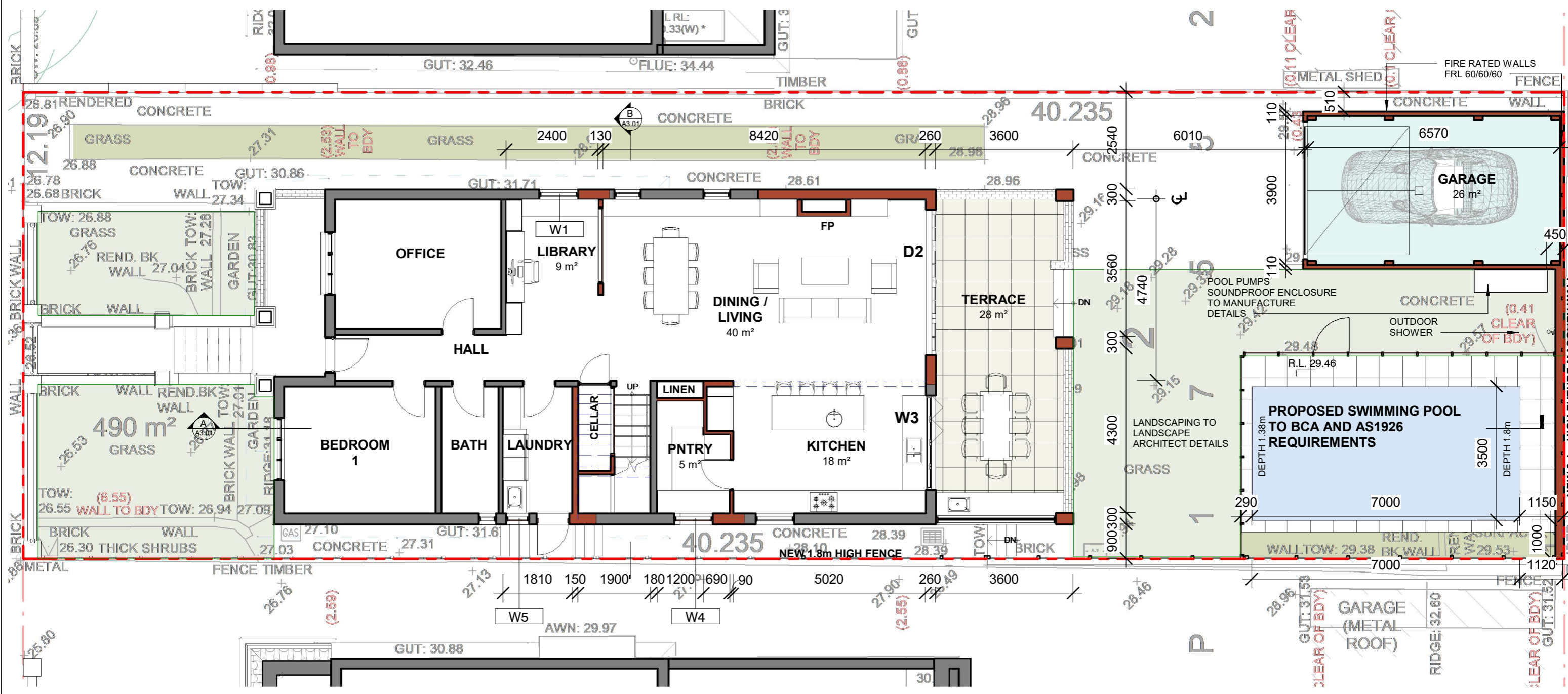
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DRAWING TITLE	DEMOLISHING PLAN
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1 GROUND FLOOR PLAN
A2.01 1 : 100

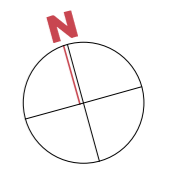
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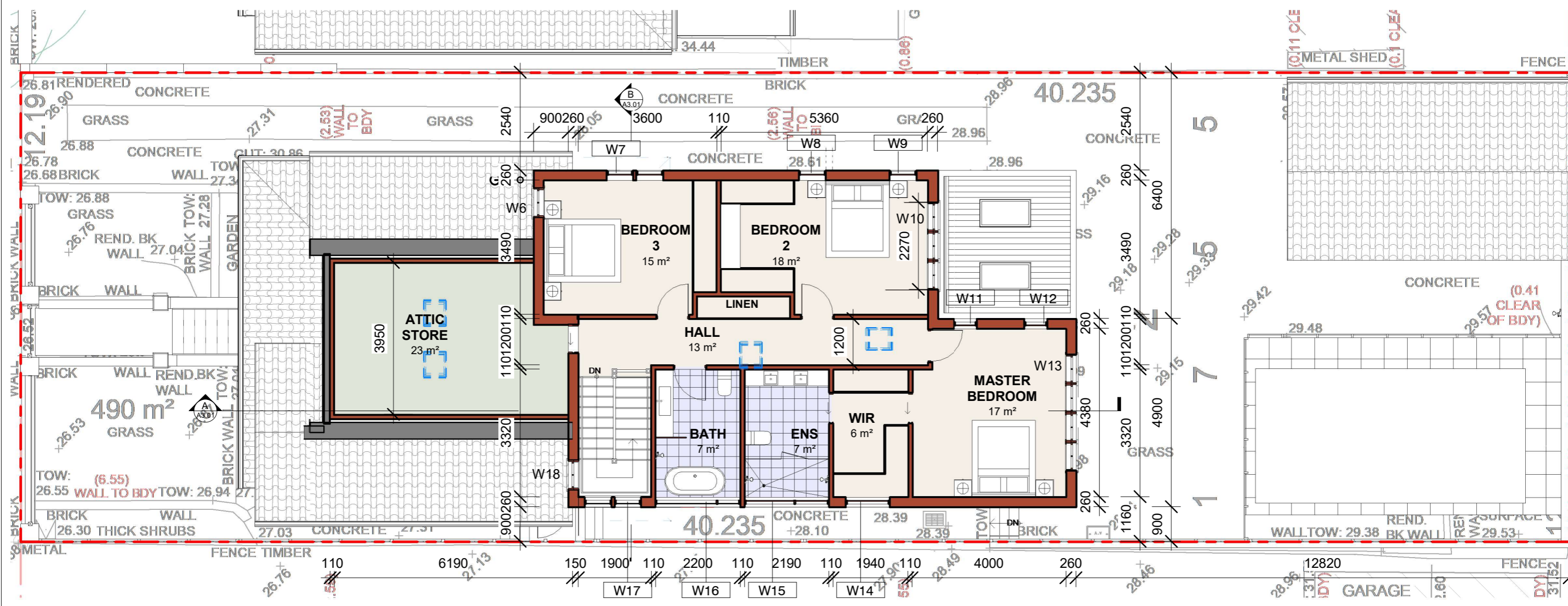
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DRAWING TITLE	GROUND FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
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1 LEVEL 1 PLAN
A2.01 1 : 100

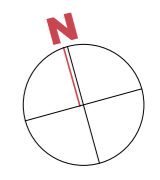
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DRAWING TITLE **LEVEL 1 FLOOR PLAN**
PROJECT **ALTERATIONS AND ADDITIONS**
ADDRESS **40 HAY STREET, CROYDON PARK NSW**

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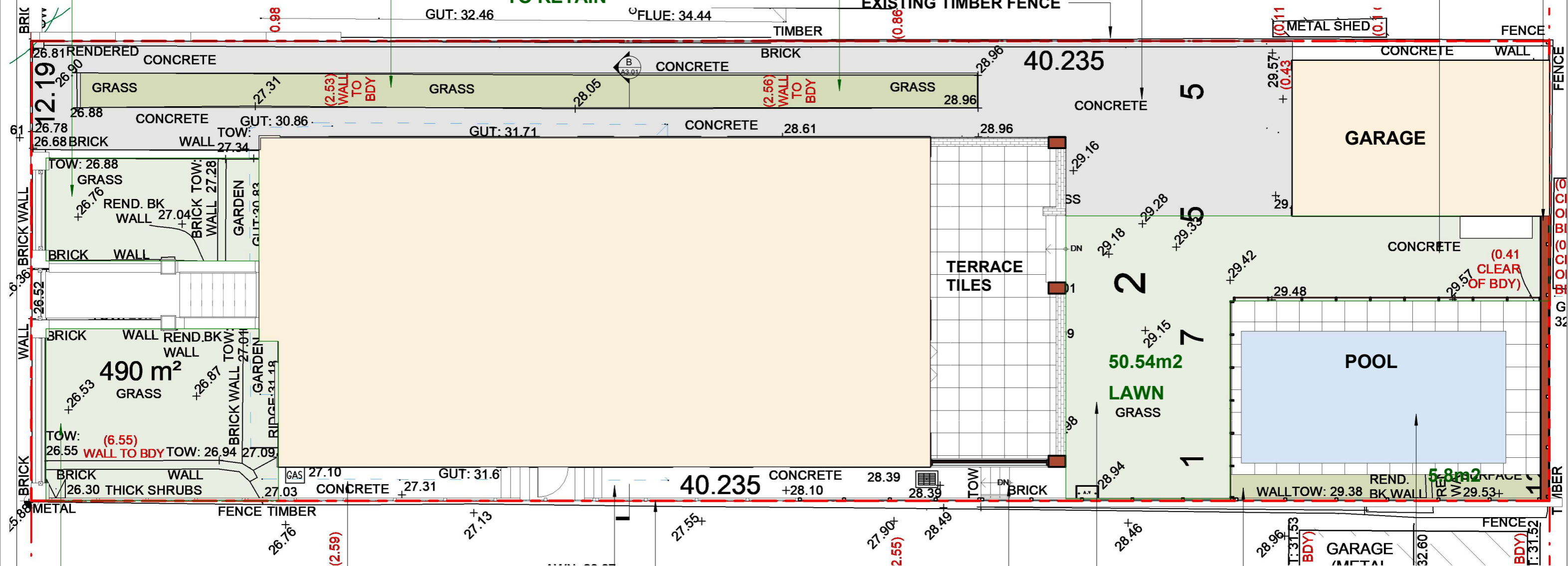
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15.4m²
EXISTING LANDSCAPING
TO BE RETAINED

