

PROPOSED SITE PLAN
1 : 200

DEVELOPMENT DATA / SITE CALCULATIONS	
SITE AREA:	- 609 MSQ
GROSS FLOOR AREA (GFA) CALCULATIONS:	
PERMISSIBLE GFA - 304.5MSQ	
DWELLING 1	
GROUND FLOOR:	- 77 MSQ
FIRST FLOOR:	- 82.9 MSQ
TOTAL GFA D1 - 159.9MSQ	
DWELLING 2	
GROUND FLOOR:	- 68.2 MSQ
FIRST FLOOR:	- 76.1 MSQ
TOTAL GFA D2 - 144.3 MSQ	
TOTAL GFA D1 + D2 - 304.2 MSQ	
LANDSCAPE AREA CALCULATIONS:	
MINIMUM LANDSCAPE - MSQ	
TOTAL LANDSCAPING PROPOSED - 260.1MSQ	



PROPOSED GROUND FLOOR PLAN
1 : 100

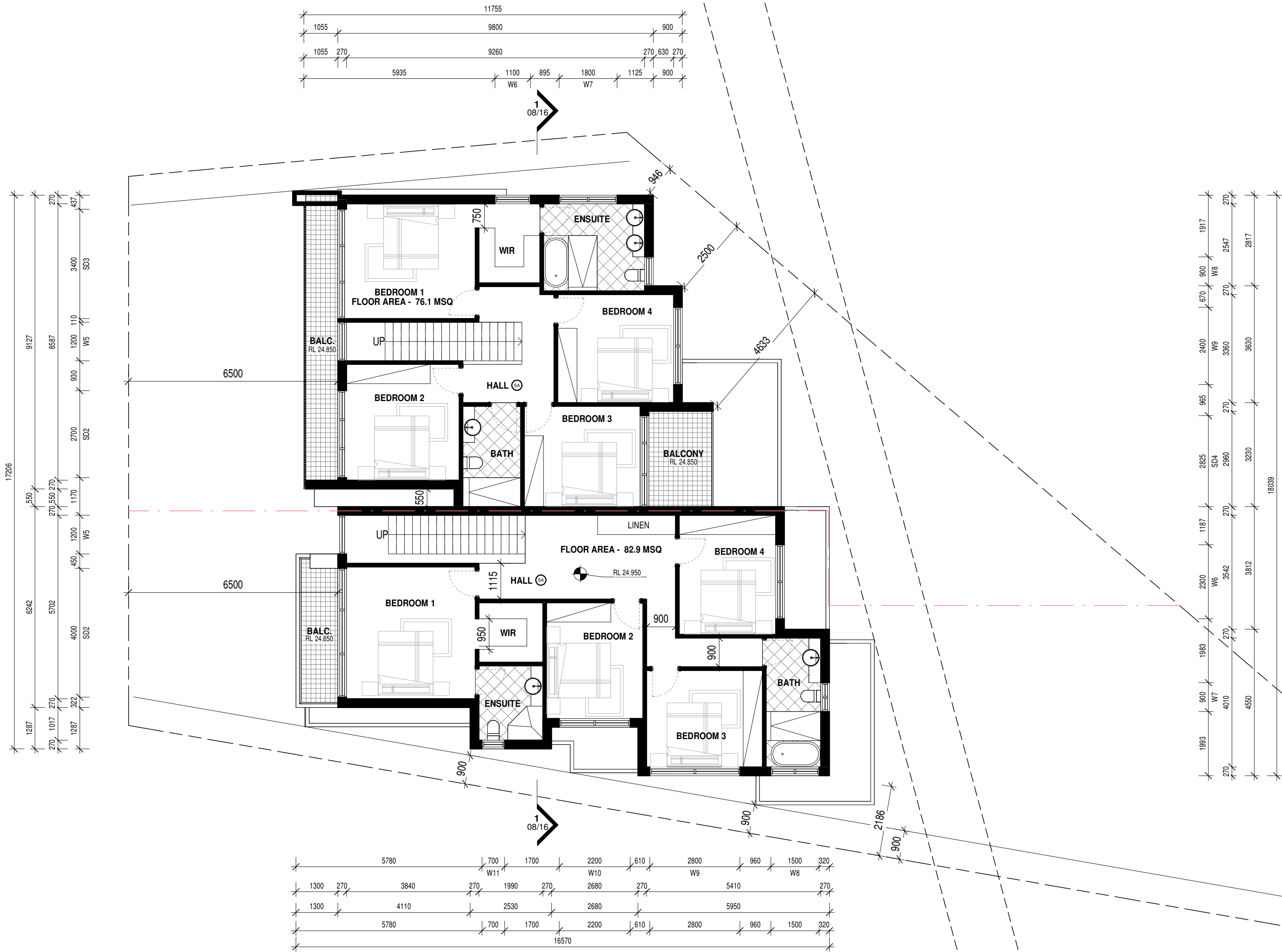
68 ORIENT ROAD, PADSTOW

CEDAR DESIGNS

ISSUE A DESCRIPTION ISSUED FOR CLIENT REVIEW

Scale: 1 : 100 @ A2 PROPOSED GROUND FLOOR PLAN

03/16



PROPOSED FIRST FLOOR PLAN
1 : 100

68 ORIENT ROAD, PADSTOW

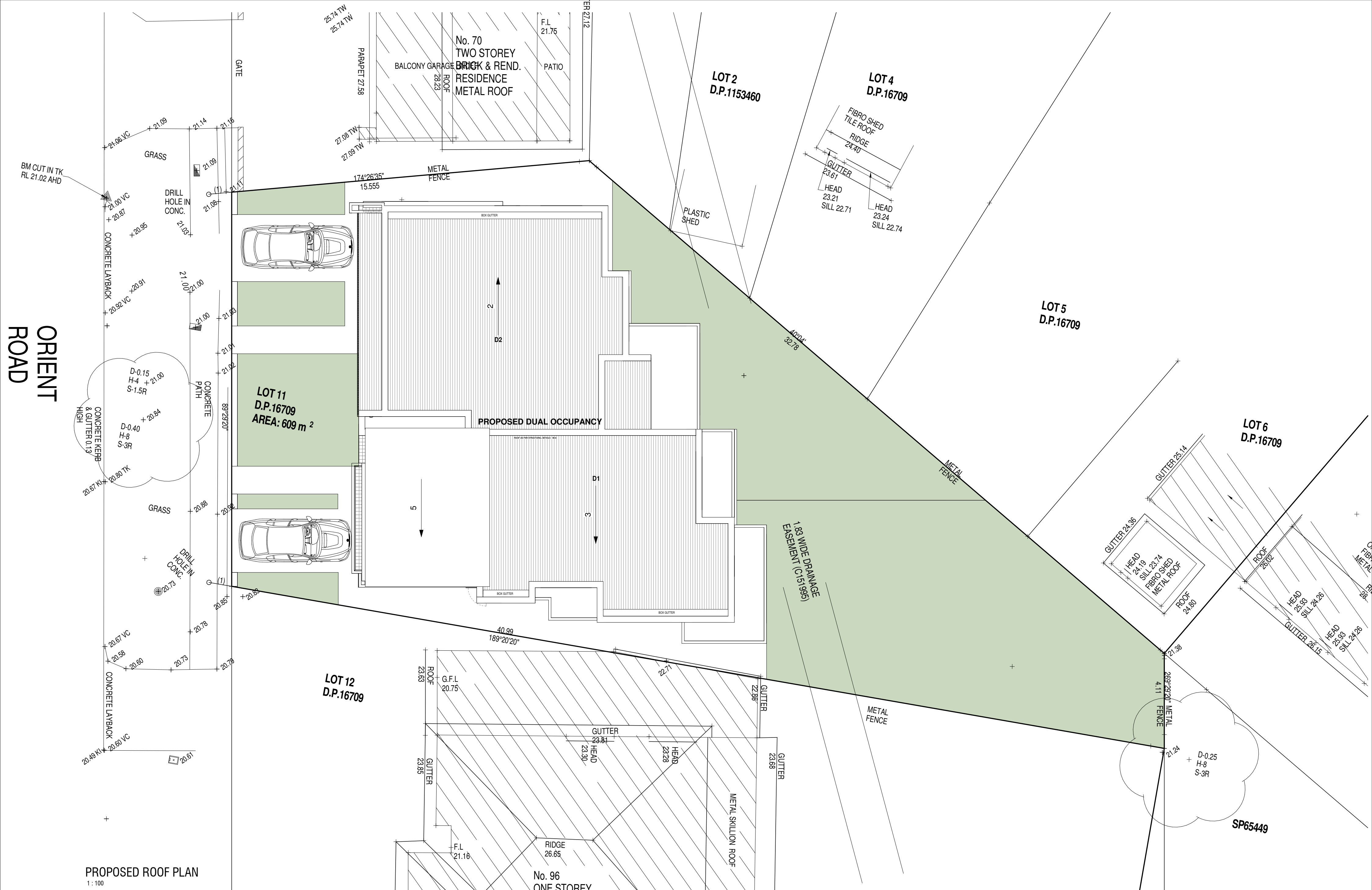
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PROPOSED FIRST FLOOR PLAN

