



DA:CONSTRUCTION OF A SECONDARY DWELLING AT :
100 MCMAHON RD, NSW 2199
LOT 64, DP 15136

DRAWING LIST

DA 0000 : COVER PAGE
DA 0100 : GENERAL COMMITMENTS
DA 0400 : SITE ANALYSIS PLAN
DA 0401 : SEDIMENT CONTROL PLAN
DA 0402 : LANDSCAPE PLAN

DA 1000 : SEC'RY DWELLING FLOOR PLAN
DA 1010 : WINDOW SCHEDULE
DA 2100 : ELEVATIONS
DA 3100 : SECTIONS

ISSUED FOR DA

CLIENT		DRAWING TITLE		REV		DESCRIPTION		DRAWN		DATE		SCALE		SHEET SIZE		CHECKED		DATE	
THUY LY LOT 6 DP 15136 100 MCMAHON RD, YAGOONA NSW 2199		RESIDENTIAL DEVELOPMENT		1		FOR DA		SY		16.08.23		1:50		A3		SY		16.08.2023	
PROJECT		COVER PAGE		CI design		PO BOX 106 STRATHFIELD NSW 2135		BRICKWOOD HOMES				PROJECT NO		DRAWING NO		REVISION			
FOR DEVELOPMENT APPLICATION CONSTRUCTION OF A SECONDARY DWELLING		bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		SUNNY YU 0413 215 877 SUNNY@CLICKINDESIGN.COM.AU								2272		DA 0000		1			

BASIX CERTIFICATE NUMBER: 1415071S

GENERAL NOTES

-DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. IF IN DOUBT, ASK.
-THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THE OWNER OR CONTRACTOR.
-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIAN AND THE AUSTRALIAN STANDARDS LISTED .
AS 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE
AS 2049 - 1992 ROOF TILES
AS 2050 - 1995 INSTALLATION OF ROOF TILES
AS 2870 - 1996 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS/NZS 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS
AS 3600 - 1994 CONCRETE STRUCTURES
AS 3660 - 2004 BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700 - 1998 MASONRY IN BUILDINGS
AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786 - 1993 SMOKE ALARMS
AS 4055 - 1992 WIND LOADINGS FOR HOUSING
AS 4100 - 1996 STEEL STRUCTURES
-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING CALCULATIONS AND DRAWINGS.
-ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.
-SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME. FLASHING ALL ROUND.
-TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER
-OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.
-FOOTINGS ARE TO BE WHOLLY WITHIN TITLE BOUNDARIES AND ARE NOT TO ENCROACH EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.
-ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.
-ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.
-PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.
-SUB-FLOOR VENTILATION MINIMUM 7500mm/sq FOR EXTERNAL WALLS AND 1500mm/sq FOR INTERNAL WALLS BELOW BEARER.
-THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS AS SPECIFIED BY LICENSED ASSESSOR.
-STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.
-BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2
-FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.
-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.
-SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.
-PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.
-EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2
-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.
-THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

Project address	
Project name	100 McMahon Rd, Yagoona Granny Flat
Street address	100 McMahon Road Yagoona 2199
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 15136
Lot no.	64
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	462
Roof area (m²)	78
Conditioned floor area (m2)	46.59
Unconditioned floor area (m2)	5.59
Total area of garden and lawn (m2)	100
Roof area (m2) of the existing dwelling	137
No. of bedrooms in the existing dwelling	4

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/m²·year)	n/a		
Area adjusted heating load (MJ/m²·year)	n/a		
Ceiling fan in at least one bedroom	n/a		
Ceiling fan in at least one living room or other conditioned area	n/a		
Project score			
Water	✔ 41	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 50	Target 50	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 78 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the development		✔	✔
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear	✔	✔	✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W03	1200	1550	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
East facing					
W01	1200	1790	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
W02	1200	1790	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
South facing					
W05	600	610	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
West facing					