22m²
CENTRAL LAWN STRIP
TO RETAIN

EXISTING CONCRETE
PAVING TO BE RETAINED
EXISTING TIMBER FENCE

PROPOSED MASONRY WALL ON
EAST BOUNDARY
REMOVE EXISTING
CONCRETE PAVING



27.9m²
EXISTING LANDSCAPING
TO BE RETAINED

EXISTING
CONCRETE PAVING
TO BE RETAINED

INCORPORATE CONCRETE STEPS
TO ACCESS TO BACKYARD AREA

LOW PLANTING
GARDEN BED

TIMBER FENCING TO 1.8M IN HEIGHT FROM
EXISTING GROUND LEVEL. CONSTRUCTED WITHIN
SITE BOUNDARY. TREATED PINE TIMBER LAP+CAP

NOT-CLIMBABLE SOFT WOODED PERENNIAL
PLANTING BETWEEN NEW BOUNDARY FENCE
AND POOL

PROPOSED CONCRETE
SWIMMING POOL WITH TILED
INTERNAL SURFACE. COPING
AND BODY TILE LAID ON REINFORCED
CONCRETE SLAB.
POOL FENCE AND GATE TO 1.2M IN
HEIGHT FROM FINISHED POOL COPING
LEVEL INSTALLED IN COMPLIANCE
WITH AS 1926.1-2012

1 LANDSCAPE PLAN
A3.01 1 : 100

FINAL PLANTING TO BE SELECTED DURING CONSTRUCTION PHASE
SELECTED SPECIES MAY BE ALTERED DEPENDANT ON STOCK
AVAILABILITY DURING TIME OF CONSTRUCTION PLANTING PHASE.

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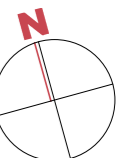
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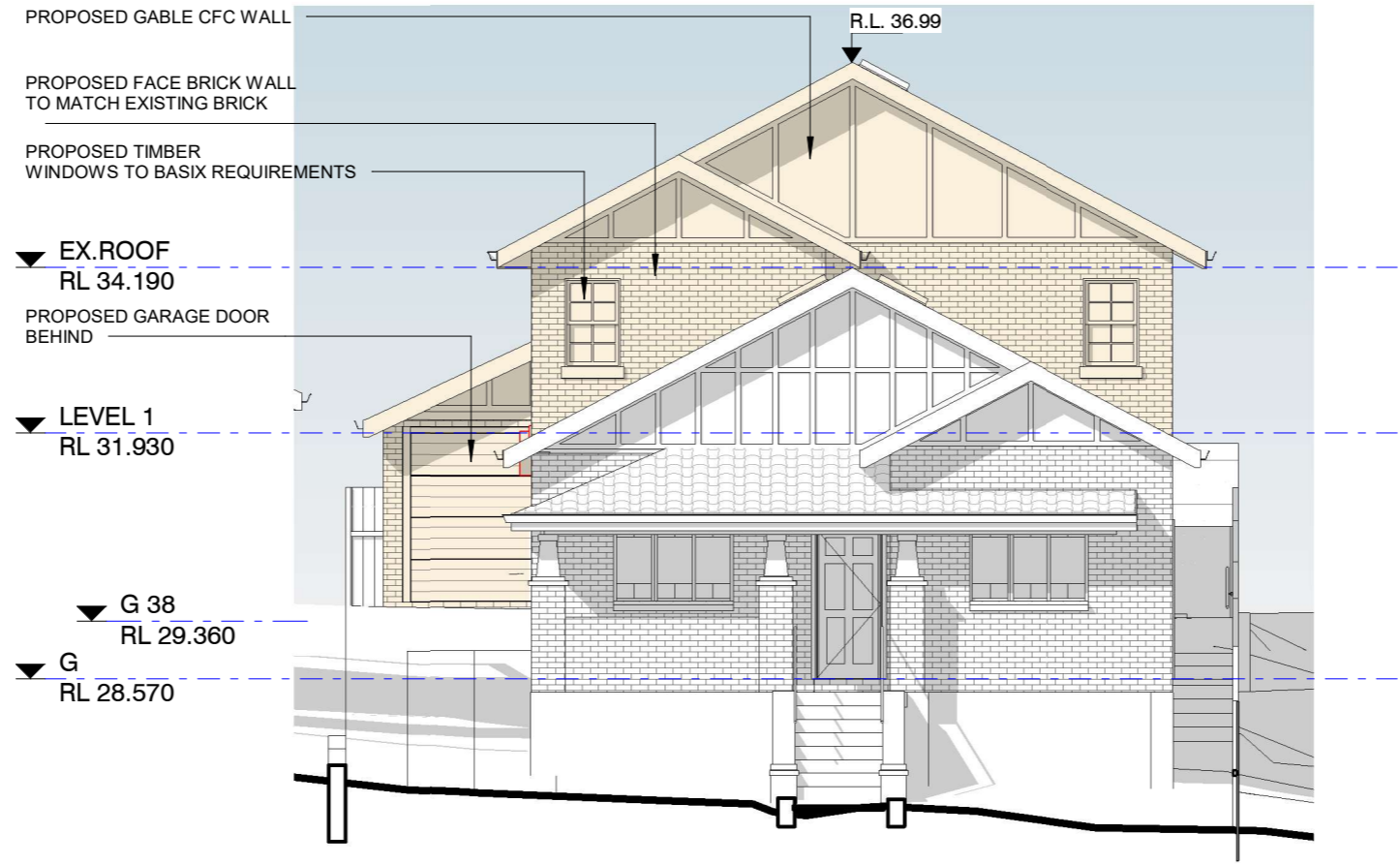
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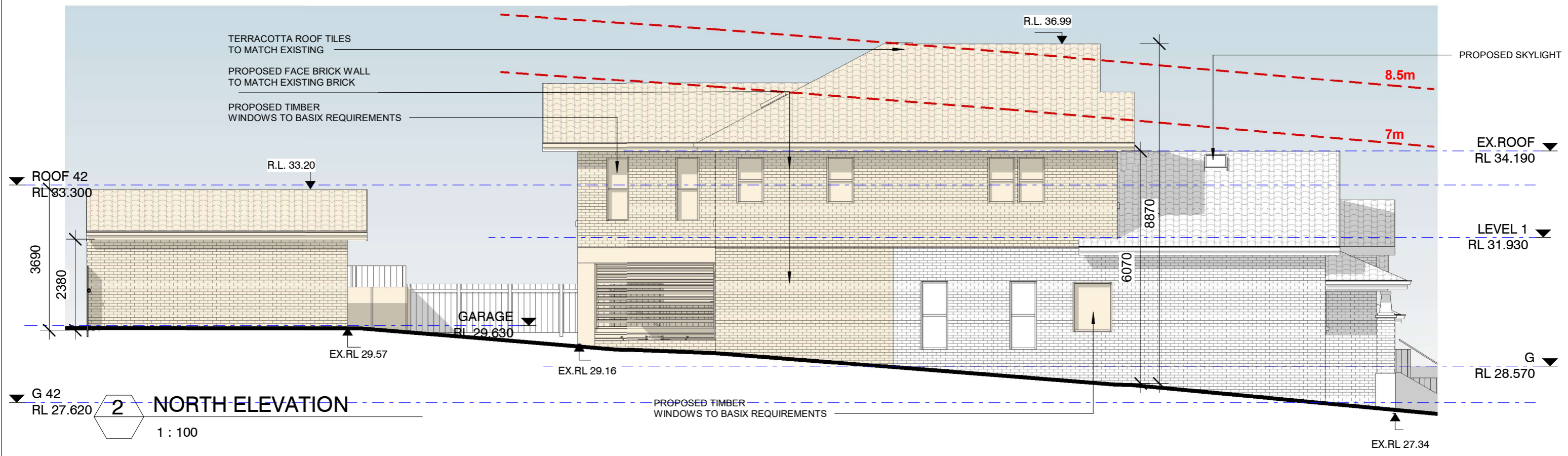
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1 WEST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

