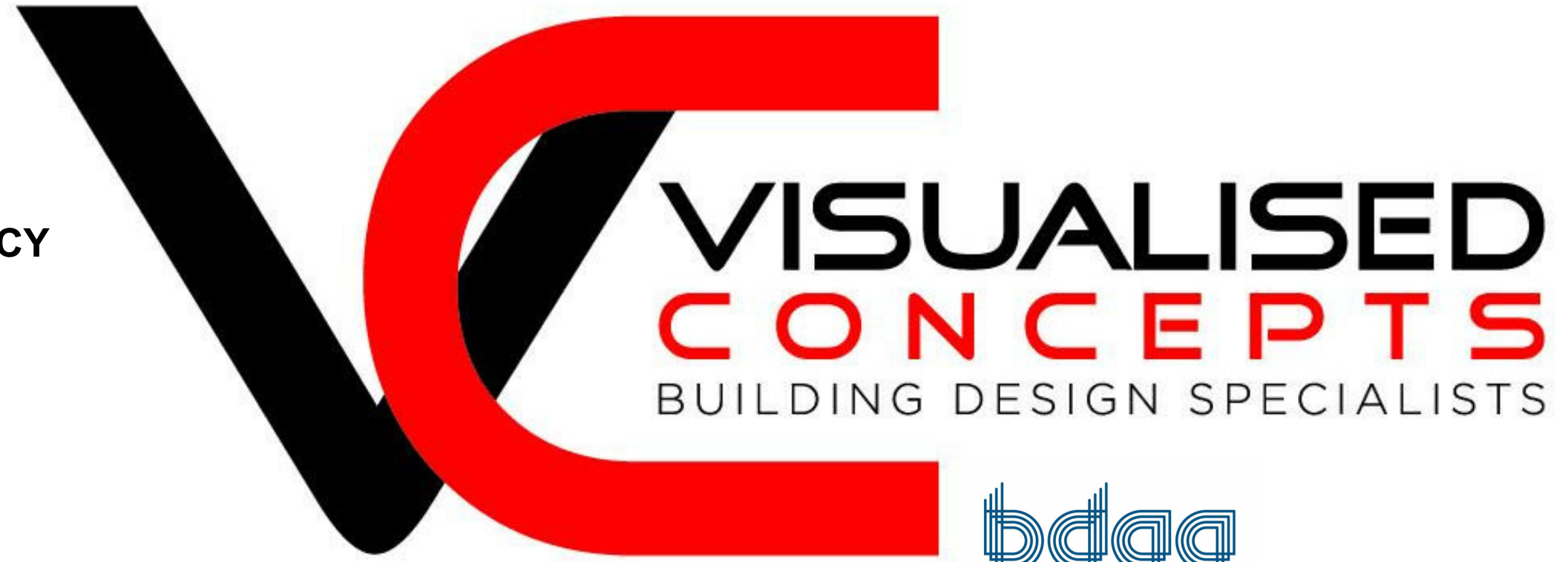


GEORGES JEBAILI
PROPOSED NEW DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK

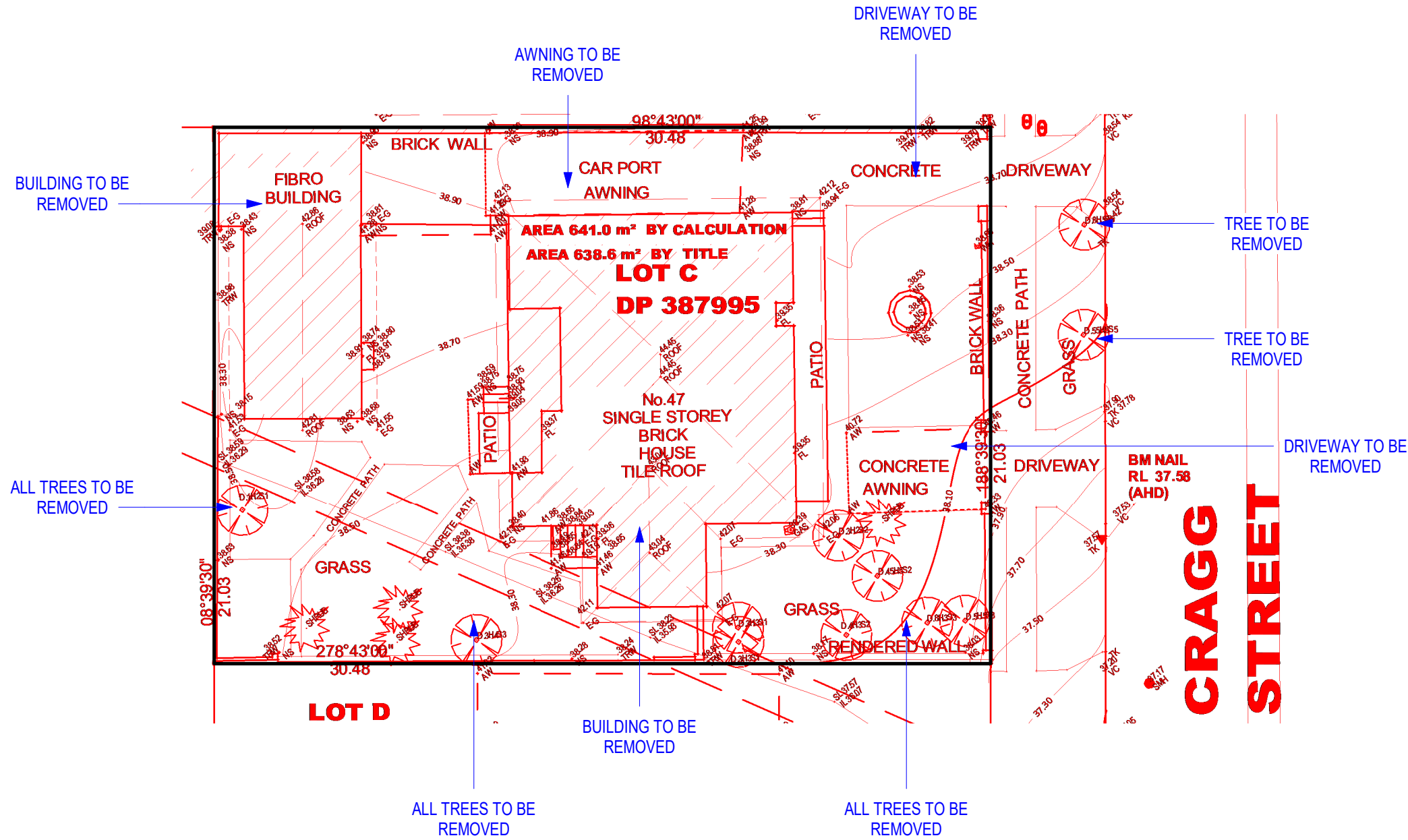


CONTENTS

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
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02	DEMO PLAN	24-11-2023
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16	NEIGHBOUR NOTIFICATION PLAN	24-11-2023
17	NEIGHBOUR NOTIFICATION ELEVATION	24-11-2023



ALL SITE TO BE CLEARED



1 X- Demo Plan
1 : 200



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PROPOSED DUAL OCCUPANCY	
47 CRAGG ST, CONDELL PARK	
DEMO PLAN	

JOB NUMBER: 2023009	PAGE NUMBER: 02	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	



