

PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT AT 8 HILLVIEW AVE, BANKSTOWN

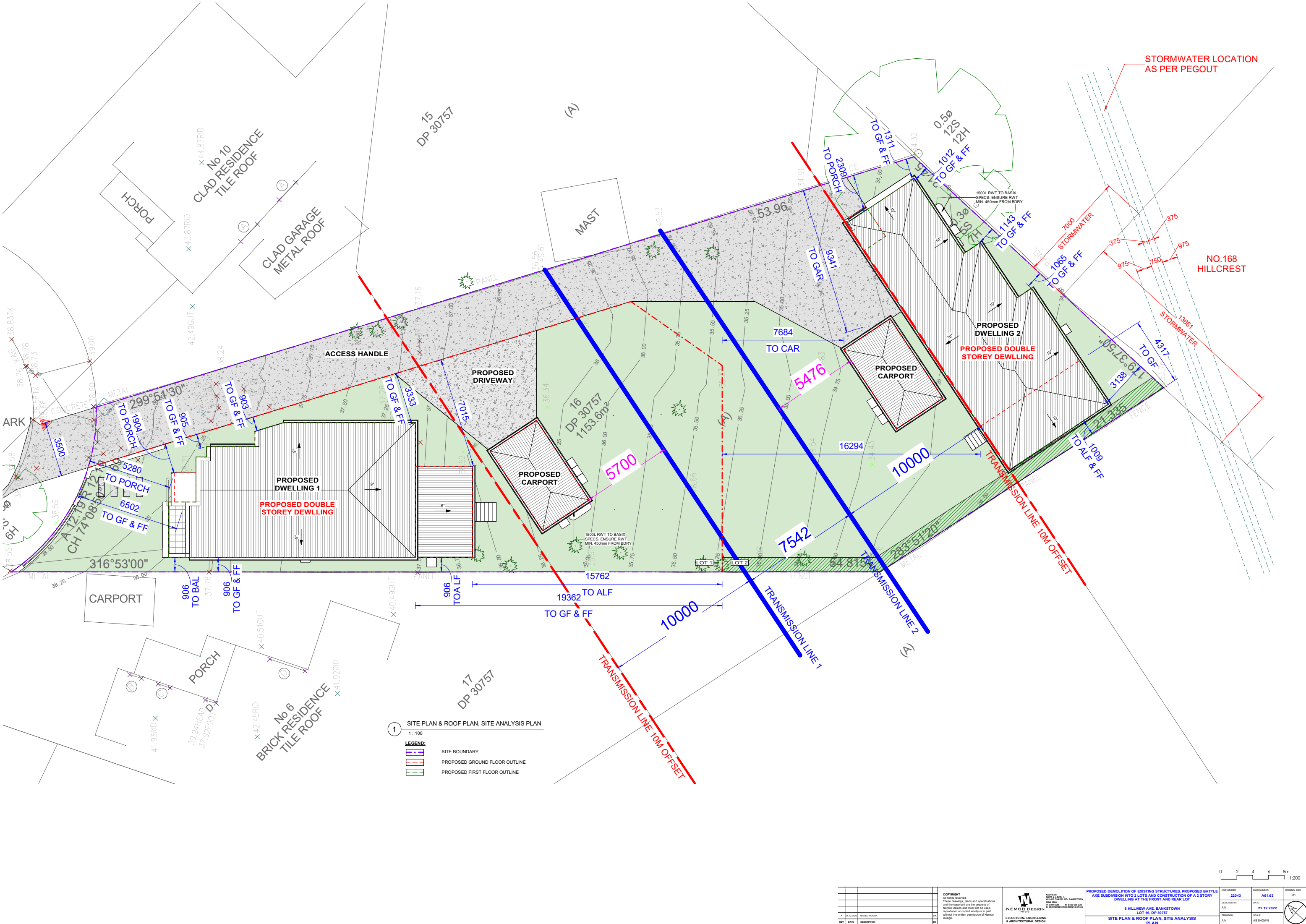


DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	TORRENS TITLE SUBDIVISION PLAN
A01.03	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.04	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.05	LANDSCAPING PLAN
A01.06	SITE CALCULATIONS
A02	PROPOSED GROUND FLOOR PLAN
A03	PROPOSED FIRST FLOOR PLAN
A04	ELEVATIONS
A05	SECTION 1 AND 2
A06	3D GROUND FLOOR & FIRST FLOOR
A07	3D MODEL
A08	WINDOWS & DOOR SCHEDULE
A09	SCHEDULE OF FINISHES
A10	STREETSCAPE AND FRONT FENCE ELEVATION
A11.01	SHADOW DIAGRAM - 21ST JUN
A11.02	3 HOURS OF SUNLIGHT TO LIVING DW1, 2 & 3 - 21ST JUN
A11.03	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A12	PROPOSED DETAILED SITE COVERAGE PLAN
A13	PROPOSED SWEEP PATH PLAN
A14	BASIX REQUIREMENTS
A15	NOTIFICATION PLAN









1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN  
1:100

**LEGEND:**

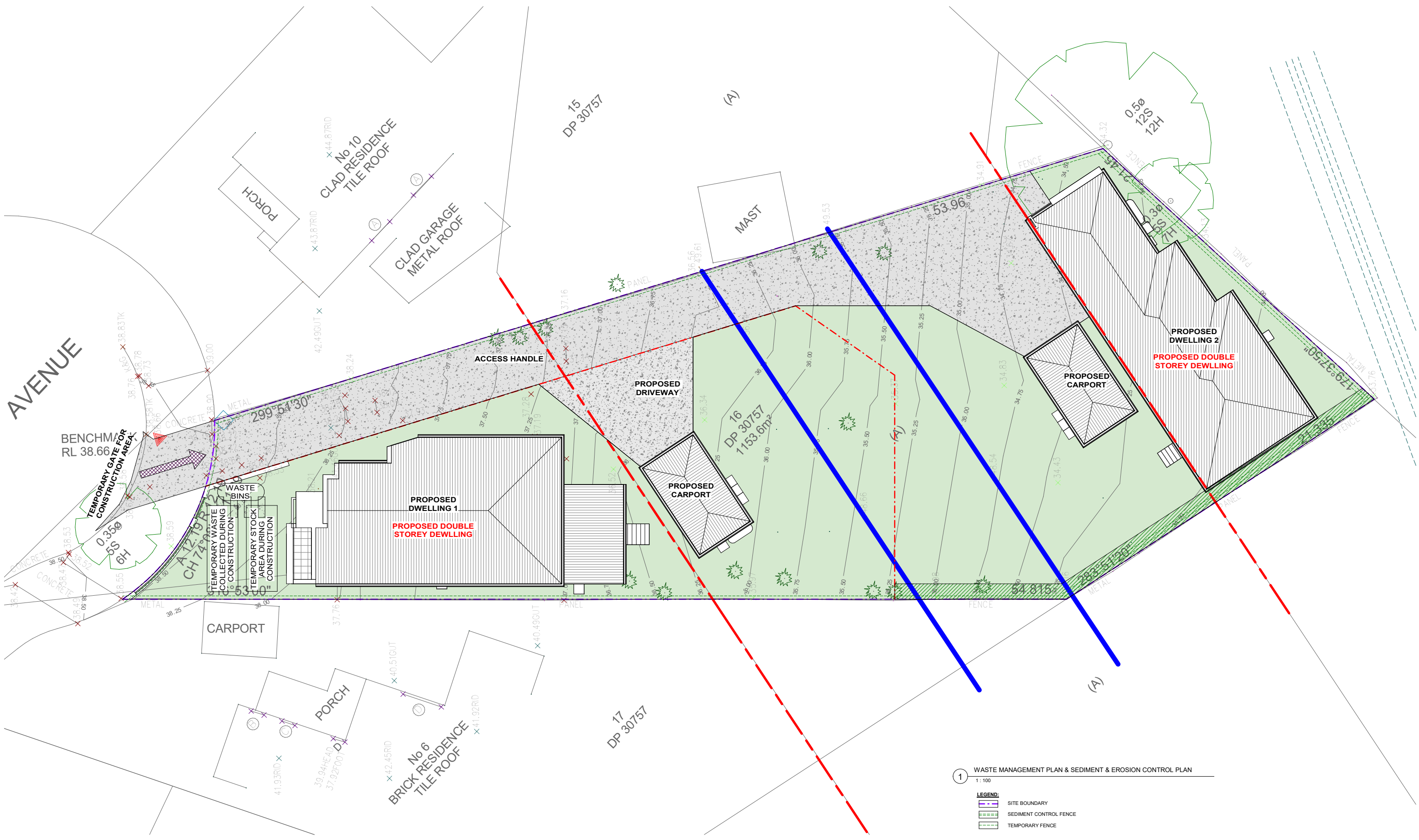
- SITE BOUNDARY
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

COPYRIGHT All rights reserved. These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied in any way without the written permission of Nemco Design.		 <b>NEMCO DESIGN</b> STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN	ADDRESS: 8 HILLVIEW AVE, BANKSTOWN NSW 2204 TEL: 02 9330 1111 FAX: 02 9330 1112 WWW: www.nemco-design.com.au	PROJECT NAME: PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STOREY DWELLING AT THE FRONT AND REAR LOT	JOB NUMBER: 22043	SHEET NUMBER: A01.03	ORIGINAL SIZE: A1
DESIGNED BY: A.N.L.		DATE: 21.12.2022		DRAWN BY: A.N.L.		SCALE: AS SHOWN	
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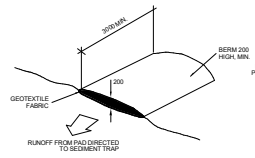
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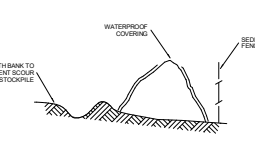


1 WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN  
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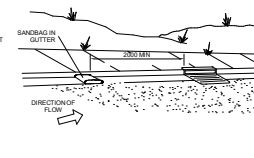
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  - TEMPORARY FENCE



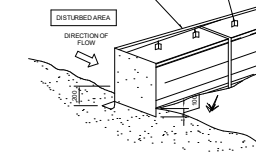
**VEHICLE ACCESS TO SITE**  
NTS  
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



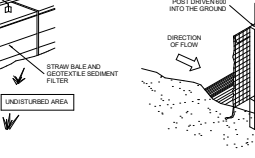
**BUILDING MATERIAL STOCKPILES**  
NTS  
ALL STOCKPILES OF BUILDING MATERIAL, SUCH AS SAND AND SOIL, MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINFALL.



**SANDBAG KERB SEDIMENT TRAP**  
NTS  
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



**STRAW BALE DETAIL**  
NTS



**SEDIMENT AND EROSION FENCE DETAIL**  
NTS

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**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT**  
8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 30757  
WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN

JOB NUMBER:	DRAW NUMBER:	ORIGINAL SIZE:
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DESIGNED BY:	DATE:	
A.N.L.	21.12.2022	
DRAWN BY:	SCALE:	
A.N.L.	AS SHOWN	

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AVENUE

BENCHMARK  
RL 38.66

CARPORT

PORCH

No 6  
BRICK RESIDENCE  
TILE ROOF

No 10  
CLAD RESIDENCE  
TILE ROOF

CLAD GARAGE  
METAL ROOF

ACCESS HANDLE

PROPOSED  
DRIVEWAY

MAST

PROPOSED  
CARPORT

PROPOSED DWELLING 2  
PROPOSED DOUBLE  
STOREY DEWLLING

PROPOSED  
DWELLING 1  
PROPOSED DOUBLE  
STOREY DEWLLING

PROPOSED  
CARPORT

LANDSCAPING PLAN

1:100

LEGEND:

SITE BOUNDARY

PROPOSED DWELLING

PROPOSED DRIVEWAY &  
CONCRETE AREAS

PROPOSED LANDSCAPING

POS 80m<sup>2</sup>

BS PROPOSED SHRUB  
Bursaria Spinosa (Blacktorn) 1m

T1-2 PROPOSED TREE  
ACACIA BINERVIA (Myall Wattle) 5m  
SIZE: MIN. 75 LTR

PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE
BS	BURSARIA SPINOSA	BLACKTORN	1M	SHRUB
T1-2-3	ACACIA BINERVIA	MYALL WATTLE	5M	TREE

REV	DATE	DESCRIPTION
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PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
DWELLING AT THE FRONT AND REAR LOT

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A.N.L.

CHECKED BY:  
A.N.L.