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PROJECT **ALTERATIONS AND ADDITIONS**
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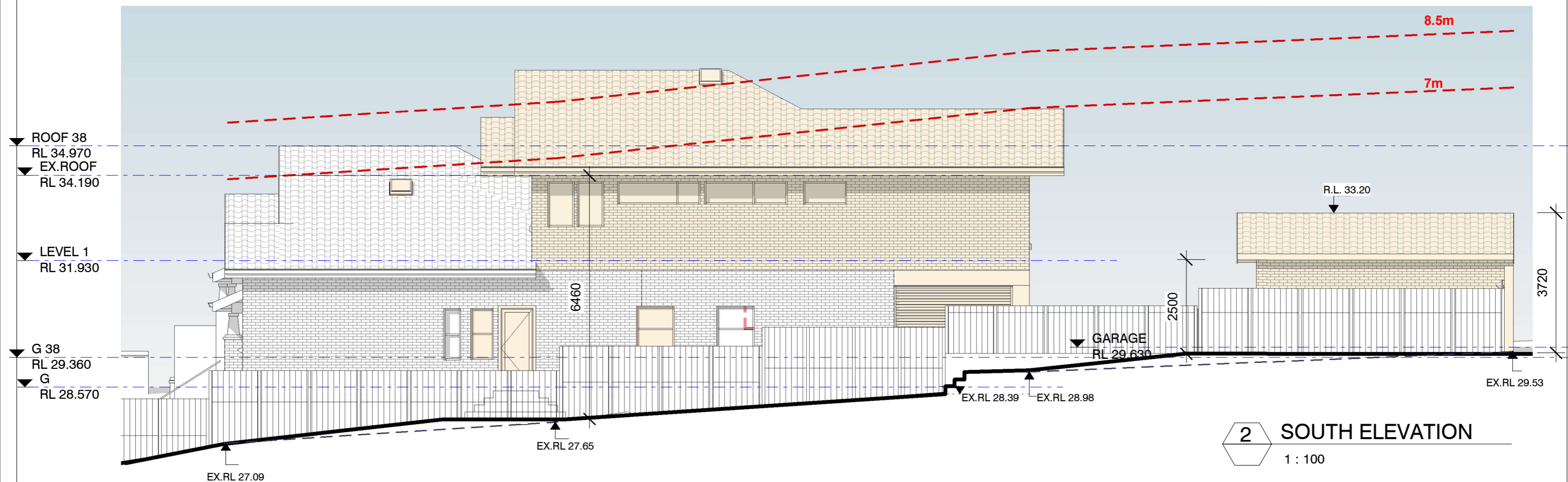
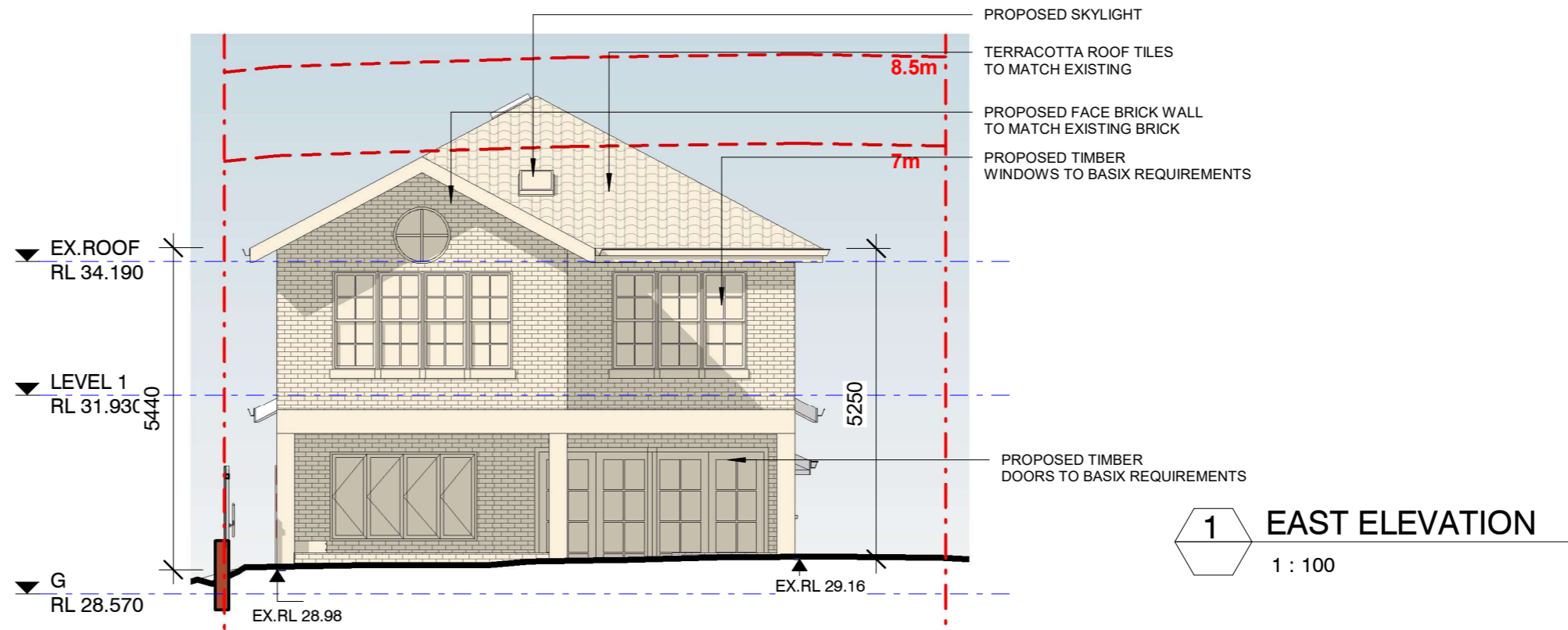
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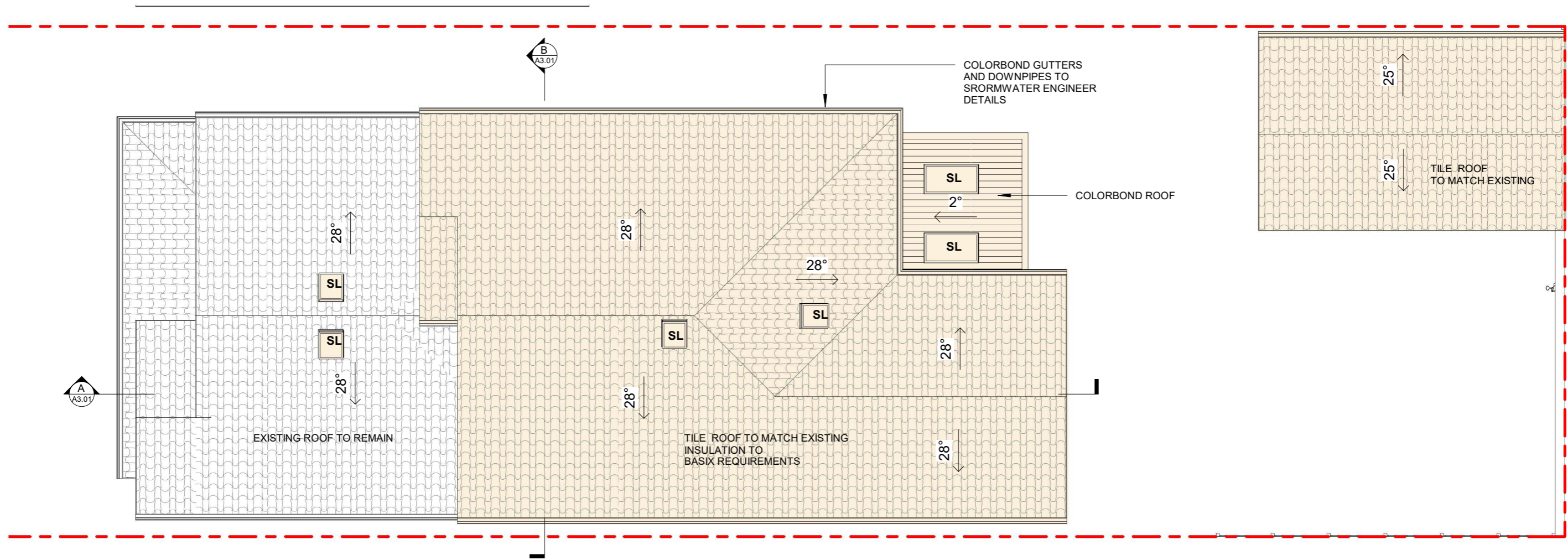
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DRAWING TITLE EAST AND SOUTH ELEVATIONS
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1 ROOF PLAN
A2.01 1 : 100

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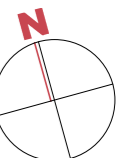
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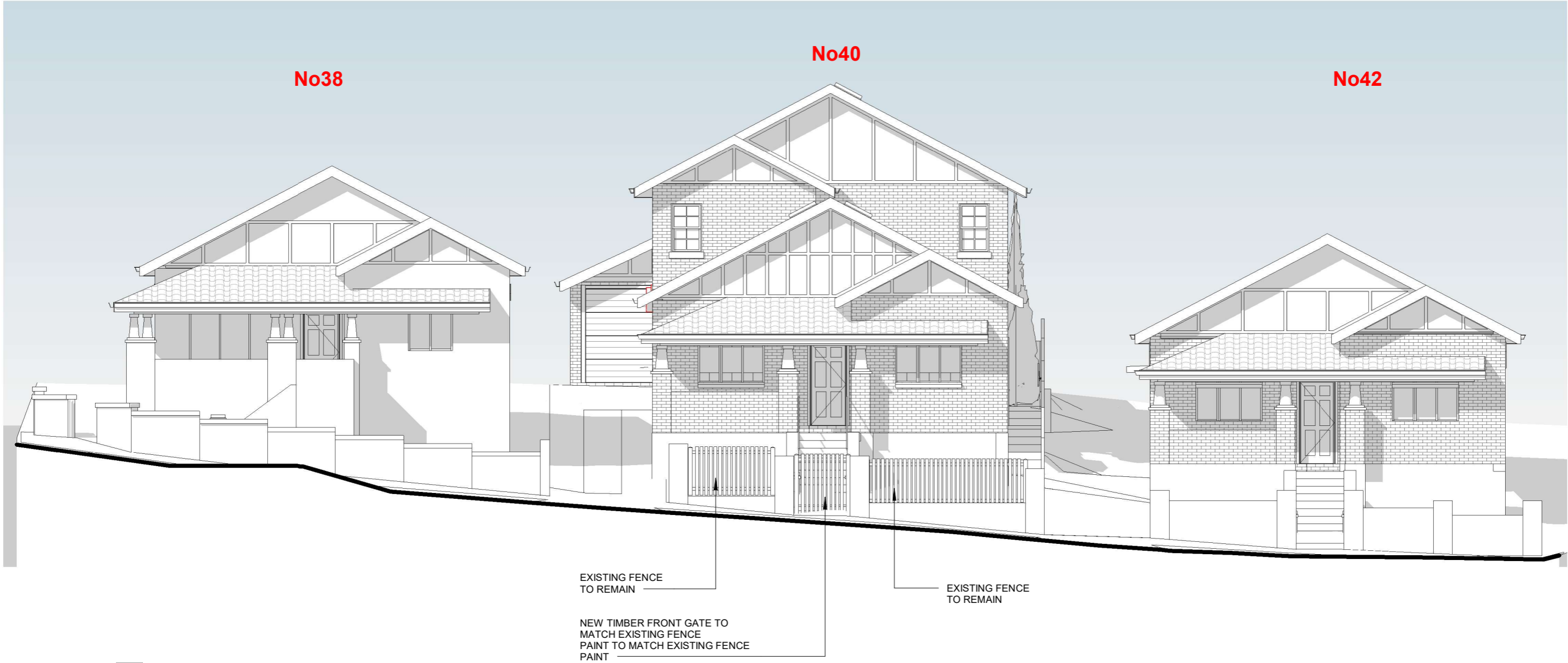
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DRAWING NO A2.03 G