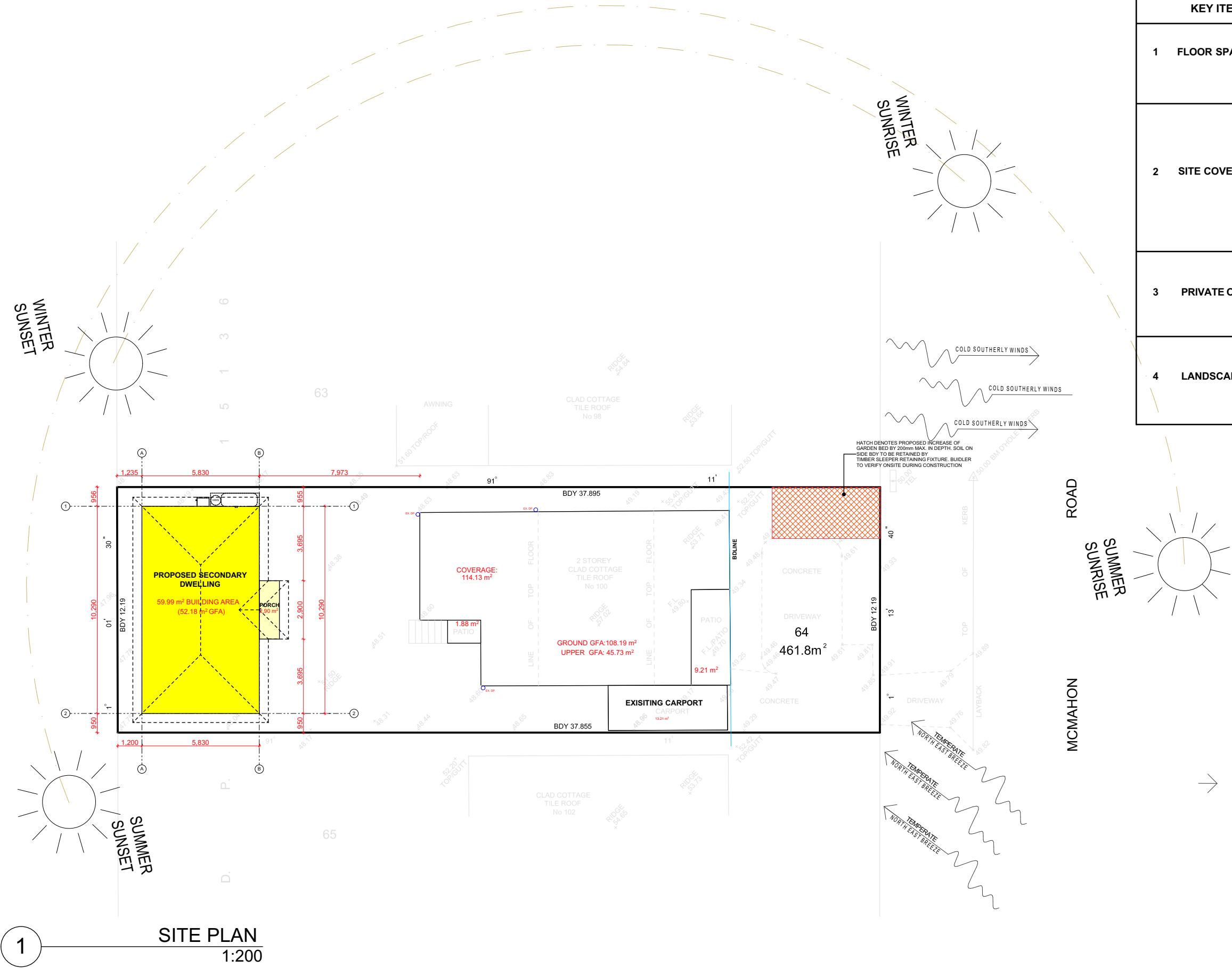
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W04	1030	1070	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 36 to 40 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star (old label)		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star (old label)		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study; dedicatedat least 1 of the living / dining rooms; dedicatedthe kitchen; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	

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THUY LY LOT 6 DP 15136 100 MCMAHON RD, YAGOONA NSW 2199	RESIDENTIAL DEVELOPMENT	1	FOR DA	SY	16.08.23				
PROJECT	GENERAL COMMITMENTS						A3	SY	16.08.2023
FOR DEVELOPMENT APPLICATION CONSTRUCTION OF A SECONDARY DWELLING	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		 CLICK IN DESIGN PO BOX 106 STRATHFIELD NSW 2135 SUNNY YU 0413 215 877 SUNNY@CLICKINDESIGN.COM.AU				PROJECT NO	DRAWING NO	REVISION
							2272	DA 0100	1



