

820 Punchbowl Rd, Punchbowl NSW 2196

Alterations and Additions

LOT 18, DP 880903

TOTAL SITE AREA: 211.3m<sup>2</sup>



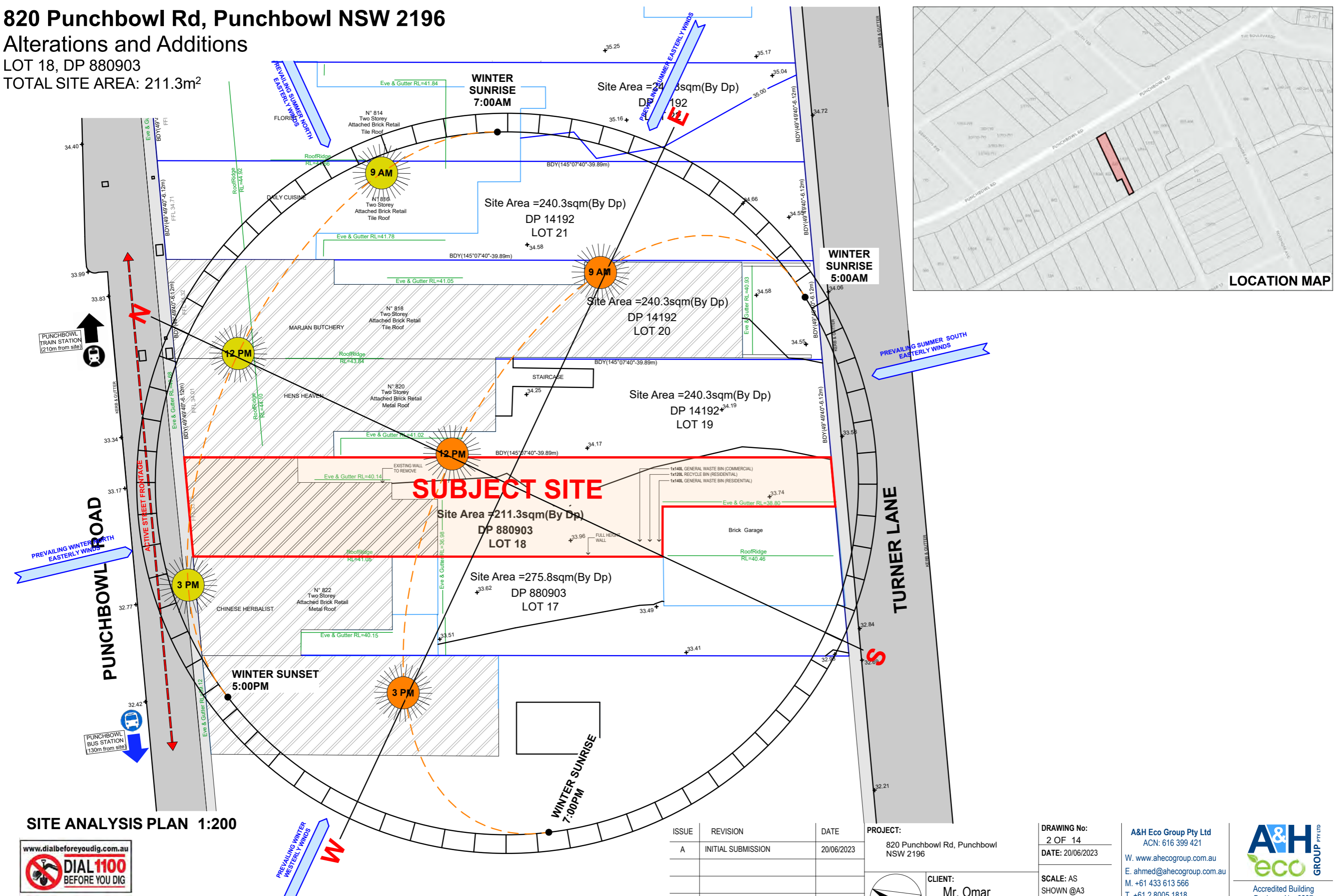
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A	INITIAL SUBMISSION	20/06/2023	820 Punchbowl Rd, Punchbowl NSW 2196	1 OF 14	
				DATE: 20/06/2023	
			CLIENT:	SCALE: AS SHOWN @A3	
			Mr. Omar		
			PROJECT No.: 005-23	DRAWN: EM CHECKED: AA	

820 Punchbowl Rd, Punchbowl NSW 2196

Alterations and Additions

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SITE ANALYSIS PLAN 1:200



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A	INITIAL SUBMISSION	20/06/2023