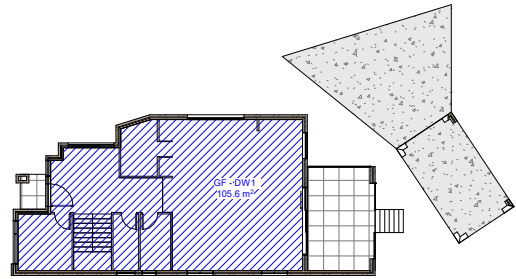
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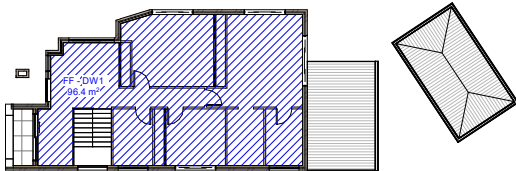
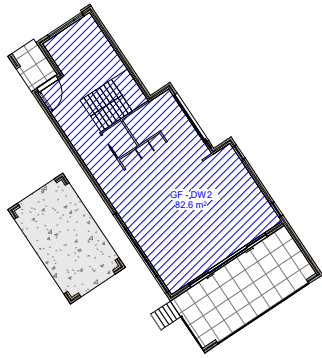
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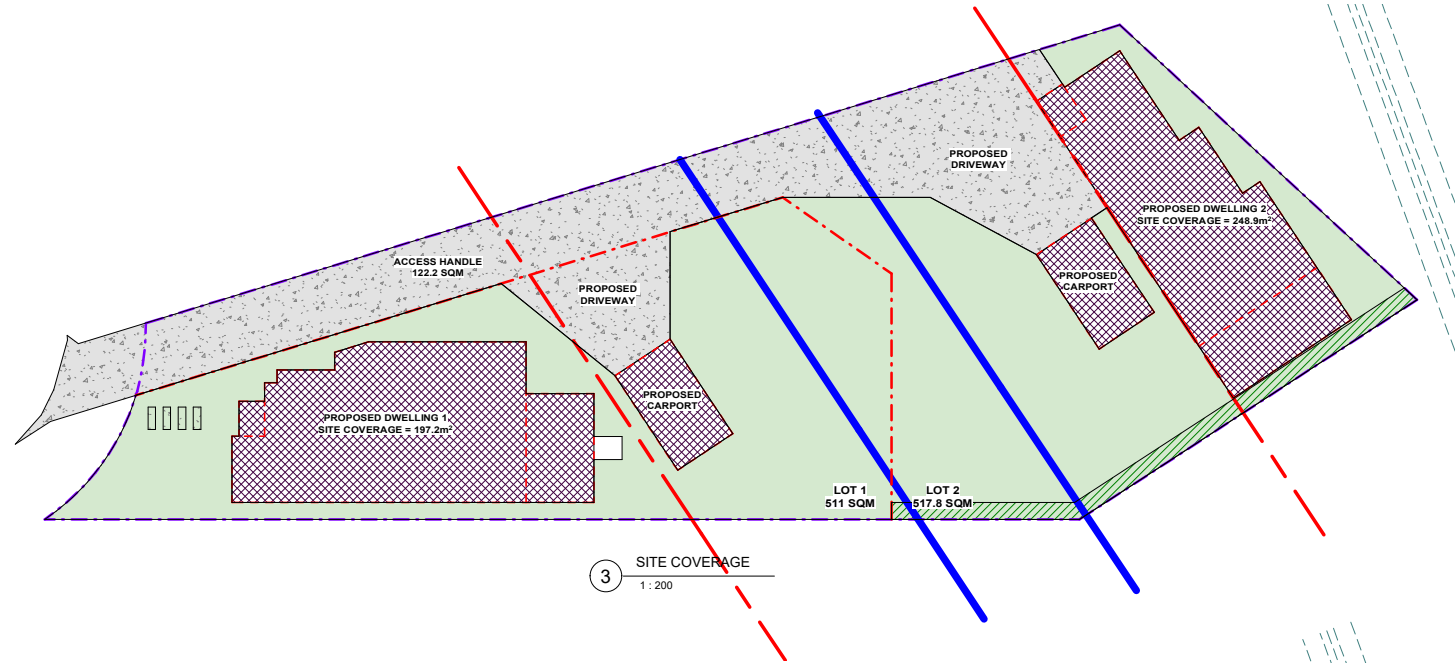
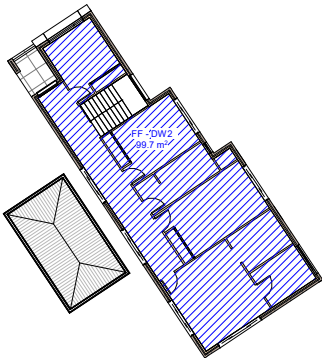




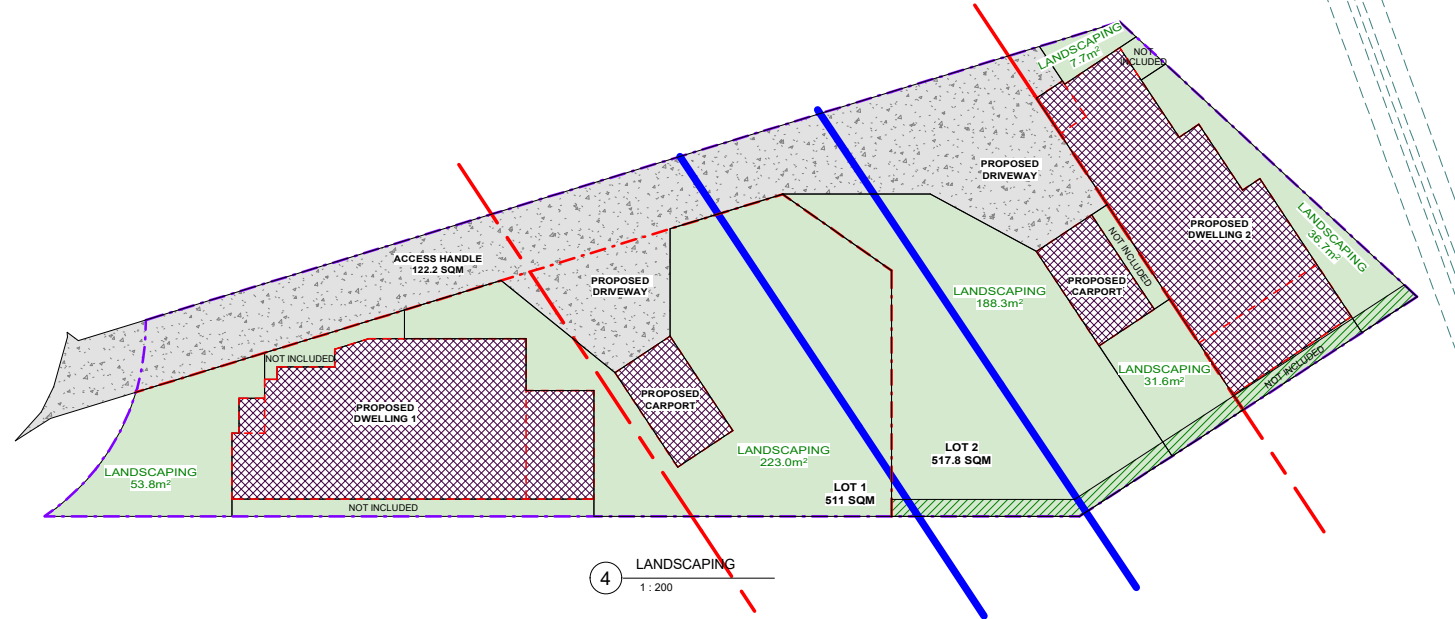
1 FSR - Ground Floor  
1 : 200



2 FSR - First Floor  
1 : 200



3 SITE COVERAGE  
1 : 200



4 LANDSCAPING  
1 : 200

SITE CALCULATIONS FOR DW1	
FLOOR AREA CALCULATIONS	
SITE AREA:	511.0m²
AREA OF THE PROPOSED GROUND FLOOR:	105.6m²
AREA OF THE PROPOSED FIRST FLOOR:	96.4m²
MAX. TOTAL FLOOR AREA	255.5m²
50% OF SITE AREA = 0.5 x 511.0m² =	255.5m²
PROPOSED TOTAL FLOOR AREA:	202.0m² < 255.5m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	197.2m² = (38.6%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	22.2m²
45% OF THE FORWARD AREA = 0.45 x 49.4m²	22.2m²
PROPOSED LANDSCAPING AT FRONT:	53.8m² > 22.2m²
PROPOSED LANDSCAPING AT REAR:	223.0m²
PROPOSED TOTAL LANDSCAPED AREA:	276.8m² = (54.2%)

SITE CALCULATIONS FOR DW2	
FLOOR AREA CALCULATIONS	
SITE AREA:	517.8m²
AREA OF THE PROPOSED GROUND FLOOR:	82.6m²
AREA OF THE PROPOSED FIRST FLOOR:	99.7m²
MAX. TOTAL FLOOR AREA	258.9m²
50% OF SITE AREA = 0.5 x 517.8m² =	258.9m²
PROPOSED TOTAL FLOOR AREA:	182.3m² < 258.9m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	248.9m² = (48.1%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	53.3m²
45% OF THE FORWARD AREA = 0.45 x 118.1m²	53.3m²
PROPOSED LANDSCAPING AT FRONT:	188.3m² > 53.3m²
PROPOSED LANDSCAPING AT REAR:	76.0m²
PROPOSED TOTAL LANDSCAPED AREA:	264.3m² = (51.0%)

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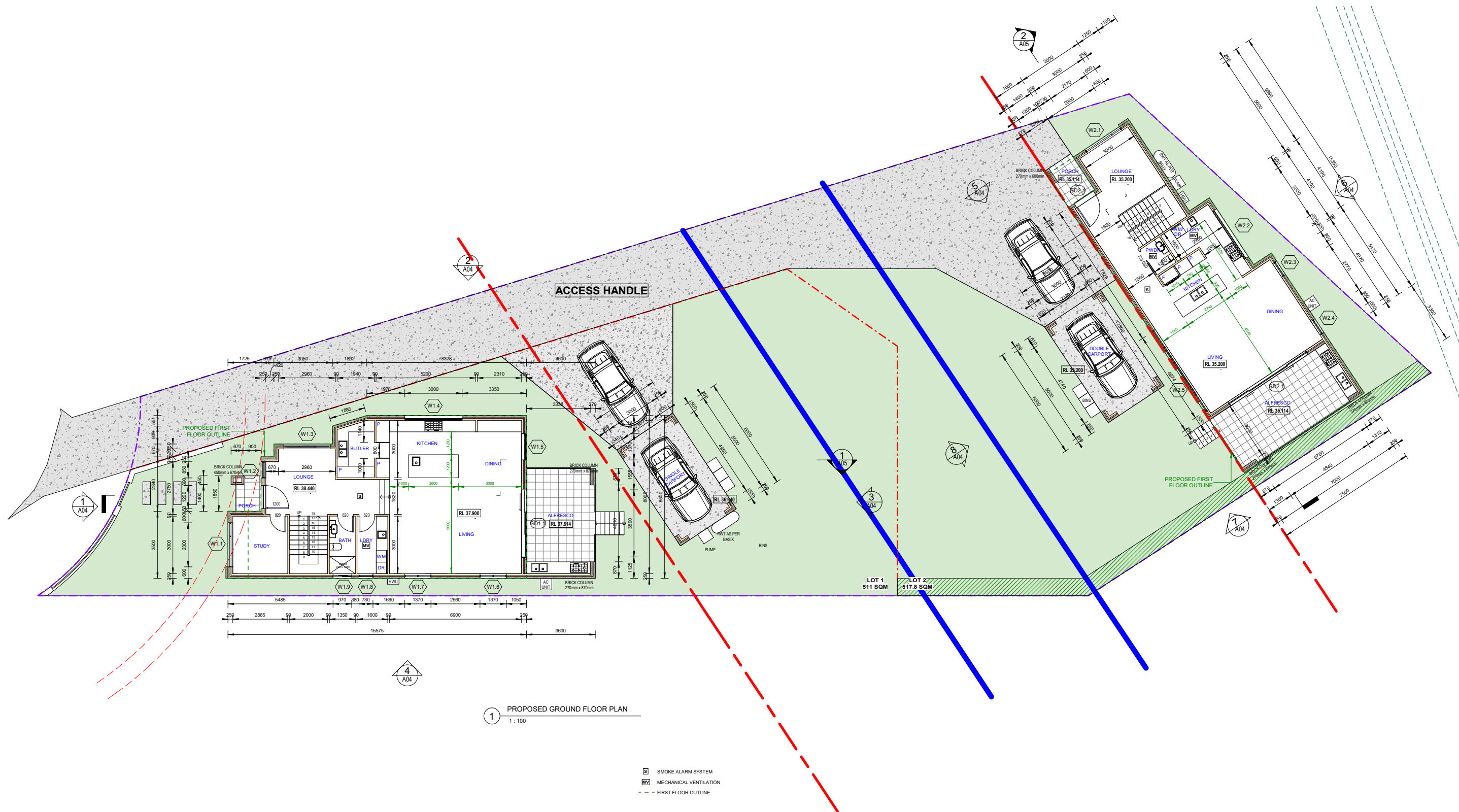
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**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXIS SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
DWELLING AT THE FRONT AND REAR LOT**  
  
8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 36787  
  
**SITE CALCULATIONS**

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A.N.L.	21.12.2022	
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A.N.L.	AS SHOWN	

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- ☐ SMOKE ALARM SYSTEM
- ☐ MECHANICAL VENTILATION
- FIRST FLOOR OUTLINE

