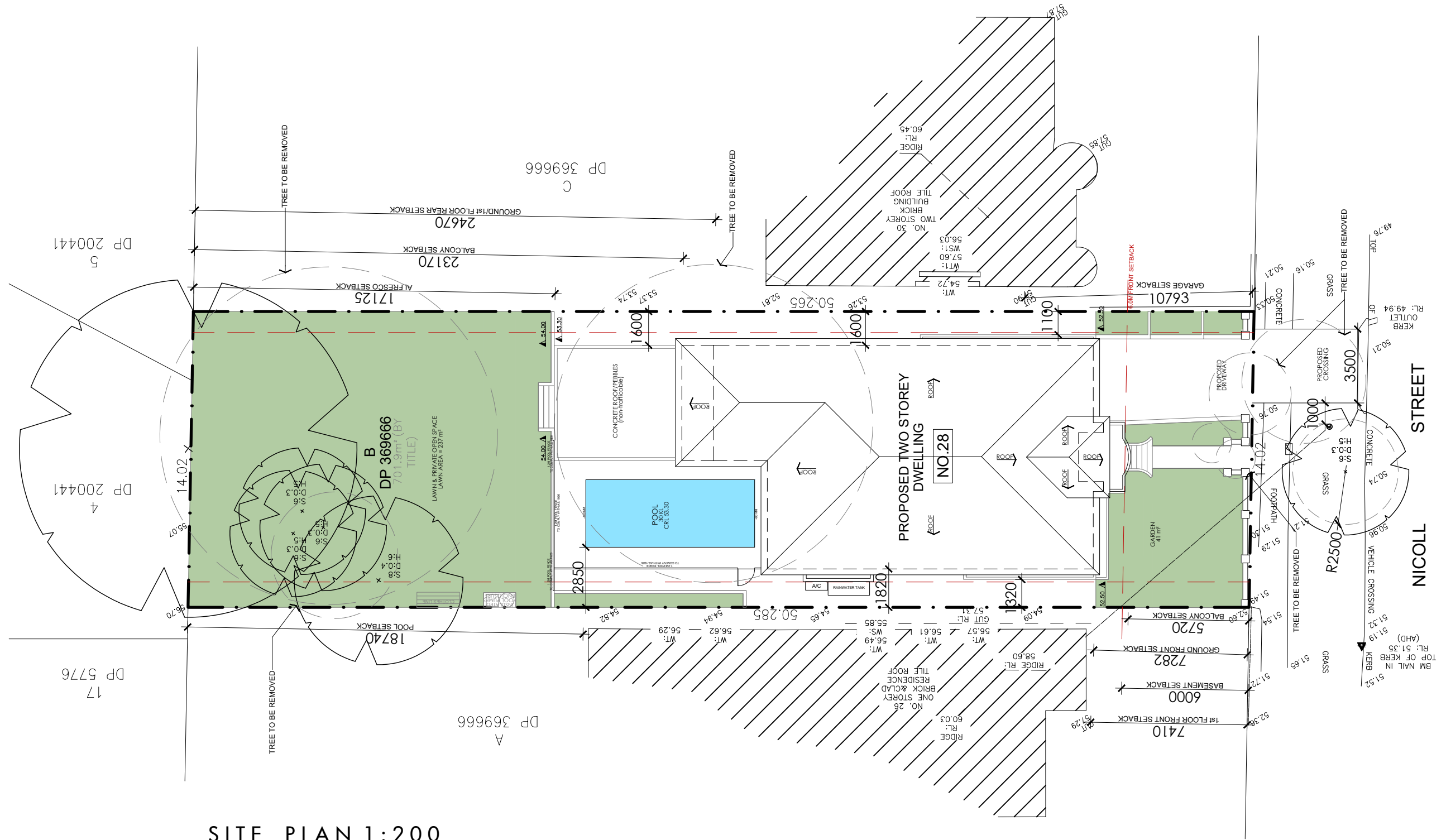




SITE PLAN 1:200

CALCULATIONS:		
site area:	701.90 sq.m	
allowed FSR 50% of Site:	350.95 sq.m	
total ground floor area:	173 sq.m	
total upper floor area:	160.5 sq.m	(voids are included)
total stair & voids area:	38.5 sq.m	(deducted)
total basement area:	139 sq.m	(excluded)
soft landscaping 25% required:	278 sq.m	39.60% of site area
total Proposed Floor Area:	295 sq.m	