1 X- Site Plan

1 : 200

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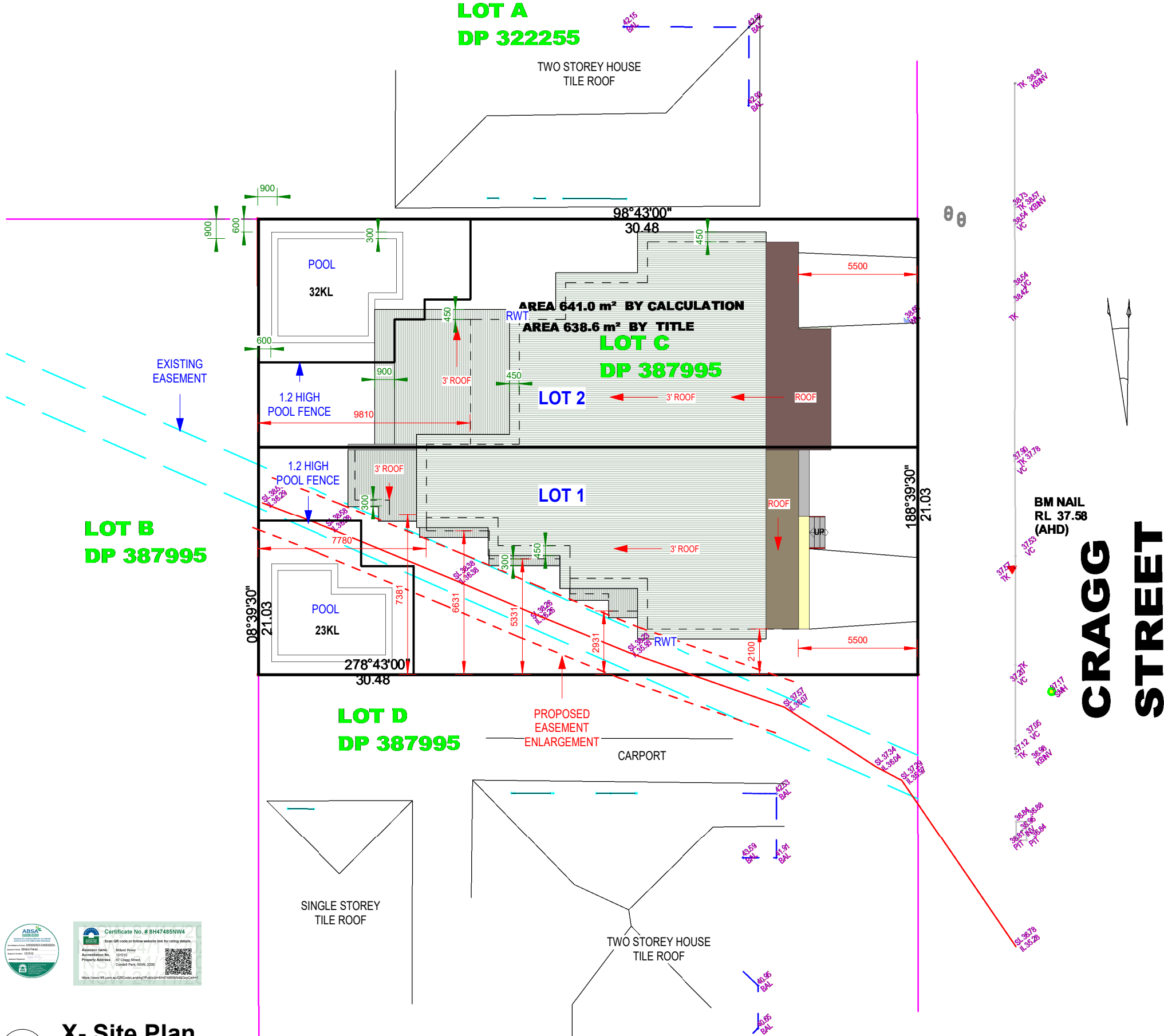
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PROPOSED DUAL OCCUPANCY
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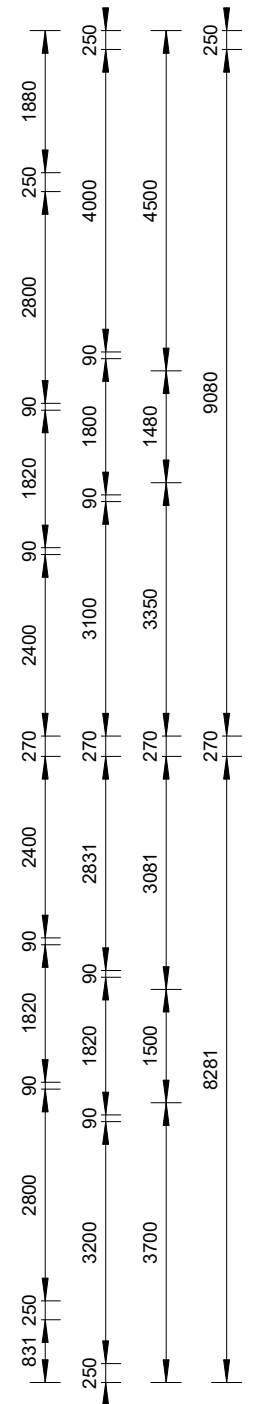
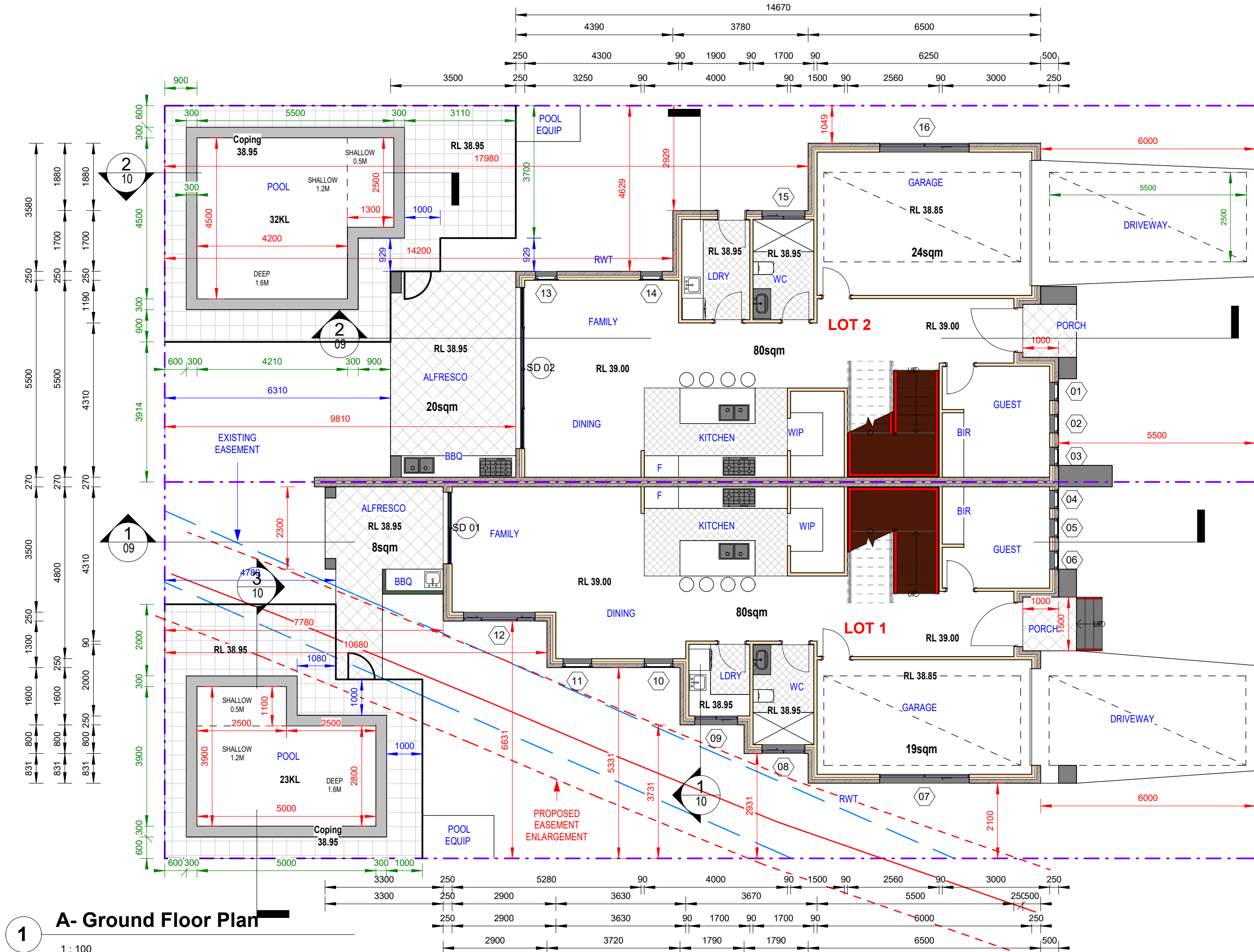
SITE PLAN

JOB NUMBER: 2023009	PAGE NUMBER: 04	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	



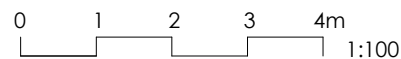
BASIX/NatHERS Project Commitments			
Proposed:		Proposed Double Storey Dual Occupancy	
Address:		47 Cragg St, Condell Park NSW	
Lot No. / DP:		C/387995	
Note: Refer to certifications for full details and confirmation of all items			
Water (Both Dwellings)			
Fixtures		Specification	
Shower Head Rating		3 star (> 7.5 but <= 9 L/min)	
Toilet Rating		3 star	
Kitchen Taps Rating		3 star	
Bathroom Taps Rating		3 star	
Alternative Water Details			
Individual Rainwater Tank(s)		Minimum 1,500L rainwater tank to collect runoff of at least 70sqm of roof area	
Thermal Comfort			
External Walls		Requirements	
Brick Veneer		Both Dwellings Glass fibre batt: R2.0 (excluding Garage walls)	
Internal Walls			
Cavity Wall, Direct Fix Plasterboard		Unit 1	Glass fibre batt: R2.5 to Garage, Laundry and WC internal walls
Cavity Wall, Direct Fix Plasterboard		Unit 2	Glass fibre batt: R2.5 to Garage, Laundry and WC internal walls
Ceiling			
External Ceiling - Plasterboard		Both Dwellings	Glass fibre batt: R6.0
Roof			
Sheet Metal Roof		Both Dwellings	55mm Foil Backed Blanket under Sheet Metal Roof
Floors			
Concrete Slab On Ground		Both Dwellings	No Insulation
Timber Bearers/Joists		Unit 1	Glass fibre batt: R4.0
Timber Bearers/Joists		Unit 2	Glass fibre batt: R2.5
Windows (Refer to NatHERS Certificate for locations, confirmation of all units and substitution tolerances)			
BRD-035-03 A SIG Sliding Door (100mm) DG 4EA/6/4		Unit 1	≤ U-value 3.57 and SHGC 0.53 - 0.59
BRD-154-13 A Essential Sliding Window 67 DG 6mmETech_8Ar_4mmClr		Unit 1	≤ U-value 3.28 and SHGC 0.49 - 0.55
BRD-028-24 A ESS Awning Window (52mm) DG 4EA-12-4		Unit 1	≤ U-value 3.77 and SHGC 0.45 - 0.49
BRD-001-37 A ESS Sliding Window (52mm) SG 4mmClr		Both Dwellings	≤ U-value 6.38 and SHGC 0.70 - 0.78
BRD-026-16 A ESS Awning Window (52mm) SG 4EA		Both Dwellings	≤ U-value 5.00 and SHGC 0.51 - 0.57
BRD-001-13 A ESS Sliding Window (52mm) SG 4EA		Both Dwellings	≤ U-value 4.57 and SHGC 0.60 - 0.66
BRD-041-02 A SIG Fixed Lite Externally Glazed (125mm) SG 4EA		Unit 1	≤ U-value 4.29 and SHGC 0.59 - 0.65
BRD-033-03 A ESS Sliding Door (80mm) SG 4EA		Unit 2	≤ U-value 4.42 and SHGC 0.59 - 0.65
Energy			
Hot Water (Both Dwellings)		Specification	Rating
Individual System		Gas instantaneous	6.5 star
Ventilation (Both Dwellings)			
Bathroom Ventilation System		Individual fan, not ducted - interlocked to light	
Kitchen Ventilation System		Individual fan, not ducted - manual switch on/off	
Laundry Ventilation System		Natural ventilation only	
Cooling/Heating (Both Dwellings) Zoned			
Individual Systems - Living Areas		1-phase air conditioning	EER 3.0 - 3.5
Individual Systems - Bedroom Areas		1-phase air conditioning	EER 3.0 - 3.5
Cooling/Heating (Secondary Dwellings) Zoned			
Individual Systems - Living Areas		1-phase air conditioning	EER 3.5 - 4.0
Individual Systems - Bedroom Areas		1-phase air conditioning	EER 3.5 - 4.0
Appliances (Both Dwellings)			
Cooktop/Oven		Gas cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line		Yes	
Indoor/Sheltered Clothes Drying Line		No	

SITE CALCULATIONS		
SITE AREA - 641 m²		
Sub-Division	Lot 1	Lot 2
	320.50 m ²	320.50 m ²
Floor Area		
Ground Floor Area	80 m ²	80 m ²
First Floor Area	80 m ²	80 m ²
Total Floor Area	160 m ²	160 m ²
Total: 320 m ² @ 49.92 %		
Landscape		
Front Landscape	33 m ²	35 m ²
Back Landscape	64 m ²	86 m ²
Total Landscape	97 m ²	121 m ²
Total: 218 m ² @ 34 %		
Total front area: 124.30sqm (Landscape area: 68sqm @ 54%)		
Porch	2 m ²	2 m ²
Alfresco	20 m ²	8 m ²
Garage	24 m ²	19 m ²
POS	141 m ²	146 m ²