04/16



PROPOSED ROOF PLAN
1 : 100

68 ORIENT ROAD, PADSTOW

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IBRAHIM MUSTAPHA
BDA ACCREDITED: 4450
BDA MEMBER: 2360 - 17
REGISTERED DESIGN PRACTITIONER: DEP0000079

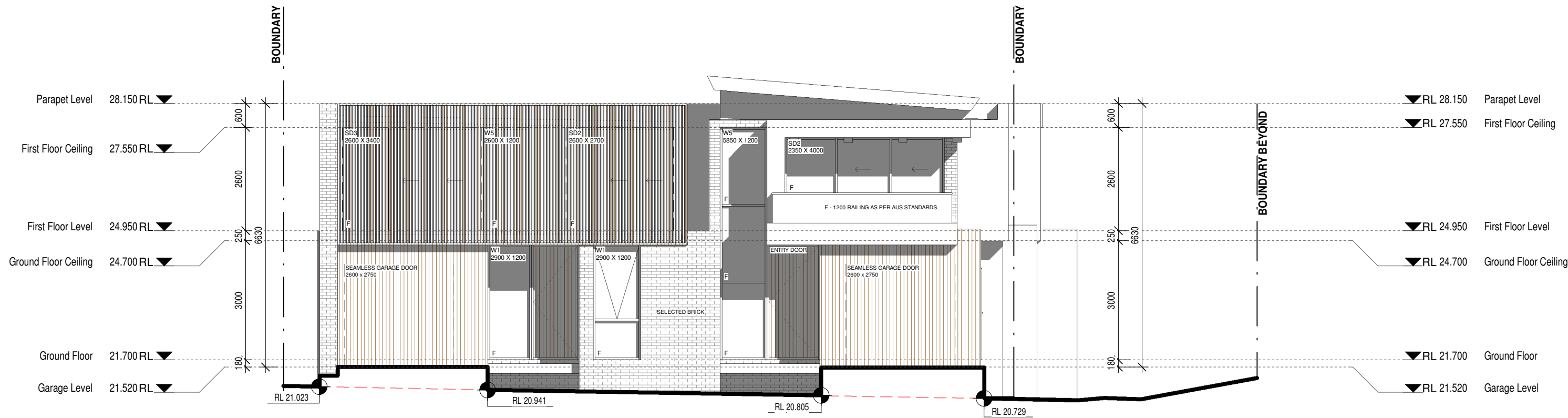
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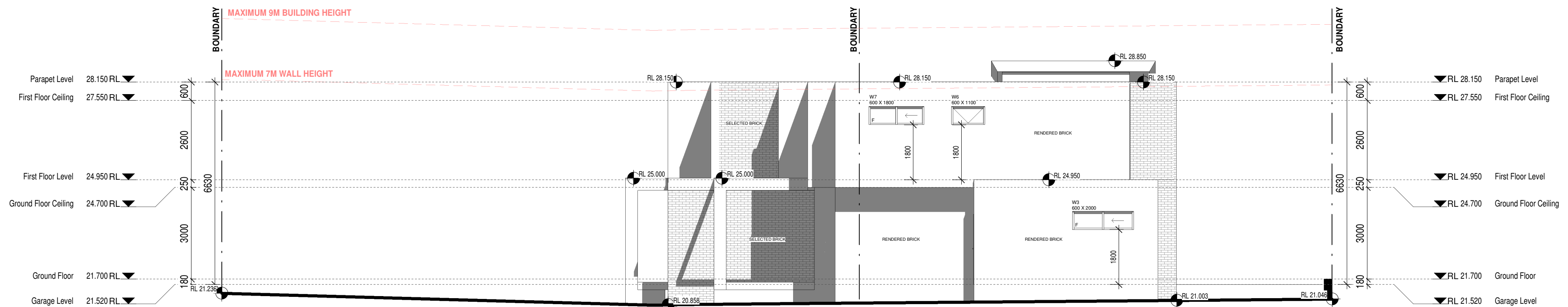
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05/16

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SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

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Scale: 1 : 100

@ A2

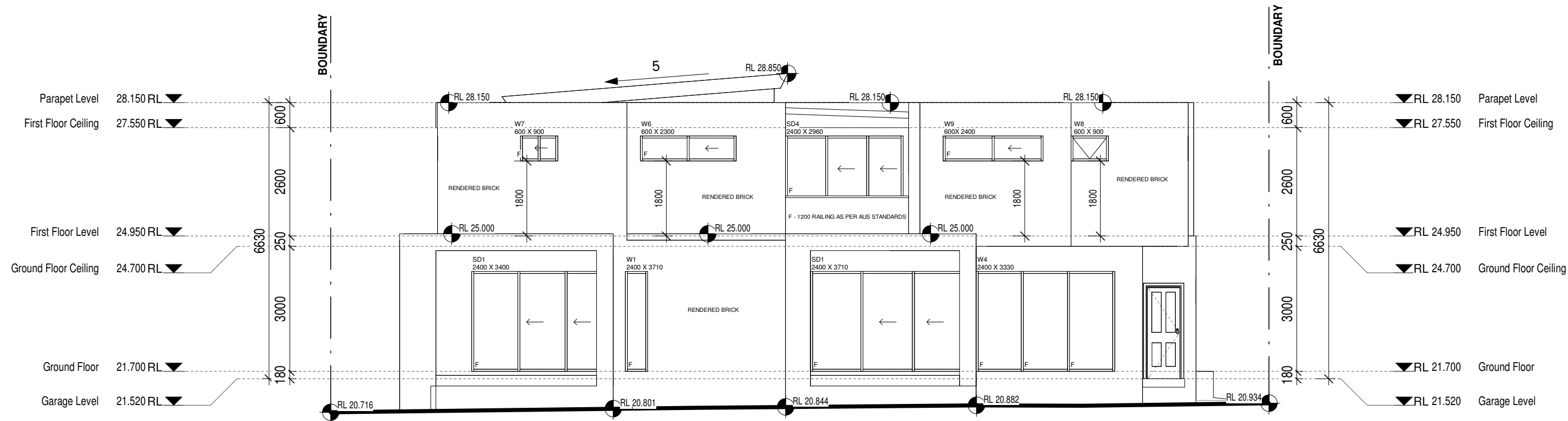
BUILDING ELEVATIONS 1

06/16

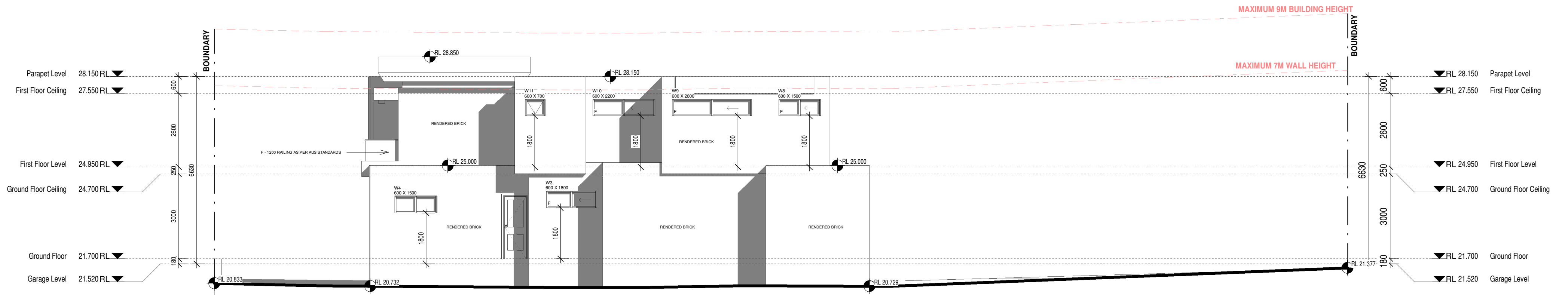
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NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