PROJECT:  
820 Punchbowl Rd, Punchbowl  
NSW 2196

CLIENT:  
Mr. Omar  
PROJECT No.: 005-23

DRAWING No:  
2 OF 14  
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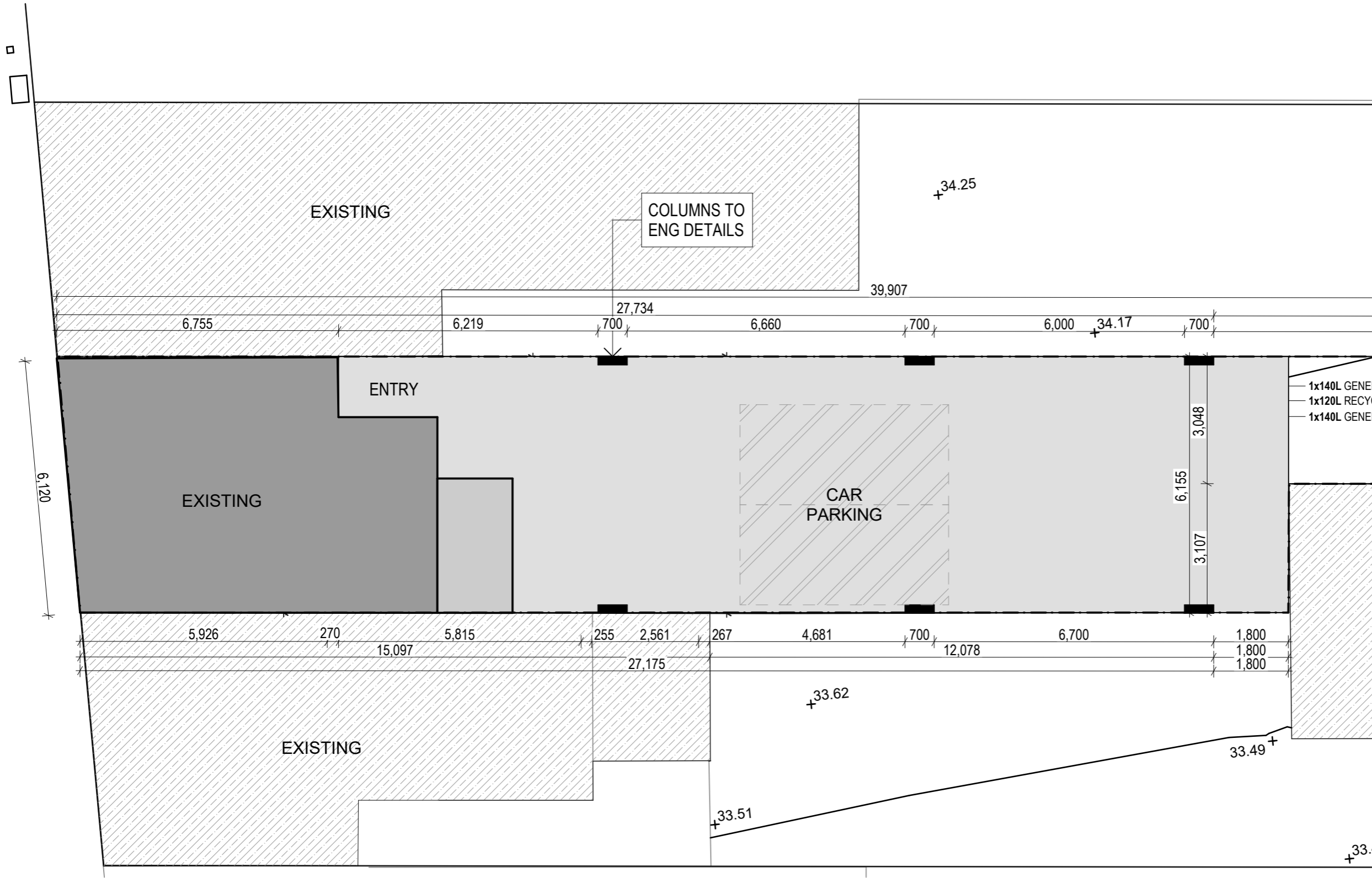


820 Punchbowl Rd, Punchbowl NSW 1296

Alterations and Additions

LOT 18, DP 880903

TOTAL SITE AREA: 211.3m²



SITE PLAN 1:100



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NOTE:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS.
- REFER TO ARCHITECTS FINAL DRAWINGS.
- BUILDER SHALL CHECK ALL RELEVANT DIMENSIONS ON SITE.
- REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
- IF IN DOUBT - ASK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. THE BUILDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE WORKS DURING CONSTRUCTION.
- ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
- CONCRETE QUALITY SHALL BE :-  
F'c SLUMP Max Agg CEMENT  
SLABS :- 20 MPa 80 mm 20 mm "A"  
PIERS :- 20 MPa N/A 20 mm "A"
- REINFORCEMENT LAPS :- MESH :- 2 CROSSWIRES + 25 mm  
BARS :- Y12-450 mm / Y16-550 mm
- COVER TO REINFORCEMENT :- SLAB ABOVE GROUND - TOP : 30 mm  
- BOTTOM : 30 mm  
SLAB ON GROUND - 40 mm (ALL ROUND)
- ALL REINFORCEMENT SHALL BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION.
- CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND FOOTINGS".
- APPROVAL OF THE ENGINEER.
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- INTERNAL AND EDGE BEAMS ARE DESIGNED TO REST ON NATURAL GROUND OR CONTROLLED FILL WITH A SAFE BEARING CAPACITY OF 100 KPa U.N.O.
- PRIOR TO CONSTRUCTION OF THE SLAB OR FORMATION OF A CONTROLLED CUT/FILL BUILDING PLATFORM :-  
(a) AN AREA EXTENDING AT LEAST 1.0 m BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL.
- (b) THE SUBGRADE SHALL BE THOROUGHLY TRIMMED AND CONSOLIDATED.
- THE SLAB SHALL BE LAID ON MAX 50 mm THICKNESS OF CONSOLIDATED LEVELLING SAND COVERED WITH A 0.2 mm THICK POLYTHENE VAPOUR BARRIER WITH ALL JOINTS PROPERLY LAPPED AND TAPED.
- THE SLAB SHALL BE CURED BY ONE OF THE FOLLOWING METHODS :-  
(a) WETTING TWICE DAILY FOR THE FIRST THREE DAYS.  
(b) USING AN APPROVED CURING COMPOUND.
- ALL CONCRETE SHALL BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO CORNERS OF FORMWORK.
- THE OWNER'S ATTENTION IS DRAWN TO APPENDIX A OF AS2870.2-1996 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE".
- SLAB AND FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870.1-1996 "RESIDENTIAL SLABS AND FOOTINGS".