1 A- Ground Floor Plan

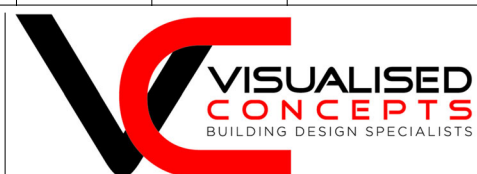
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PROPOSED DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK

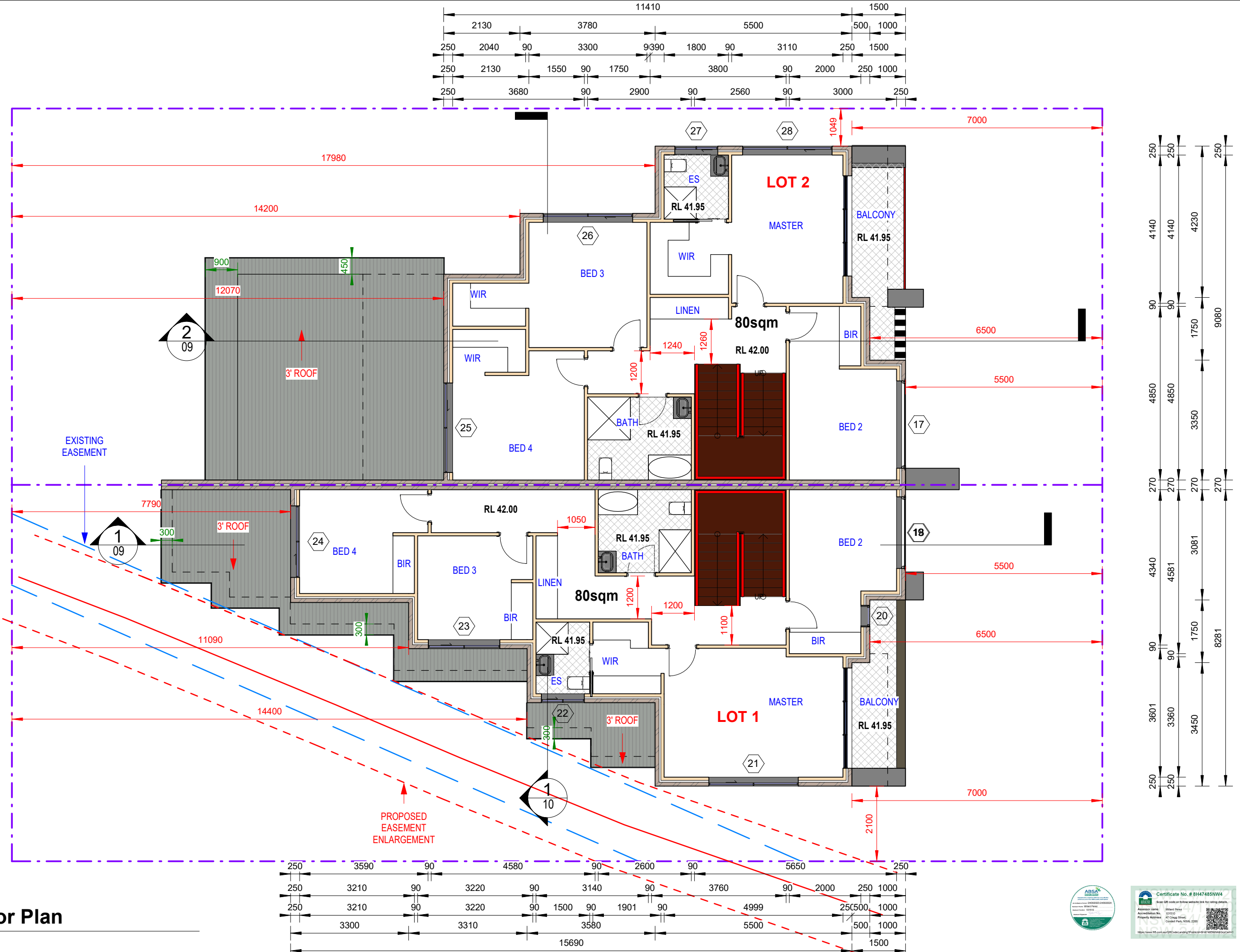
GROUND FLOOR PLAN

JOB NUMBER: 2023009	PAGE NUMBER: 05	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	

1

A- First Floor Plan

1 : 100



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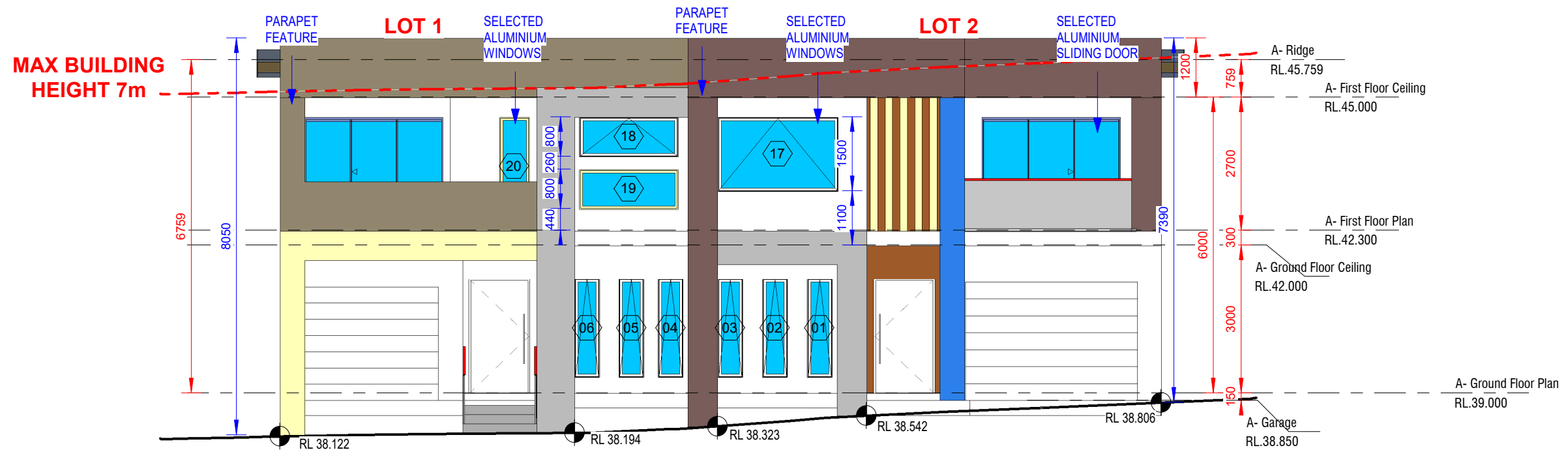


PROPOSED DUAL OCCUPANCY

47 CRAGG ST, CONDELL PARK

FIRST FLOOR PLAN

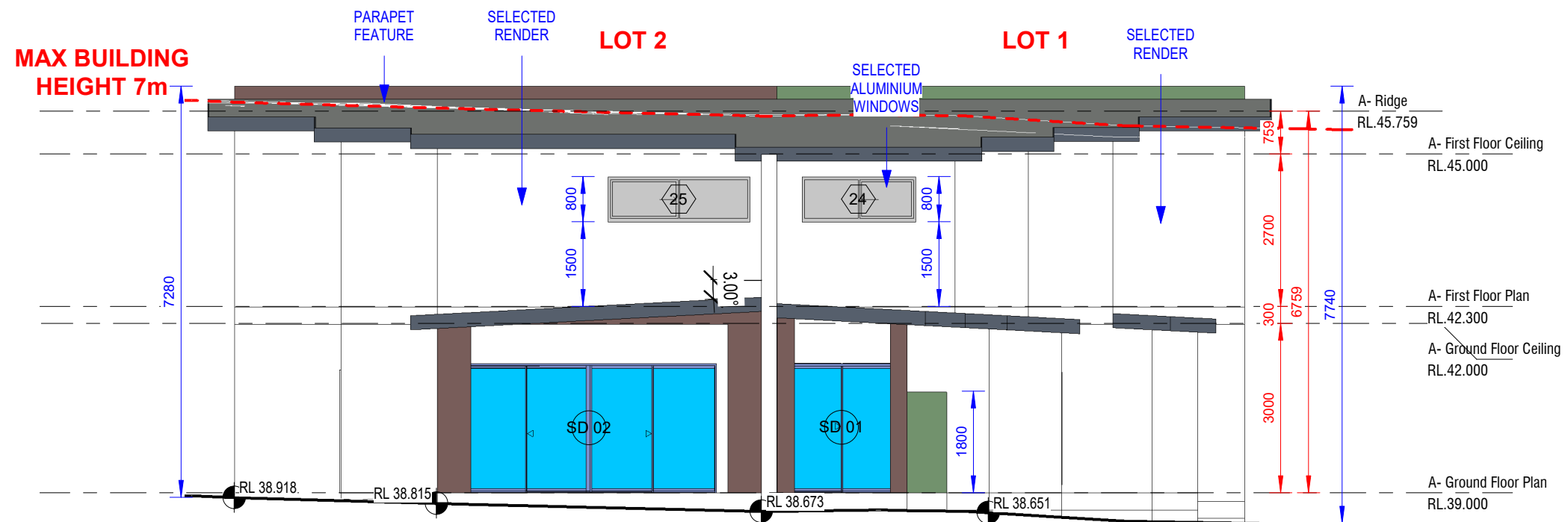
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DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	