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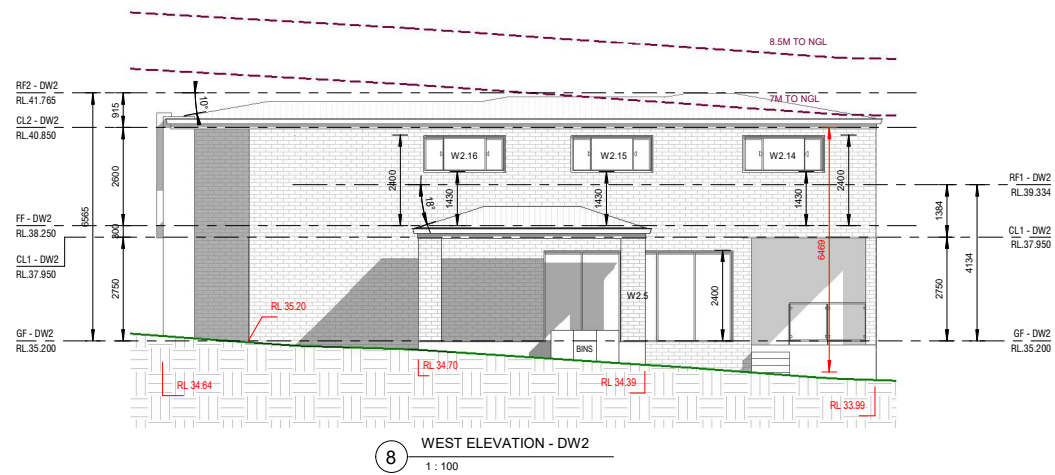
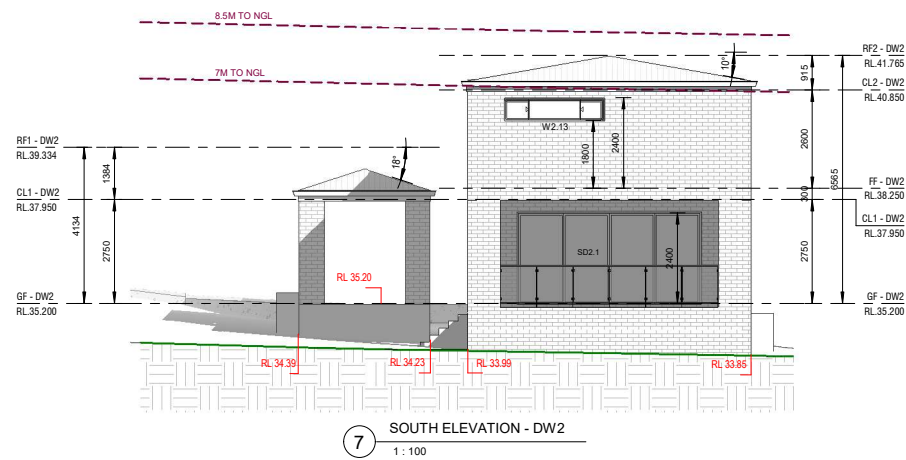
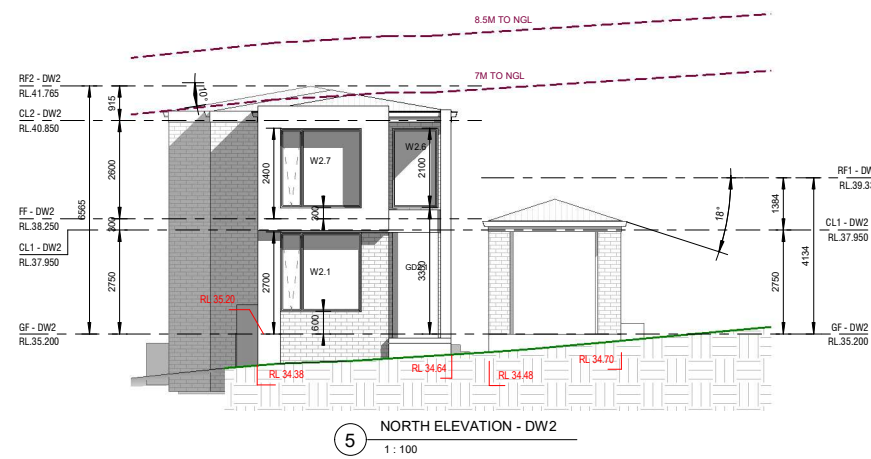
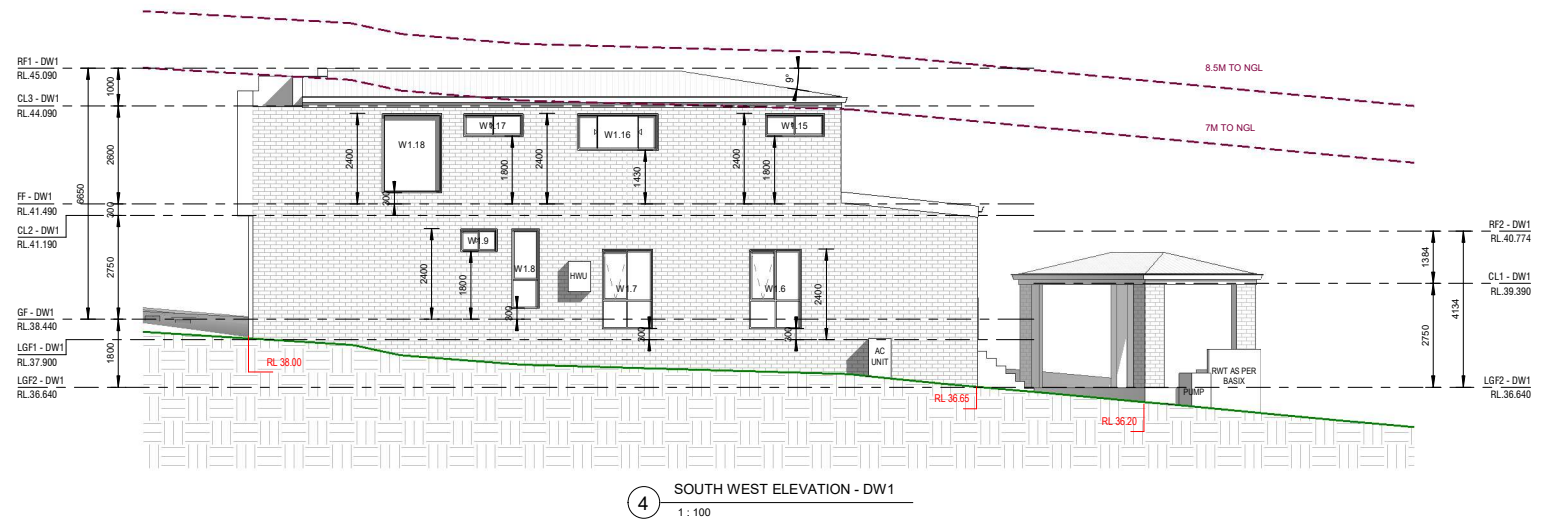
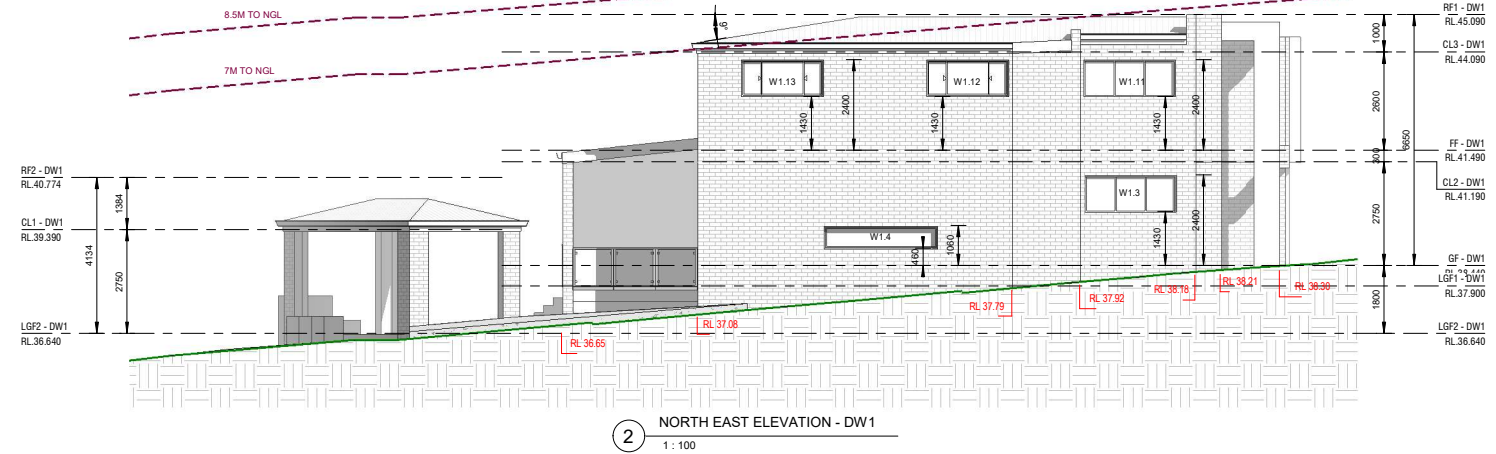
**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
DWELLING AT THE FRONT AND REAR LOT**

**8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 38787**

**PROPOSED GROUND FLOOR PLAN**







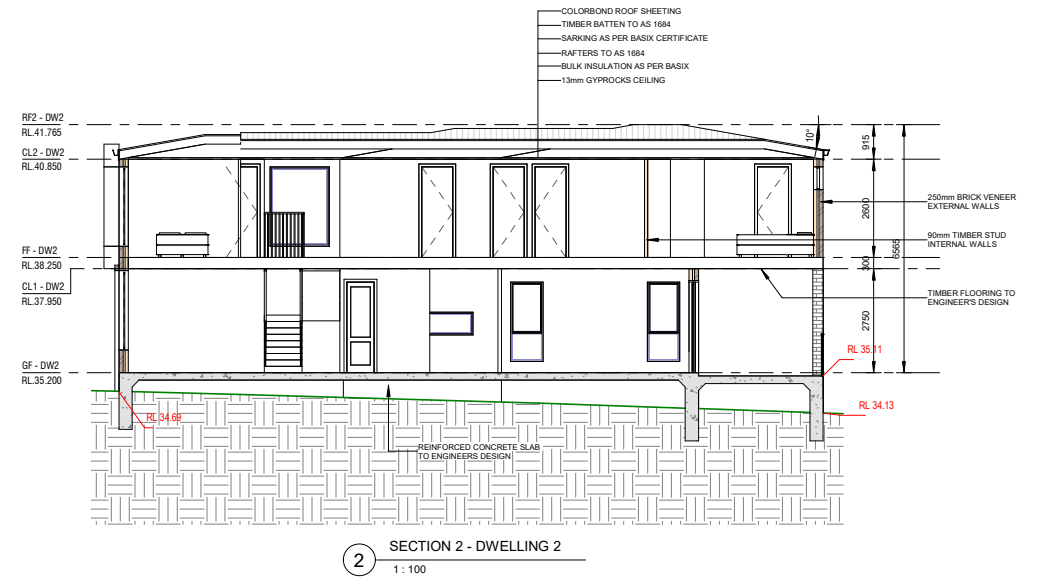
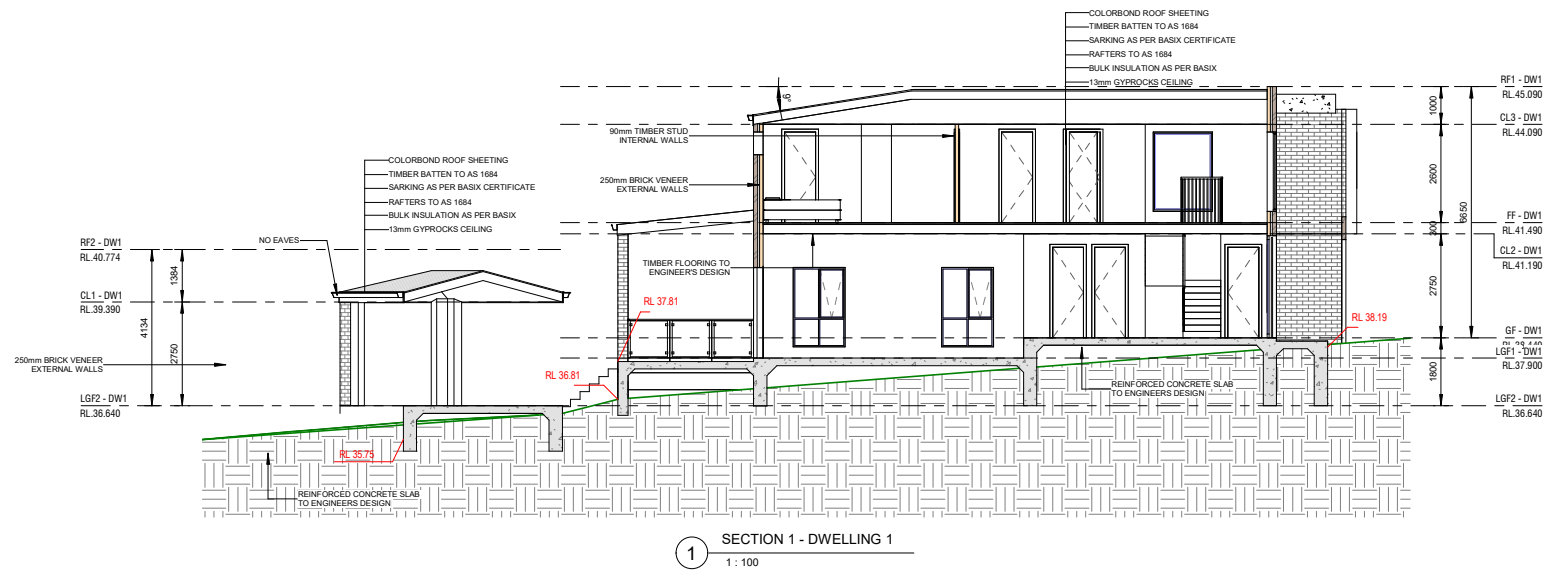
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A	21.12.2022	ISSUED FOR CA	DA

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TEL: 02 9618 8888  
WWW.NEMCODESIGN.COM.AU