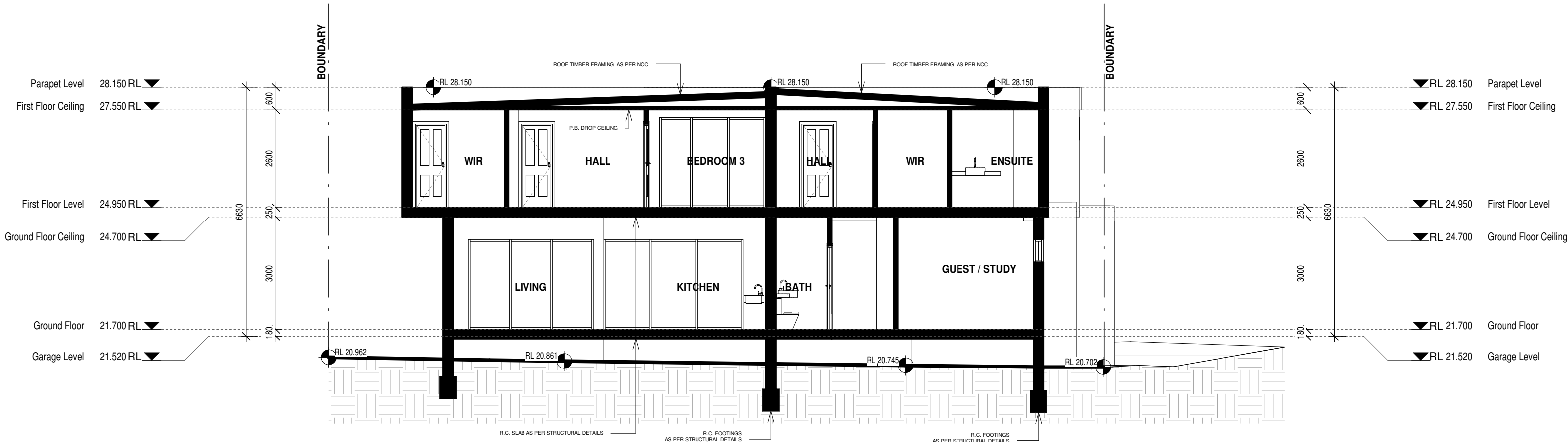
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Scale: 1 : 100 @ A2 BUILDING ELEVATIONS 2

07/16



SECTION AA
1 : 100

BASIX COMMITMENTS

LANDSCAPING COMMITMENTS

The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.

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 3000 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 150 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:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- 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.)
- a tap that is located within 10 metres of the swimming pool in the development
- a tap that is located within 10 metres of the outdoor spa in the development

Swimming Pool

The swimming pool must not have a volume greater than 35 kilolitres.

The swimming pool must be outdoors.

Outdoor Spa

The spa must not have a volume greater than 3.6 kilolitres.

The spa must have a spa cover.

THERMAL COMFORT COMMITMENTS

General features

The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and 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 in the basix certificate

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:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/uPVC/fibreglass single clear
 - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

ALL WORK TO COMPLY WITH THE BCA AND AUSTRALIAN STANDARDS.

CRITICAL INSPECTIONS TO BE UNDERTAKEN BY CERTIFYING AUTHORITY FOR THE FOLLOWING:

1. Ground Floor Footings
2. Ground Floor Slab
3. First Floor Slab
4. Roof concrete Slab
5. Waterproofing Inspection
6. Final Inspection (prior to OC)

It is the responsibility of the developer to contact the certifying authority a minimum of two days prior to inspection.

Failure May result in a void Complying Development Certificate.

FOR FURTHER DETAILS PLEASE REFER
TO THE ATTACHED BASIX CERTIFICATE



SPECIFICATION NOTES

SITE PREPERATION / SOIL WORKS
Any existing treets marked for retention shall be protcted for the duration of the construction works.
All perennial weeds such as oxalis, onion weed and the like shall be removed from the site.
No regrading is to be carried out within the drip line of the stres to be retained, if excavation is required, use hand methods to avoid any damage to the tree, or its roots.
Do not cut greater then 50mm.
Cut roots clearly with a saw, and do not seal any wounds.

SOIL WORKS
Thoroughly cultivate the subsoil to a depth of 200mm, supply and install to a depth of 300mm the following soil mix.

SOIL DEPTH
Turf - 150mm
Planting - 300mm
SOIL MIX
Black Loam - 60%
Coarse washed river sand - 40%
Organic layer 50mm deep
Cultivate a 50mm later of organic and mix into the top of 100mm of soil mix.
ADDMIX COMPOSITION
Treated hardwood sawdust - 30%
Pine park fines - 40%
Composted Manure - 30%

Tree planting areas to be mounted 300mm above the existing ground line to improve draining from planting holes.
Tree holes to be excavated two times larger then the root ball and backfill with soil mix as specified above.

ON SLAB PLANTERS
Drainage Layer
After waterproofing of planters, lay drainage, which shall include:
- 40mm atlantis drainage cell or similar approved.
- Filter fabric equivalent to ICI terra firma 700.
- Washed river sand layer 50mm in depth

LIGHT WEIGHT SOIL MIX
Light weight soil mix shall be composed of the following materials and mixed in the given procedure a material with a ph. range of 6.0 -6.5
- 30% Black Loam
- 30% Double washed course river sand
- 20% Botany Humus
- 10% Composted bark fines
- 10% Composted Hardwood sawdust

MULCH
Supply and place 75mm layer of pine park horticultural grade mulch, graded in size 15mm x 15mm, free from wood silvers, set down 25mm from adjacent pavings.

PLANT MATERIALS
All plans and vegetation shall be true to type, of heathy growth, and free from any disease, should any change be required, the designed must be notified,
and council must be made aware. No variegated strain shall be used. Allow for slow release fertilizer to all plants applied at the manufacturers recommended rate
to be same or similar to osmocote.

FERTILIZER
Mass planted areas: Allow two shirleys slow release kokei pellets per 5 - 35 litre plant and one per 150mm plant turf areas: allow Shellys No. 17 Lawn fertilizer or equivalent, applied in accordance with the manufactures details / instructions.

STAKES AND TIES
Durable hardwood, straight, size shall be:
50 x 50 x 180, with ties spaced approximetly 300mm apart.
Stakes shall be driven in into the ground at 600mm.
Ties shall be 50mm Hessian Webbing fixed in a figure of the eight pattern.

PLANT ESTABLISHMENT PERIOD
From the date of completion, there shall be a period of 26 weeks from the planting establishemnt period. any plants which fail during that period are to be replaced with the same type and species. The mulched surfaces shall be maintained in a neat and tidy state. Grass shall be mowed on a regual basis when required in order to maintain a healthy ground cover, and a constant water regiem will be maintained to enure all plants remain healthy.

IRRIGATION
All planting areas must be supplied with a fully automatic irrigation system, shrub risers and pop-ups on PVC laterals. The irrigation system must meet all the requiremnts of the water board and electricity supply authorities and all the Australian Standards. Irrigation heads to be equivalent to Toro 570 sprinklers. Provide richdel or similar approved controller. Connection to water board mainsto be through an approved reduced pressure zone device installed to the water board regulations.

Particular attention should be maintained by the contractor to ensure minimal overspray onto paths or surrounding properties/buildings.