CALCULATION TABLE (REFER TO S.E.E. FOR FULL COMPLIANCE ANALYSIS)			
KEY ITEMS	REQUIRED	PROPOSED	COMPLIES
1 FLOOR SPACE RATIO	0.5 MAX.	EXISTING HOUSE: 153.92m² GROUND: 108.19m² UPPER: 45.73m² SEC'RY DWELLING: 52.18m² TOTAL= 206.1m² 206.1/461.8=0.446<0.5	Y
2 SITE COVERAGE	N/A	EXISTING HOUSE: 114.13m² EXISTING PATIO & VERANDAH 9.21+1.88=11.09m² EXISITING CARPORT 13.21m² PROPOSED SEC'RY DWELLING 59.99m² PROPOSED PORCH 2m² TOTAL AREA: 200.59m² 200.59m²/461.8m²=43.4%	Y
3 PRIVATE OPEN SPACE	MIN. 80m² LOCATED BEHIND BUILDING LINE WITH MIN. 5m WIDTH	P.O.S. AREA = 80 m²	Y
4 LANDSCAPE	MIN. 45% OF AREA BETWEEN BLD LINE AND PRIMARY ROAD SHOULD BE LANDSCAPE	FRONT BLD LINE 43.56m² BEHIND BLD LINE 103.48m² TOTAL AREA: 147.04m² AREA BETWEEN BLD AND PRIMARY ROAD 91.388m² 43.56m²/91.388m²=47.66%>45%	Y

CLIENT

THUY LY
LOT 6 DP 15136
100 MCMAHON RD, YAGOONA NSW 2199

DRAWING TITLE

RESIDENTIAL DEVELOPMENT
SITE ANALYSIS PLAN

PROJECT

FOR DEVELOPMENT APPLICATION
CONSTRUCTION OF A SECONDARY DWELLING

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLICK IN DESIGN
PO BOX 106 STRATHFIELD NSW 2135
SUNNY YU
0413 215 877
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BRICKWOOD
HOMES