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1 STREET ELEVATION
1 : 100

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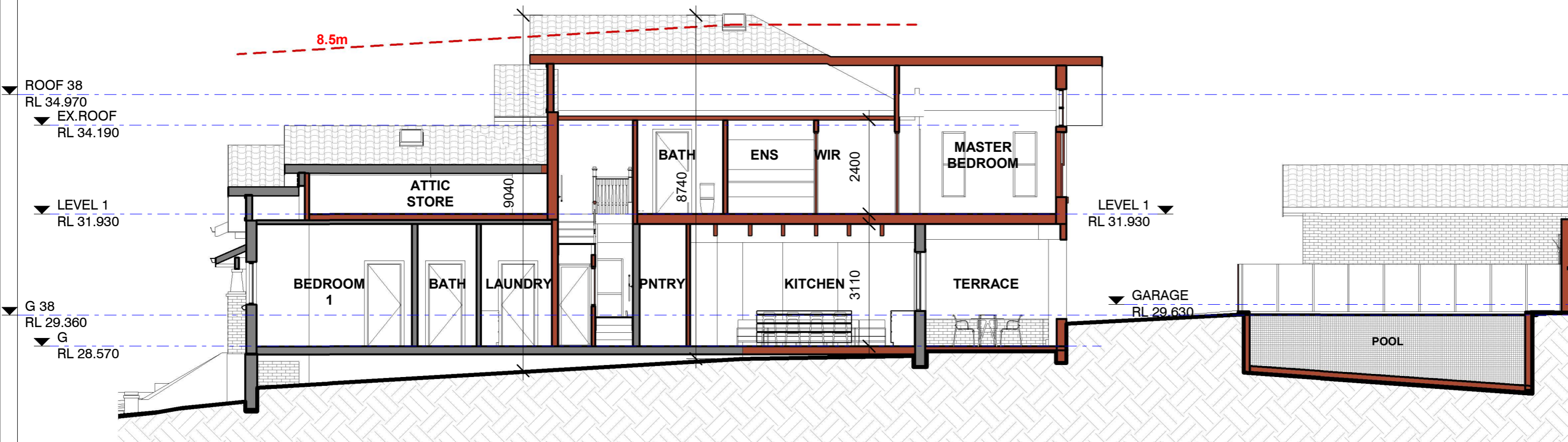
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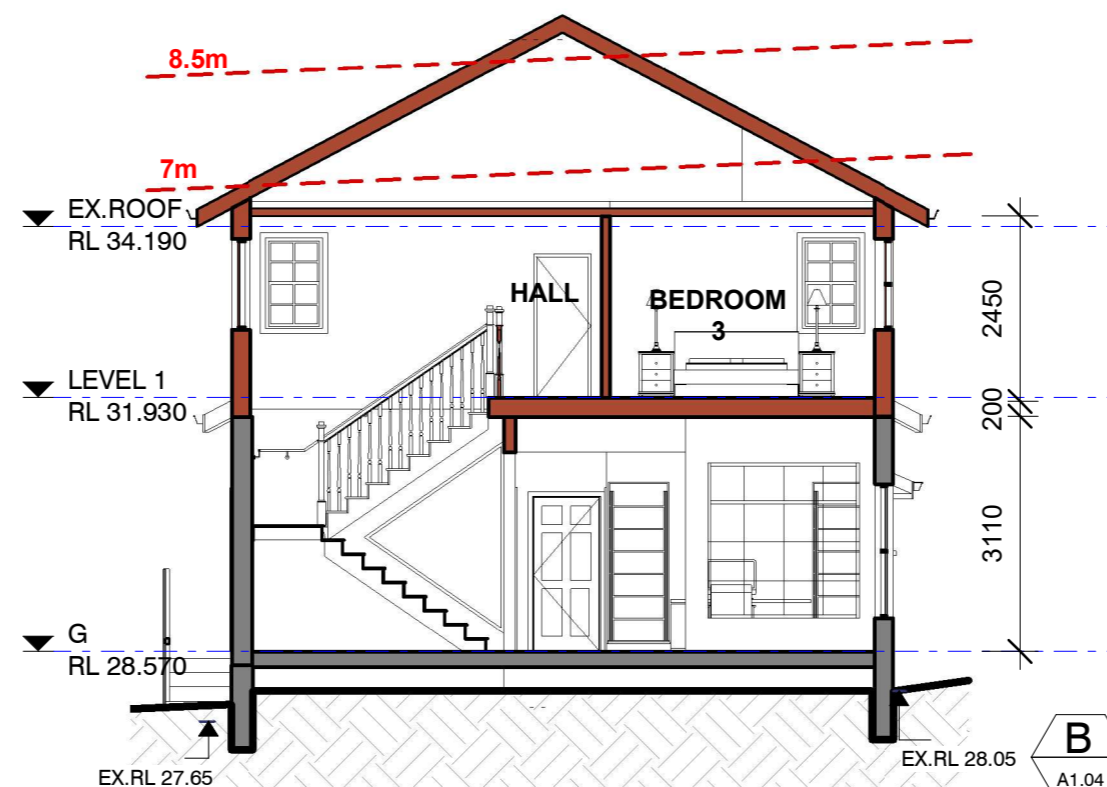
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 PROJECT ALTERATIONS AND ADDITIONS
 ADDRESS 40 HAY STREET, CROYDON PARK NSW

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JOB NO	HTH2208
DRAWING NO	A2.04 B



A SECTION AA
A1.04 1 : 100



B SECTION BB
A1.04 1 : 100

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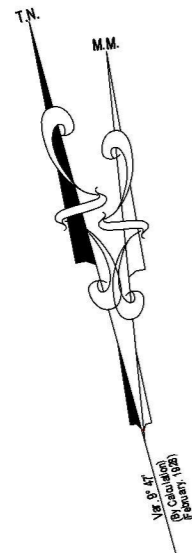
ISSUE	REVISIONS	DATE
B	FINAL DESIGN	02/08/2022
C	FINAL DESIGN	18/10/2022
D	FINAL DESIGN	31/10/2022
E	FINAL DESIGN	08/11/2022
F	DA ISSUE	19/12/2022
G	DA ISSUE	21/12/2022

DRAWING TITLE SECTIONS
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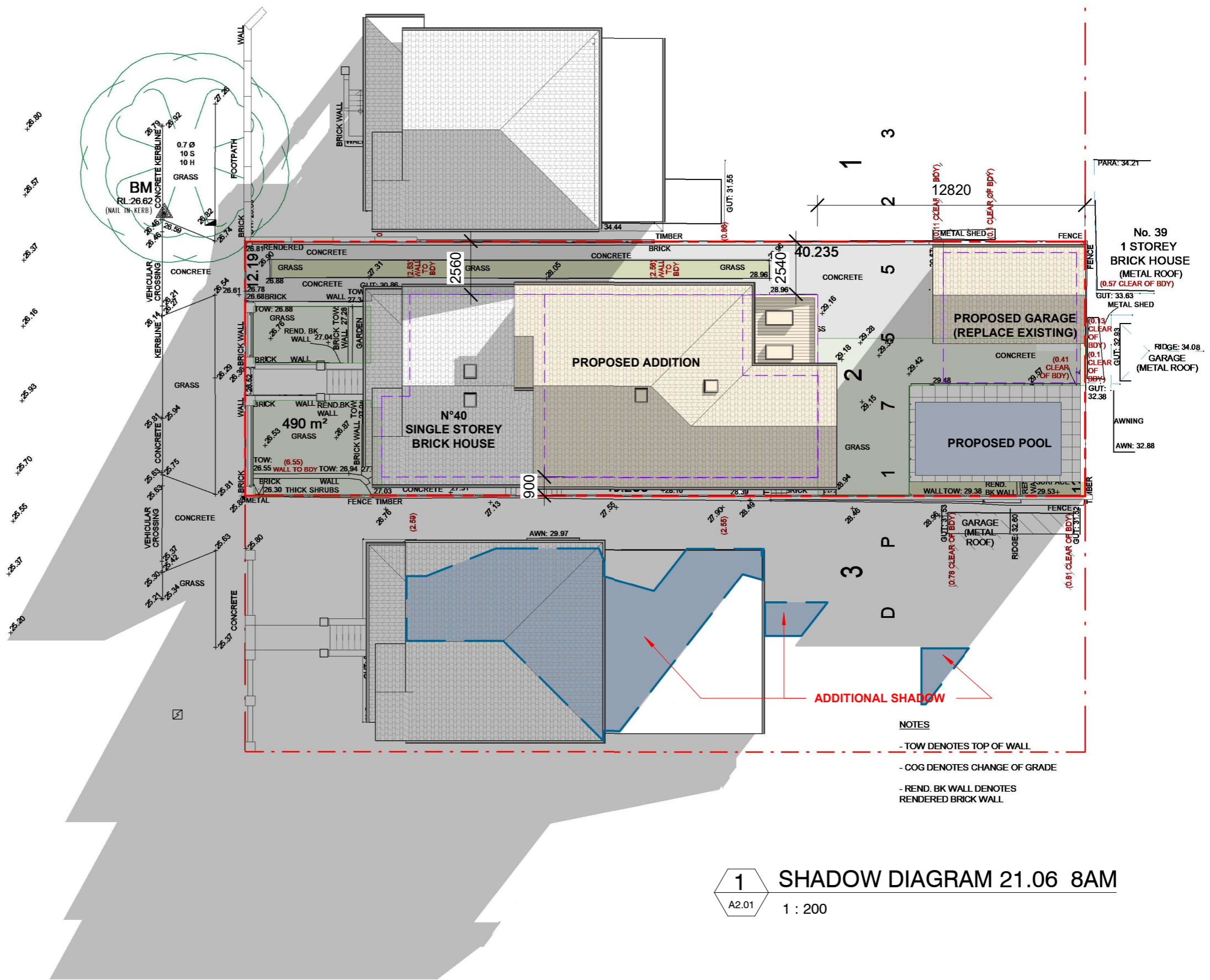
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STREET