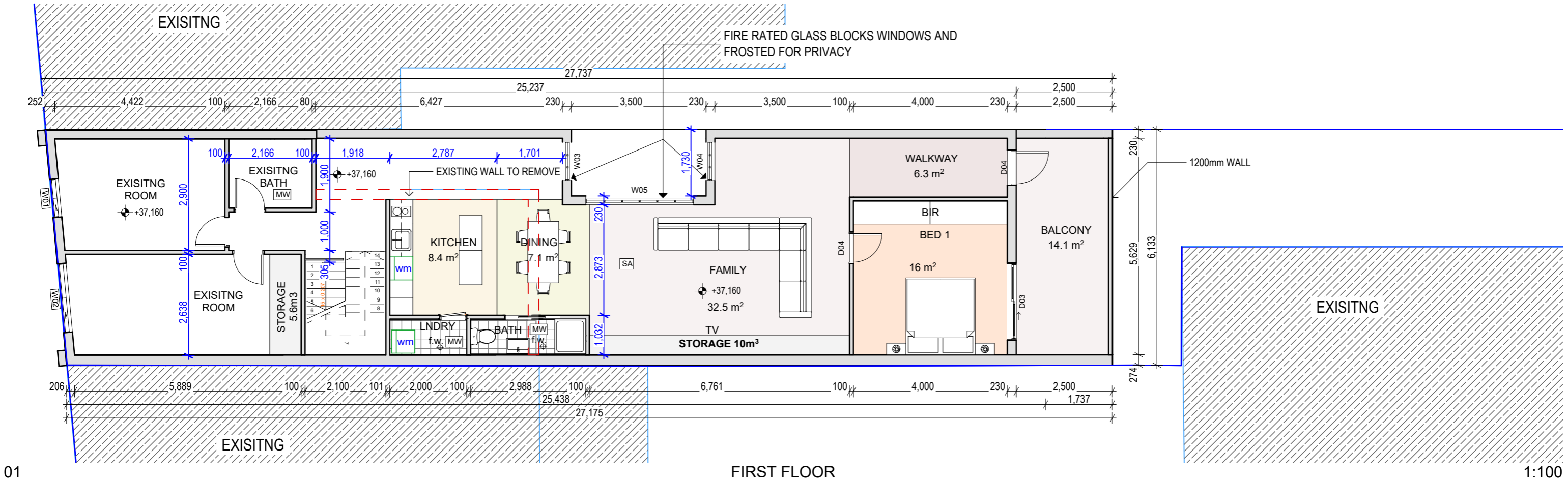
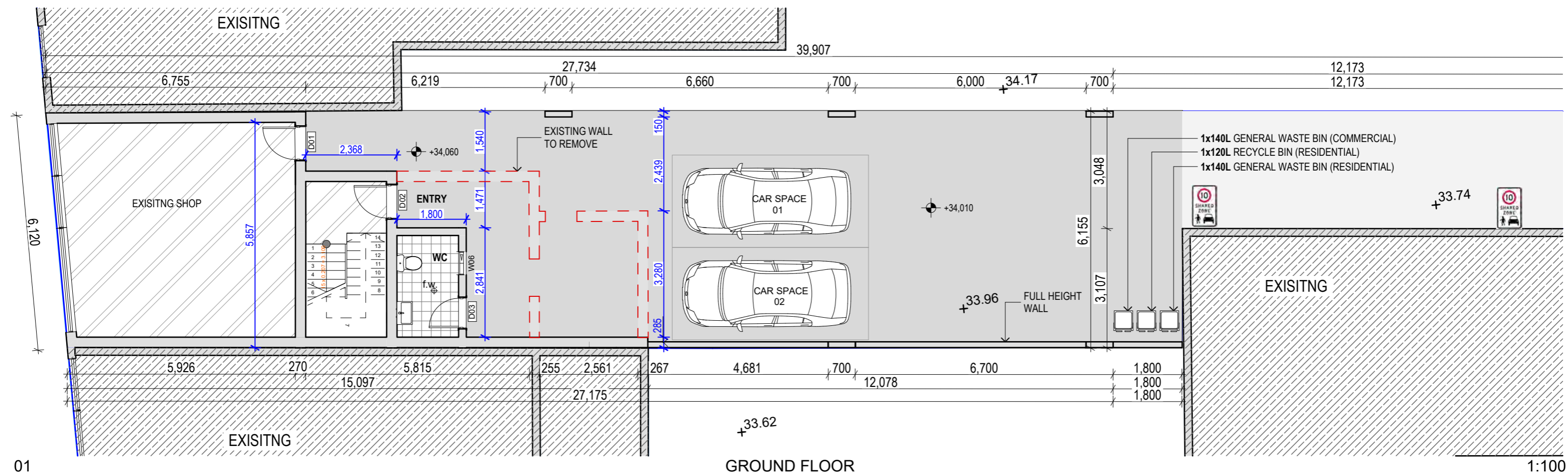
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	Mr. Omar
PROJECT No.: 005-23	

DRAWING No:	3 OF 14
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**LEGEND**

- SA Smoke Alarm
- MV Mechanical Ventilation
- FW Floor Waste

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NSW 2196

**CLIENT:**  
Mr. Omar

**PROJECT No.:** 005-23

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4 OF 14

**DATE:** 20/06/2023

**SCALE:** AS  
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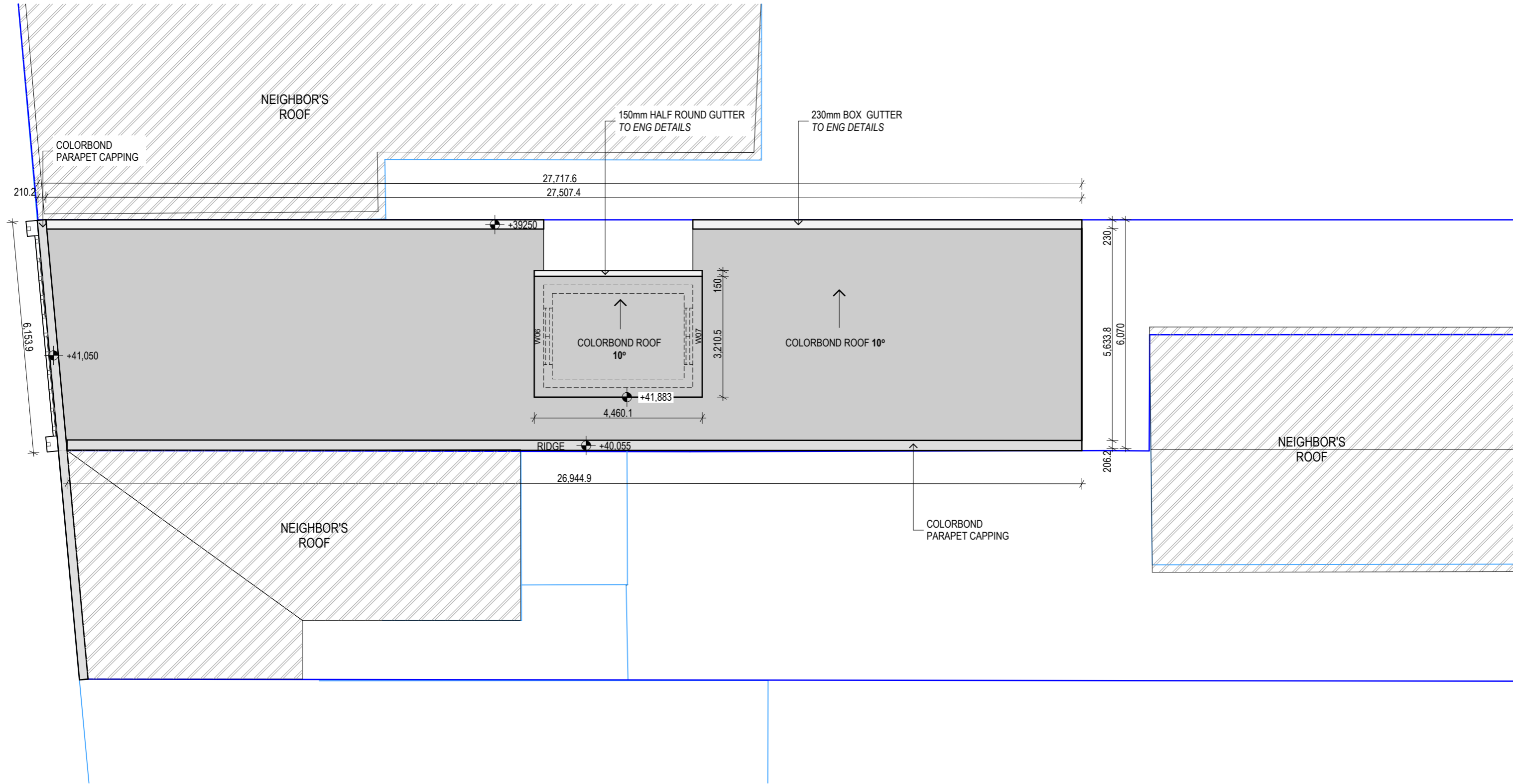
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Sefton NSW 2162