N

REV

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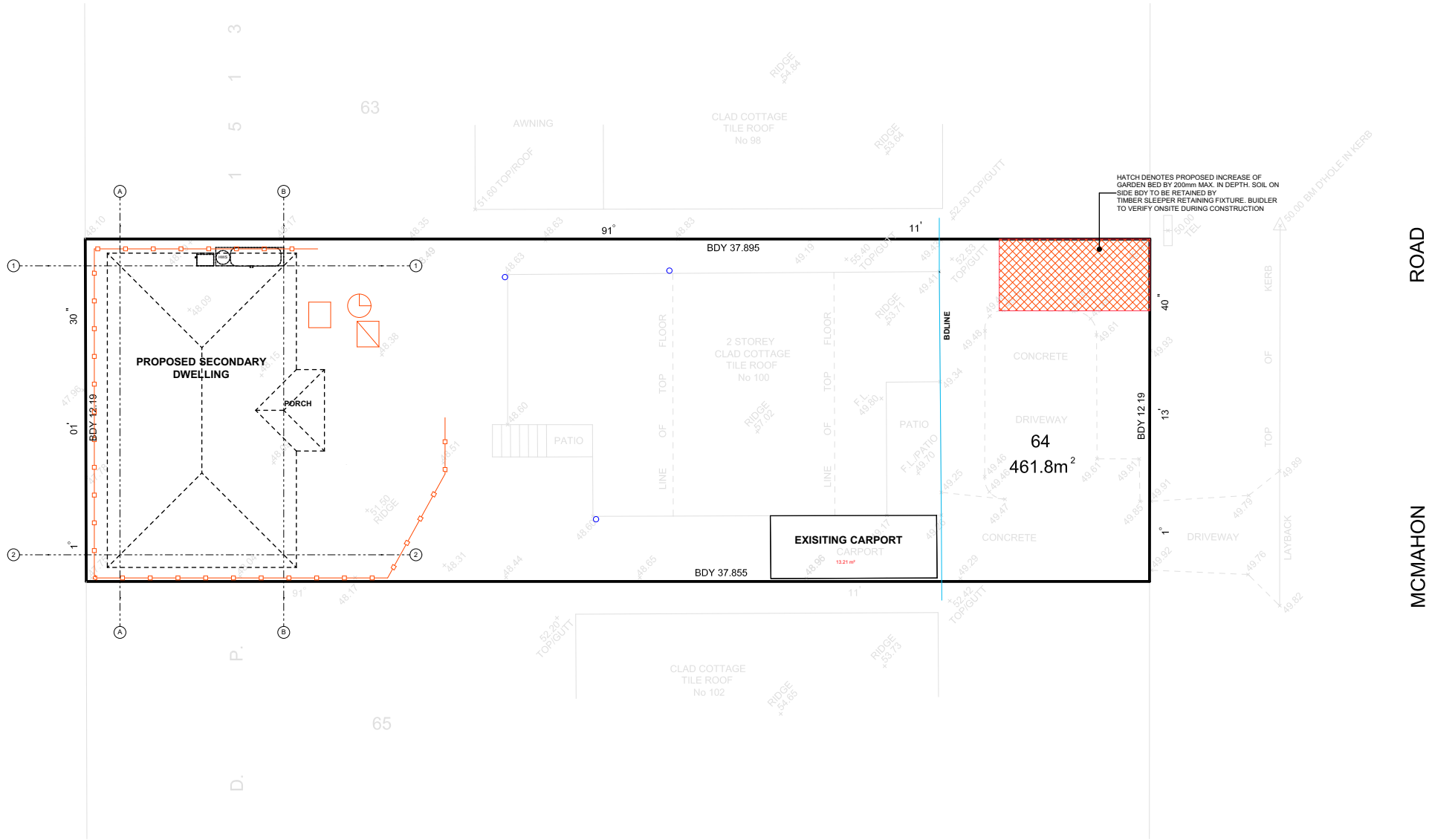
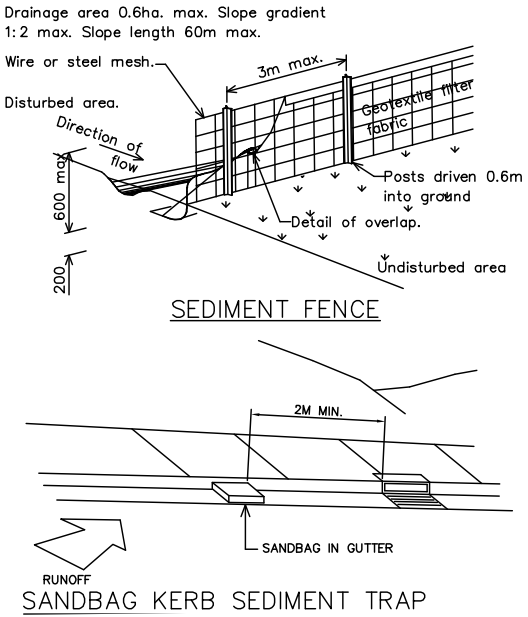
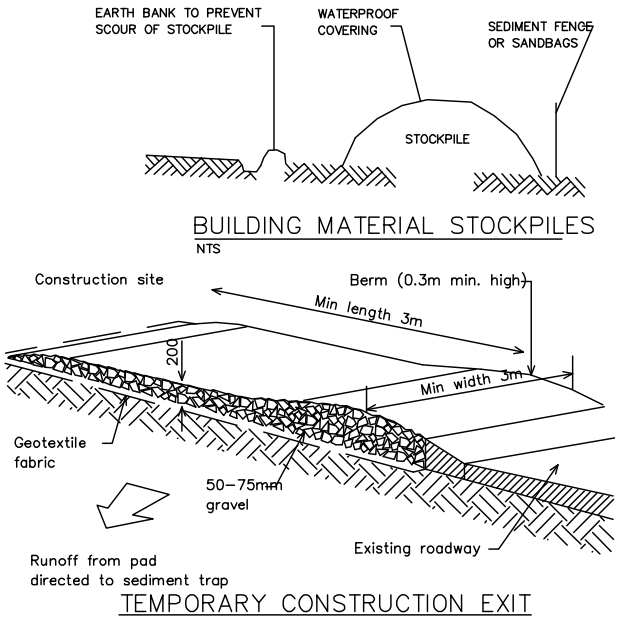
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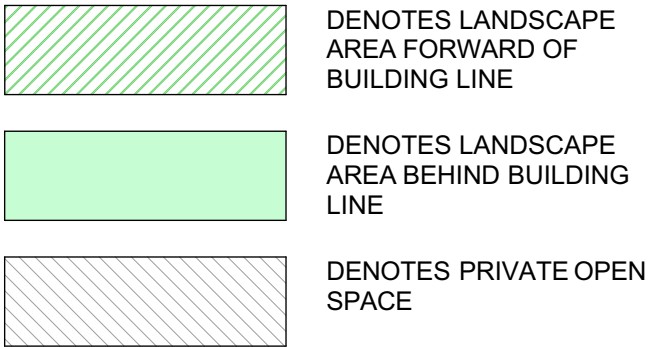