1

FRONT- EAST ELEVATION

1 : 100



2

REAR- WEST ELEVATION

1 : 100

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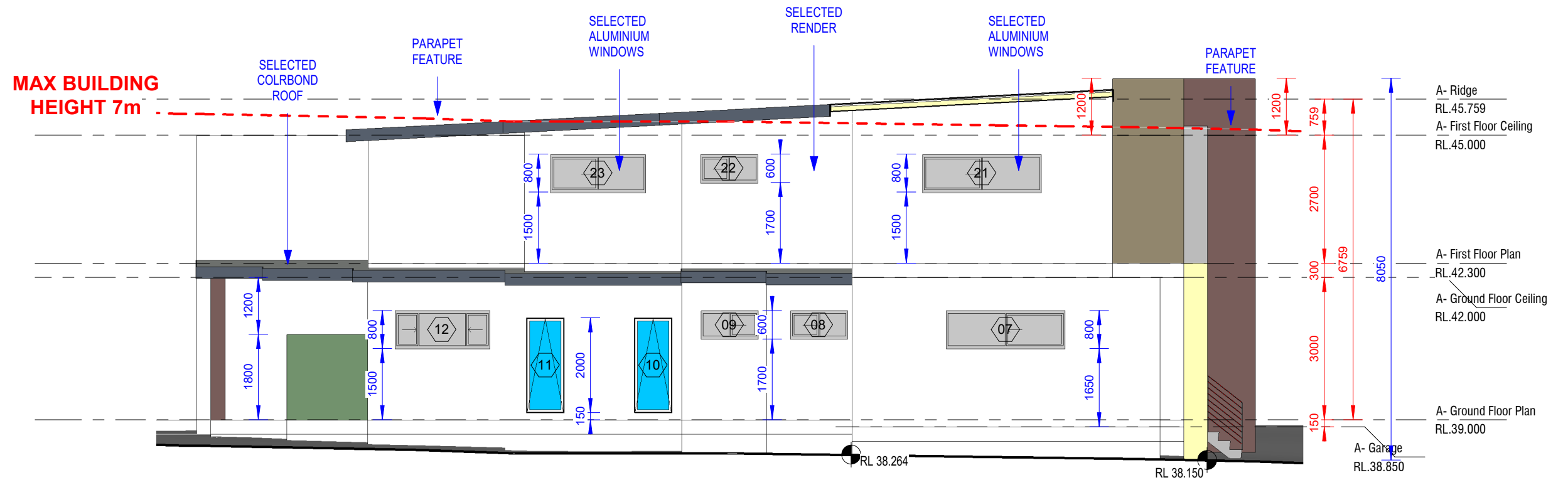
PROPOSED DUAL OCCUPANCY

47 CRAGG ST, CONDELL PARK

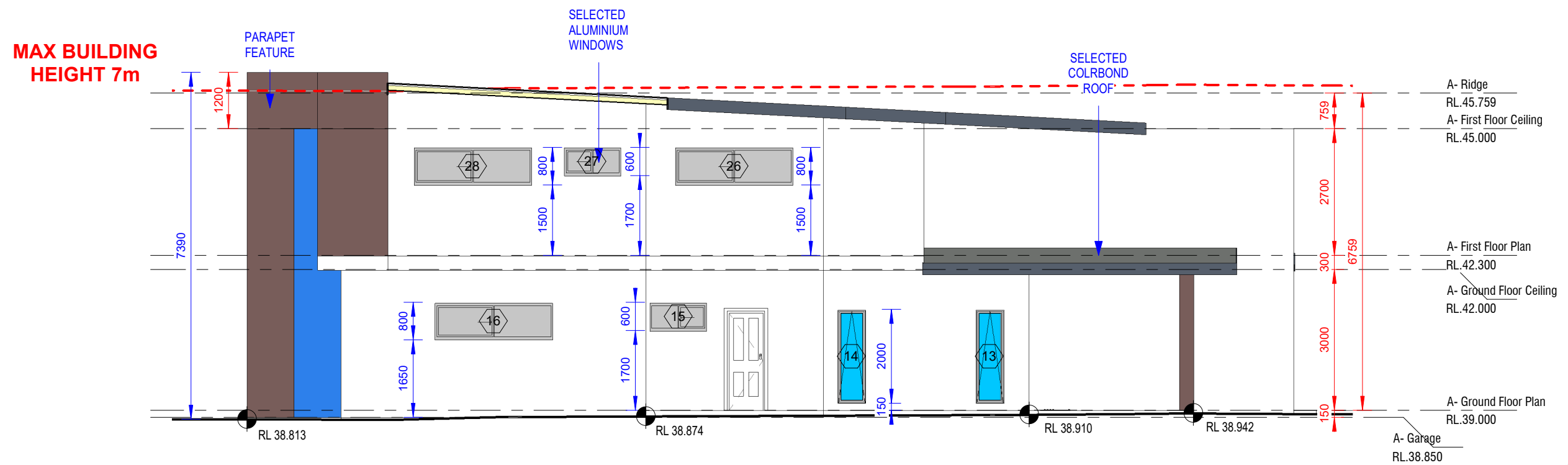
ELEVATIONS

JOB NUMBER: 2023009	PAGE NUMBER: 07	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	





1 RIGHT LOT 1- SOUTH ELEVATION
1 : 100



2 LEFT LOT 2- NORTH ELEVATION
1 : 100



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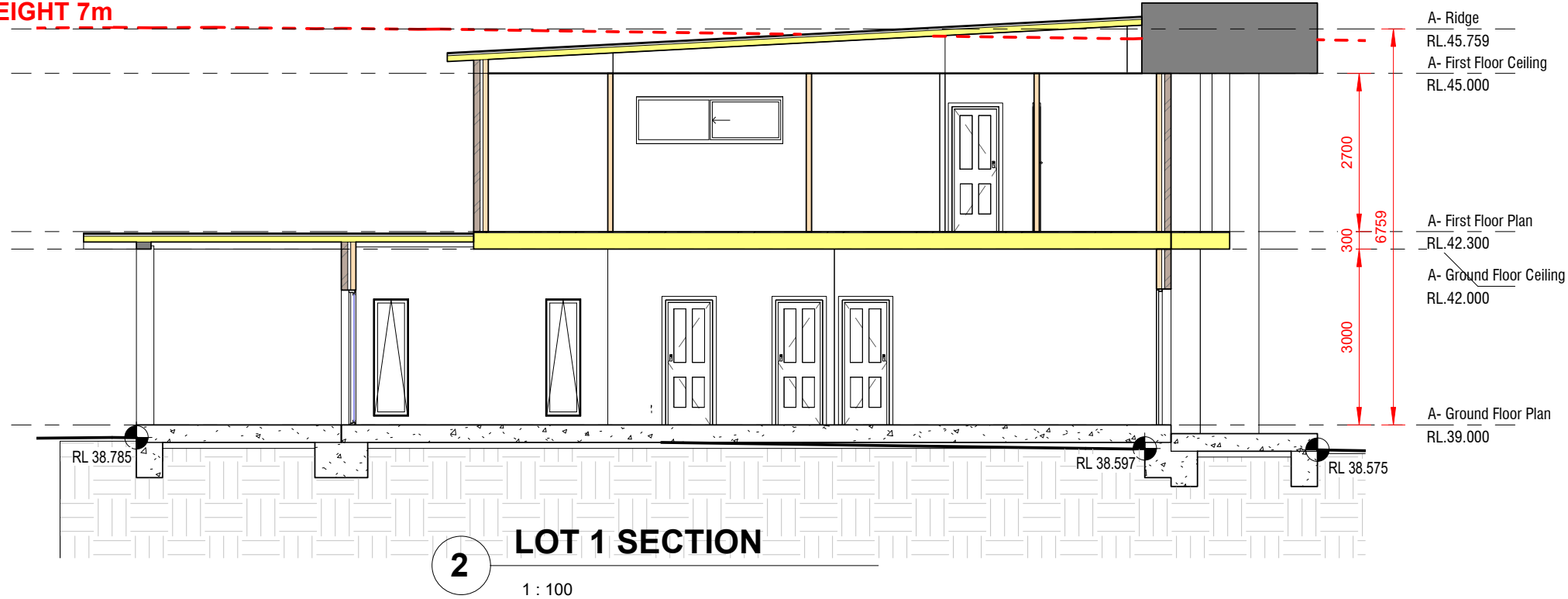


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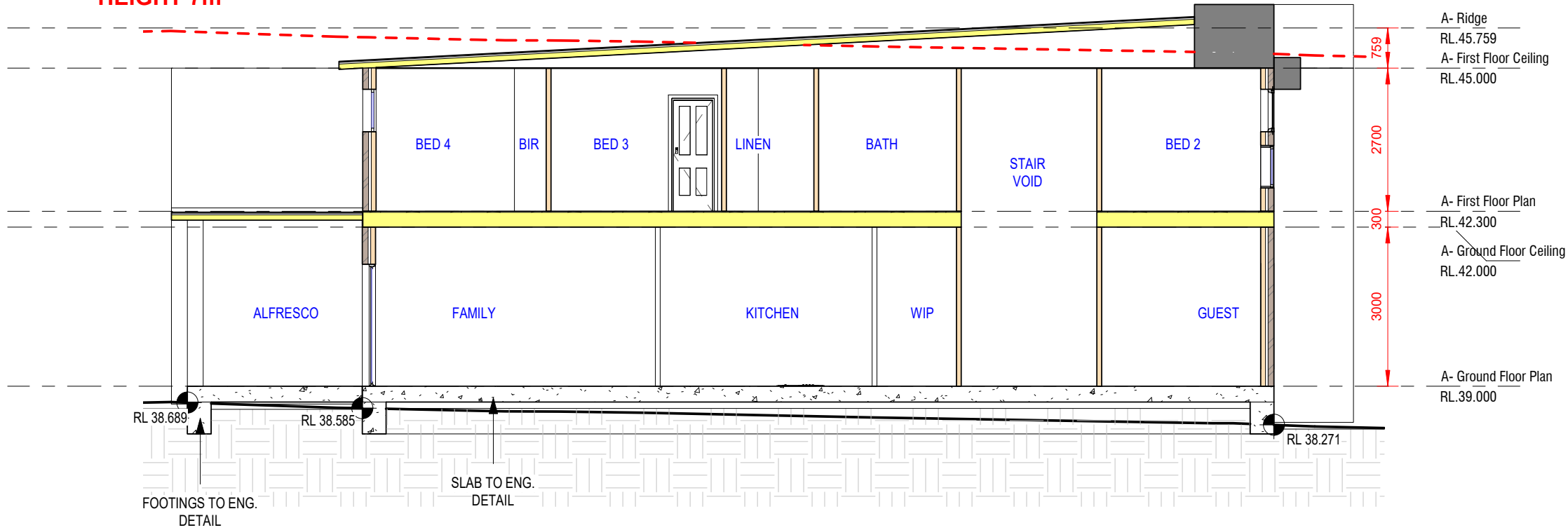
ELEVATIONS

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DESIGNED BY: R.D	DATE: 24-11-2023	
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MAX BUILDING
HEIGHT 7m