BASIX COMMITMENTS:

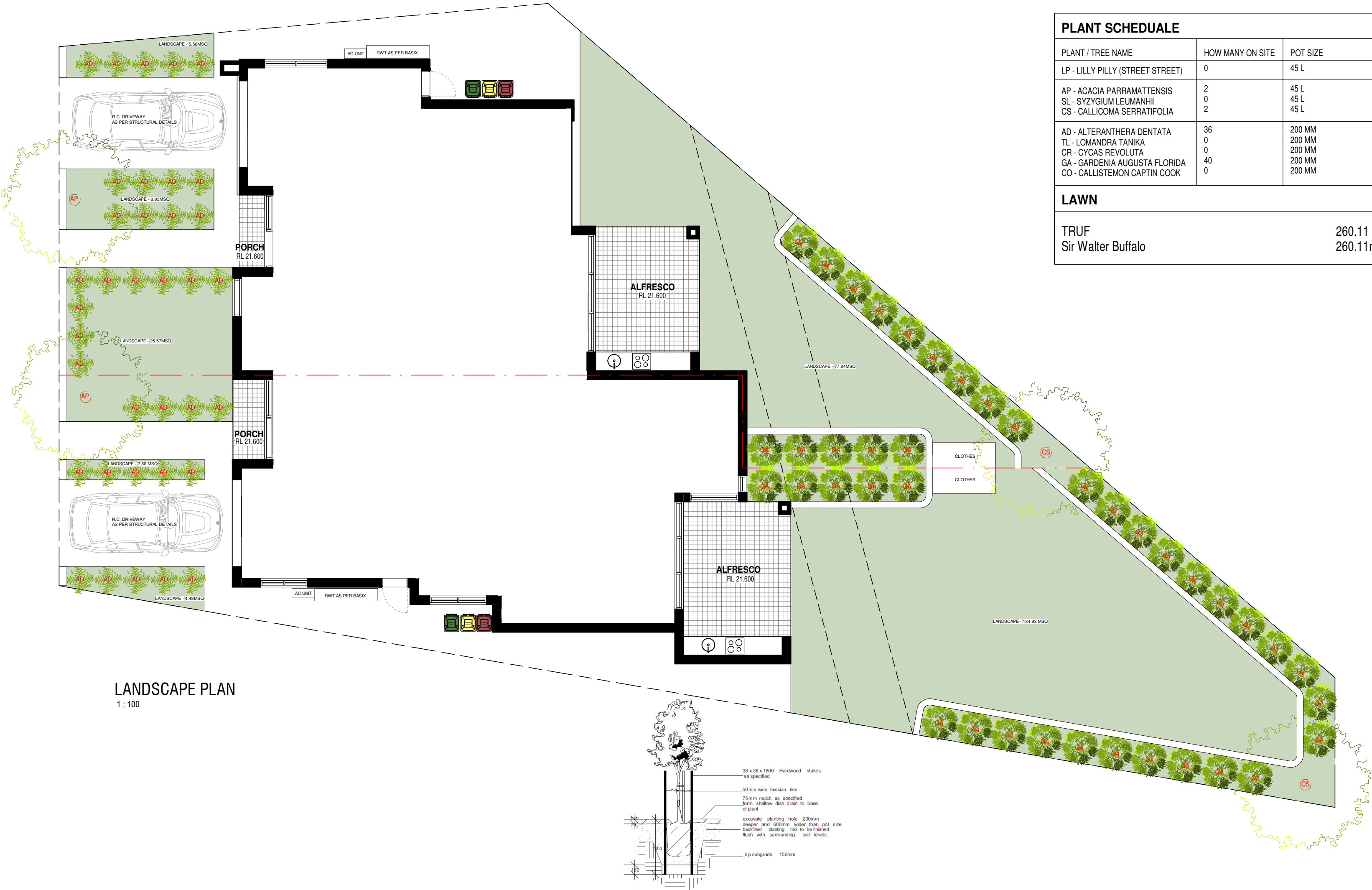
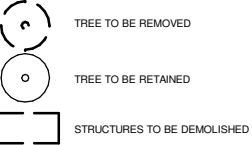
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.

ADDITIONAL NOTES:

at least 50% of the overall number of trees and shrubs are native to the region (Regarding the design guide)

at least 25% of the area of the lot forward of the building line must be landscaped.

LEGEND & NOTES

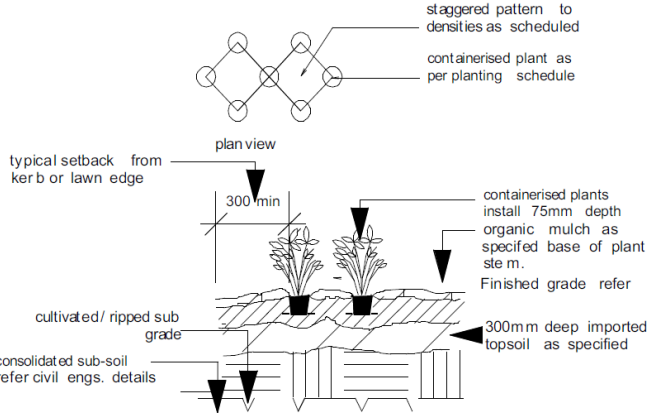


LANDSCAPE PLAN
1 : 100

LANDSCAPE CALCULATON AND COMPLIANCE

SITE AREA - M2
MINIMUM LANDSCAPE - MSQ

TOTAL LANDSCAPING PROPOSED - MSQ



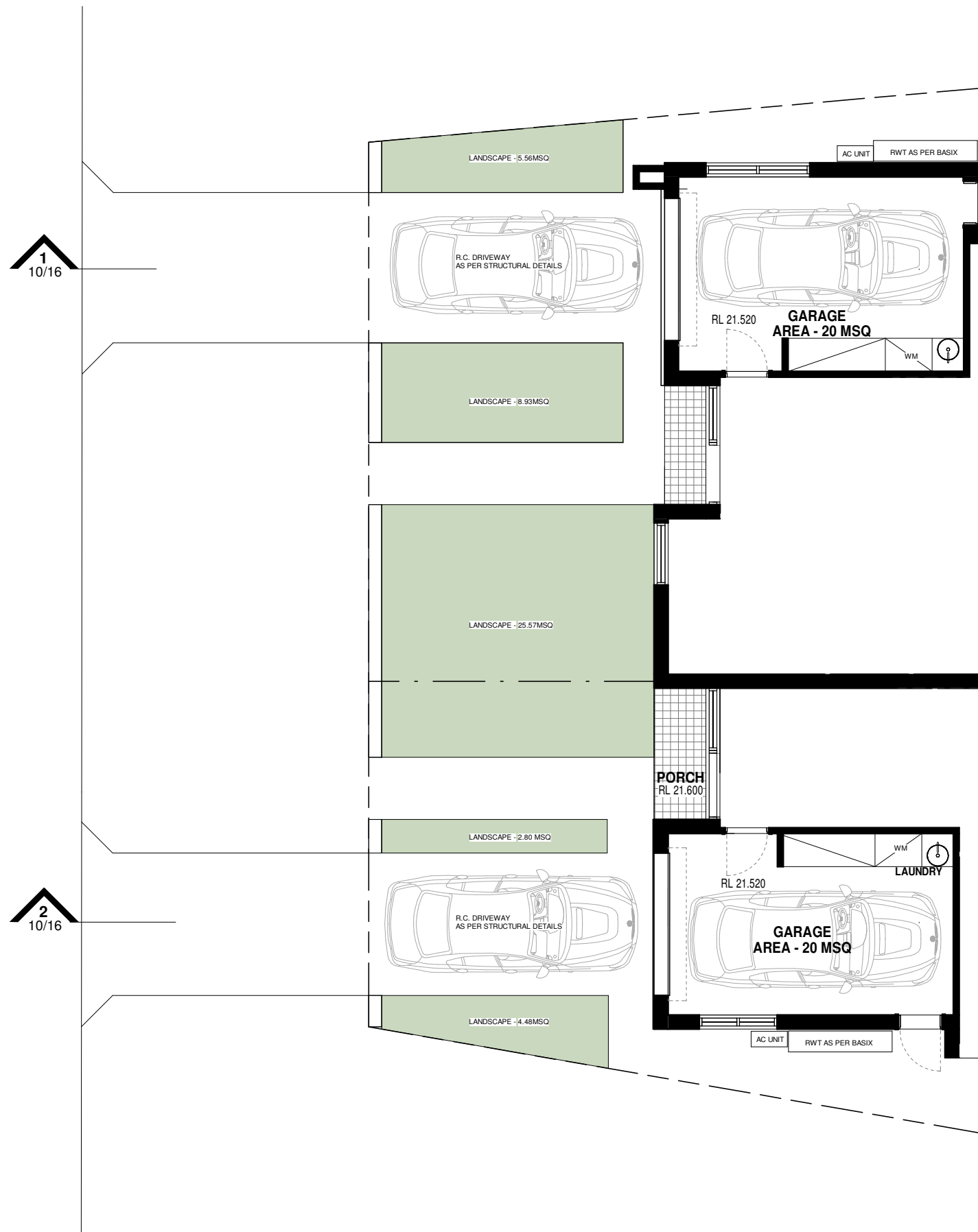
Maintenance Task	J	F	M	A	M	J	J	A	S	O	N	D
Care of Plants												
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pruning (if needed)	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Deadheading/Tip Pruning	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Fertilise - Slow Release								Y				
Fertilise - Rapid Soluble as needed	Y	Y	Y	Y				Y	Y	Y	Y	
Cut Back Perennials and Grasses		Y	Y									
Watering (as needed)	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Garden Beds												
Edging	Y	Y	Y	Y					Y	Y	Y	
Weeding	Y	Y	Y		Y				Y	Y	Y	
Mulching	Y							Y				
Leaf Removal				Y								
Pest Management												
Moitoring	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Lawns												
Fertilise								Y		Y		
Seeding where needed									Y			
Winter Clean up						Y						