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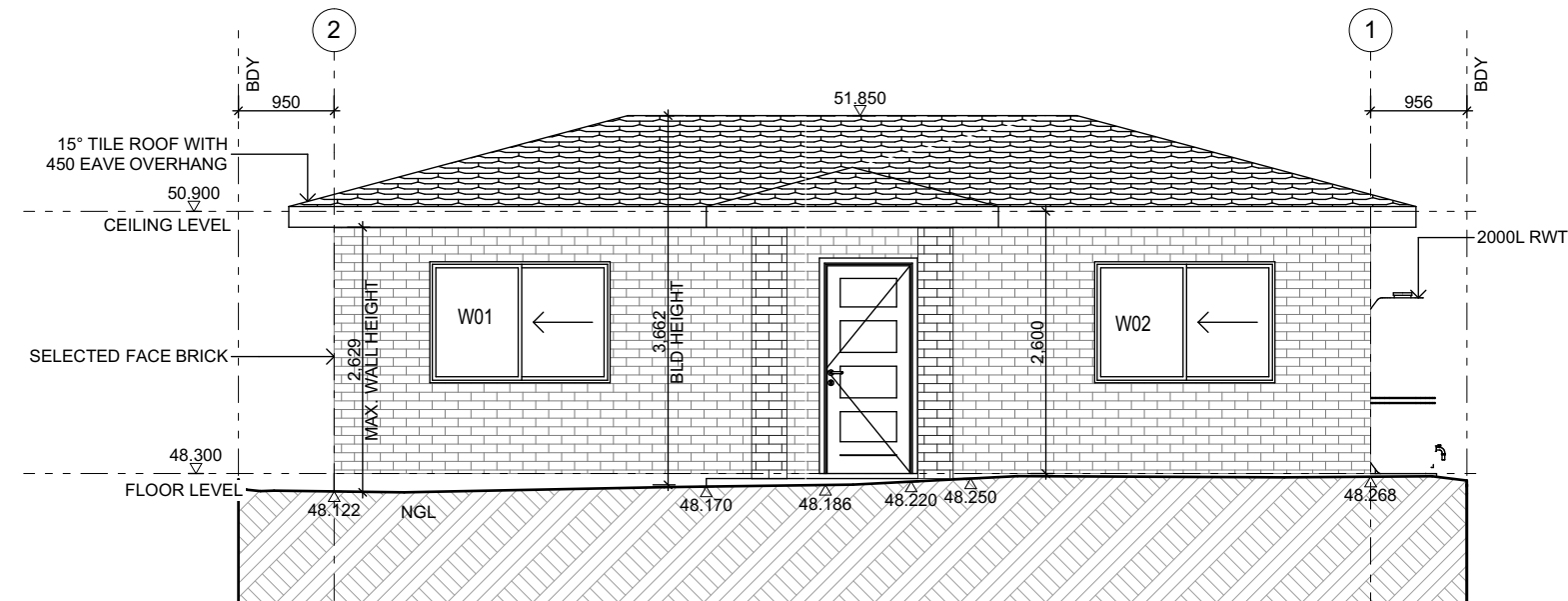
- LEGEND
- STOCKPILES
 - GEOTEXTILE FABRIC FILLED WITH GRAVEL
 - SILT FENCE
 - WATER DIVERSION (Earth Mound)
 - GRAVEL ACCESS
 - STORMWATER PIT