**A&H eco GROUP PTY LTD**  
Accredited Building  
Designer No. 6297  
**bda** BUILDING DESIGNERS AUSTRALIA

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01

ROOF PLAN

1:100

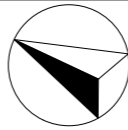
ROOF PLAN 1:100

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→ DIRECTION OF FALL

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NSW 2196

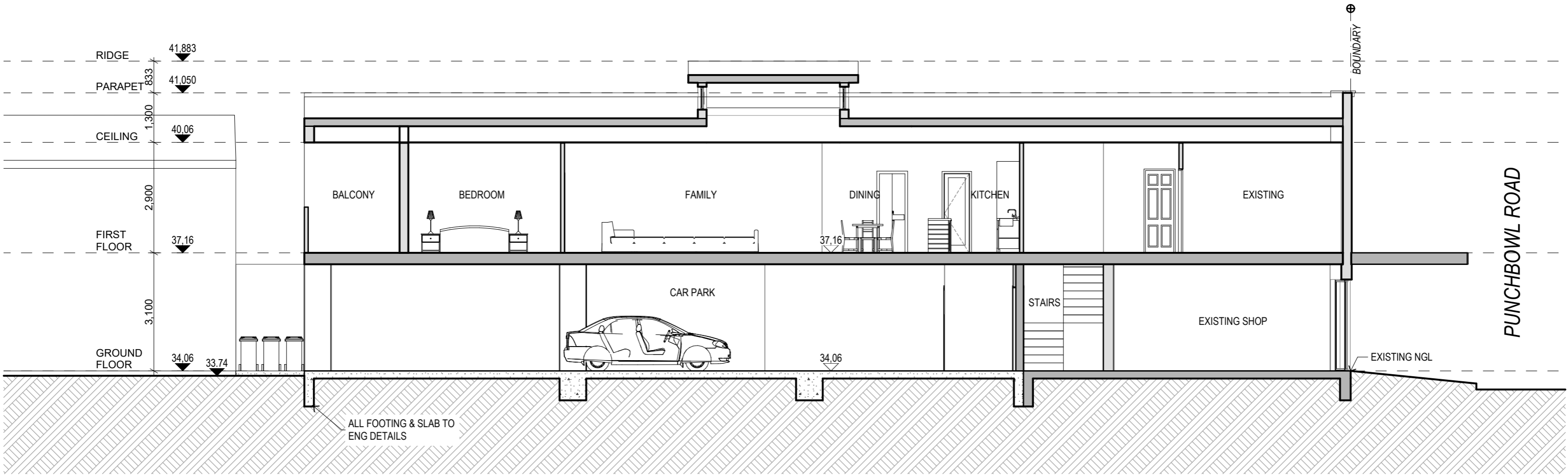