**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
DWELLING AT THE FRONT AND REAR LOT**

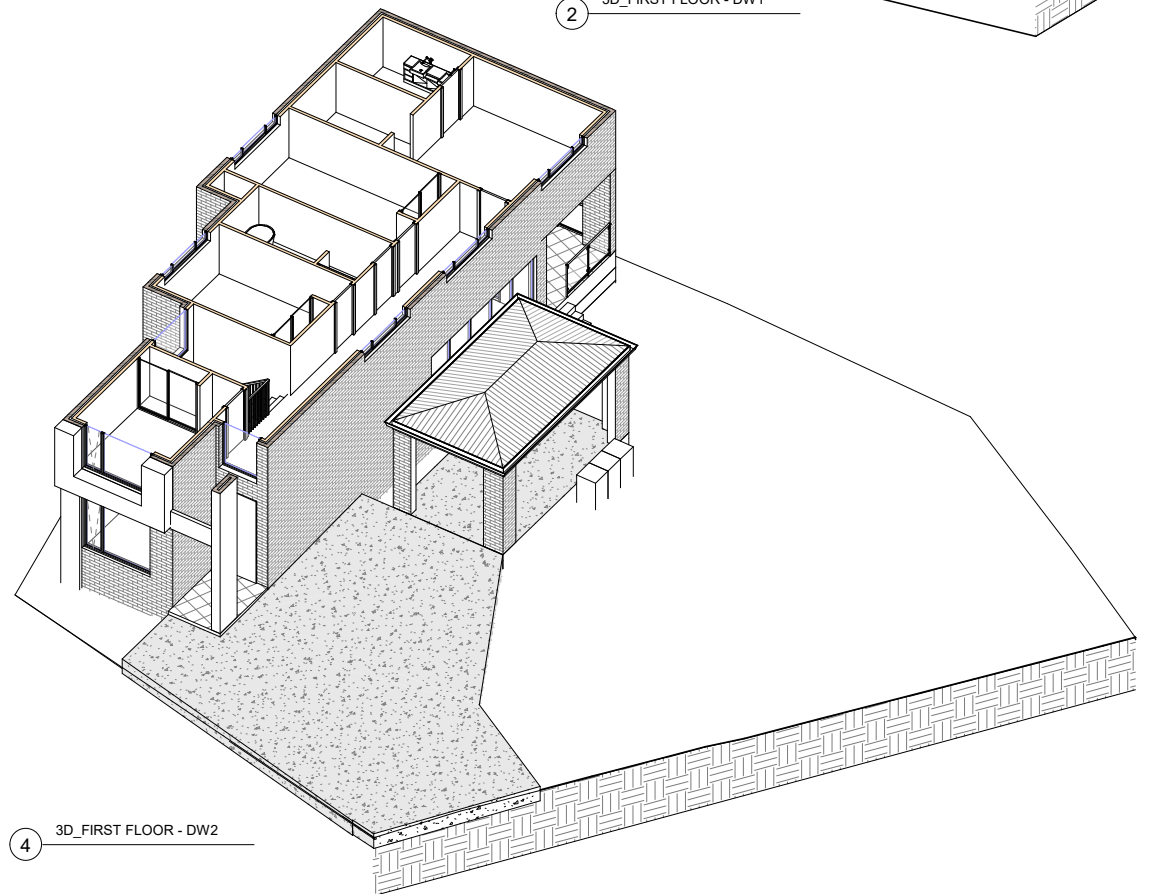
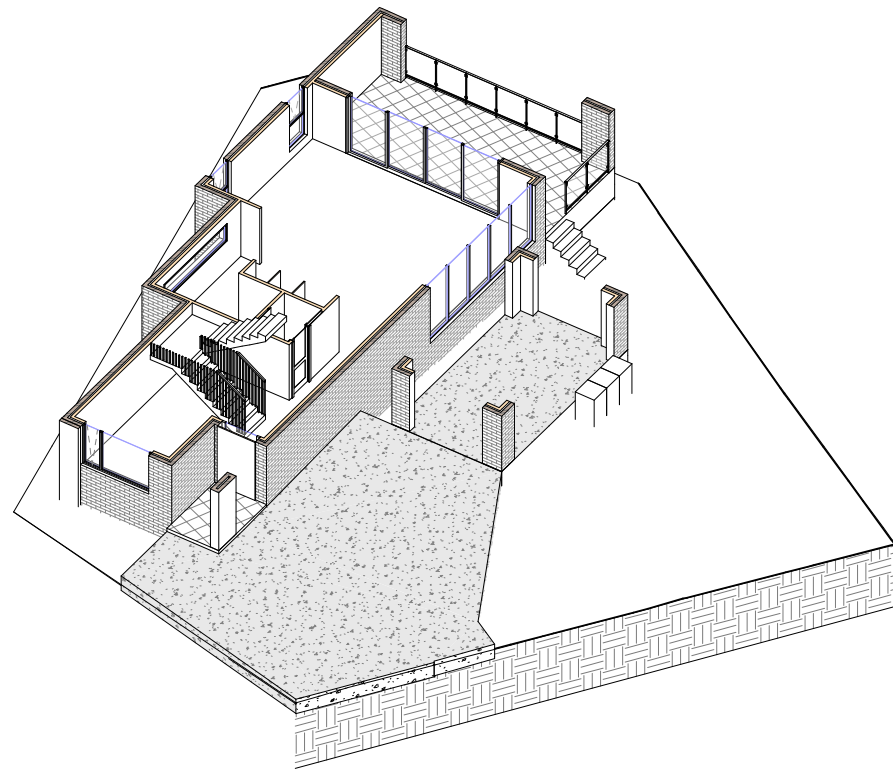
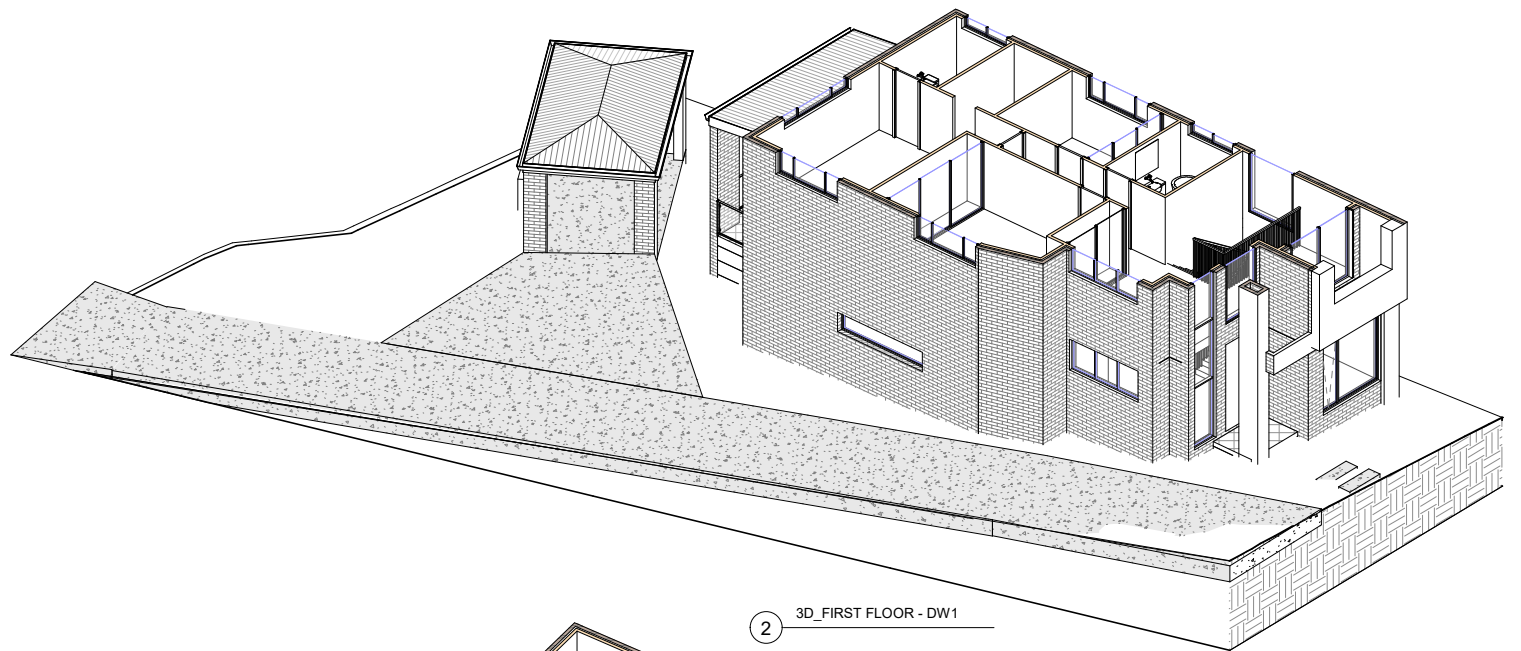
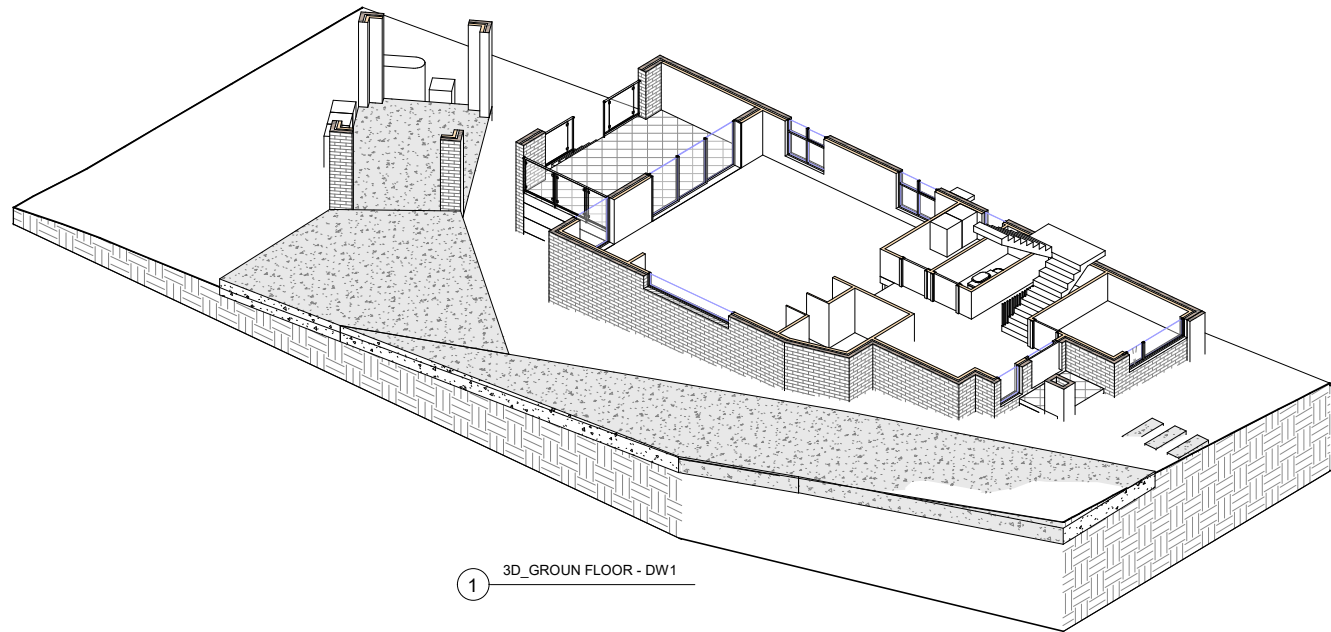
8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 36787

**SECTION 1 AND 2**

JOB NUMBER	DWG NUMBER	ORIGINAL SIZE
22043	A06	A1
DESIGNED BY	DATE	
A.N.L.	21.12.2022	
DRAWN BY	SCALE	
A.N.L.	AS SHOWN	

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REV	DATE	DESCRIPTION	BY
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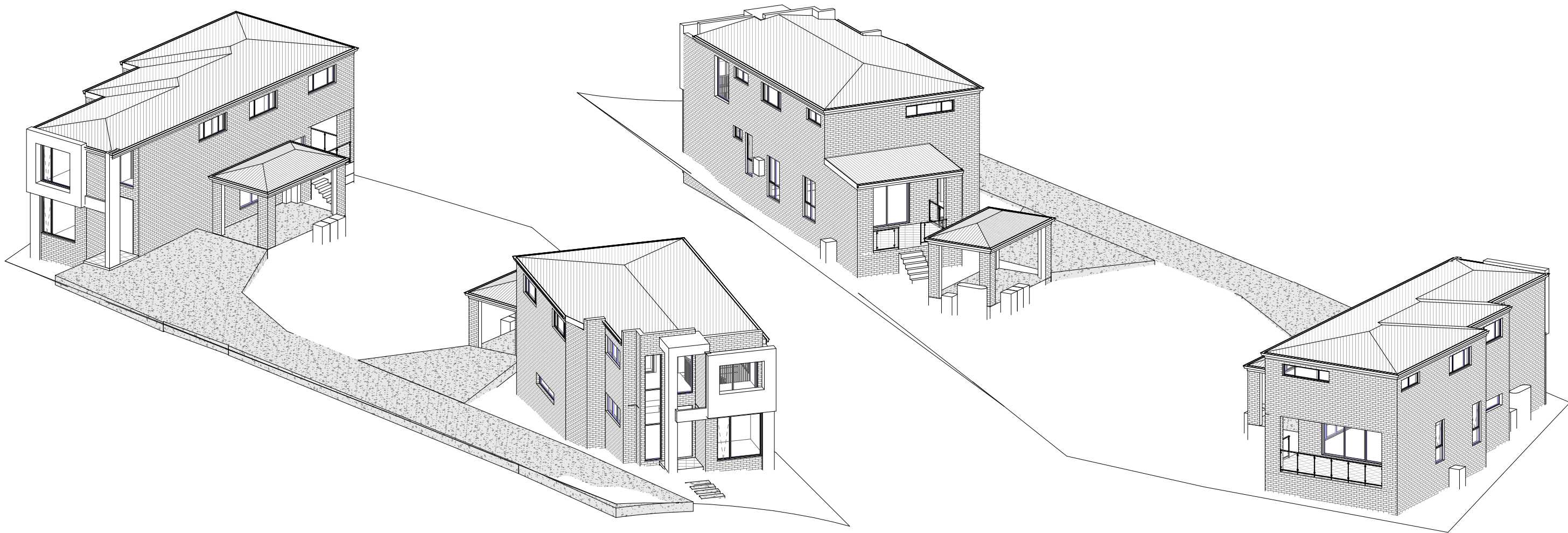
ADDRESS:  
8 HILLVIEW AVE, BANKSTOWN,  
NSW 2130  
TEL: 02 9618 1111  
WWW.NEMCODESIGN.COM.AU

PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT	
DESIGNED BY	DATE
A.N.L.	21.12.2022
DRAWN BY	SCALE
A.N.L.	AS SHOWN

JOB NUMBER	DWG NUMBER	ORIGINAL SIZE
22043	A06	A1

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REV	DATE	DESCRIPTION	BY
A	21.12.2022	ISSUED FOR CA	DA

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NSW 2130  
TEL: 02 9618 1111  
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PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT		JOB NUMBER: 22043	DWG NUMBER: A07	ORIGINAL SIZE: A1
DESIGNED BY: A.N.L.	DATE: 21.12.2022			
DRAWN BY: A.N.L.	SCALE: AS SHOWN			