SECTION 4.55 APPLICATION

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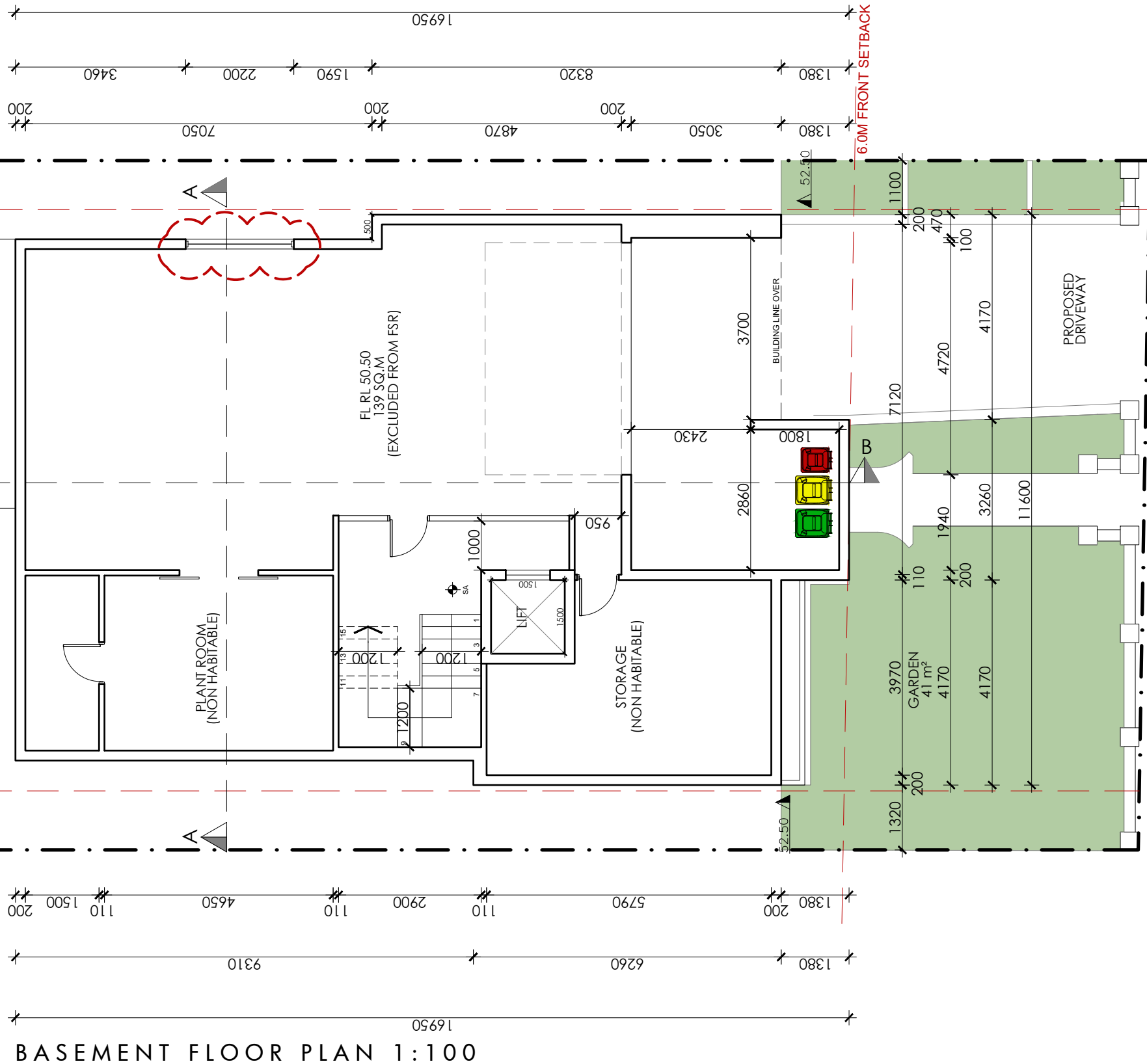