68 ORIENT ROAD, PADSTOW

Scale: As indicated @ A2 LANDSCAPE PLAN

09/16

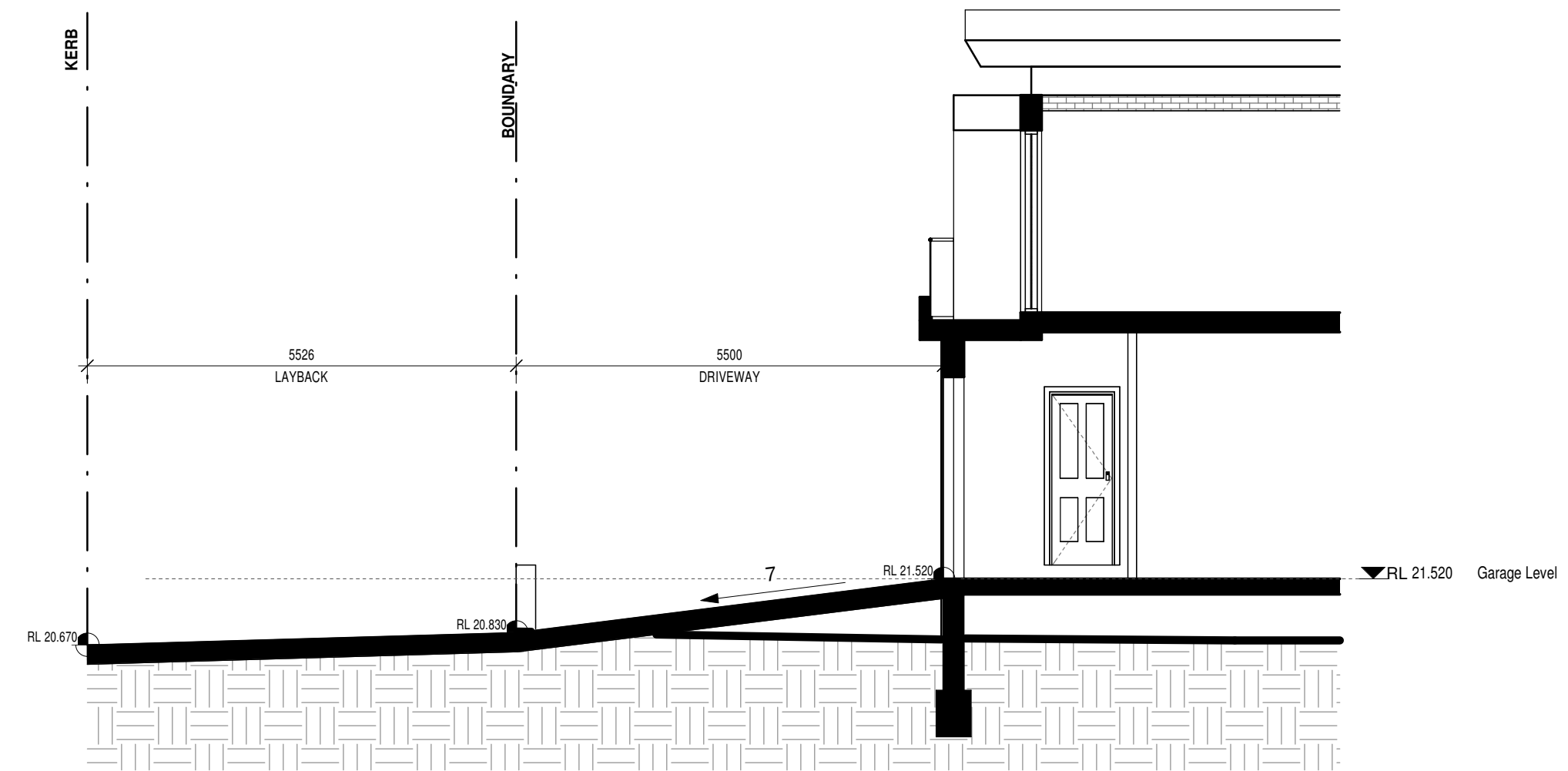




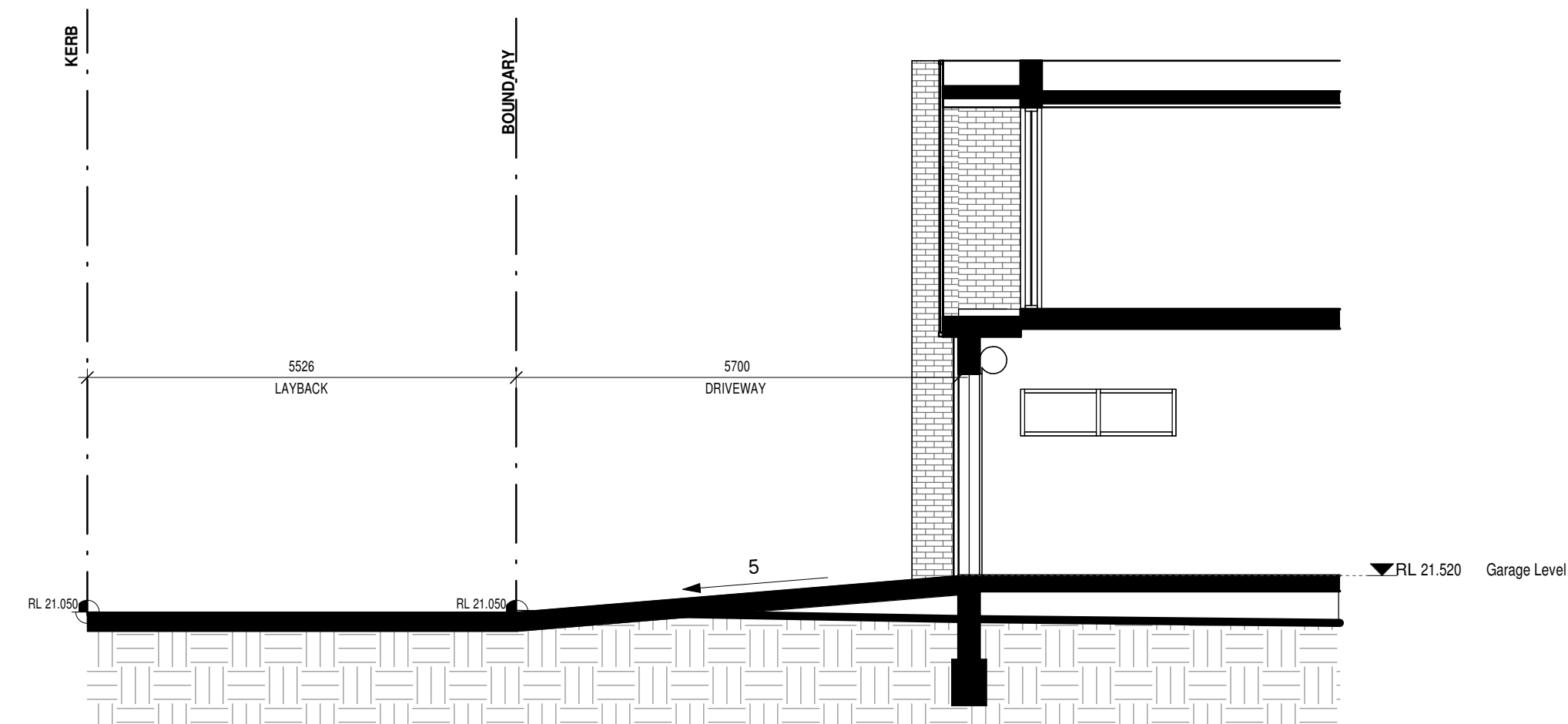
DRIVEWAY PLAN
1 : 100

CONCEPT PLAN ONLY
NOT FOR CONSTRUCTION
ALL WORK TO COMPLY WITH AUS STANDARD 2890.1

PRIOR TO WORKS, A DRIVEWAY
APPLICATION AND WORK PERMIT MUST BE
OBTAINED FROM CANTERBURY
BANKSTOWN COUNCIL



DWELLING 1 DRIVEWAY PROFILE
1 : 75



DWELLING 2 DRIVEWAY PROFILE
1 : 75

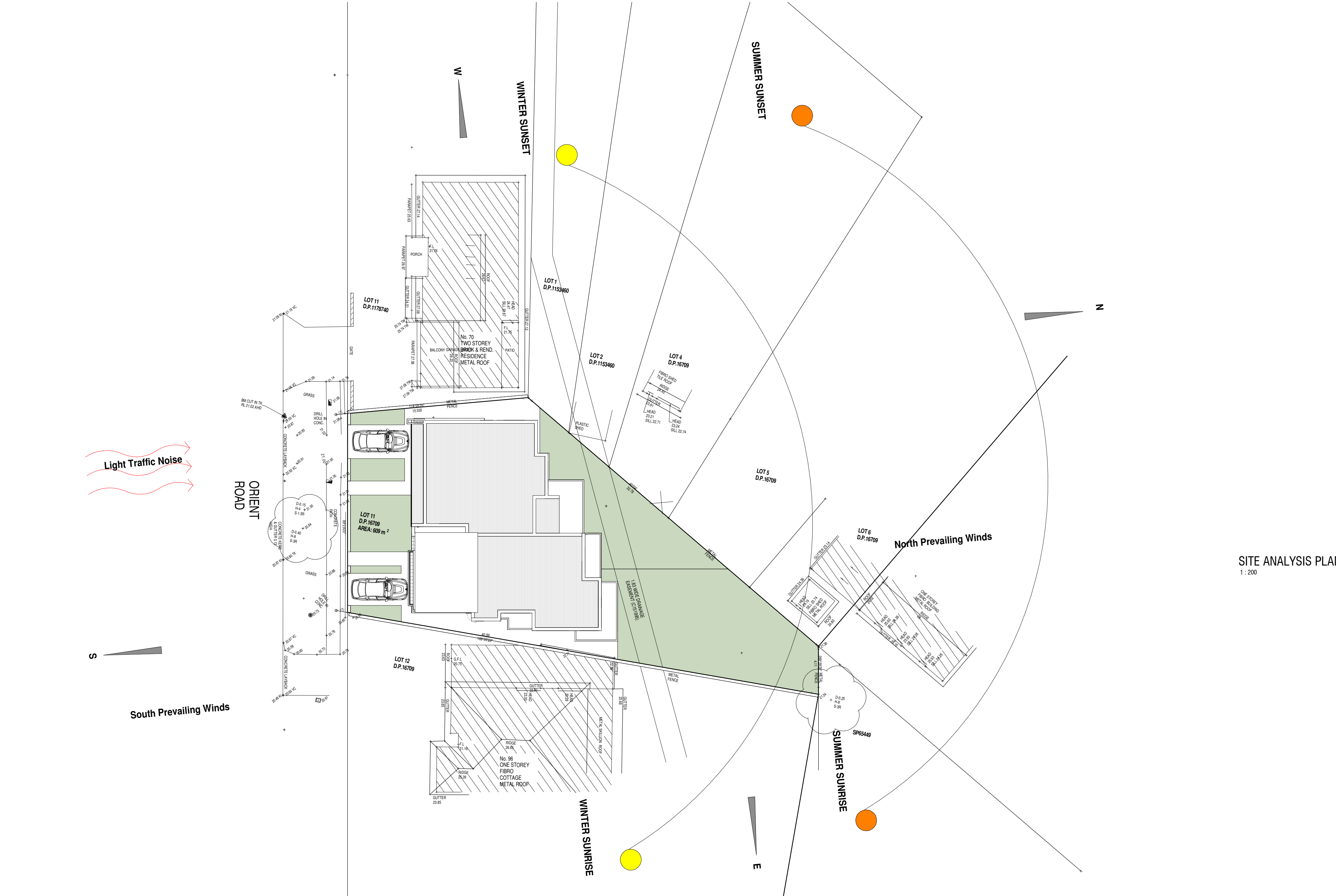
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SITE ANALYSIS PLAN
1 : 200

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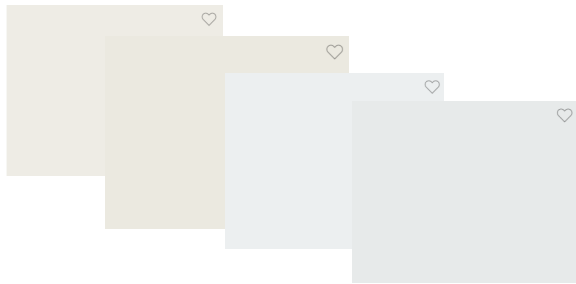


FINISHES BOARD

SELECTED TIMBER CLAD
TERRITORY WOODLANDS, EBONY
SUPPLIED BY CEMINTEL.



SELECTED RENDERE COLOUR OPTIONS
Natural White
Whisper White
White on White
Lexicon