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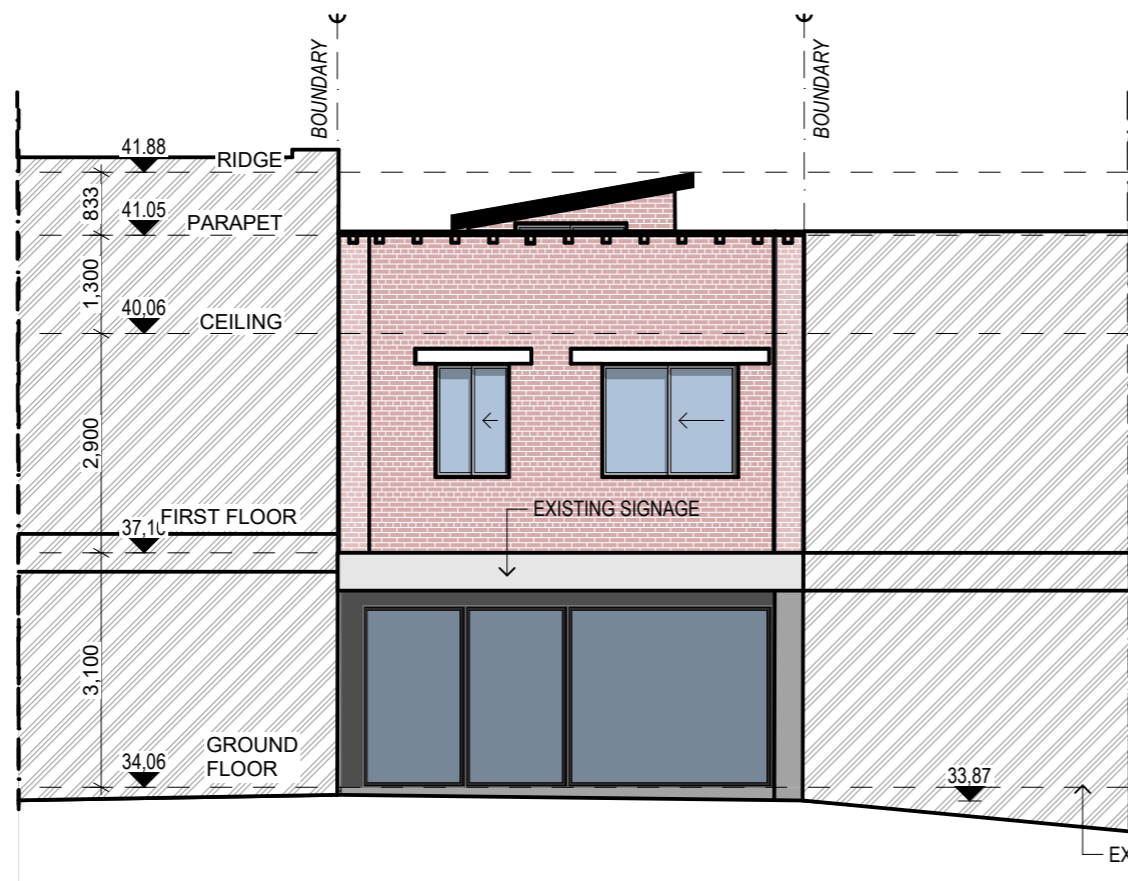
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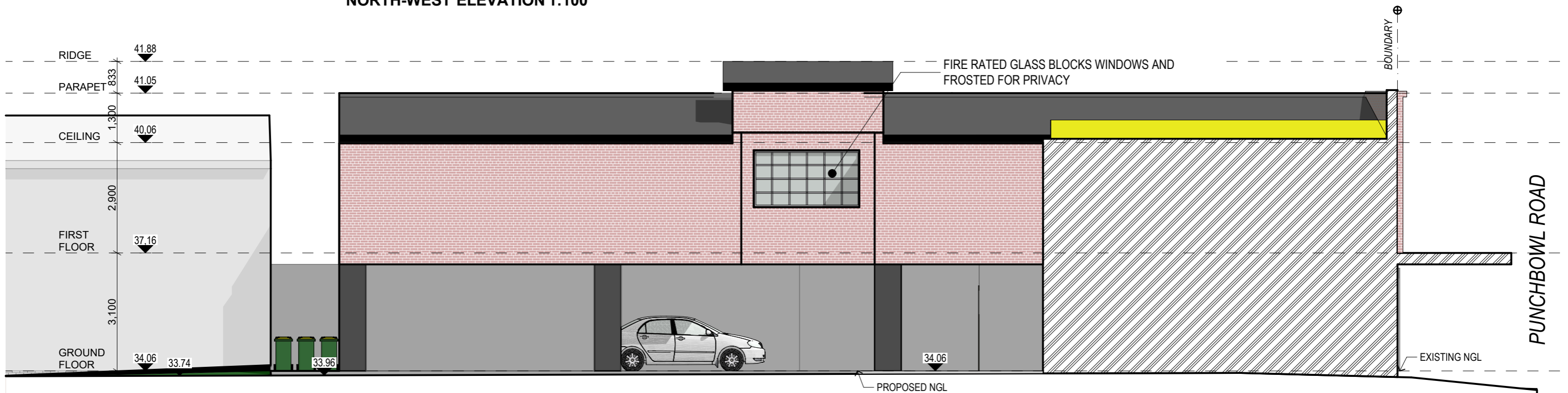




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A	INITIAL SUBMISSION	20/06/2023	820 Punchbowl Rd, Punchbowl NSW 2196	6 OF 14	
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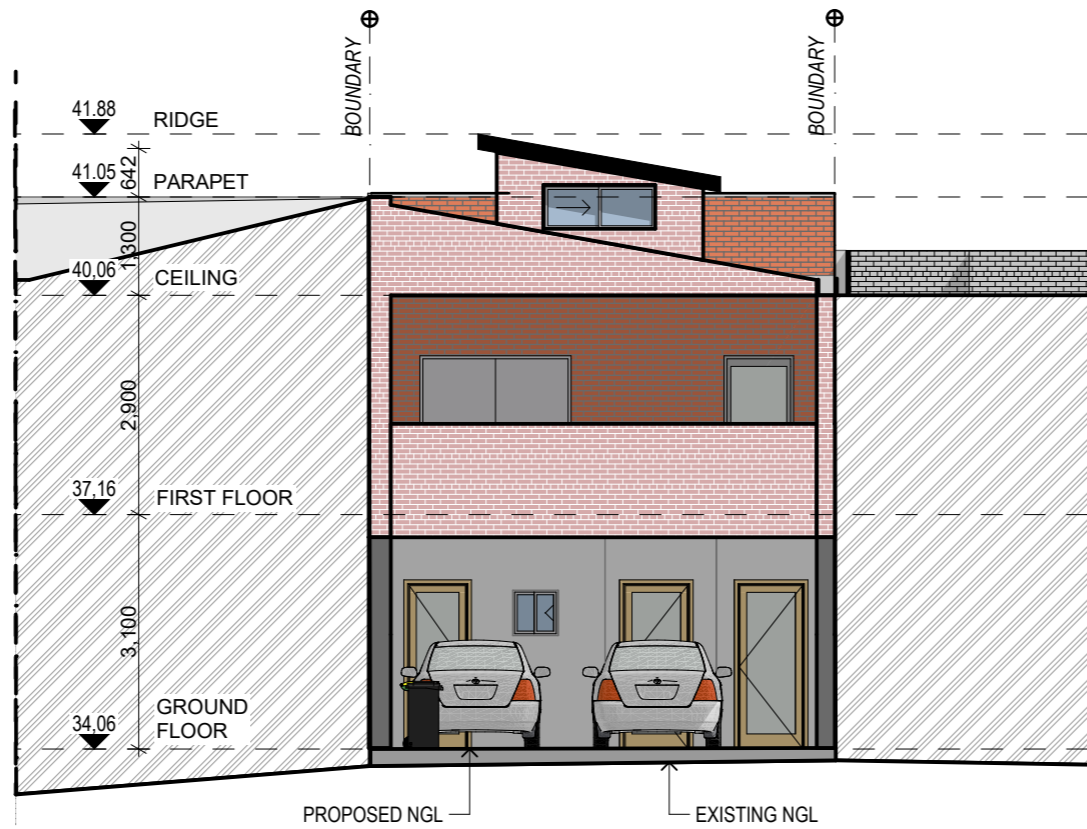