Scale:	A3
date:	24th January 2024

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28 Nicoll St, **ROSELANDS**



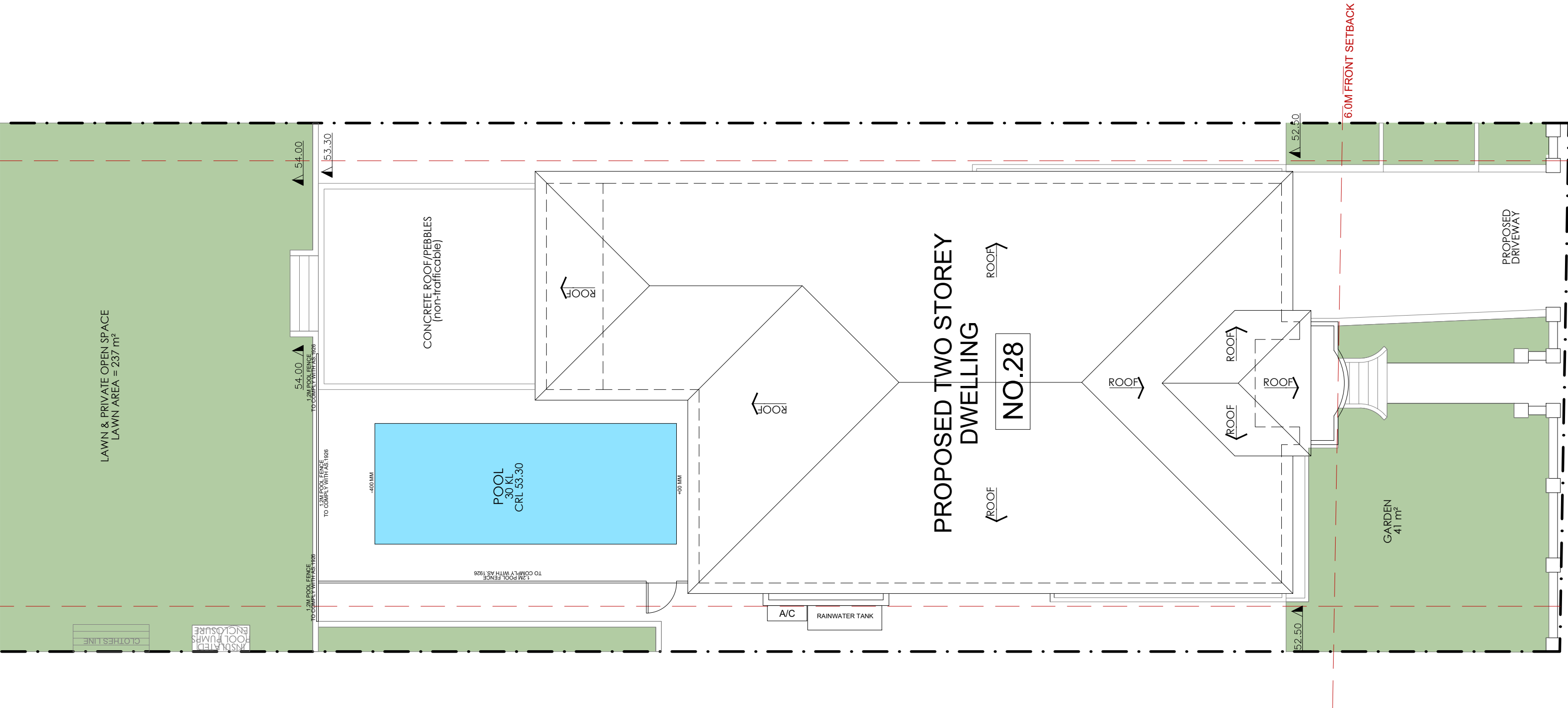
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FIRST FLOOR PLAN 1:100