HAY

- LEGEND**
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS METER
 - WATER METER
 - GULLY PIT & LINTEL
 - DRAINAGE PIT
 - SIGNPOST
 - UNKNOWN PIT
 - GRATED DRAIN
 - HYDRANT
 - BOUNDARY TRAP
 - SEWER MAN-HOLE
 - STOP VALVE
 - GAS TAP/VALVE
 - TELSTRA POLE
 - TRAFFIC SIGNAL POST
 - VENT PIPE
 - ELECTRICAL JUNCTION BOX
 - TRANSFORMER



NOTES

- TOW DENOTES TOP OF WALL
- COG DENOTES CHANGE OF GRADE
- REND. BK WALL DENOTES RENDERED BRICK WALL

1 SHADOW DIAGRAM 21.06 8AM
A2.01 1 : 200

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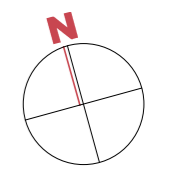
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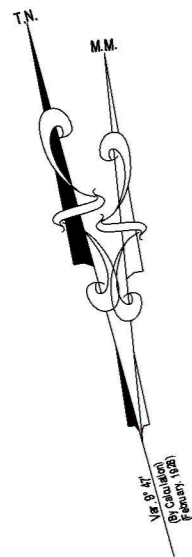
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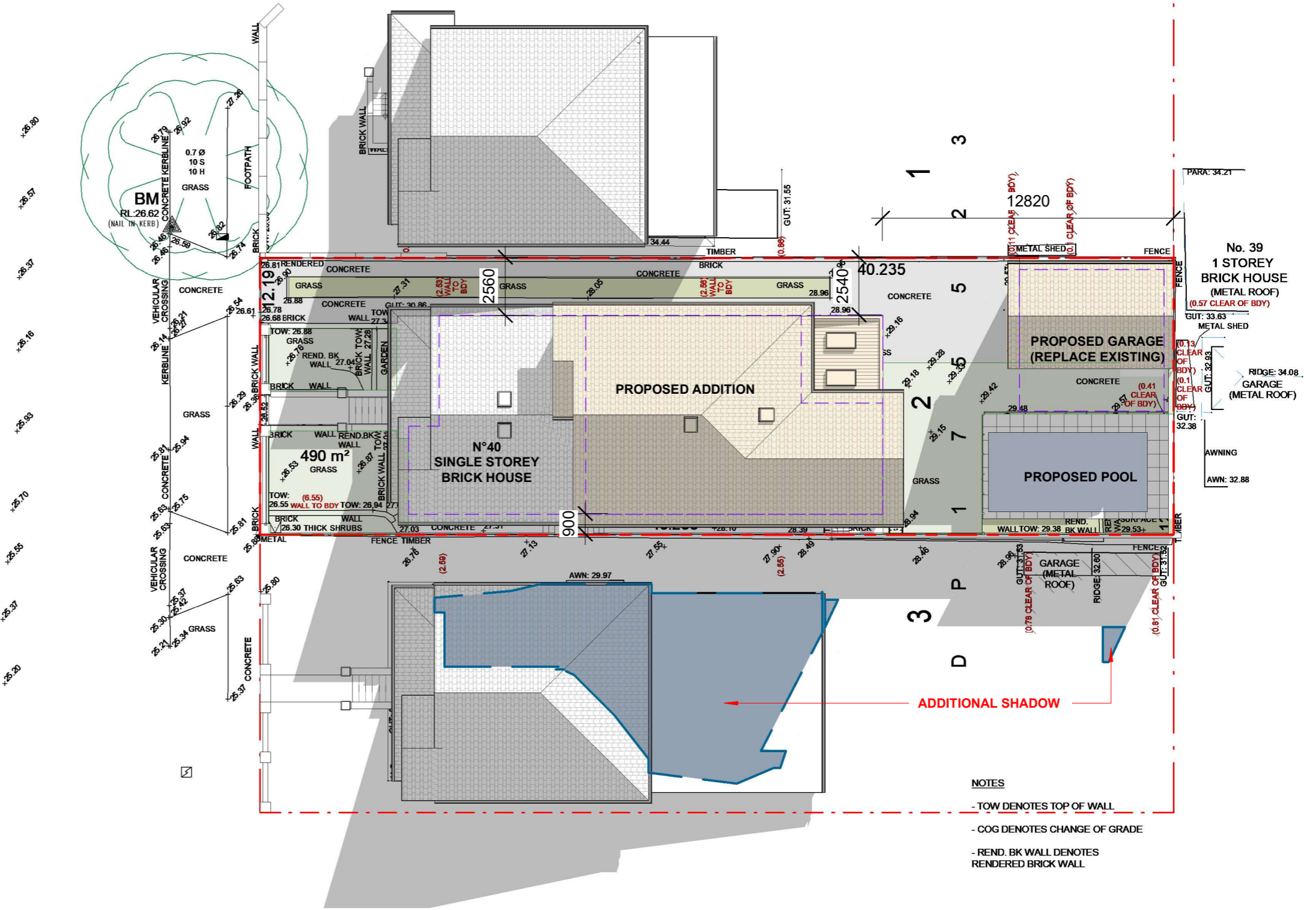
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CHECKED BY	AC
SCALE	1 : 200@A3
JOB NO	HTH2208
DRAWING NO	A4.01 A





STREET

HAY



1 SHADOW DIAGRAM 21.06 9AM
A2.01 1 : 200

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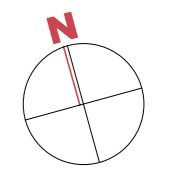
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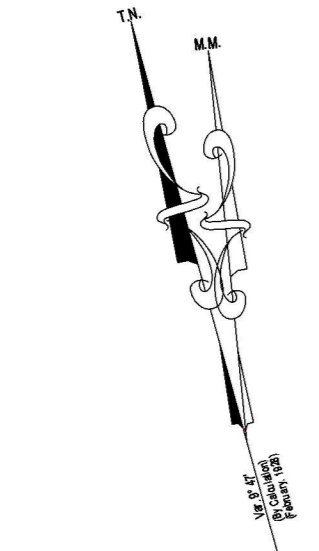
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DRAWING TITLE	SHADOW DIAGRAM 21.06 9AM
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	40 HAY STREET, CROYDON PARK NSW

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JOB NO	HTH2208
DRAWING NO	A4.02 B

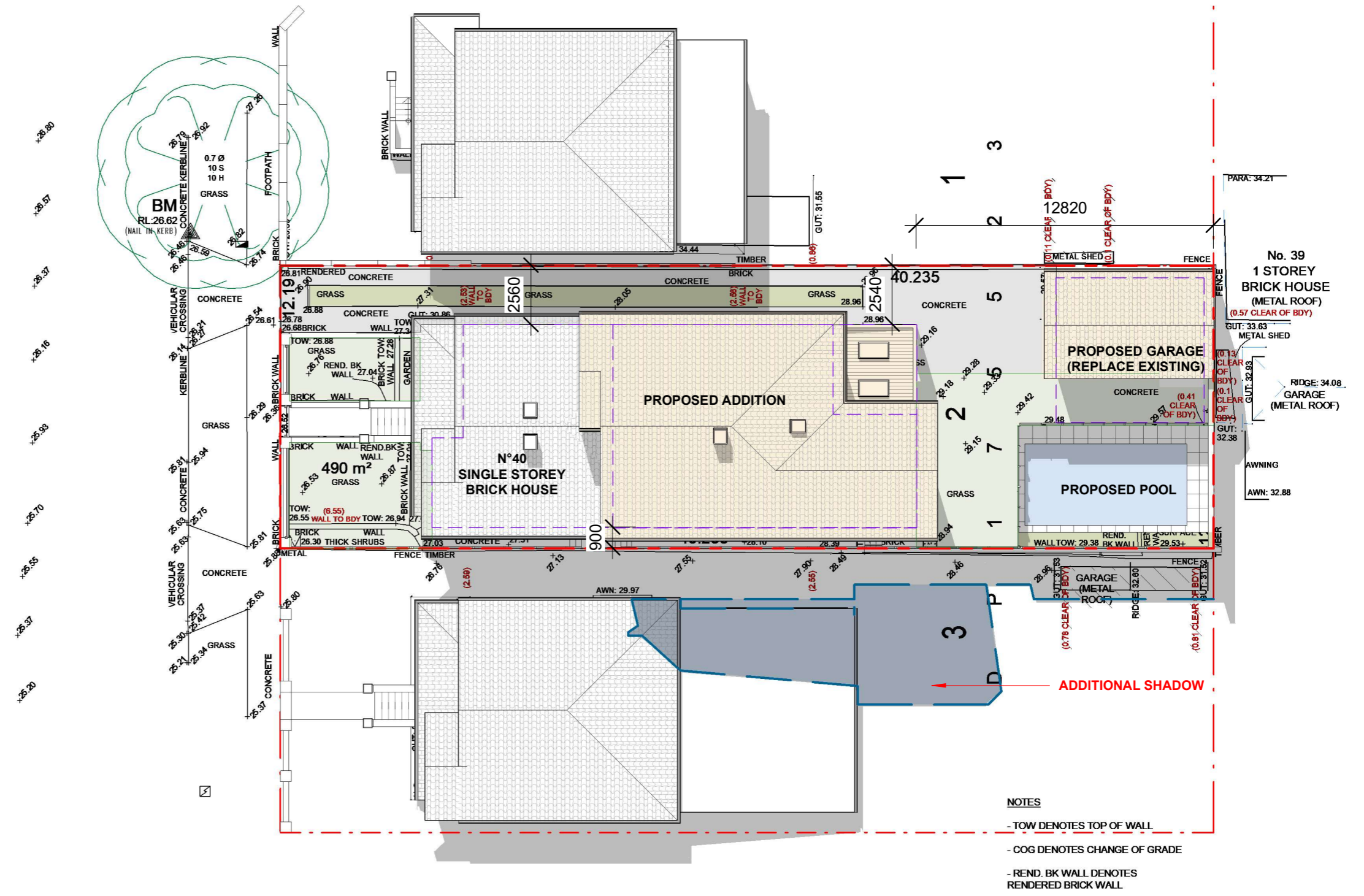




STREET

HAY

- LEGEND**
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS METER
 - WATER METER
 - GULLY PIT & LINTEL
 - DRAINAGE PIT
 - SIGNPOST
 - UNKNOWN PIT
 - GRATED DRAIN
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 - BOUNDARY TRAP
 - SEWER MAN-HOLE
 - STOP VALVE
 - GAS TAP/VALVE
 - TELSTRA POLE
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 - VENT PIPE
 - ELECTRICAL JUNCTION BOX
 - TRANSFORMER