1 SCHEDULE OF FINISHES



01: VIVID WHITE RENDER



02: CEMENT FINISH



03: MONUMENT RENDER



04: WOOD FINISH



05: STONE FEATURE



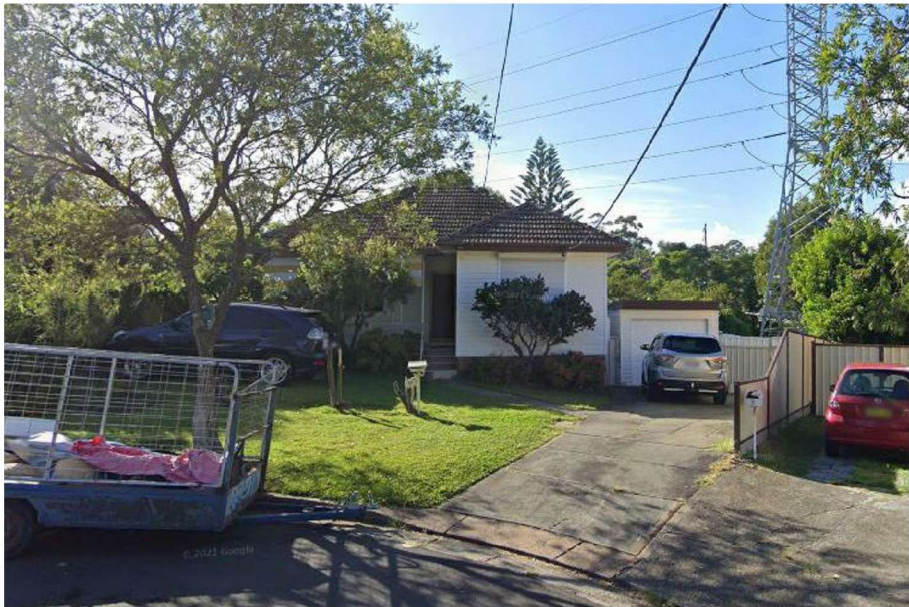
06: SELECTED BRICK



07: ALUMINIUM WINDOWS & DOORS



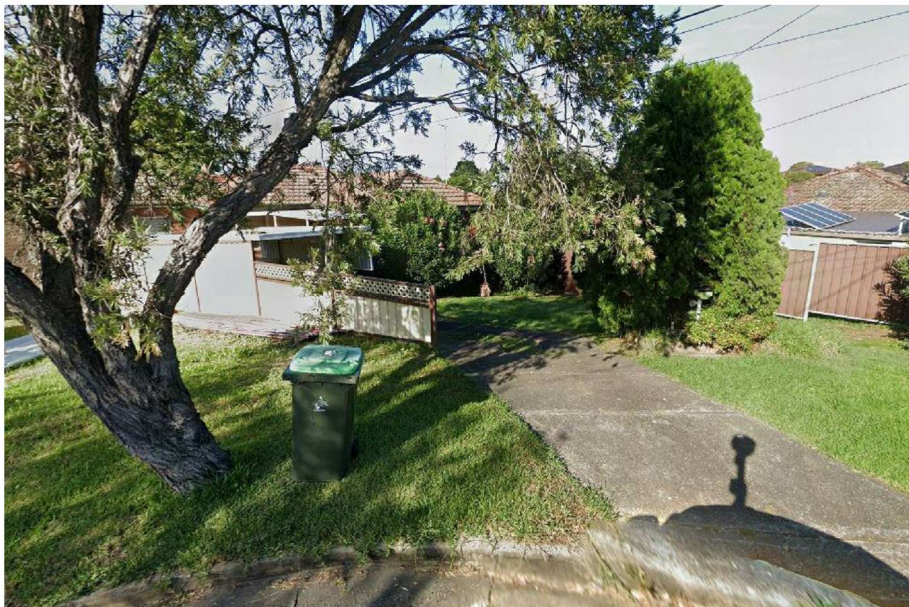
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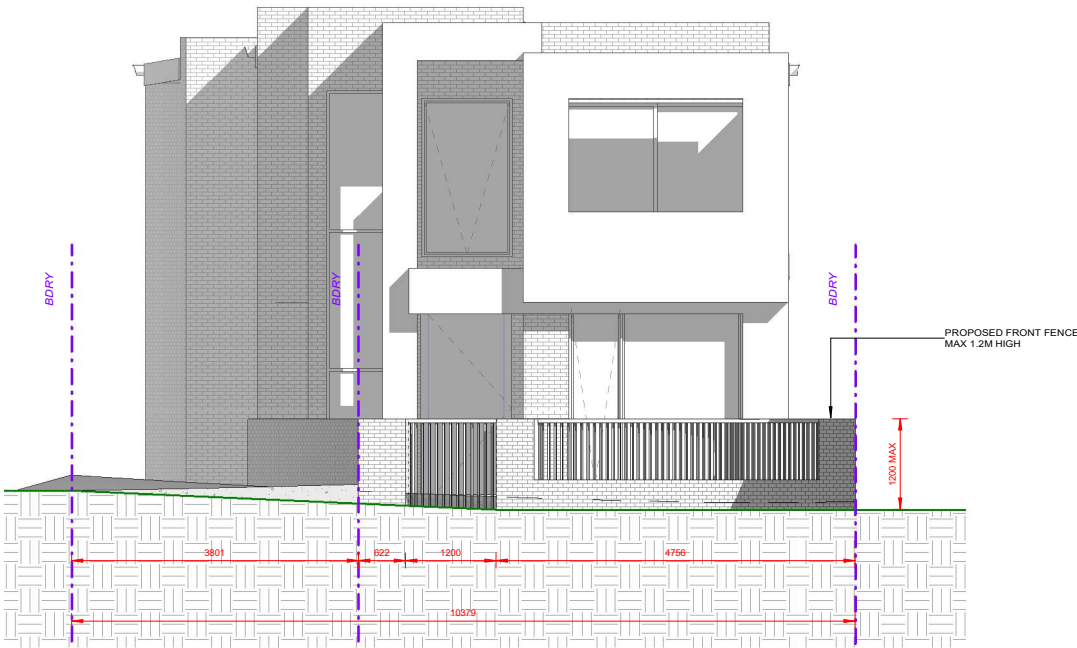


No 6



1 STREETScape VIEW

HILLVIEW AVE



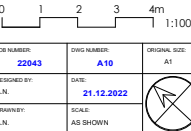
2 FRONT FENCE ELEVATION  
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REV	DATE	DESCRIPTION	BY
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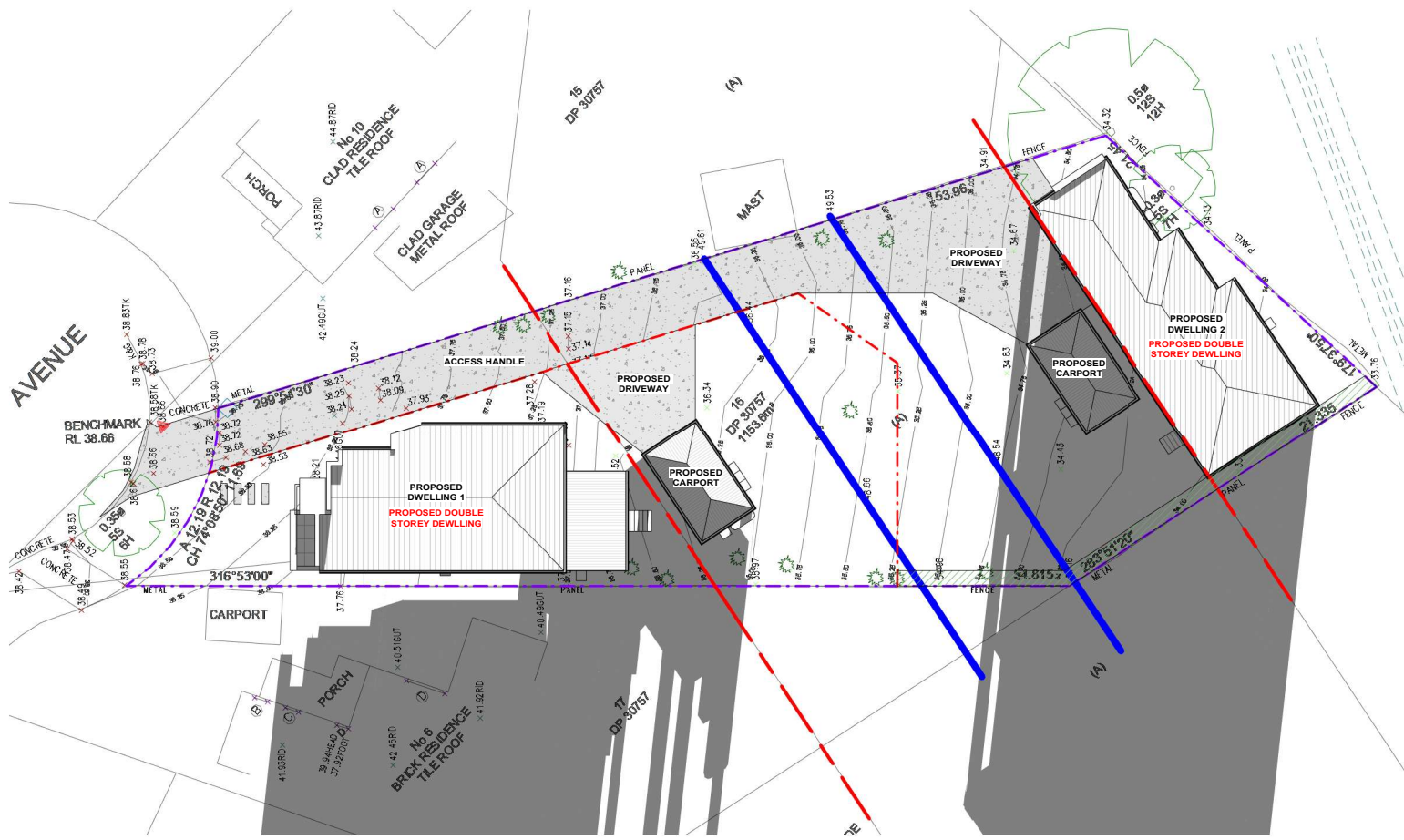
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ADDRESS: 807 & 809, 1, 222 and 224, HILLVIEW AVE, BANKSTOWN, NSW 2015 P 02 9550 8822 E info@nemcodesign.com.au	<b>PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT</b>
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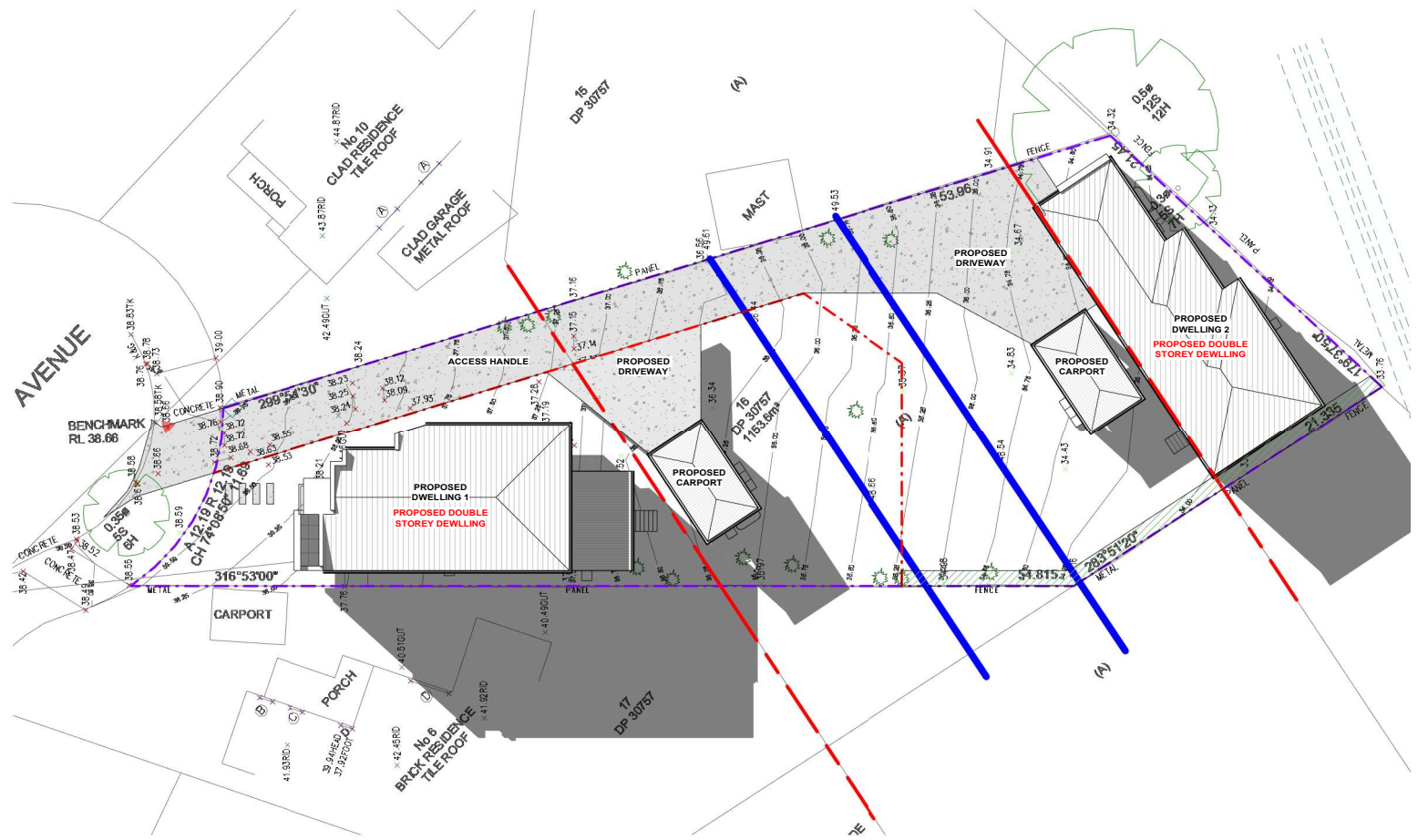
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DESIGNED BY: A.N.L.	DATE: <b>21.12.2022</b>	SCALE: AS SHOWN
DRAWN BY: A.N.L.		