MAX BUILDING
HEIGHT 7m



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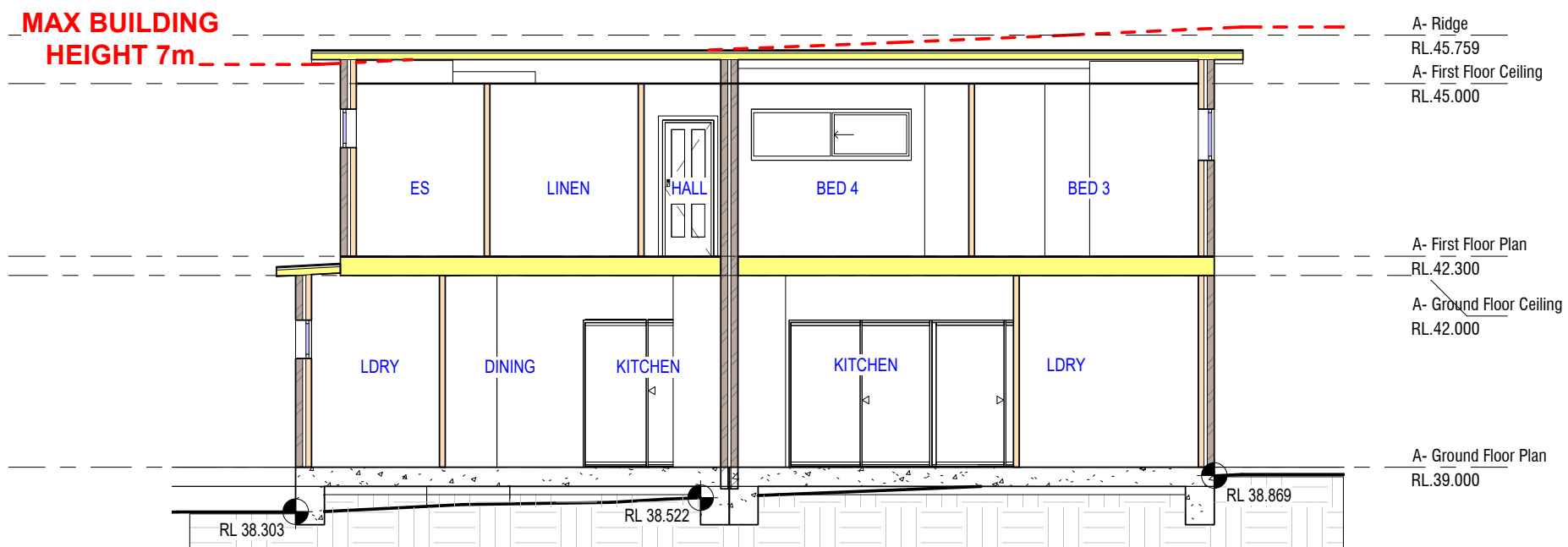
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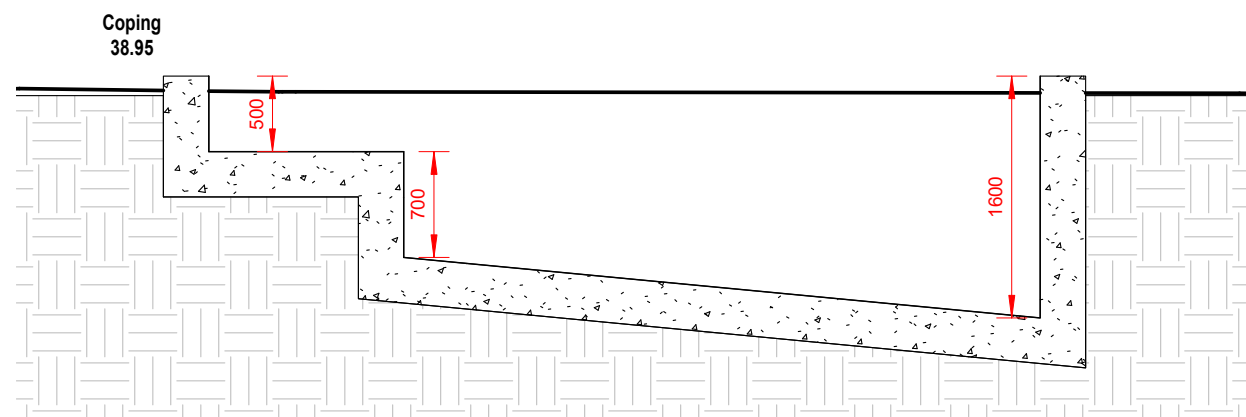
PROPOSED DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK
SECTIONS

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DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	

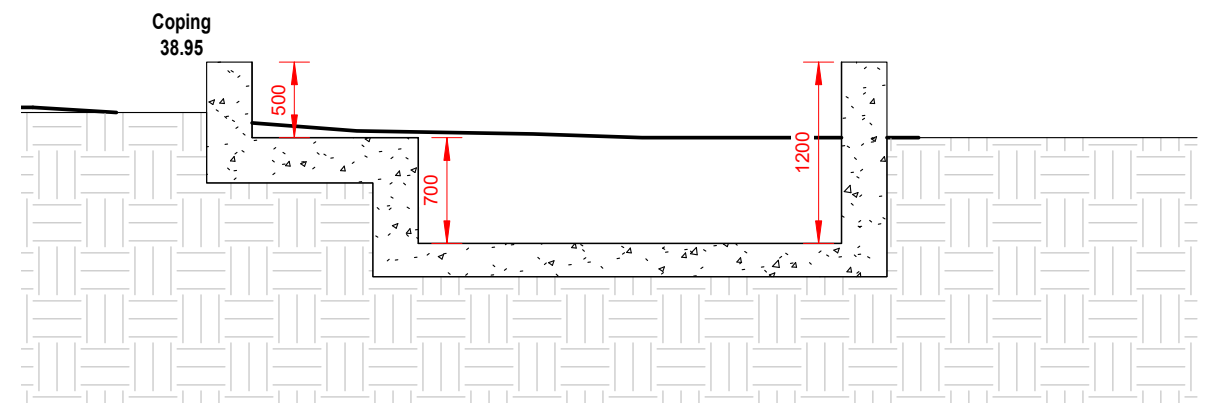




1 CROSS SECTION 1
1 : 100



2 LOT 1 POOL
1 : 50



3 LOT 2 POOL
1 : 50

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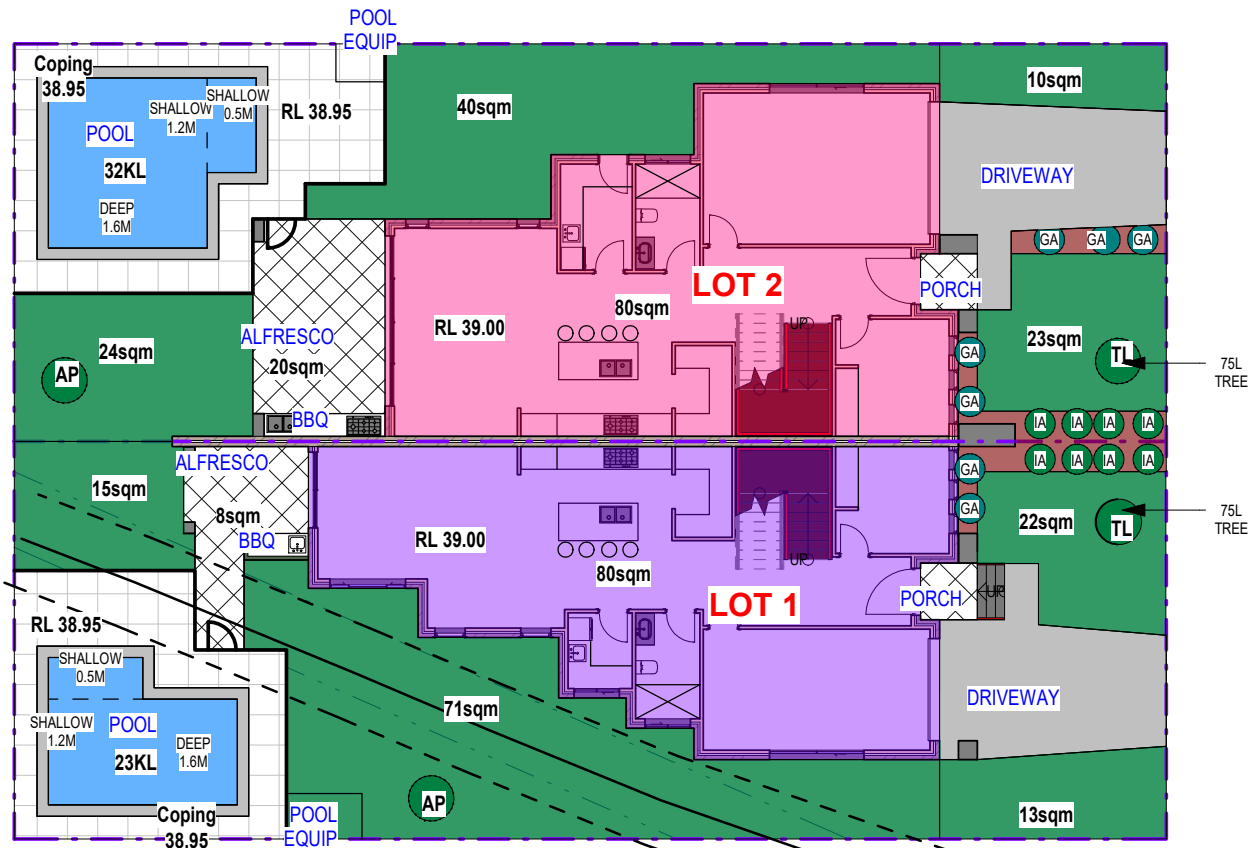
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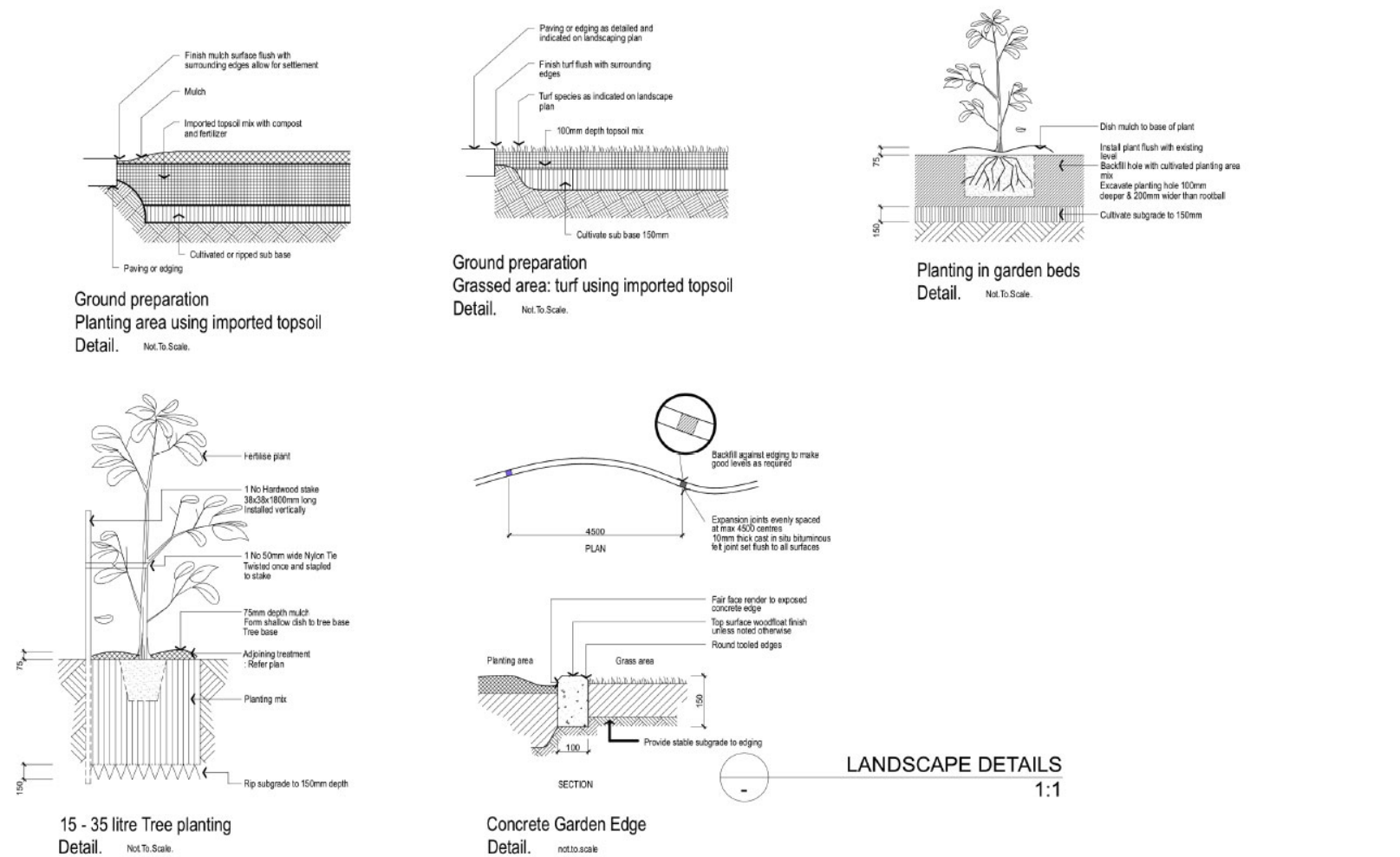
PROPOSED DUAL OCCUPANCY 47 CRAGG ST, CONDELL PARK
SECTIONS