**NORTH-WEST ELEVATION 1:100**

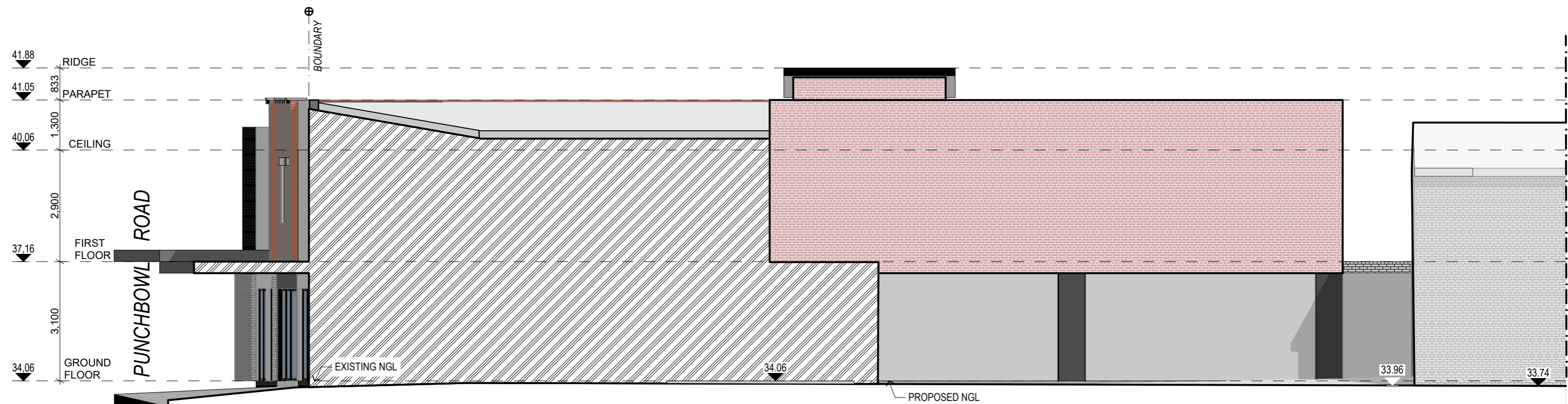


**NORTH-EAST ELEVATION 1:100**

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**SOUTH-EAST ELEVATION 1:100**



**SOUTH-WEST ELEVATION 1:100**

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BASIX

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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.			✓	✓	✓												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor above garage: concrete (R0.6).</td><td>nil</td><td></td></tr><tr><td>external wall: cavity brick</td><td>nil</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R0.95 (up), roof: foil backed blanket (100 mm)</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>			Construction	Additional insulation required (R-value)	Other specifications	suspended floor above garage: concrete (R0.6).	nil		external wall: cavity brick	nil		flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications															
suspended floor above garage: concrete (R0.6).	nil																
external wall: cavity brick	nil																
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)															

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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.  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.	✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

WINDOW SCHEDULE

ITEM	SIZE: W x H	SILL HEIGHT	ORIENTATION
W01	1000 x 1500	1000	NORTH
W02	1800 x 1500	1000	NORTH
W03	1000 x 1500	1200	NORTH
W04	1000 x 1500	1200	SOUTH
W05	2800 x 1500	1200	EAST
W06	600 x 600	1500	SOUTH

DOOR SCHEDULE

ITEM	SIZE: W x H	ORIENTATION
D01	900 x 2200	SOUTH
D02	900 x 2200	SOUTH
D03	2000 x 2100	SOUTH
D04	920 x 2100	SOUTH

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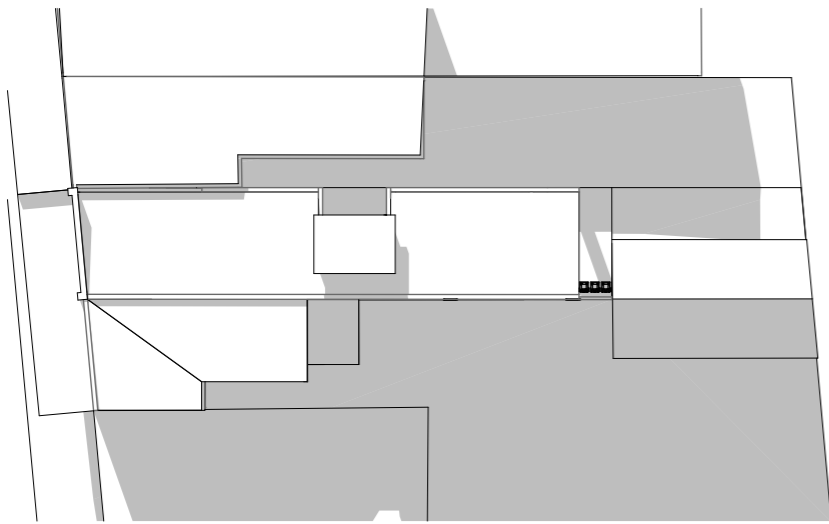
STREETSCAPE 1:100  
PUNCHBOWL ROAD

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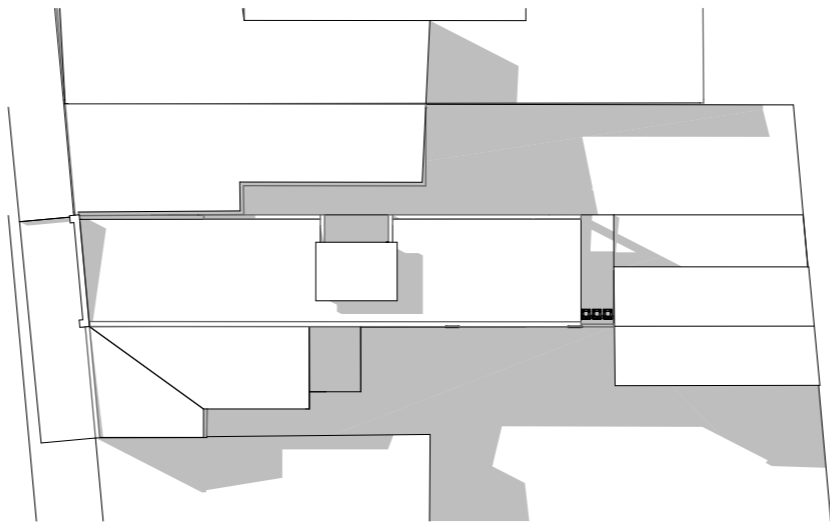