DRIVEWAYS, AND ENTRY PATHS
POLISHED CONCRETE - NON SLIP



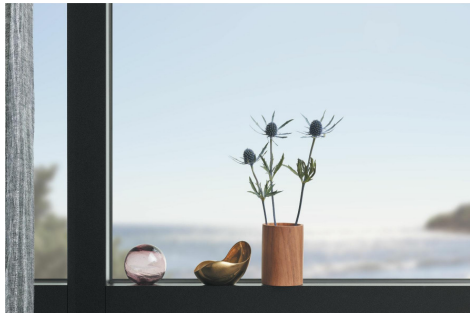
FRONT DOOR:
SOLID TIMBER OR SIMILAR



GARAGE DOOR:
SEAMLESS TIMBER DOOR DECO WOOD OR
SIMILAR



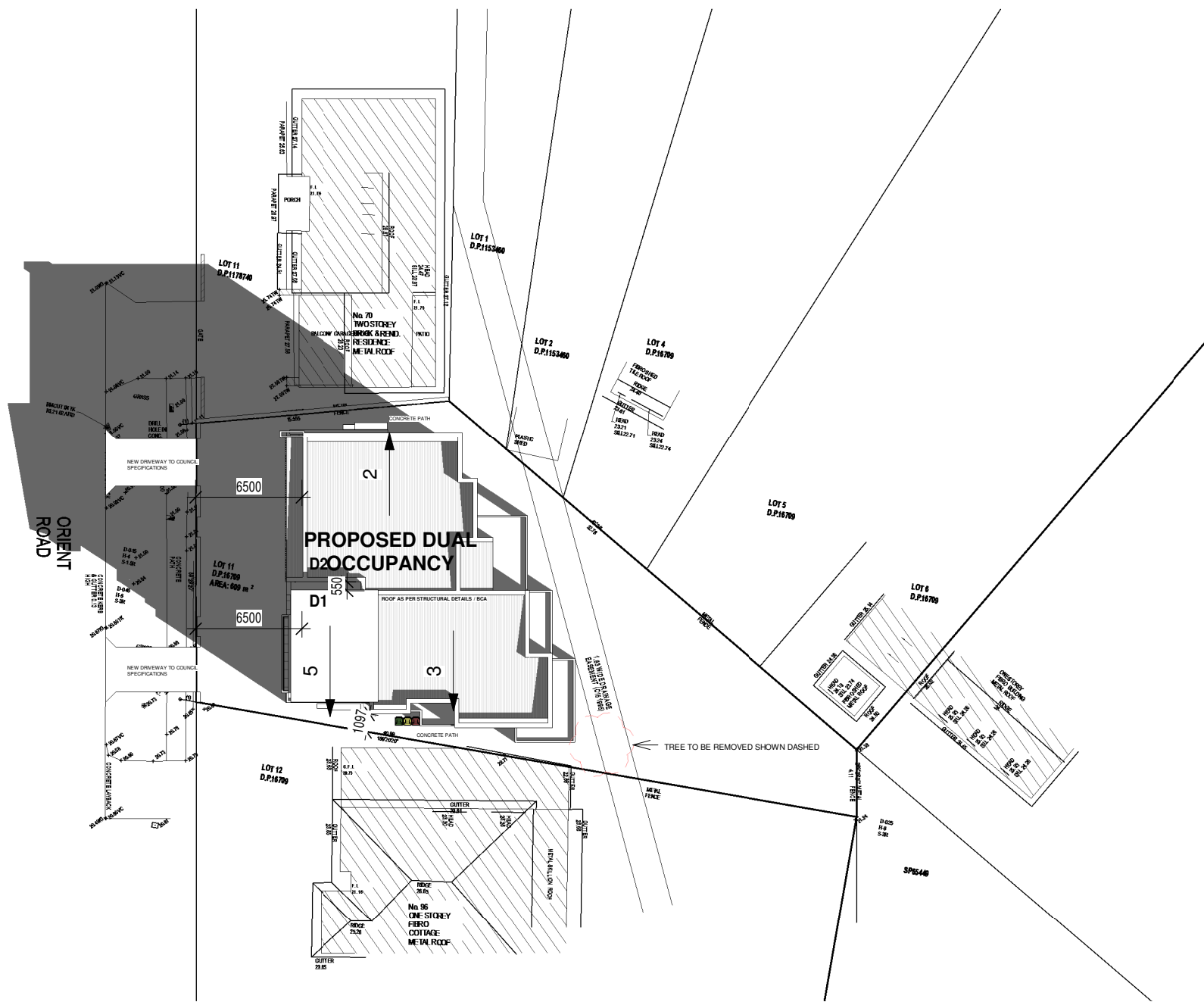
WINDOW FRAMING
MONUMENT OR MATT BLACK



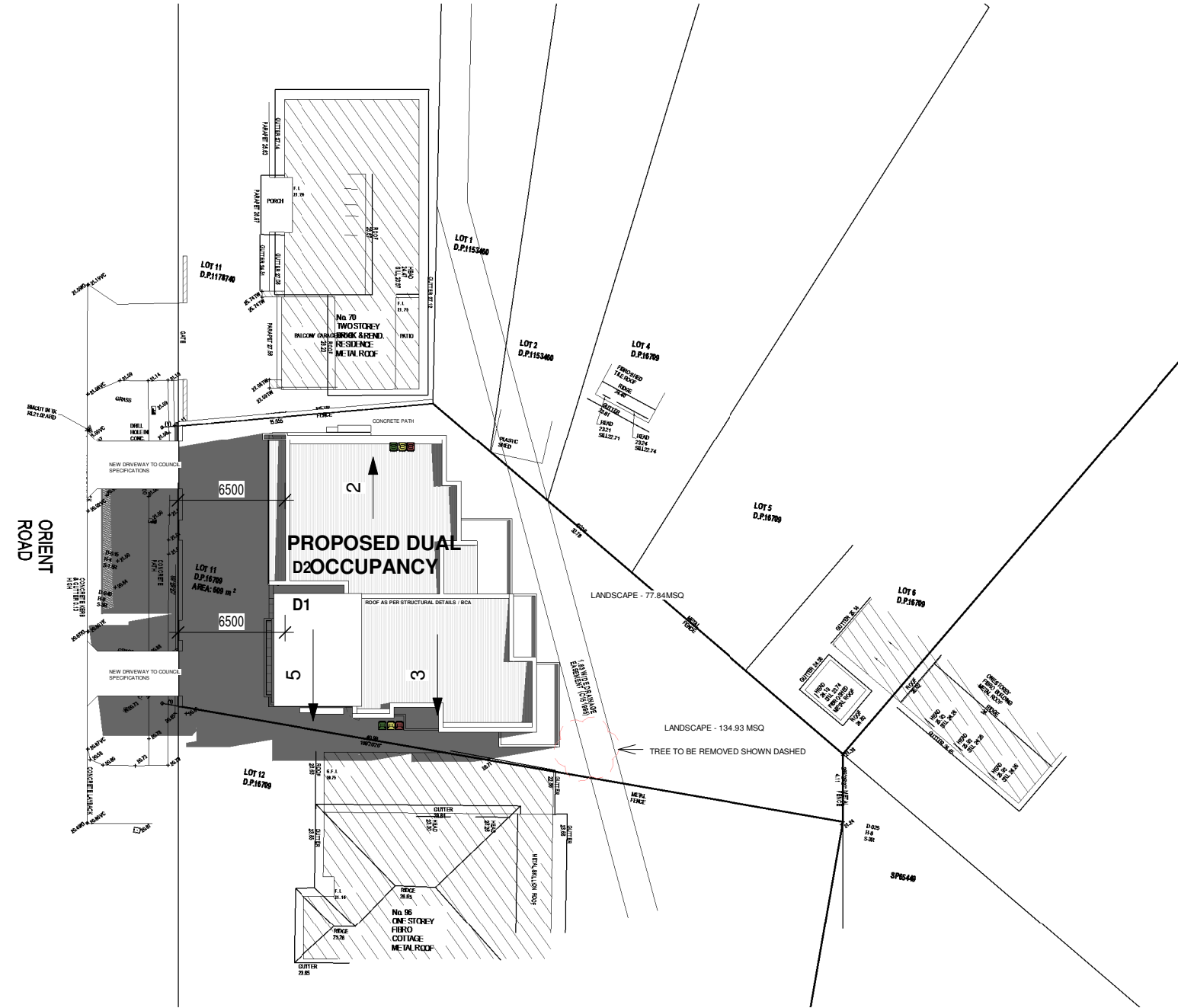
SELECTED FACE BRICK
LA PALOMA MIRO