JOB NUMBER: 2023009	PAGE NUMBER: 10	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	

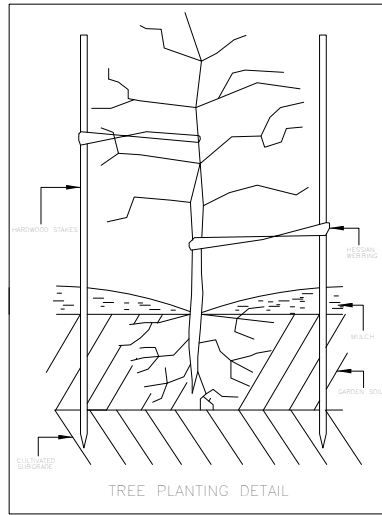
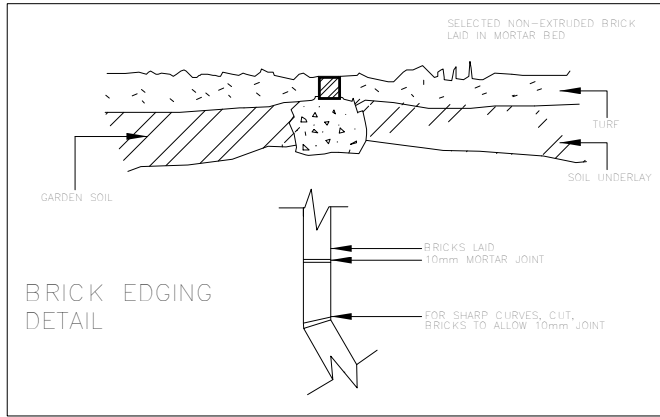




1 X- Landscape Plan
1 : 200



LANDSCAPING NOTES	
TURFED AREA	
ALL NEWLY TURFED AREAS TO BE SELECTED WEED FREE PENNISETUM CLANDESTINIUM. TURF SHALL BE LAID NEATLY BUTTED WITH STAGGERED JOINTS FLUSH WITH ADJACENT SURFACES AND HAVE EVEN RUNNING FALLS TO ALL DRAINAGE POINTS.	
ALL NEWLY TURFED AREAS SHALL HAVE A MINIMUM 150mm DEPTH OF WEED FREE SOIL UNDERLAY, PLACED AND LEVELED PRIOR TO TURFING.	
GARDEN AREAS	
ALL GARDEN AREAS ARE TO BE FILLED WITH 250mm DEPTH OF WEED FREE TOP QUALITY GARDEN SOIL WHICH HAS BEEN TREATED WITH SPENT MUSHROOM COMPOST.	
PROVIDE A MINIMUM 75mm DEPTH OF PINE BARK FLAKES OR SELECTED LEAF MULCH TO ALL GARDEN BEDS.	
ALL NEW TREES SHALL BE DOUBLE STAKED USING UNDERWOOD STAKES {1800mm x 25x 25mm} AND DOUBLE TIED WITH HESSIAN WEBBING.	
GENERAL NOTES	
PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS, ALL EXISTING TREES TO BE RETAINED SHALL BE ENCLOSED WITH PROTECTIVE FENCING TO PREVENT THEM BEING DAMAGED DURING THE CONSTRUCTION PERIOD.	
ALL FINISHED LEVELS ARE TO BE VERIFIED BY THE BUILDER ON SITE.	
ALL LANDSCAPING WORK TO BE IN STRICT ACCORDANCE TO COUNCILS/PRIVATE CERTIFIERS CODE AND GUIDELINES.	
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL SUBMITTED ARCHITECTURAL, HYDRAULICS & ENGINEERING DRAWINGS WHERE APPLICABLE.	



BOTANICAL NAME:	COMMON NAME:	SIZE:	No
SHRUBS & GROUND COVERS:			
GA- GARDENIA AUGUSTA FLORIDA	GARDEINA	1-1.5m	7
IA- ISPOGON ANETHIFOLIUS	NARROW LEAF DRUMSTICK	1-2m	8
TREES			
AP- ACACIA PARRAMATTEGREEN WATTYL		8m	2
TL- TRISTANIOPSIS LAURNPALE FLAX LILY		5m	2



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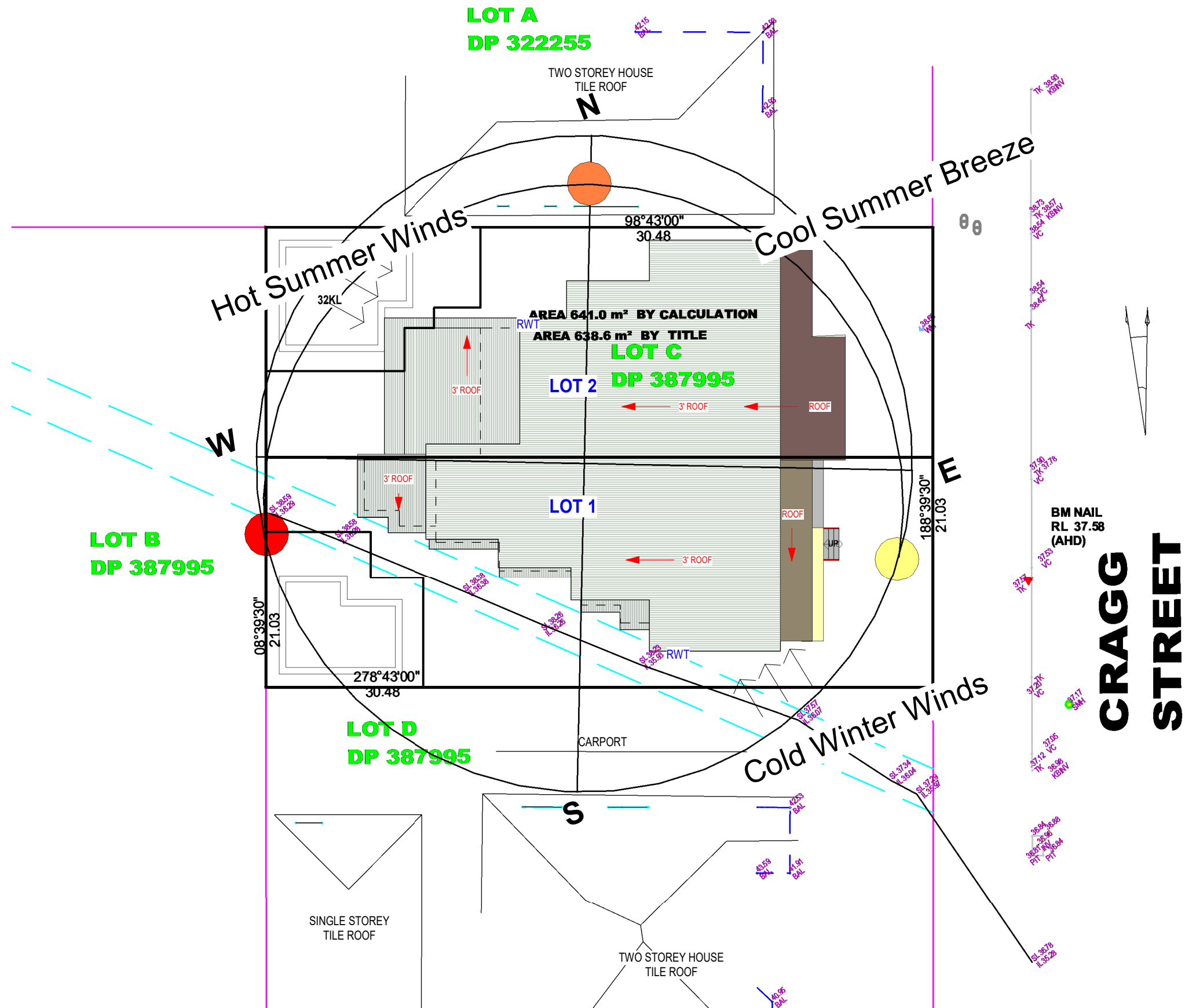
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LANDSCAPE PLAN	