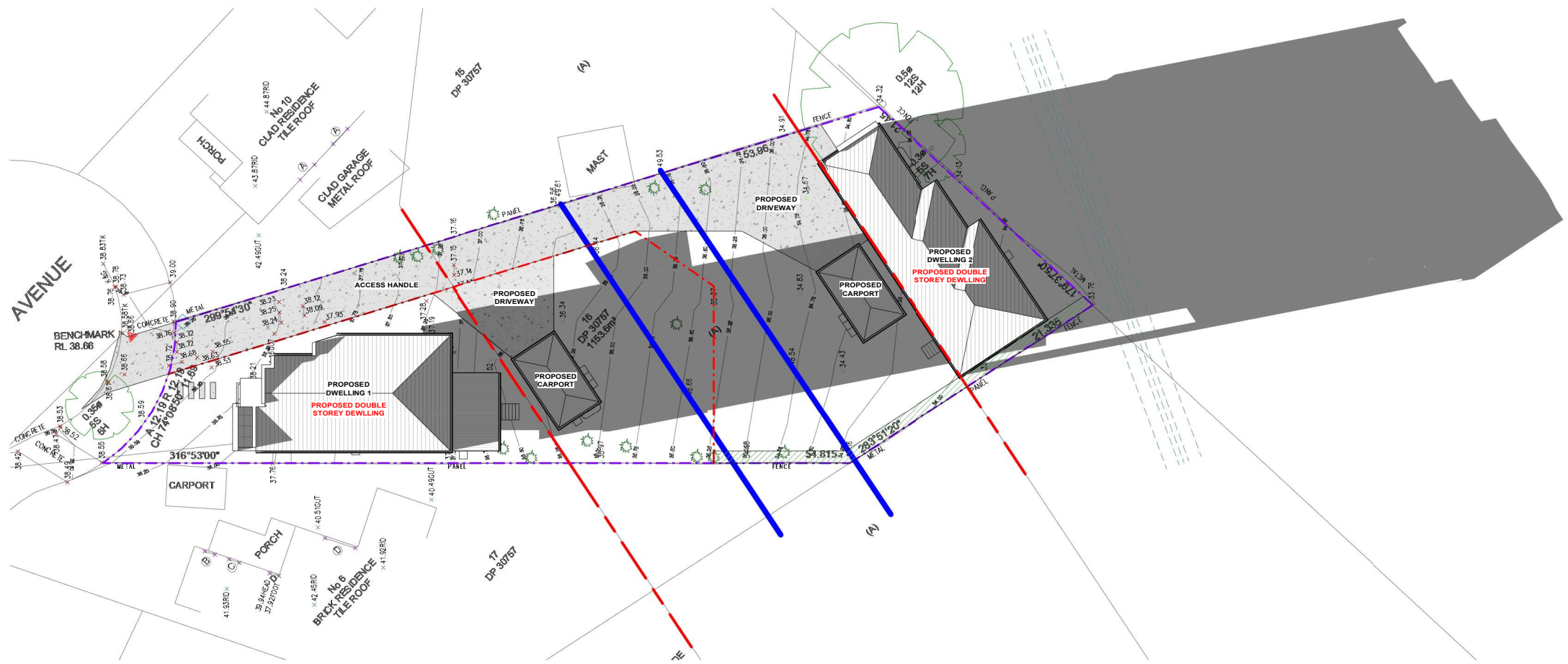




1 SHADOW DIAGRAM - 21ST JUN AT 8AM  
1:200



2 SHADOW DIAGRAM - 21ST JUN AT 12PM  
1:200



3 SHADOW DIAGRAM - 21ST JUN AT 4PM  
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REV	DATE	DESCRIPTION	BY
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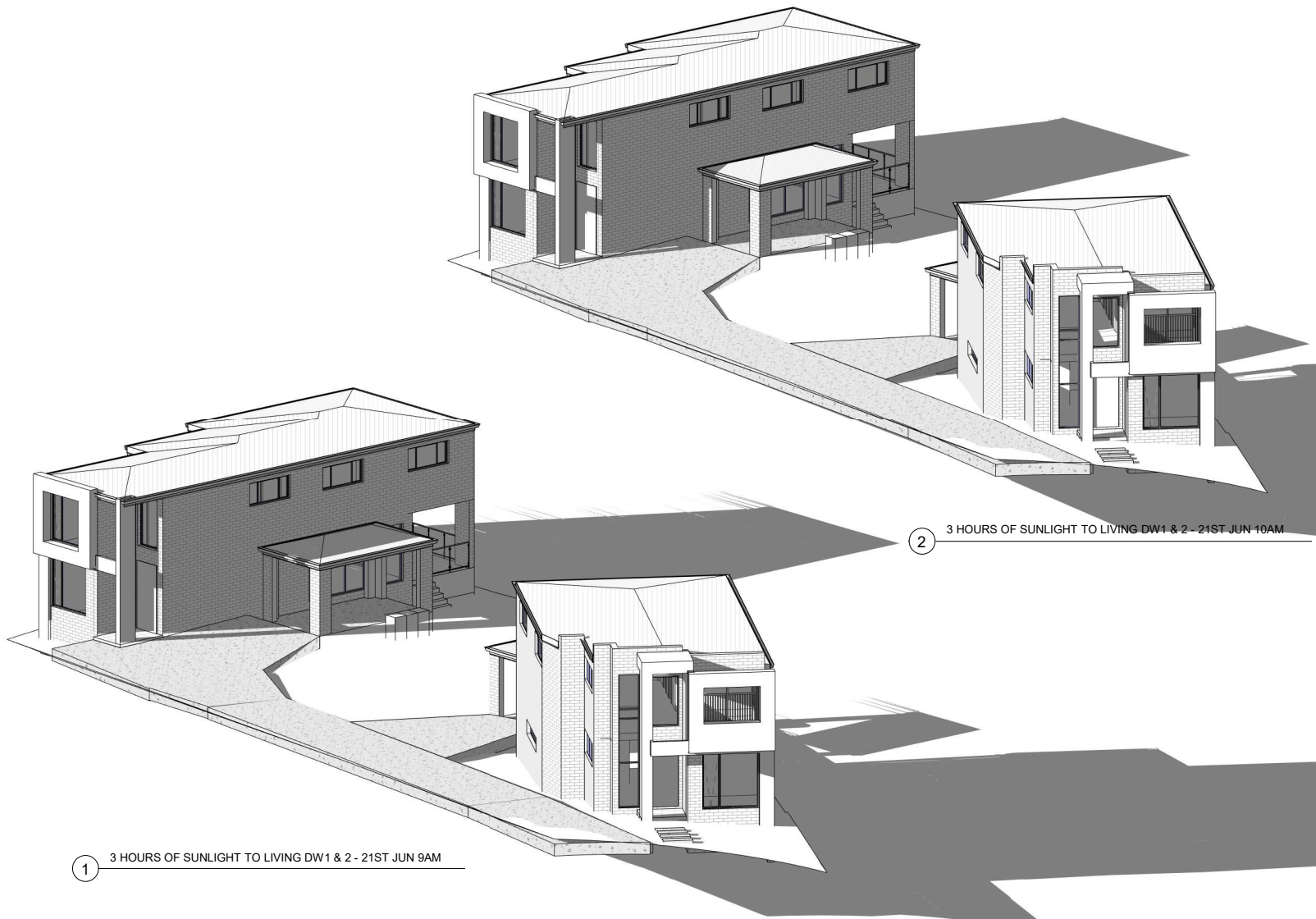
PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
DWELLING AT THE FRONT AND REAR LOT  
  
8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 30757  
  
SHADOW DIAGRAM - 21ST JUN

JOB NUMBER	DRAW NUMBER	ORIGINAL SIZE
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DESIGNED BY	DATE	
A.N.L.	21.12.2022	
DRAWN BY	SCALE	
A.N.L.	AS SHOWN	



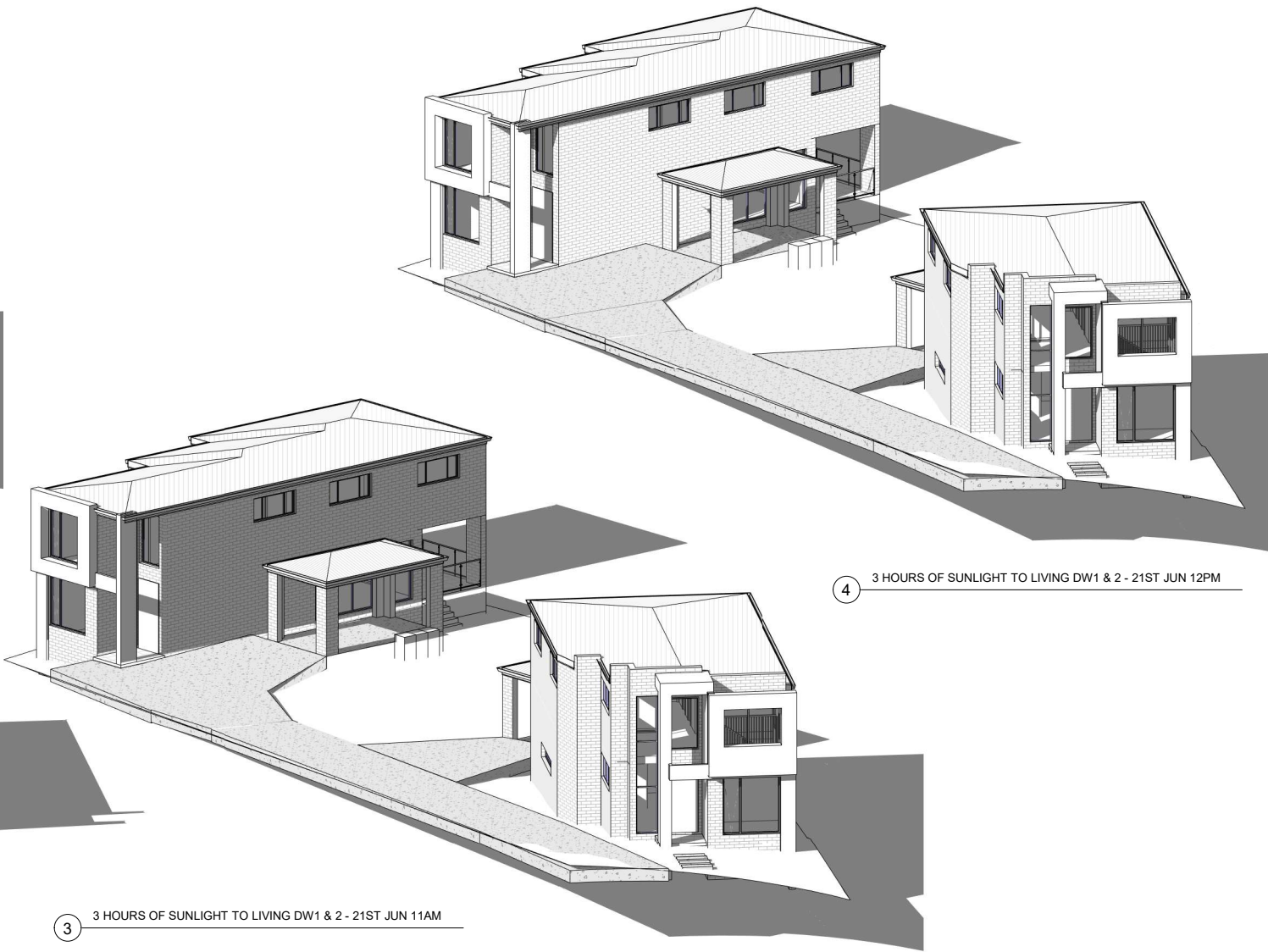
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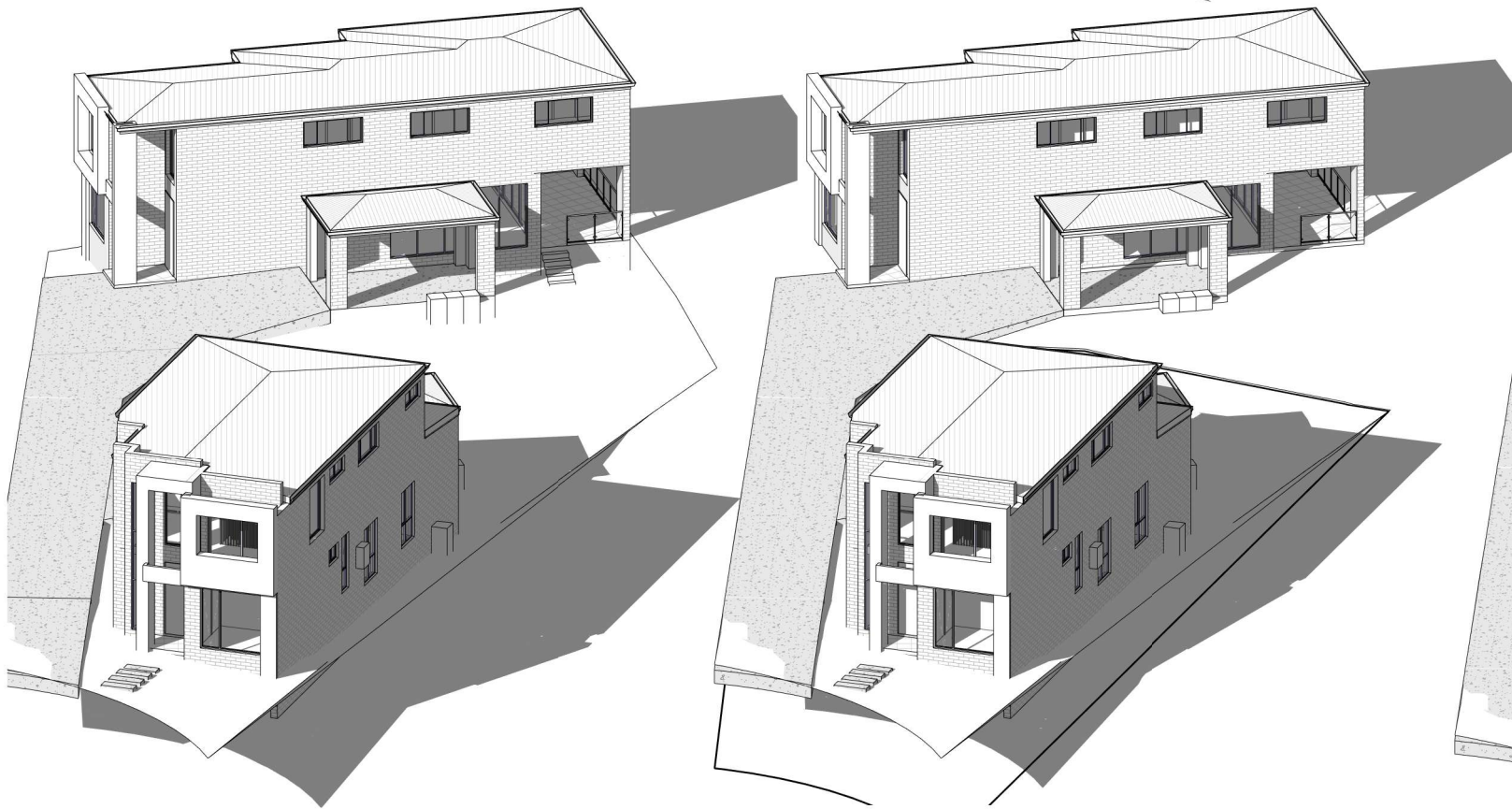
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2 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 10AM