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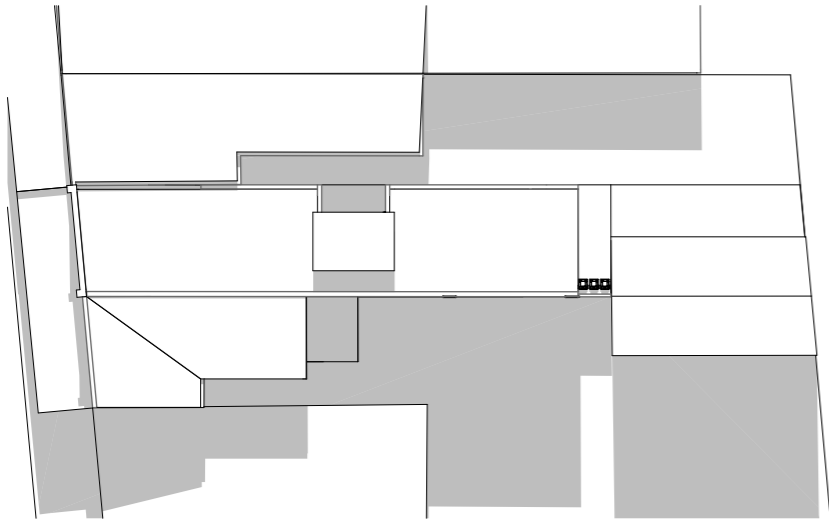
JUNE 21ST 0900AM SHADOW DIAGRAM



JUNE 21ST 1200NOON SHADOW DIAGRAM



JUNE 21ST 0400PM SHADOW DIAGRAM



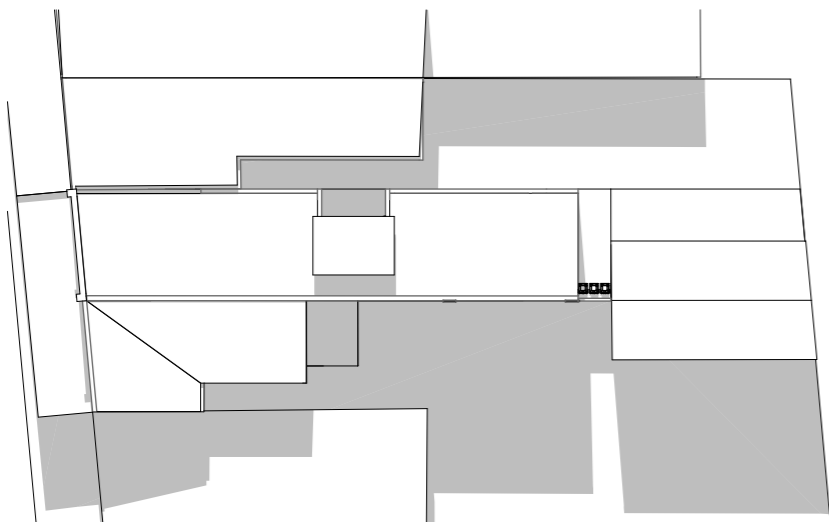
MARCH 21ST 0900AM SHADOW DIAGRAM



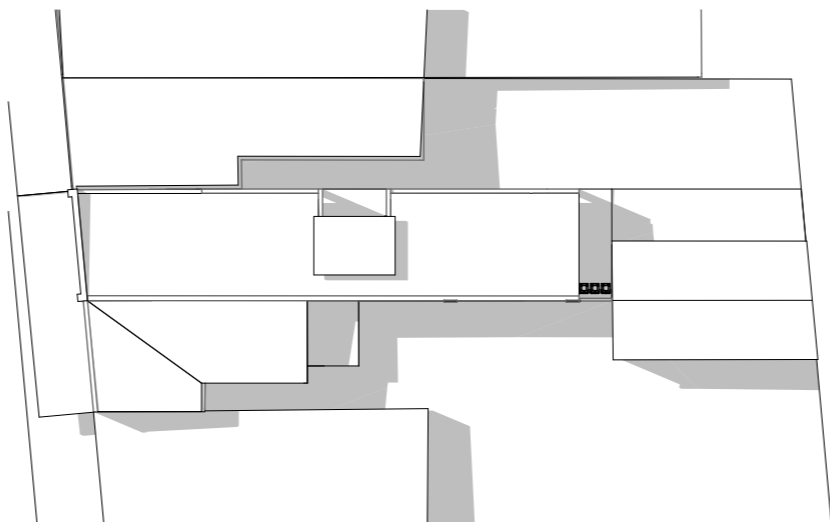
MARCH 21ST 1200NOON SHADOW DIAGRAM



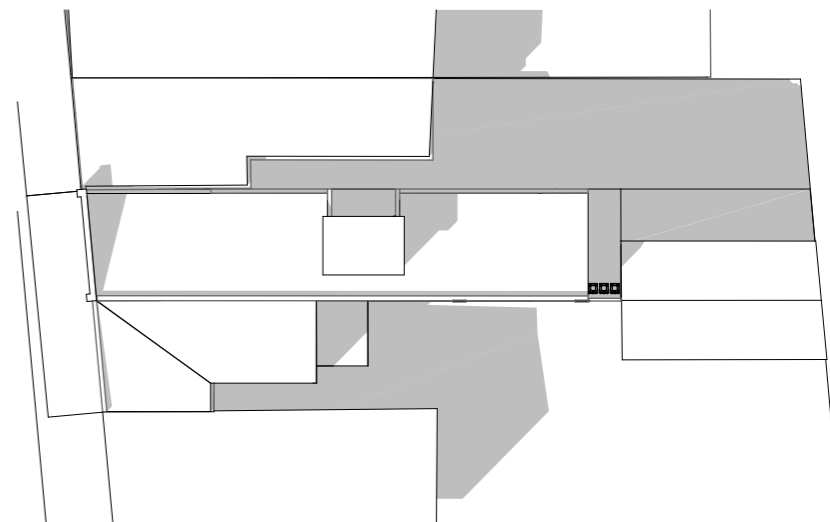
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SEPT 21ST 0900AM SHADOW DIAGRAM