JOB NUMBER:	PAGE NUMBER:	ORIGINAL SIZE:
2023009	11	A3
DESIGNED BY:	DATE:	
R.D	24-11-2023	
DRAWN BY:	SCALE:	
R.D	AS SHOWN	



1

X- Site Analysis

1 : 200

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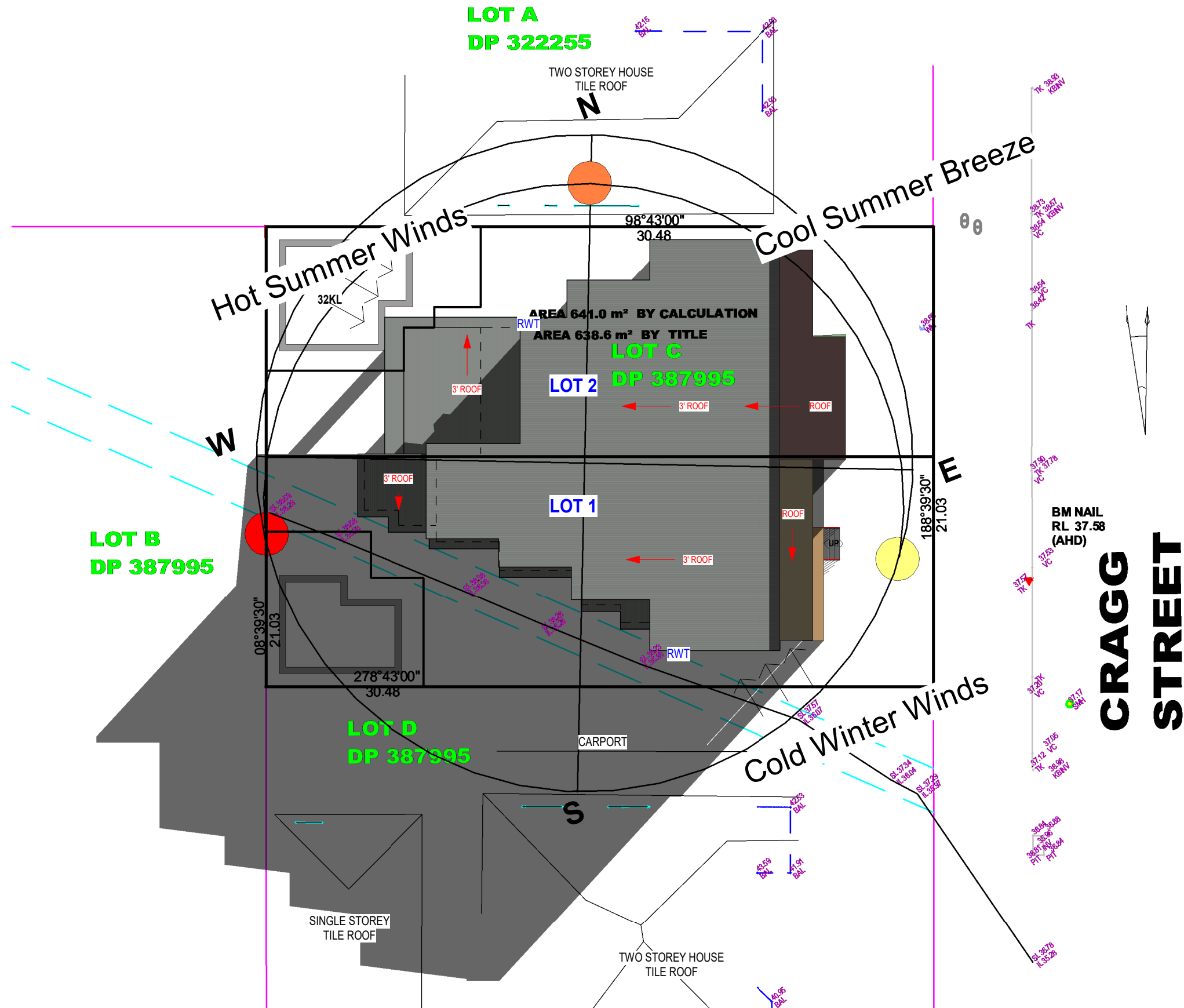


PROPOSED DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK

SITE ANALYSIS

JOB NUMBER: 2023009	PAGE NUMBER: 12	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
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CRAGG STREET

BM NAIL
RL 37.58
(AHD)

1 X- 9AM WINTER SHADOW
1 : 200

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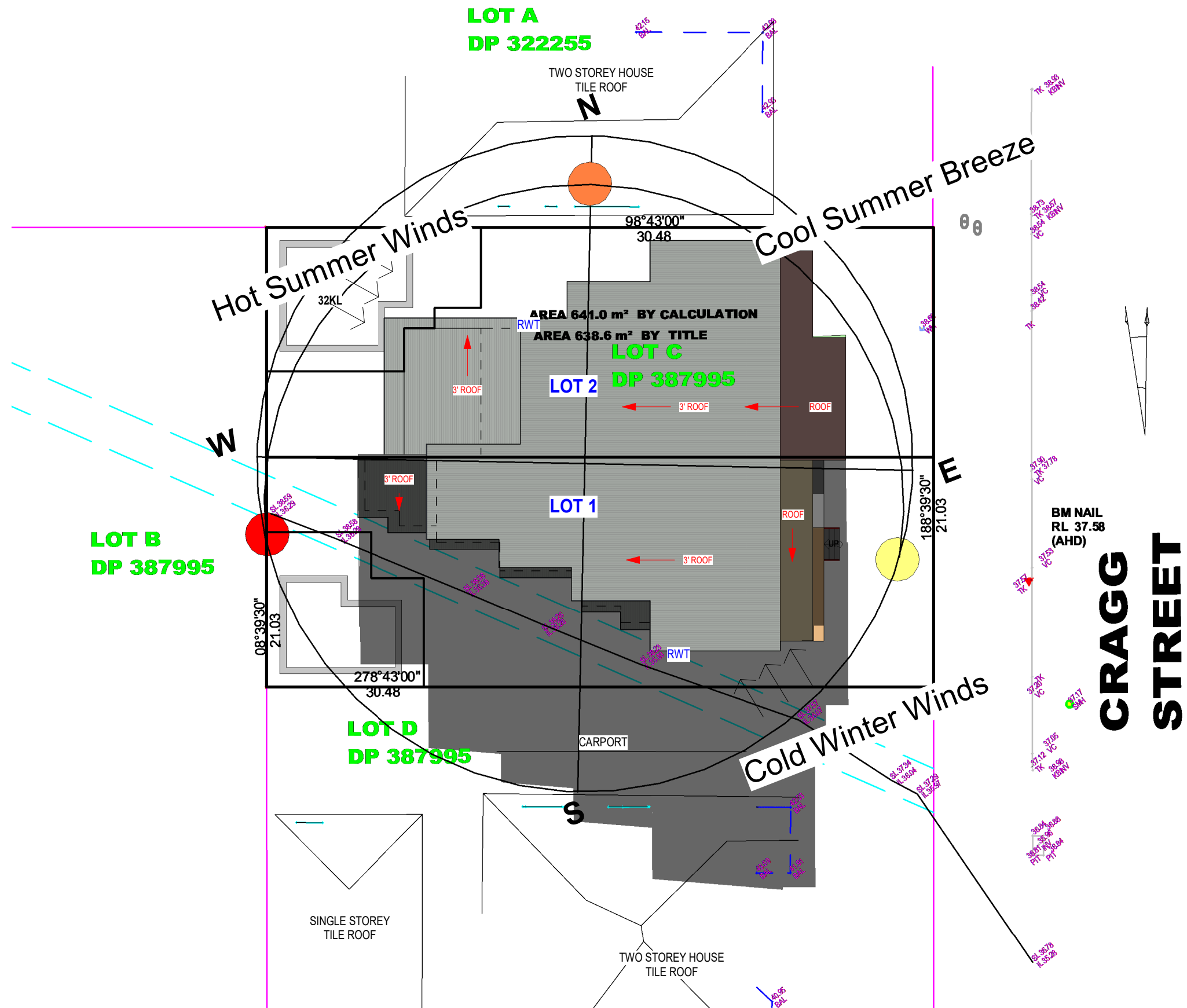
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PROPOSED DUAL OCCUPANCY 47 CRAGG ST, CONDELL PARK
9AM WINTER SHADOW

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1 X- 12PM WINTER SHADOW
1 : 200

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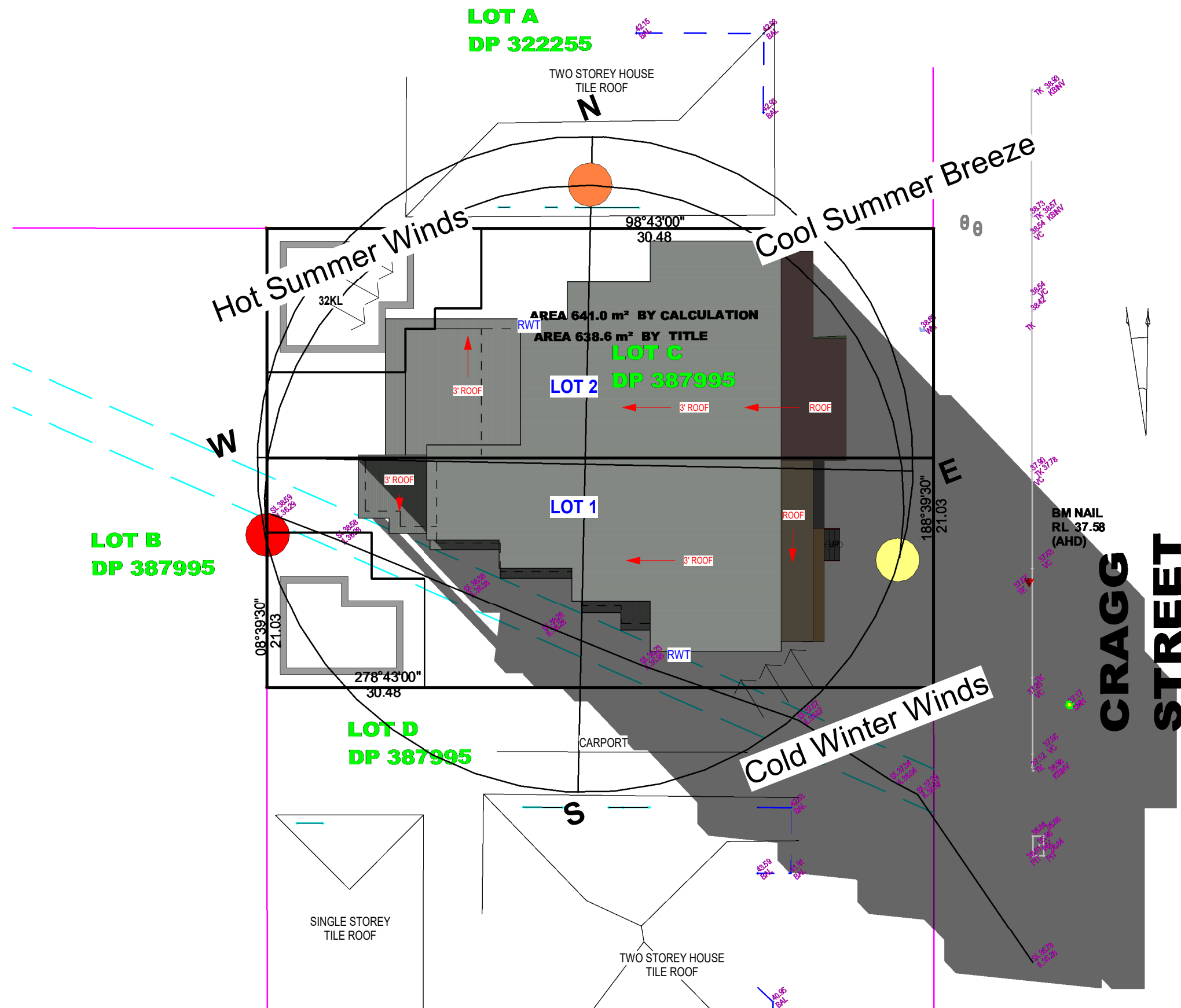