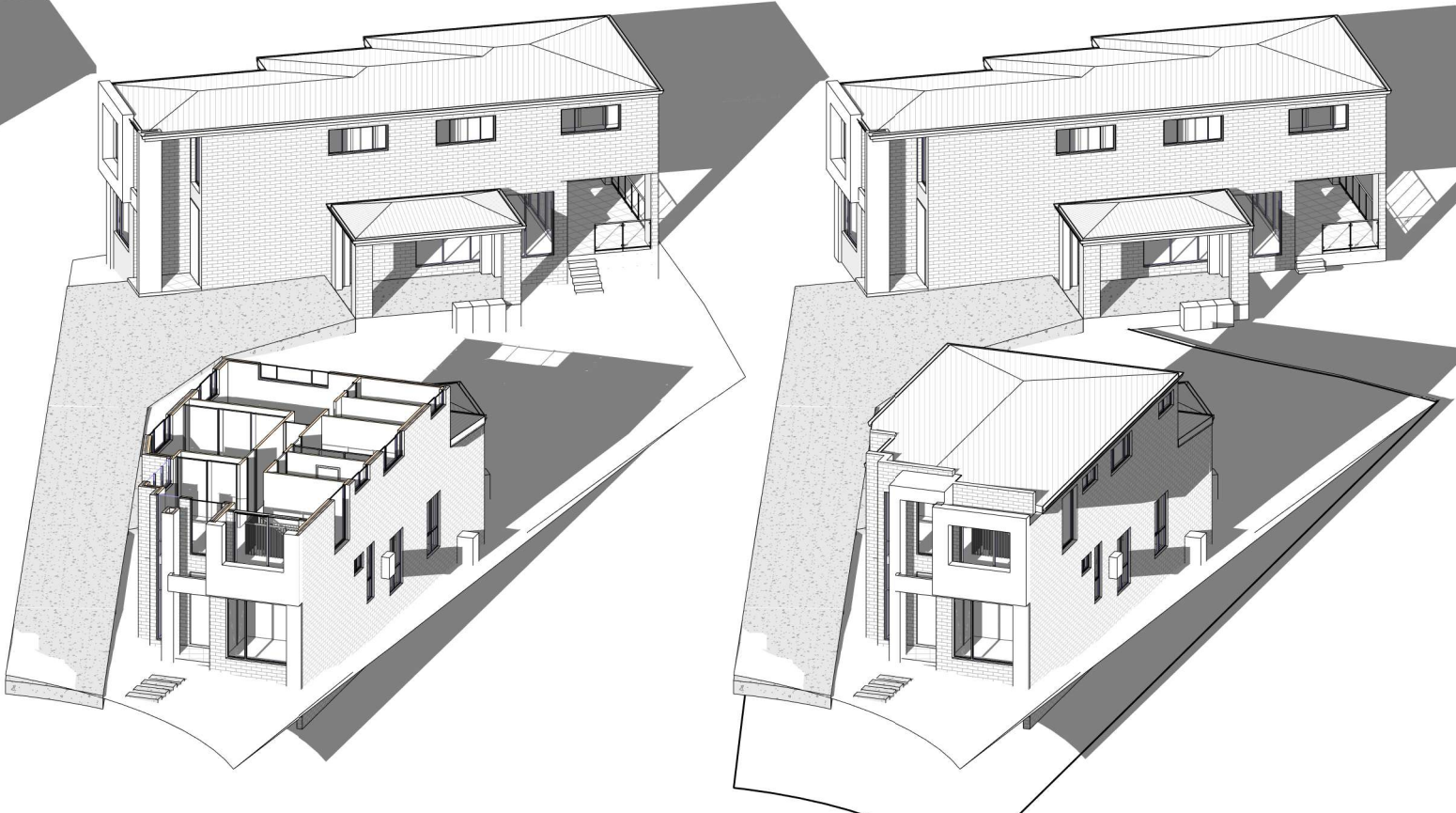
4 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 12PM

3 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 11AM



5 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 1PM

6 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 2PM



7 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 3PM

8 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 4PM

REV	DATE	DESCRIPTION	BY
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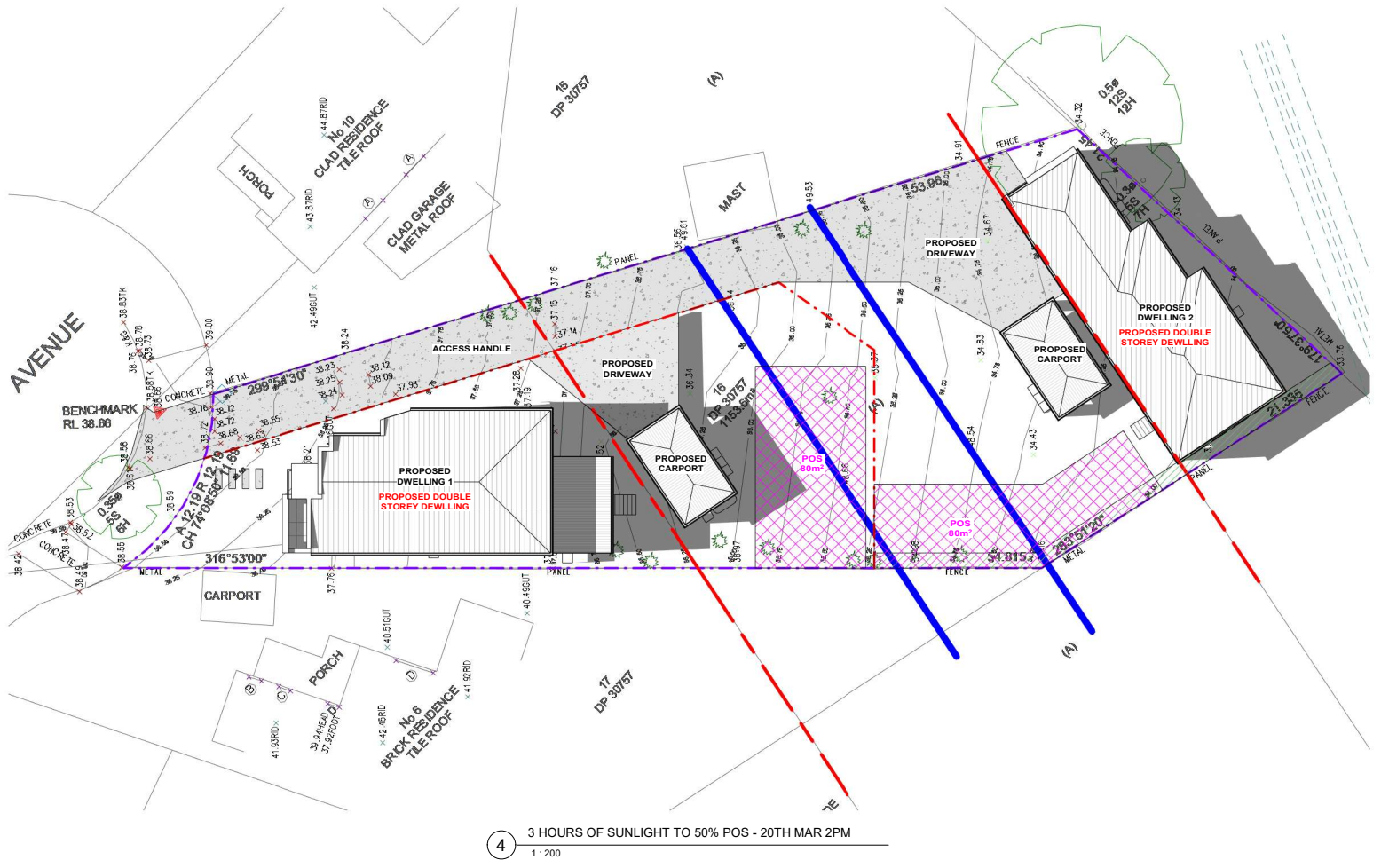
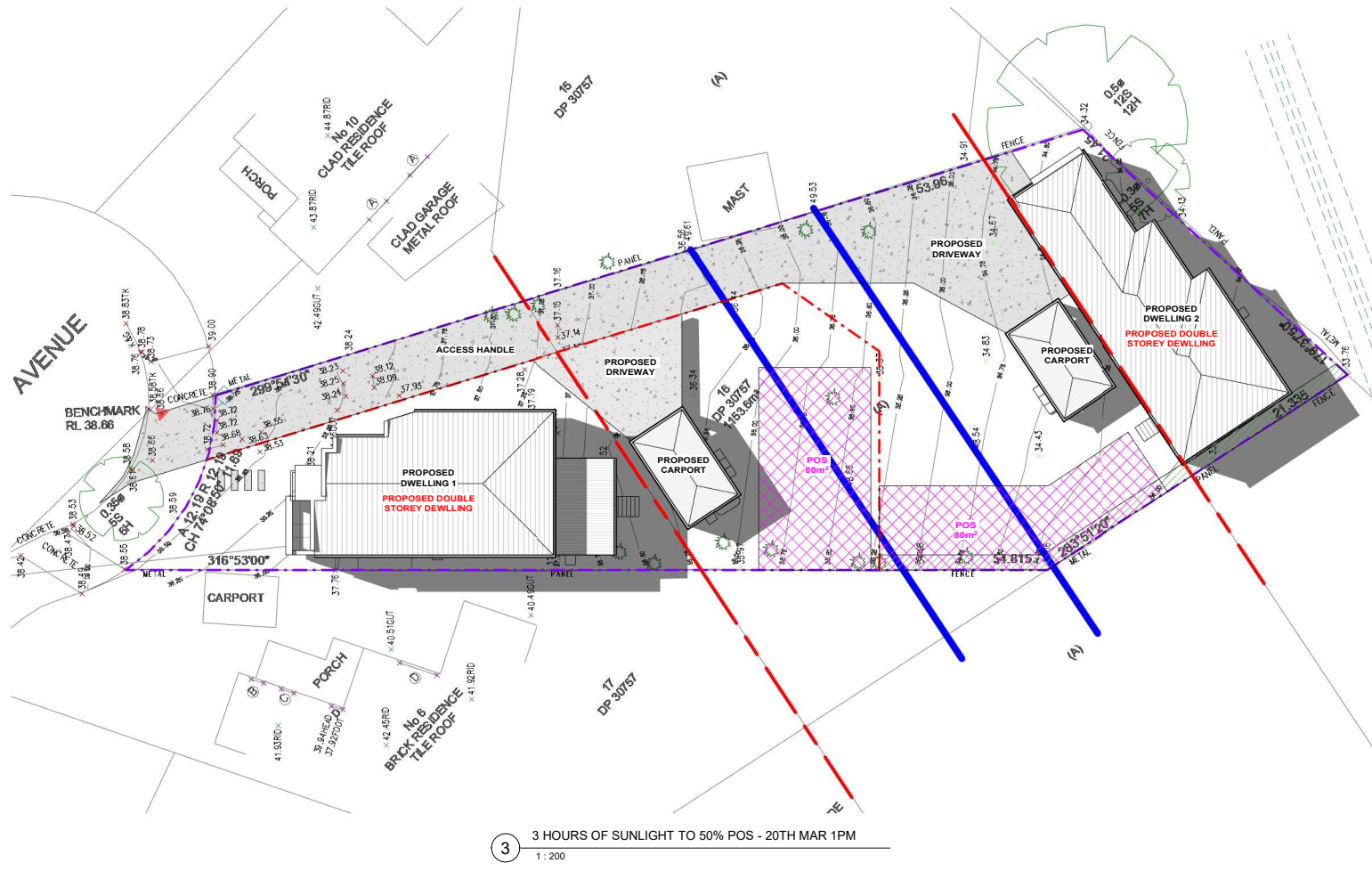
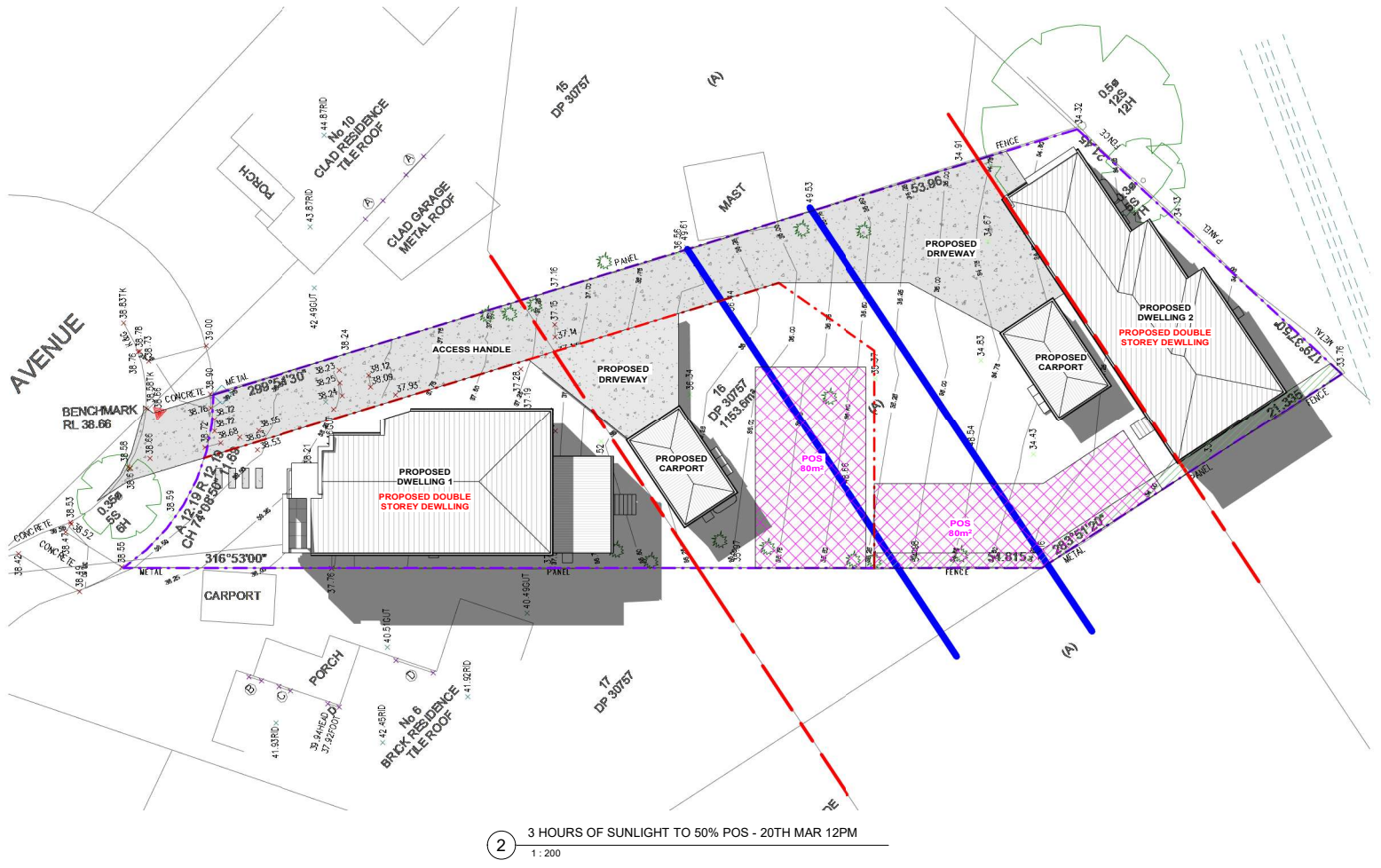
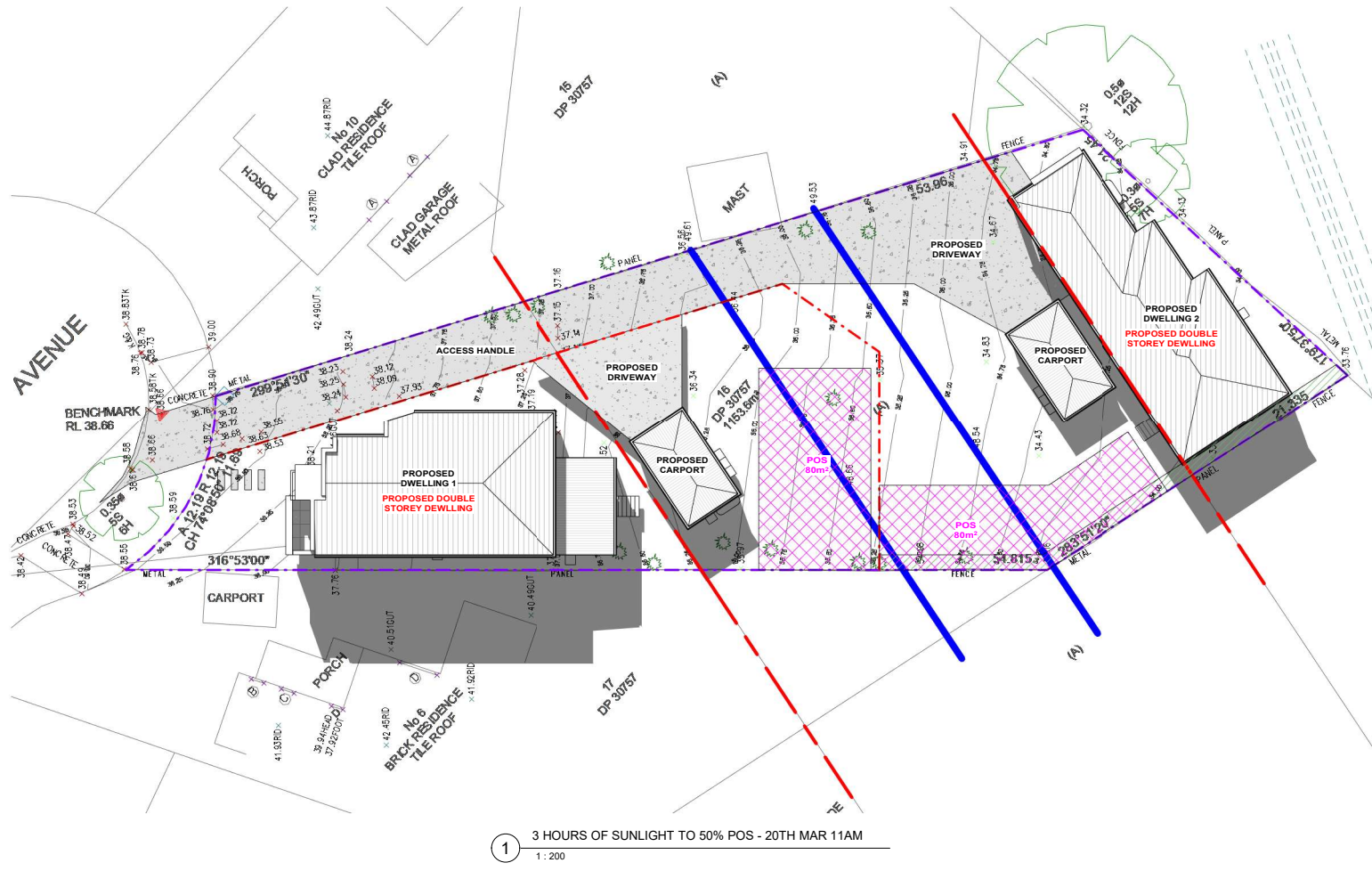
ADDRESS:  
8 HILLVIEW AVE, BANKSTOWN  
NSW 2140  
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**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE  
AXIS SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY  
3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 4PM**  
8 HILLVIEW AVE, BANKSTOWN  
LOT 16, DP 36787  
3 HOURS OF SUNLIGHT TO LIVING DW1, 2  
& 3 - 21ST JUN