SUPPLIED BY AUSTRAL BRICKS



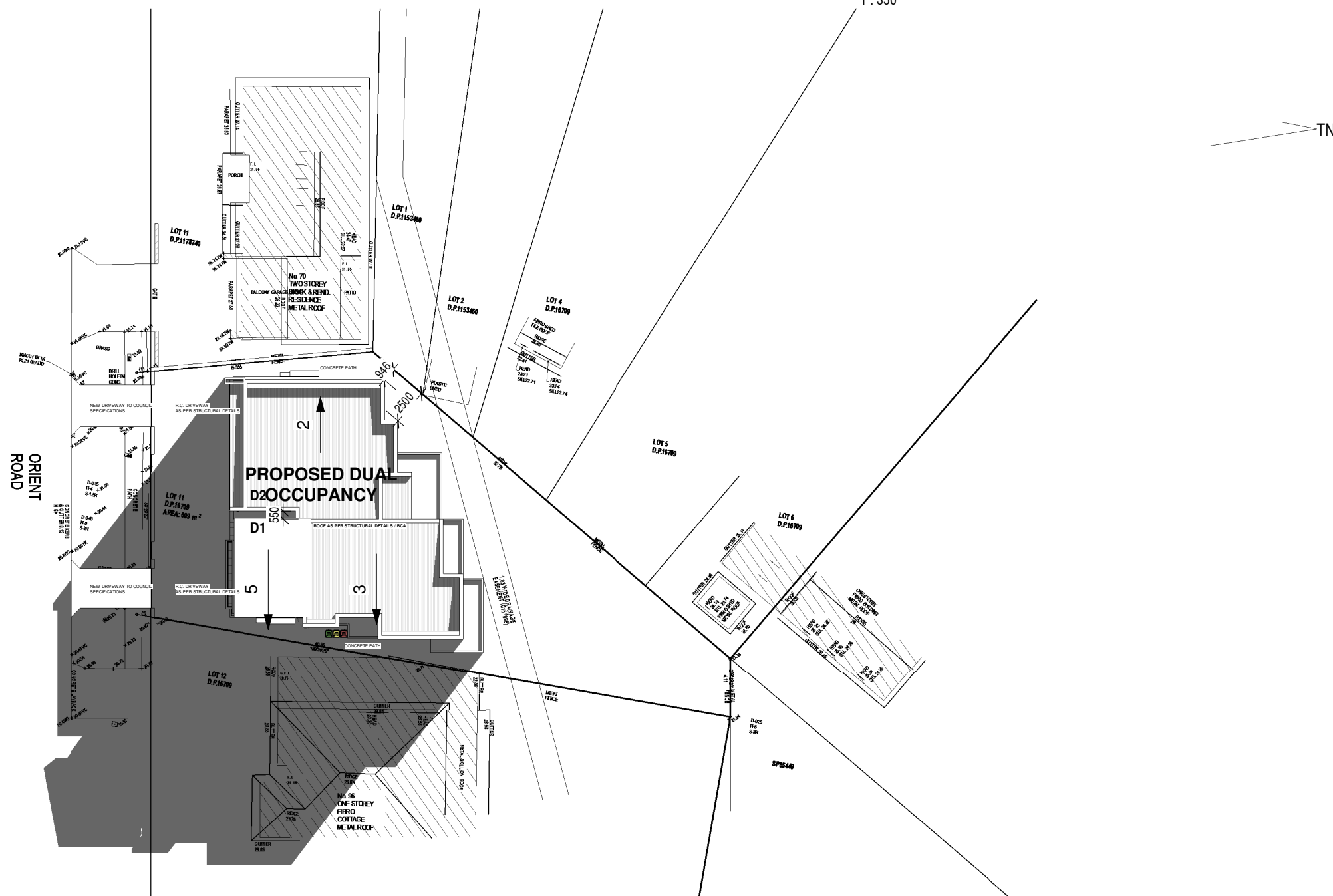
68 ORIENT ROAD, PADSTOW



PROPOSED SHADOW DIAGRAM - JUNE 21 - 9AM
1 : 350



PROPOSED SHADOW DIAGRAM - JUNE 21 - 12PM
1 : 350



PROPOSED SHADOW DIAGRAM - JUNE 21 - 3PM
1 : 350

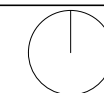
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Scale: 1 : 350 @ A2 SHADOW DIAGRAMS