PROPOSED DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK

12PM WINTER SHADOW

JOB NUMBER: 2023009	PAGE NUMBER: 14	ORIGINAL SIZE: A3
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1 X- 3PM WINTER SHADOW

1 : 200

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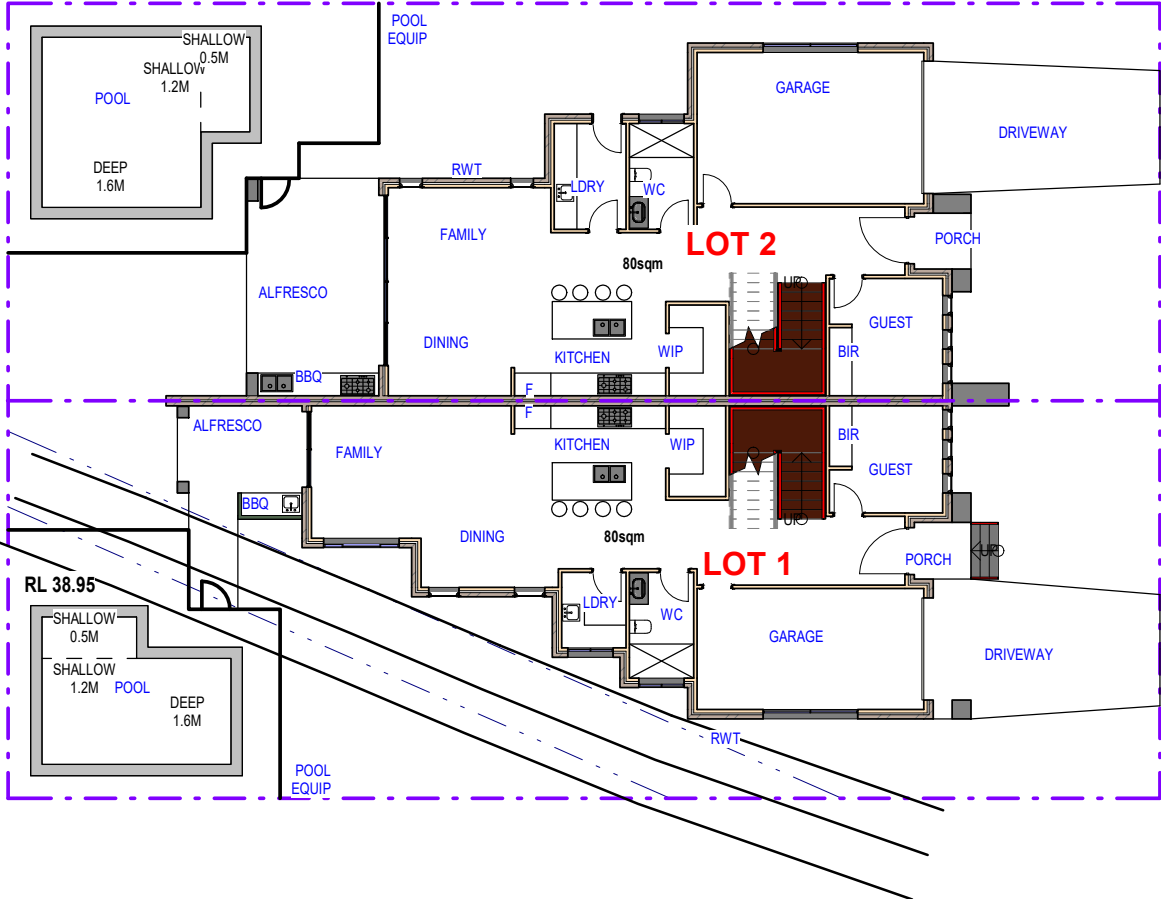


PROPOSED DUAL OCCUPANCY
47 CRAGG ST, CONDELL PARK

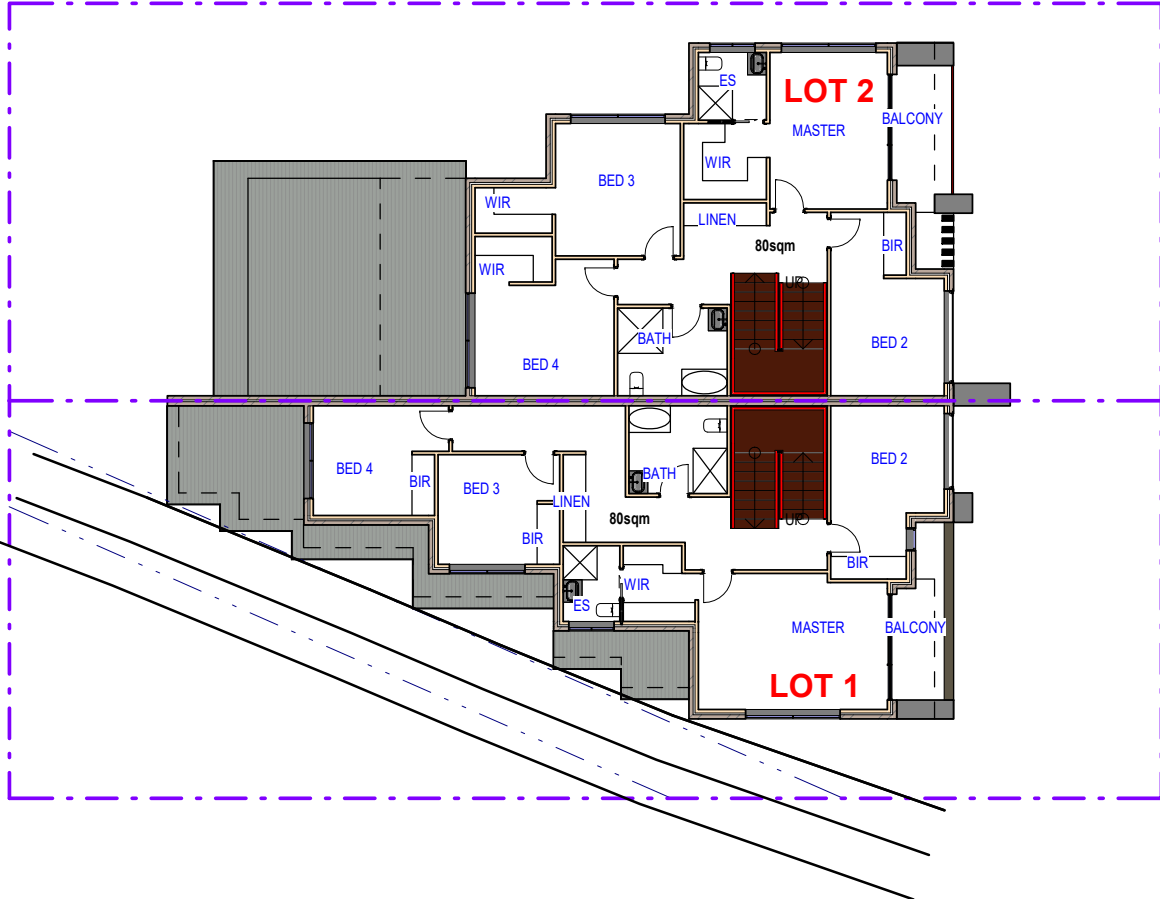
3PM WINTER SHADOW

JOB NUMBER: 2023009	PAGE NUMBER: 15	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
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1 Ground Floor
1 : 200

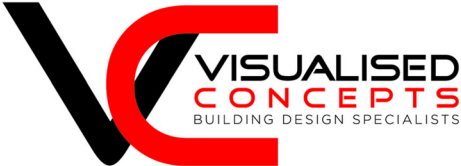


2 First Floor
1 : 200

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47 CRAGG ST, CONDELL PARK

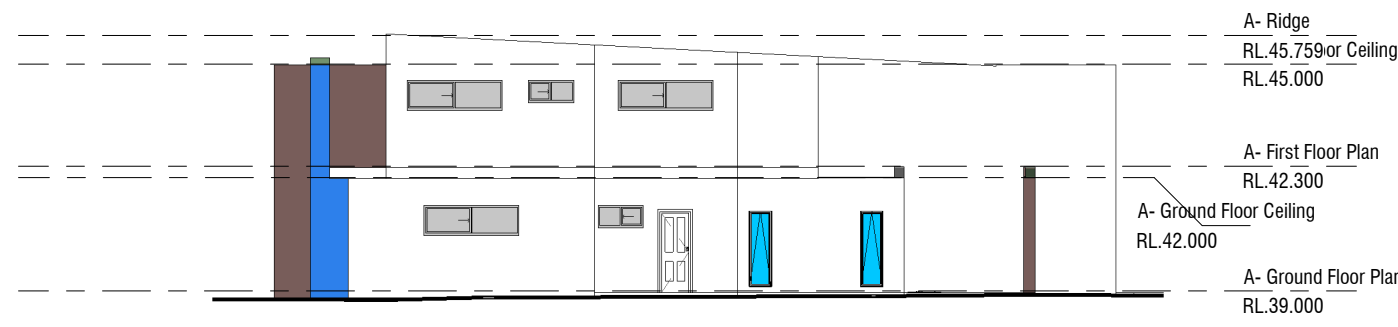
NEIGHBOUR NOTIFICATION PLAN

JOB NUMBER: 2023009	PAGE NUMBER: 16	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	





1 FRONT
1 : 200



3 LEFT
1 : 200



2 REAR
1 : 200





4 RIGHT
1 : 200

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PROPOSED DUAL OCCUPANCY

47 CRAGG ST, CONDELL PARK

NEIGHBOUR NOTIFICATION ELEVATION

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DESIGNED BY: R.D	DATE: 24-11-2023	
DRAWN BY: R.D	SCALE: AS SHOWN	