- NOTES**
- TOW DENOTES TOP OF WALL
 - COG DENOTES CHANGE OF GRADE
 - REND. BK WALL DENOTES RENDERED BRICK WALL

1 SHADOW DIAGRAM 21.06 12PM
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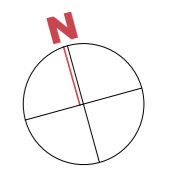
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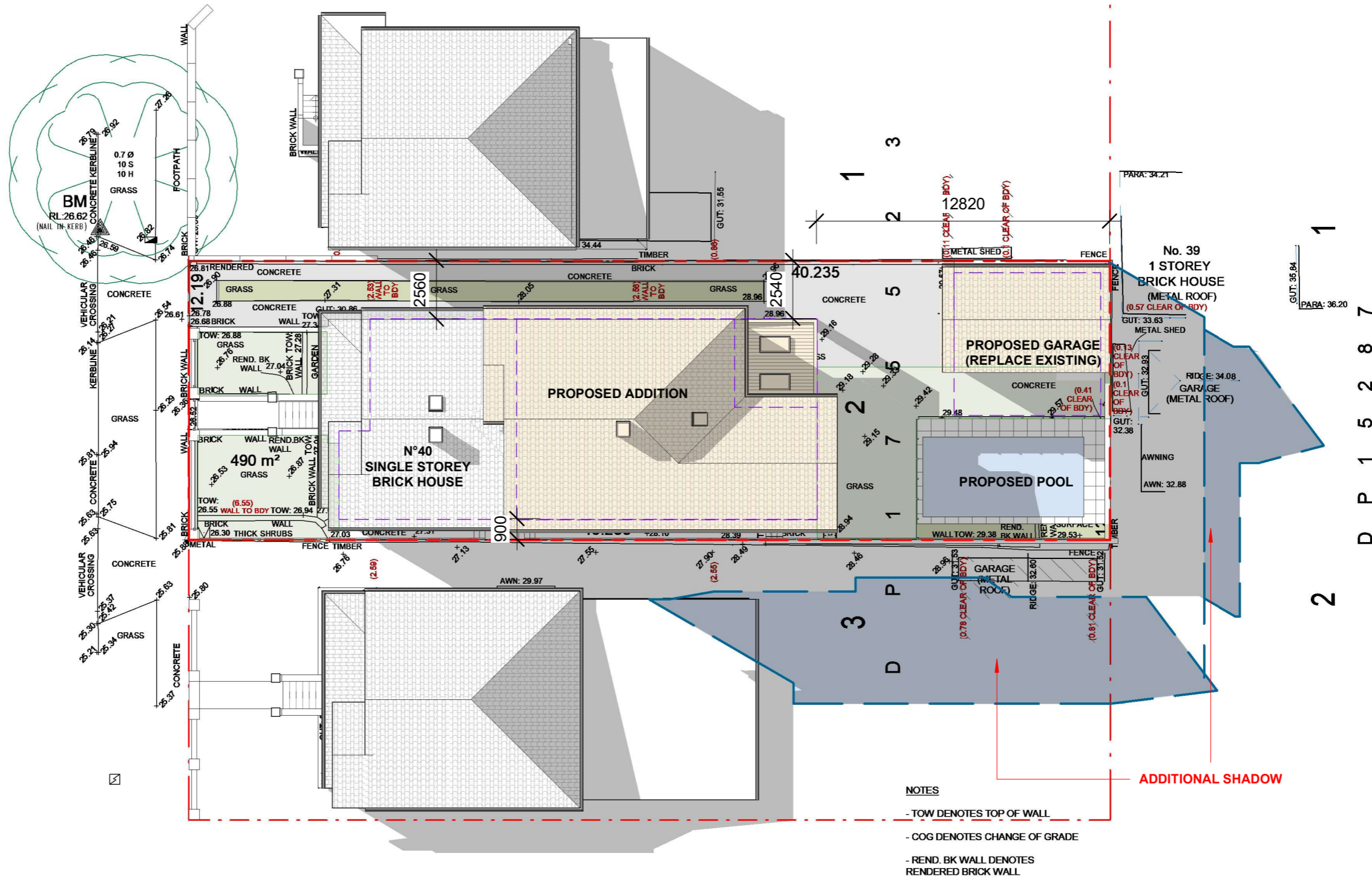
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SCALE	1 : 200@A3
JOB NO	HTH2208
DRAWING NO	A4.03 B



STREET

HAY

+26.90
+26.57
+26.37
+26.16
+26.59
+26.70
+26.55
+26.37
+26.20



NOTES
 - TOW DENOTES TOP OF WALL
 - COG DENOTES CHANGE OF GRADE
 - REND. BK WALL DENOTES RENDERED BRICK WALL

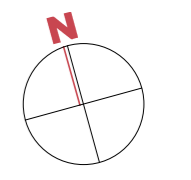
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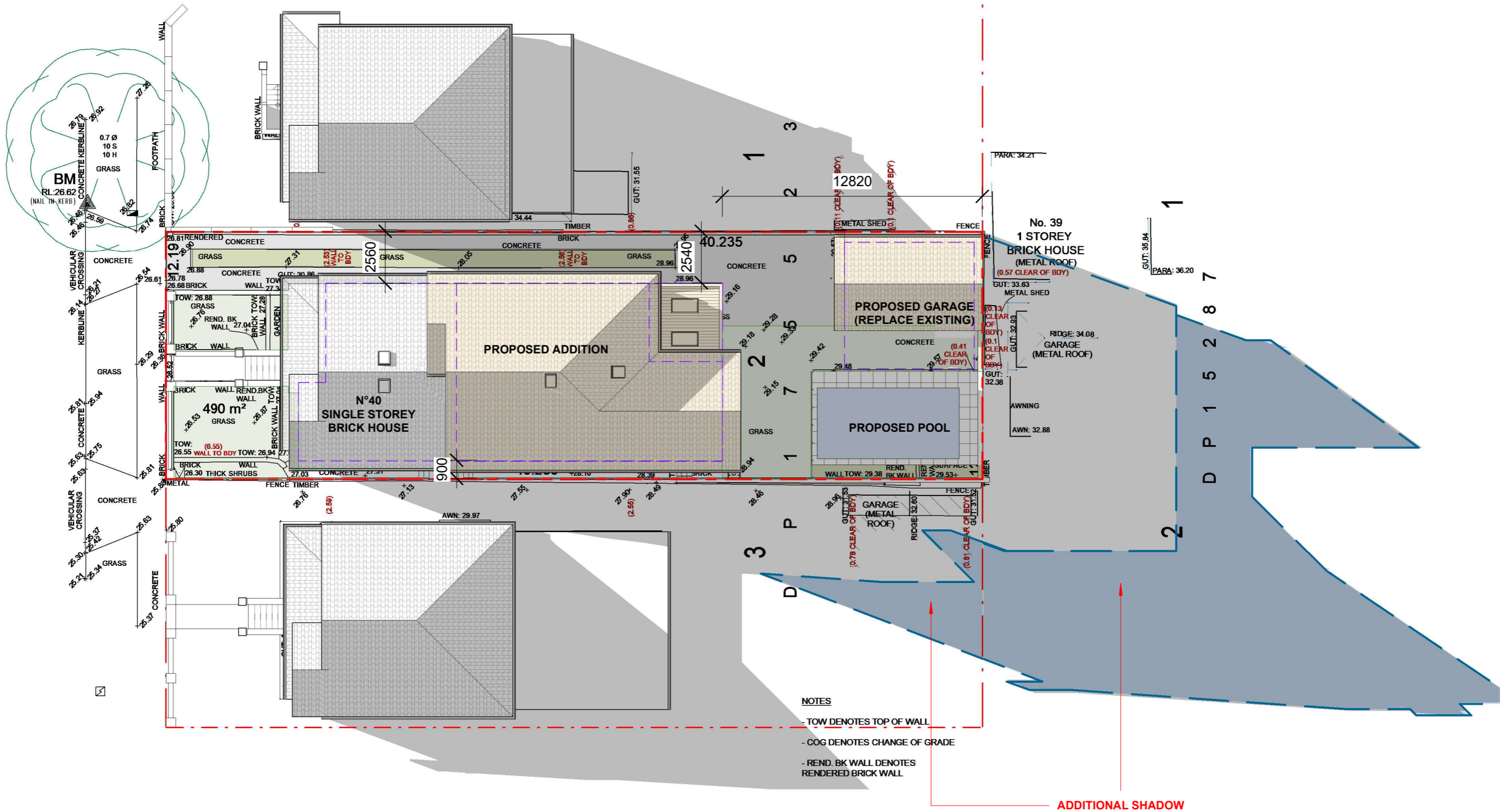
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DRAWING NO	A4.04 B