SEPT 21ST 1200NOON SHADOW DIAGRAM



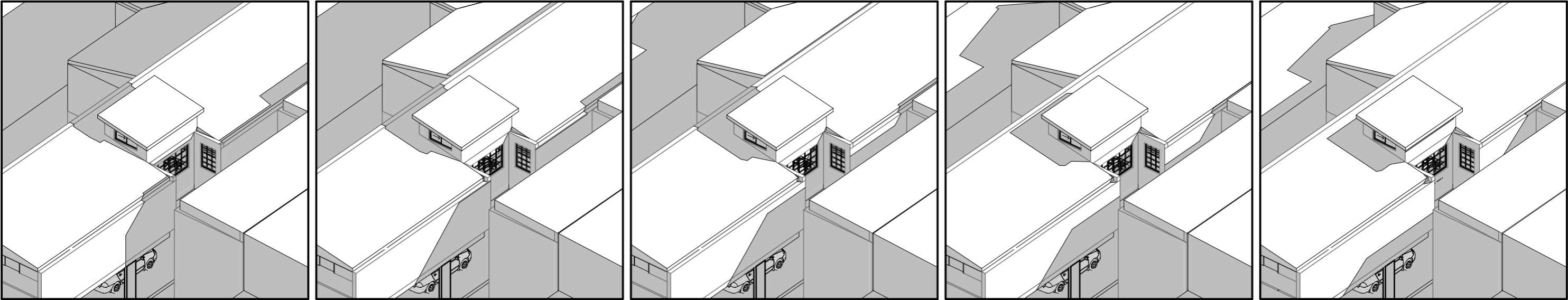
SEPT 21ST 0400PM SHADOW DIAGRAM

SHADOW DIAGRAMS

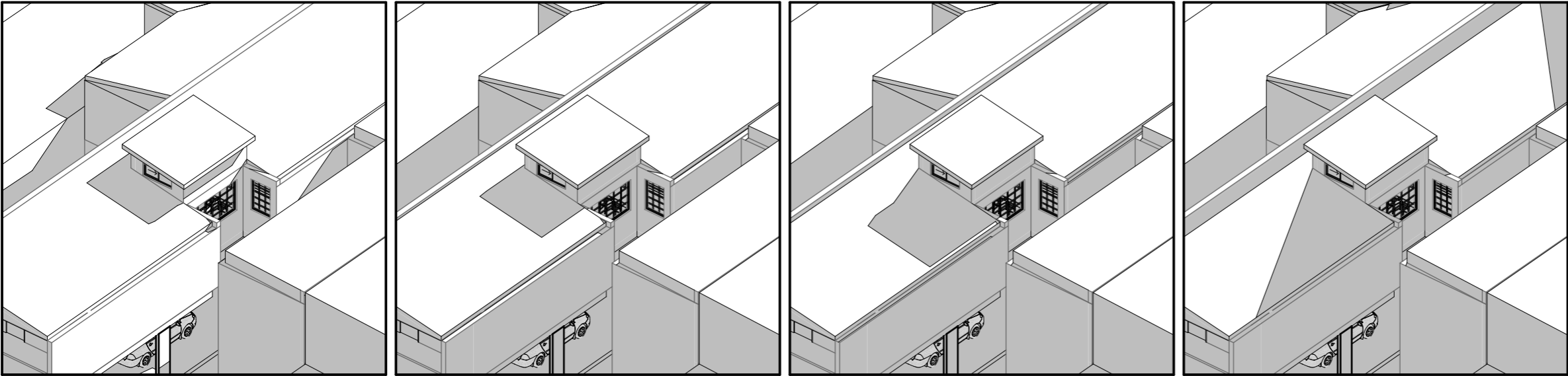
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01 JUNE 21ST 0800AM SHADOW DIAGRAM 1:200 02 JUNE 21ST 0900AM SHADOW DIAGRAM 1:200 03 JUNE 21ST 1000AM SHADOW DIAGRAM 1:200 04 JUNE 21ST 1100AM SHADOW DIAGRAM 1:200 05 JUNE 21ST 1200NOON SHADOW DIAGRAM 1:200



05 JUNE 21ST 0100PM SHADOW DIAGRAM 1:200 06 JUNE 21ST 0200PM SHADOW DIAGRAM 1:200 07 JUNE 21ST 0300PM SHADOW DIAGRAM 1:200 08 JUNE 21ST 0400PM SHADOW DIAGRAM 1:200

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A	INITIAL SUBMISSION	20/06/2023	820 Punchbowl Rd, Punchbowl NSW 2196	13 OF 14	
				DATE: 20/06/2023	
			CLIENT: Mr. Omar	SCALE: AS SHOWN @A3	
			PROJECT No.: 005-23	DRAWN: EM CHECKED: AA	

01



SELECTED  
ALUMINIUM SLIDING  
DOORS OR SIMILAR

02



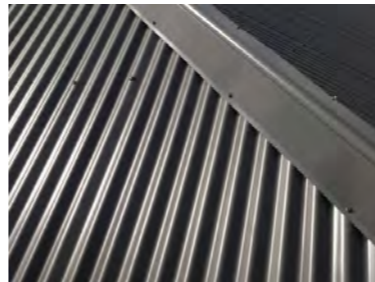
SELECTED  
ENTRY DOOR  
OR SIMILAR

03



SELECTED BRICK  
OR SIMILAR

04



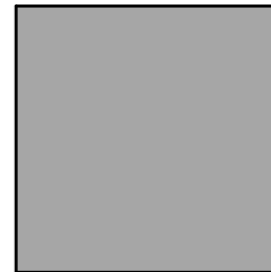
COLORBOND  
ROOF OR SIMILAR

05



SELECTED GRAY  
RENDER WALL OR  
SIMILAR

06



SELECTED WHITE  
RENDER WALL OR  
SIMILAR

07



SELECTED WHITE  
RENDER WALL OR  
SIMILAR



## MATERIAL & COLOUR SCHEDULE

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					DATE: 20/06/2023	
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