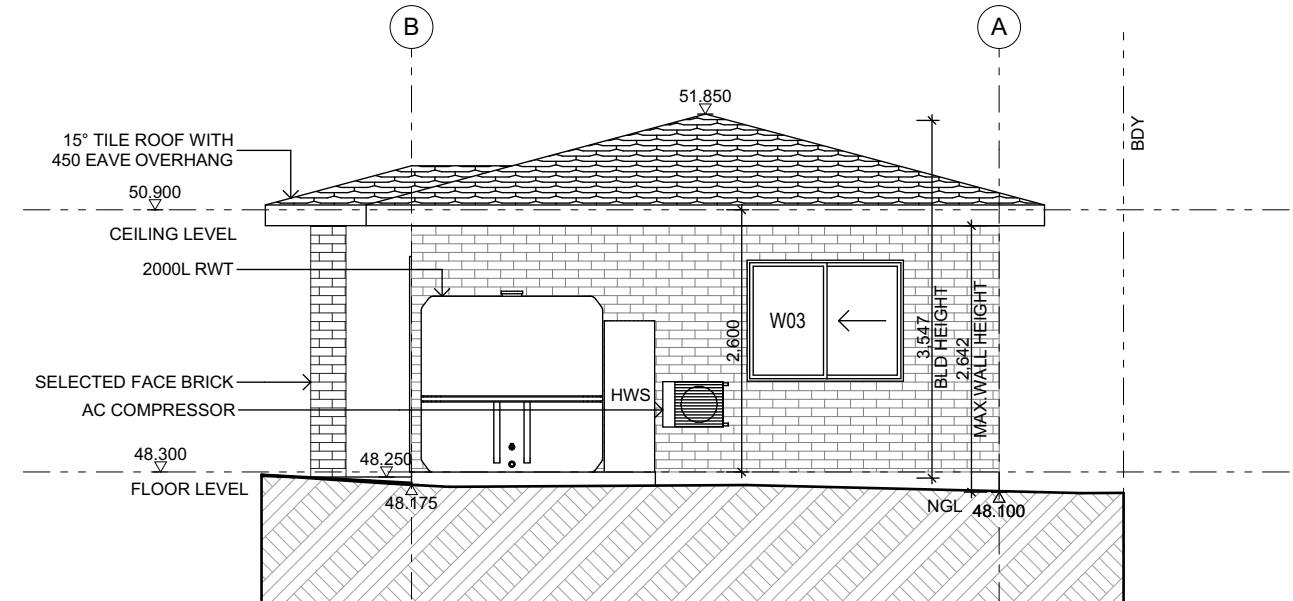
1 SEDIMENT CONTROL PLAN 1:200

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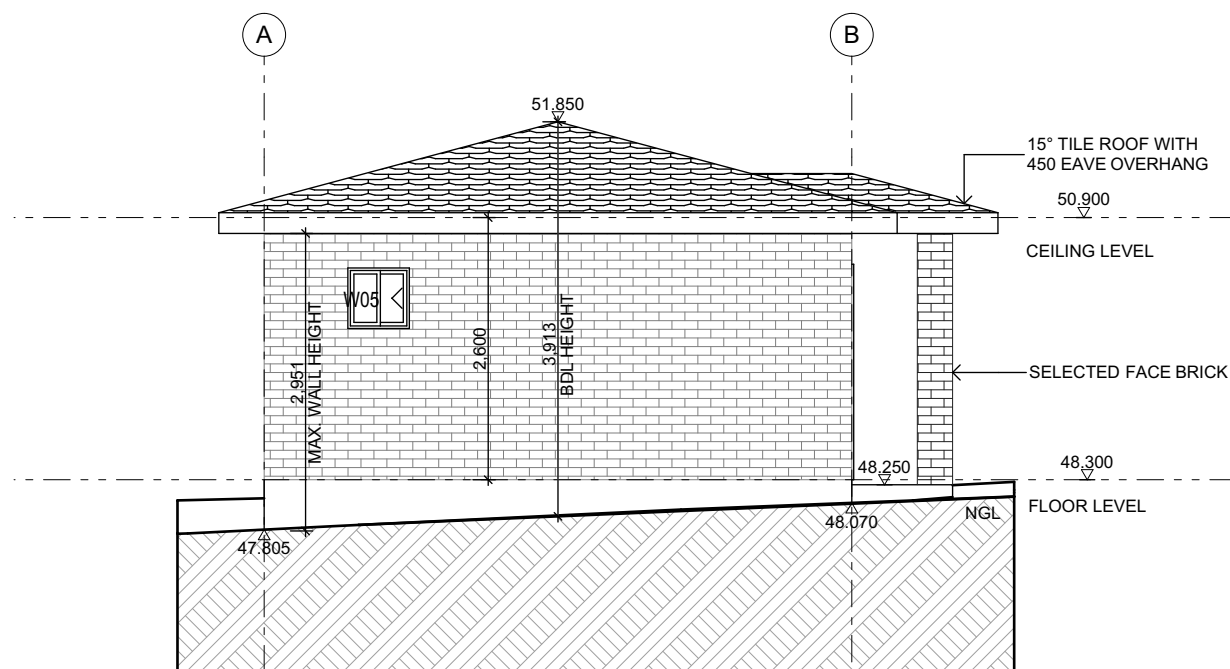
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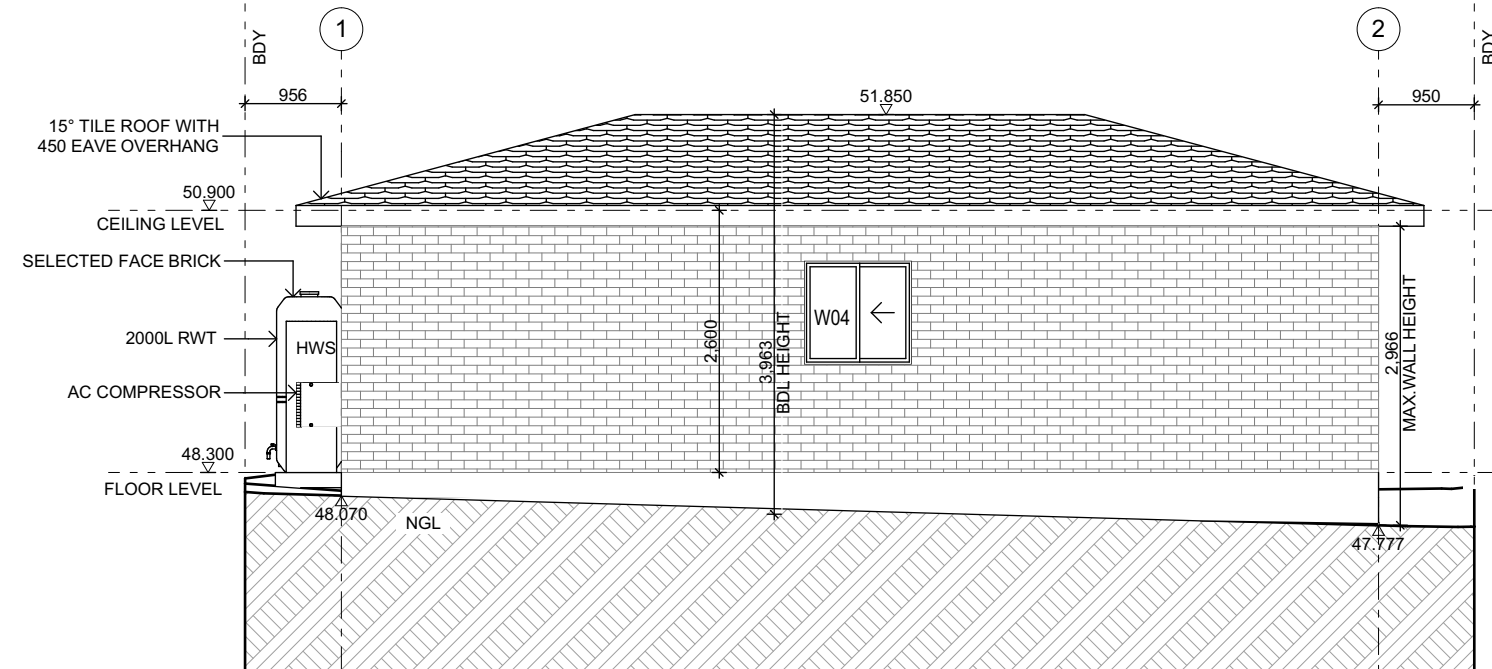
EAST ELEVATION
1:75



NORTH ELEVATION
1:75



SOUTH ELEVATION
1:75



WEST ELEVATION
1:75

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ELEVATIONS

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