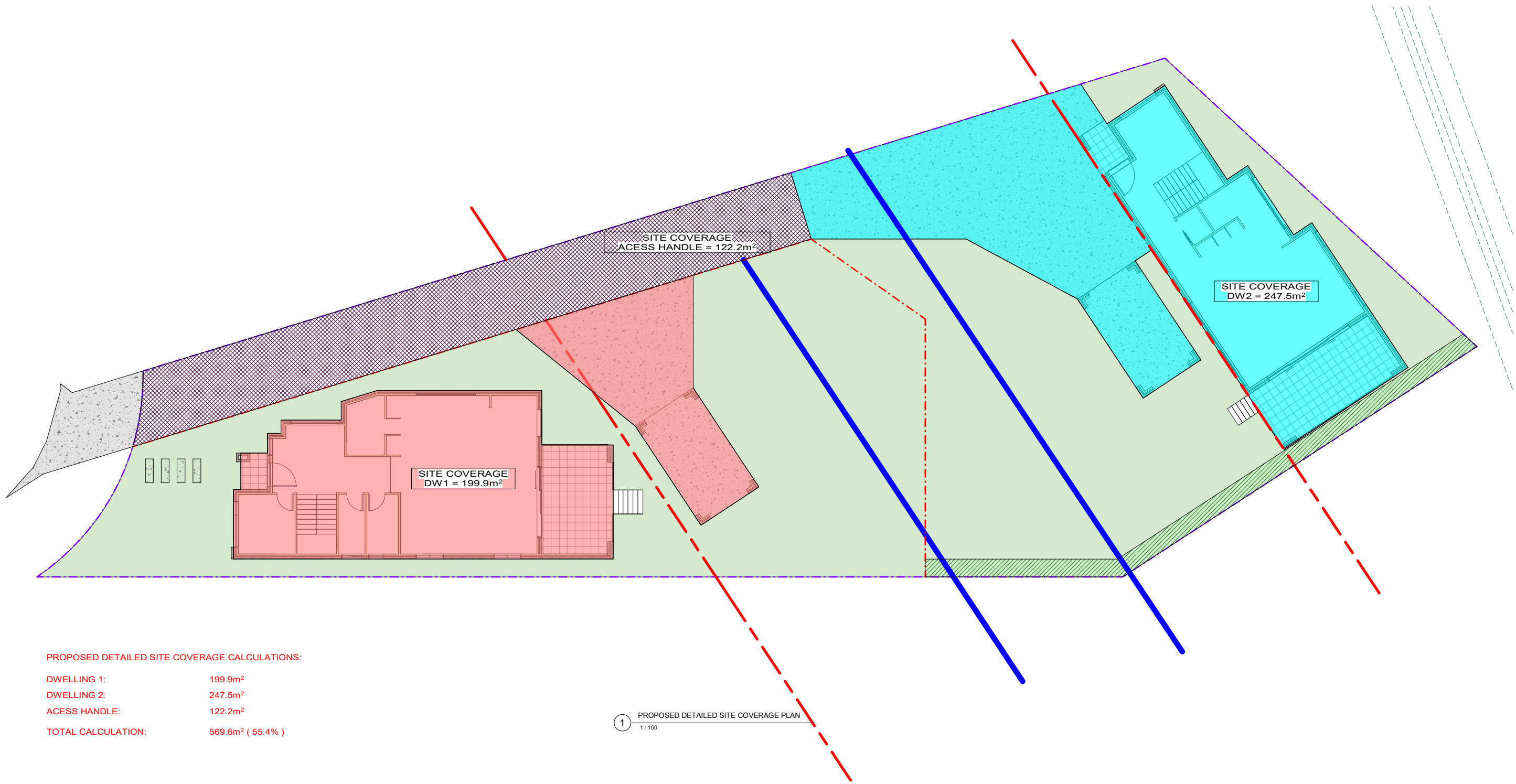
JOB NUMBER: 22043  
SHEET NUMBER: A11.02  
DATE: 21.12.2022  
DESIGNED BY: A.N.  
DRAWN BY: A.N.  
SCALE: AS SHOWN  
ORIGINAL SIZE: A1





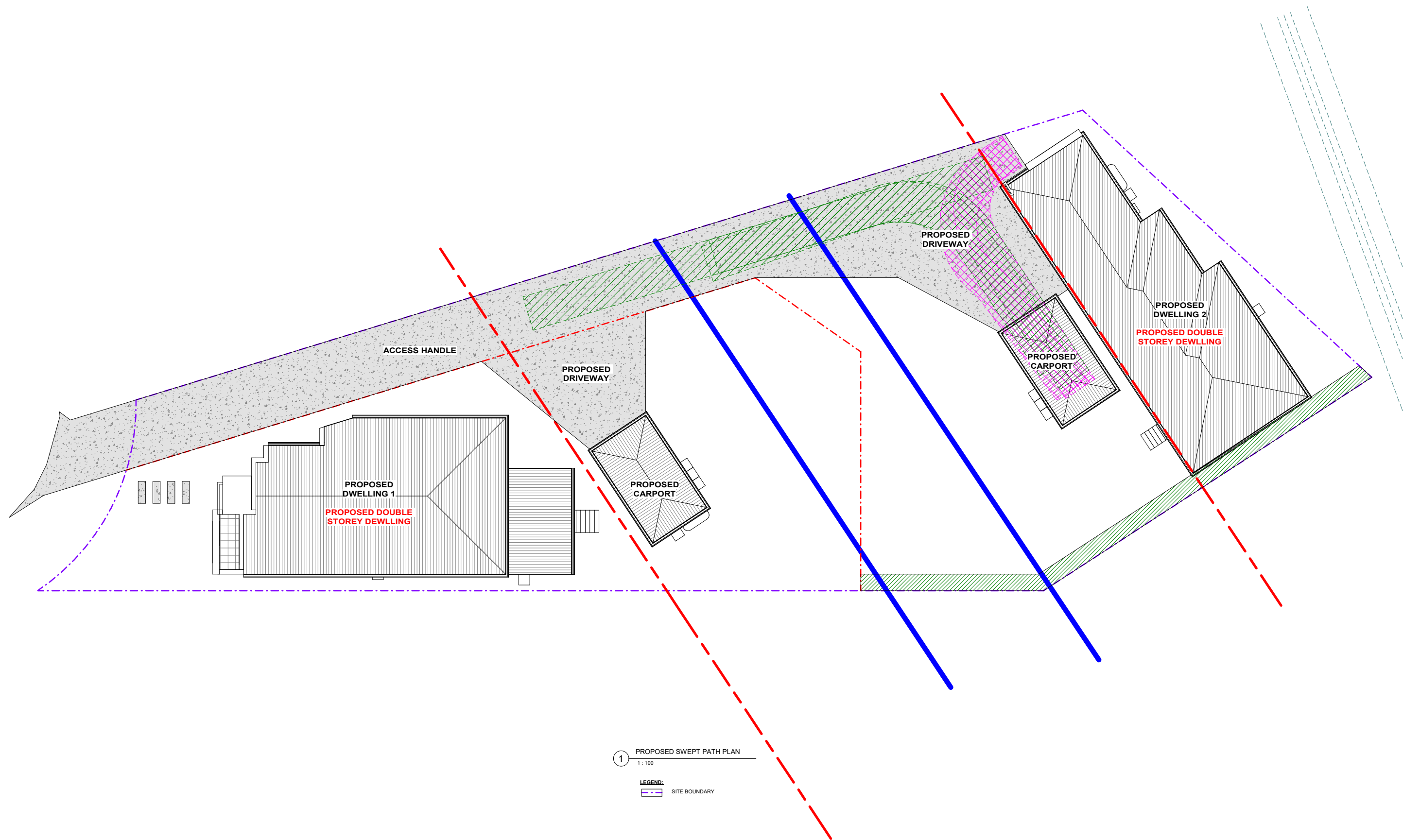






1 PROPOSED DETAILED SITE COVERAGE PLAN  
1 : 100





REV	DATE	DESCRIPTION	BY
A	21.12.2022	ISSUED FOR CA	DA

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**NEMCO DESIGN**  
STRUCTURAL ENGINEERING  
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PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT		JOB NUMBER: 22043	DWG NUMBER: A13	ORIGINAL SIZE: A1
8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 36787		DESIGNED BY: A.N.L.	DATE: 21.12.2022	
PROPOSED SWEEP PATH PLAN		DRAWN BY: A.N.L.	SCALE: AS SHOWN	