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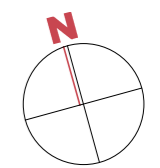
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DRAWING TITLE	SHADOW DIAGRAM 21.06 4PM
PROJECT	ALTERATIONS AND ADDITIONS
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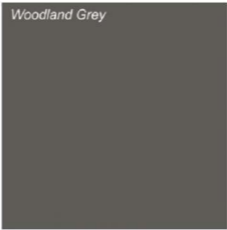
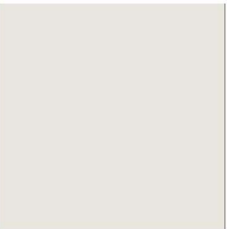
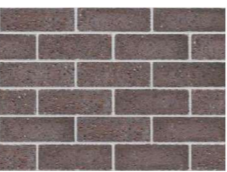
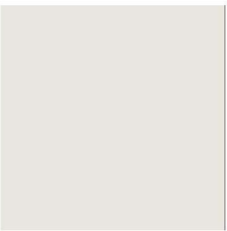


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DRAWING NO	A4.05 A

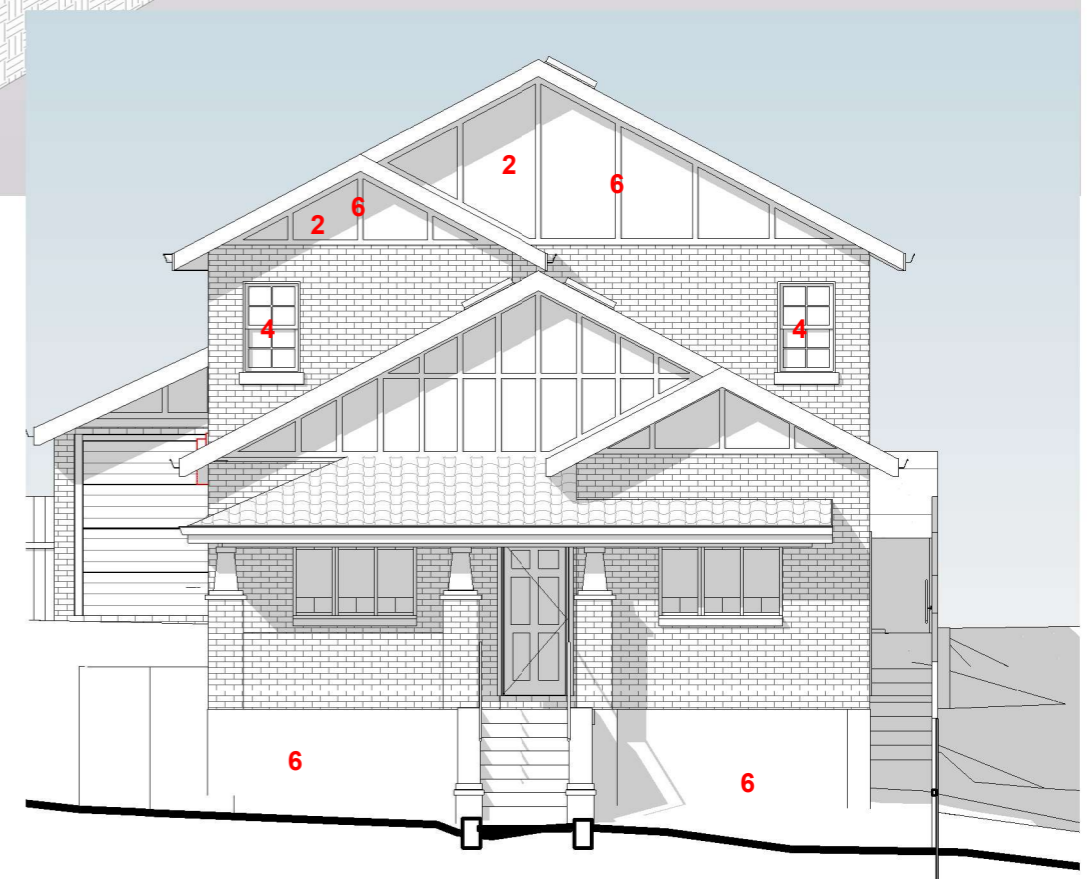
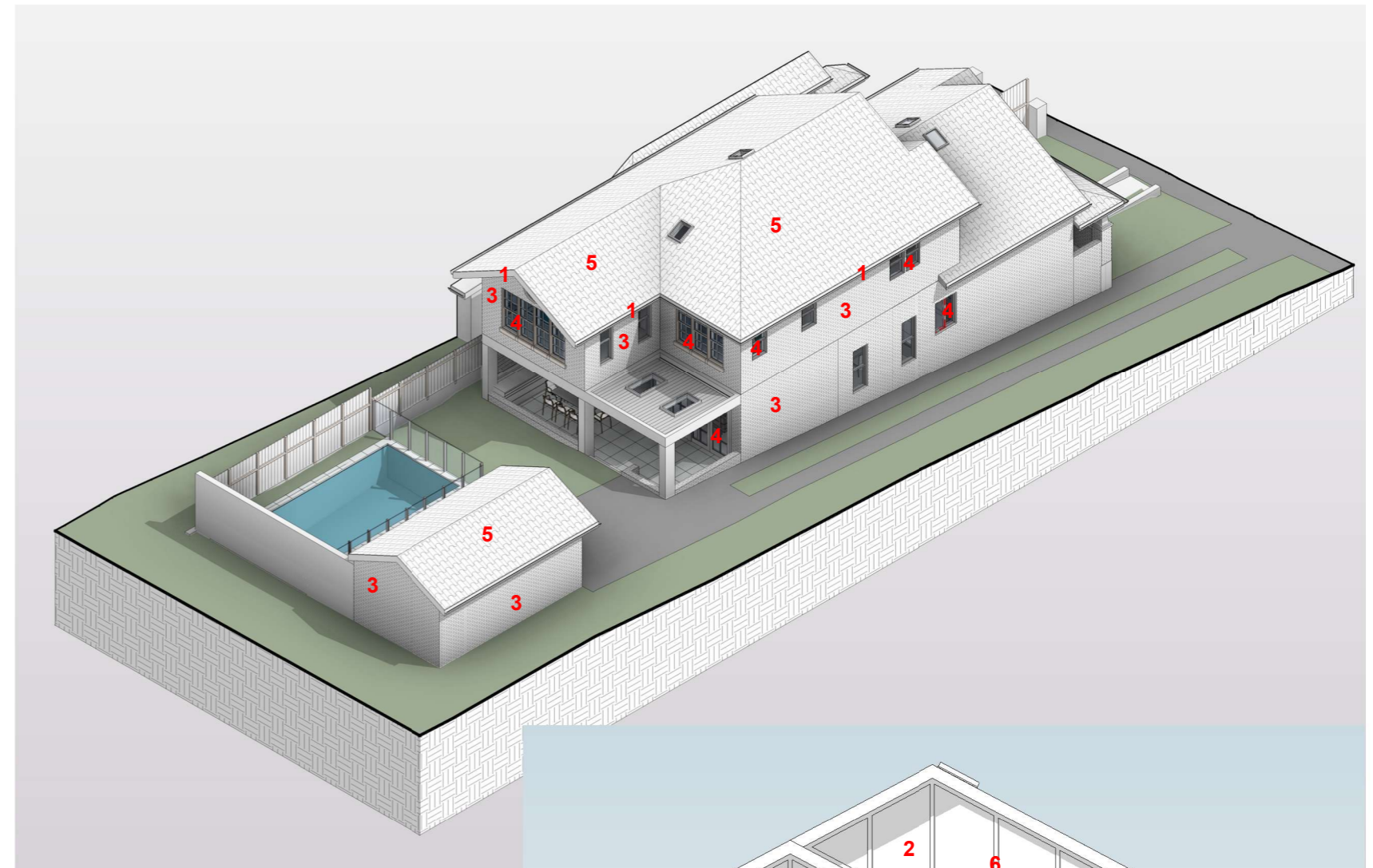
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SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

No	BUILDING ELEMENT	FINISH	COLOUR	SAMPLE
1	NEW FACZIA BOARD GUTTERS AND DOWNPIPES	COLORBOND	WOODLAND GREY OR SIMILAR	
2	GABLE CFC WALLS	PAINT FINISH	TO MATCH EXISTING IN DULUX CHARMED WHITE OR EQUIVALENT	
3	NEW MASONRY WALLS	FACE BRICK	TO MATCH EXISTING	
4	TIMBER FRAMED WINDOWS AND DOORS POSTS, SOFFIT, EAVES	PAINT FINISH	TO MATCH EXISTING IN DULUX CHARMED WHITE OR EQUIVALENT	
5	ROOF TILES	TERRACOTTA	TO MATCH EXISTING	
6	GABLE FRAME AND EXTERNAL RENDERED WALLS TO MATCH EXISTING	PAINT FINISH	DULUX EAVES OR EQUIVALENT	



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DRAWING TITLE **MATERIALS AND FINISHES SCHEDULE**

PROJECT **ALTERATIONS AND ADDITIONS**

ADDRESS **40 HAY STREET, CROYDON PARK NSW**

DRAWN/DESIGNED BY **AC**

CHECKED BY **AC**

SCALE **As indicated@A3**

JOB NO **HTH2208**

DRAWING NO **A5.04 B**

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Alterations and Additions

Certificate number: A484455

n of project

Project address	
Project name	Alteration and Additions at No40 Hay Street Croydon Park
Street address	40 Hay Street Croydon Park 2133
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan 1755
Lot number	2
Section number	

BASIX Certificate number: A484455

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Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 38 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.	✓	✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.	✓	✓	✓

BASIX Certificate number: A484455

page 4 / 8

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction			
concrete slab on ground floor.			
floor above existing dwelling or building.			
external wall: brick veneer			
external wall: framed (weatherboard, fibro, metal clad)			
flat ceiling, pitched roof			