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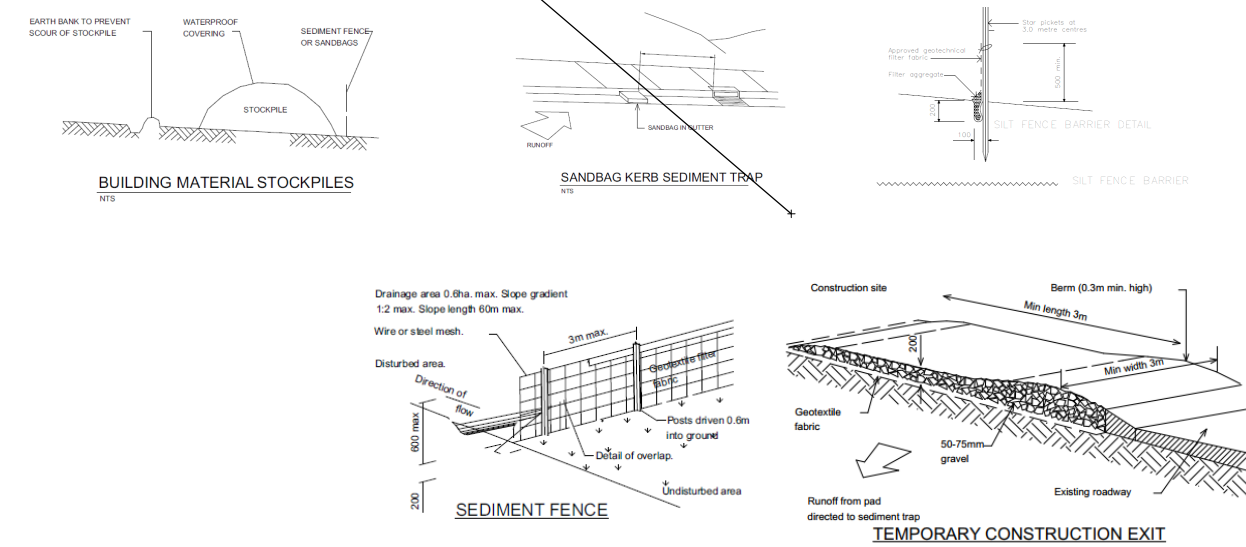
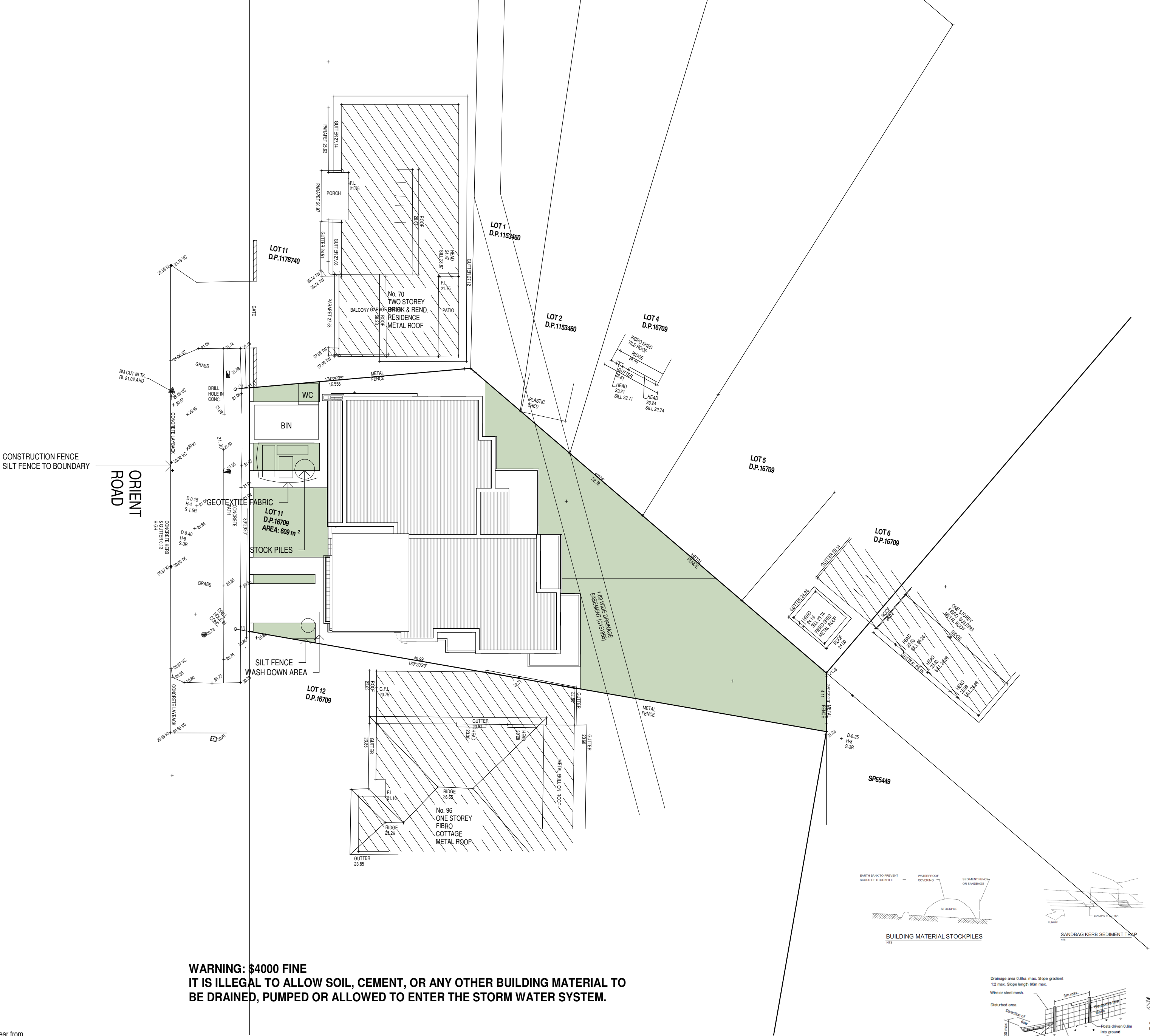
SILTATION MANAGEMENT PROCEDURE

1. Erect silt fence and gravel drain
2. Demolish existing structures
3. Excavate strip footings, according to engineers details.
4. Finish construction
5. Finish landscaping.
6. Silt fences are not to be removed until all construction and vegetation has been completed.

EROSION CONTROL NOTES

1. All erosion and sediment control measures to be installed prior to any site disturbance.
2. All control measure to be inspected and maintained daily by site manager.
3. Stripping of grass and other vegetation shall be kept to a minimum.
4. Topsoil from all areas that will be that will be disturbed and stockpiled, and to be kept clear from gutters, drains, stormwater, and footpaths.
5. Drainage to be connected to storm water as soon as possible.
6. Road and footpath to be kept clean, and must be swept daily.
7. All sediment control structures must be inspected after rainfall for any structural damage, all trapped sediment will be removed to a nominated stockpile.

WARNING: \$4000 FINE
IT IS ILLEGAL TO ALLOW SOIL, CEMENT, OR ANY OTHER BUILDING MATERIAL TO
BE DRAINED, PUMPED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.



ORIENT
ROAD

BM CUT IN TK
RL 21.02 AHD

GRASS

DRILL
HOLE IN
CONC.

21.09

21.08

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LOT 11
D.P.16709
AREA: 609 m²

LOT 12
D.P.16709

DEMOLITION PLAN
1 : 100

All demolition work shall be carried out in
accordance with AS2601 — 2001: The
Demolition of Structures and with the
requirements of the WorkCover Authority of NSW.

No. 96
ONE STOREY
FIBRO
COTTAGE
METAL ROOF

LOT 2
D.P.1153460

LOT 4
D.P.16709

LOT 5
D.P.16709

LOT 6
D.P.16709

SP65449

68 ORIENT ROAD, PADSTOW

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PROPOSED DEMOLITION PLAN

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