BASIX Certificate number: A484455

page 7 / 8

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
W18	W	0.9	0	0	>=450 mm eave/verandah/pergola/balcony >=450 mm	(U-value: 3.99, SHGC: 0.4) timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
F Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.									
The following requirements must also be satisfied in relation to each skylight:									
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.									
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type						
S1	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)						
S2	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)						
S3	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)						
S4	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)						

BASIX Certificate number: A484455

page 5 / 8

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.									
The following requirements must also be satisfied in relation to each window and glazed door:									
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.									
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.									
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.									
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.									
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.									
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	N	1.3	3.2	3.6	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
D2	E	9.12	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W3	E	3.7	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W4	S	1.2	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

BASIX Certificate number: A484455

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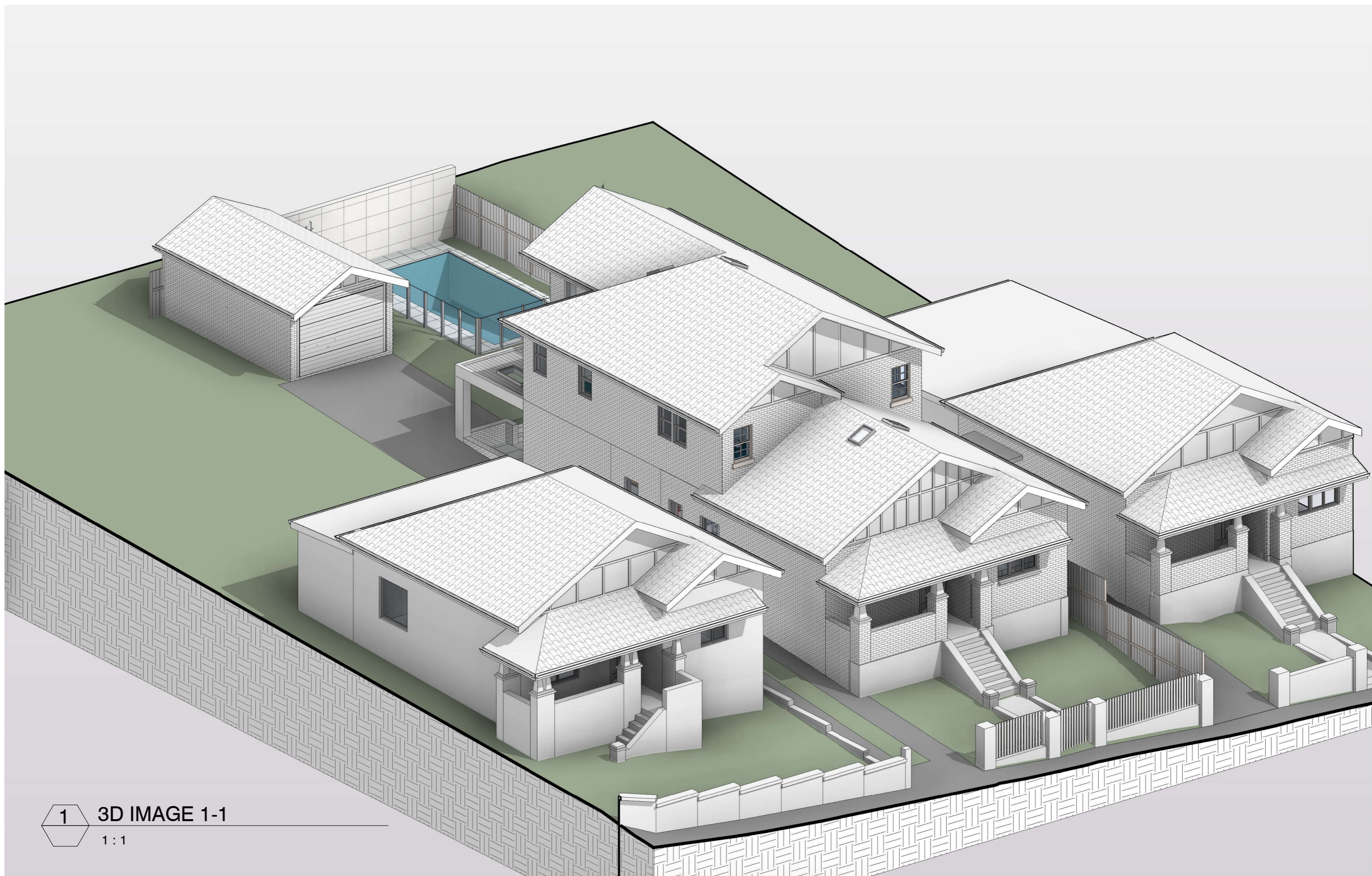
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
W5	S	0.81	0	0	none	(U-value: 3.99, SHGC: 0.4) timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W6	W	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W7	N	1.68	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8	N	0.84	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W9	N	0.84	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W10	E	3.74	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W11	N	1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W12	N	1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W13	E	4.99	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W14	S	0.68	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W15	S	1.32	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W16	S	1.32	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W17	S	1.68	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

ISSUE	REVISIONS	DATE
A	DA ISSUE	30/01/2023

DRAWING TITLE	BASIX NOTES	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	40 HAY STREET, CROYDON PARK NSW	SCALE	@A3
DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.		JOB NO	HTH2208
		DRAWING NO	A6.01 A



1 3D IMAGE 1-1
1:1

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ISSUE	REVISIONS	DATE
B	FINAL DESIGN	29/07/2022
C	FINAL DESIGN	02/08/2022
D	FINAL DESIGN	18/10/2022
E	FINAL DESIGN	08/11/2022
F	DA ISSUE	19/12/2022
G	DA ISSUE	21/12/2022

DRAWING TITLE 3D IMAGE 1

PROJECT ALTERATIONS AND ADDITIONS

ADDRESS 40 HAY STREET, CROYDON PARK NSW

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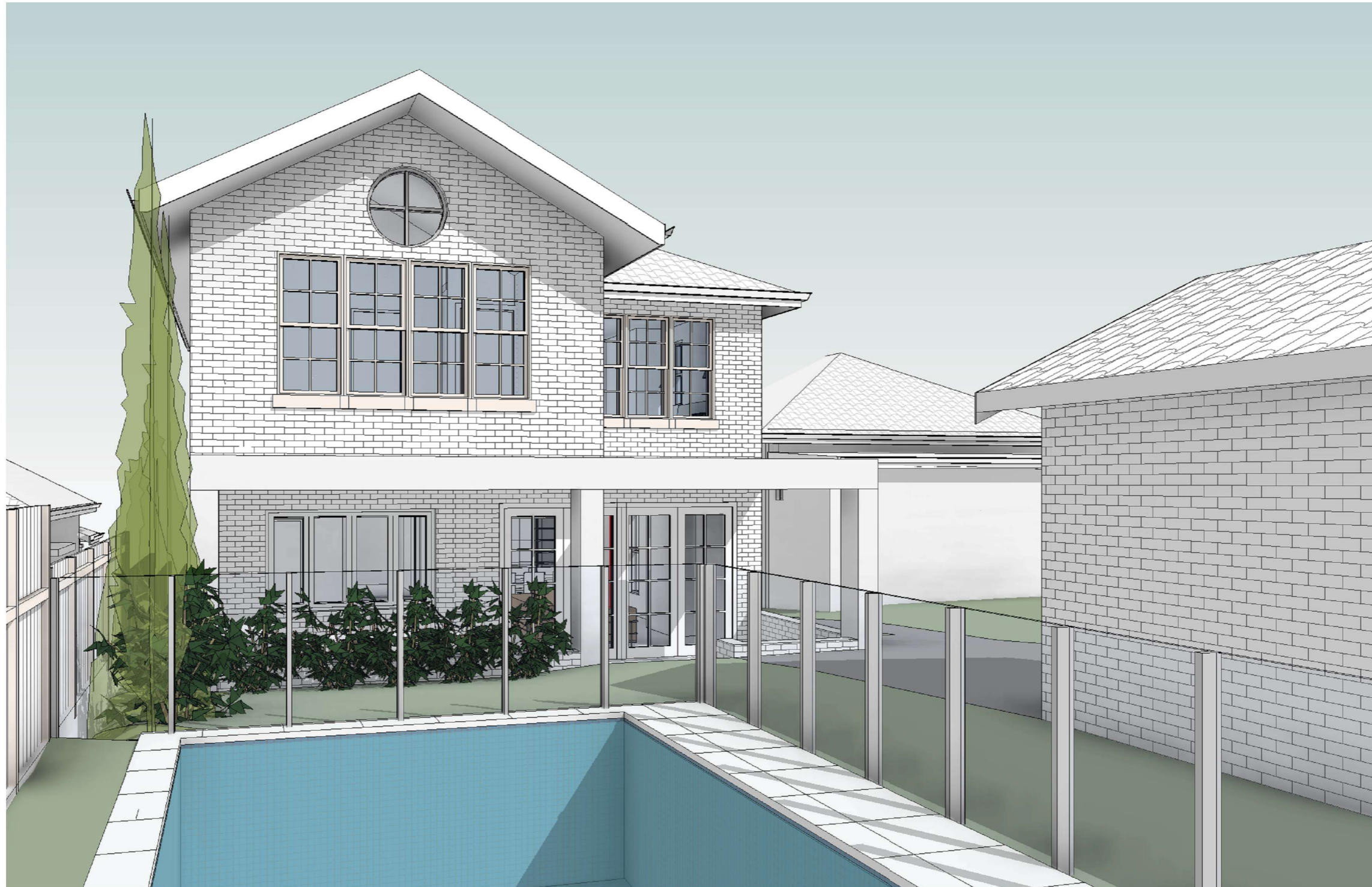
ISSUE	REVISIONS	DATE
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DRAWING TITLE 3D IMAGE 2
PROJECT ALTERATIONS AND ADDITIONS
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DRAWING TITLE PERSPECTIVES
PROJECT ALTERATIONS AND ADDITIONS
ADDRESS 40 HAY STREET, CROYDON PARK NSW

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DRAWING TITLE PERSPECTIVE

PROJECT ALTERATIONS AND ADDITIONS

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