ROOF PLAN 1:100

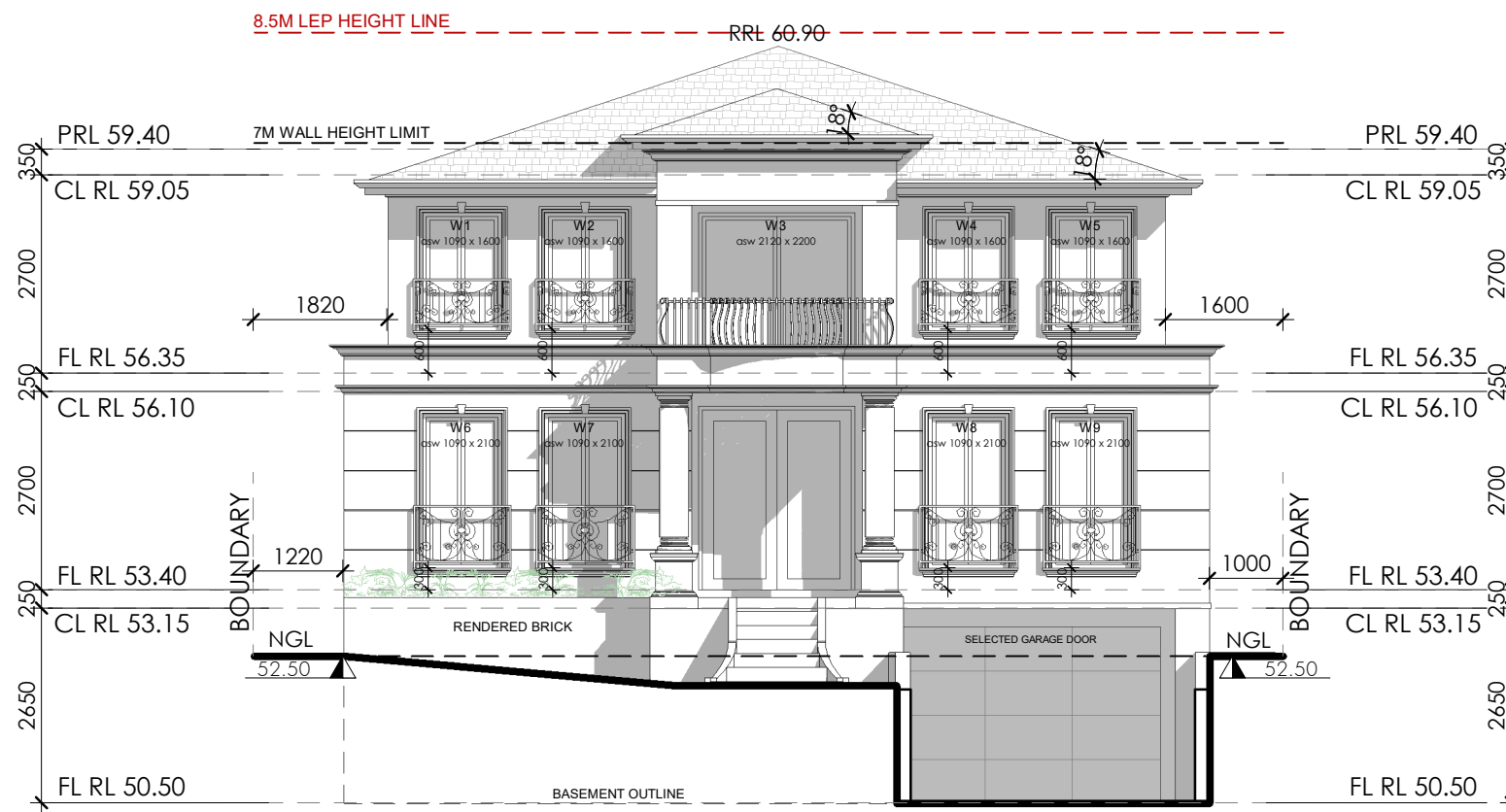
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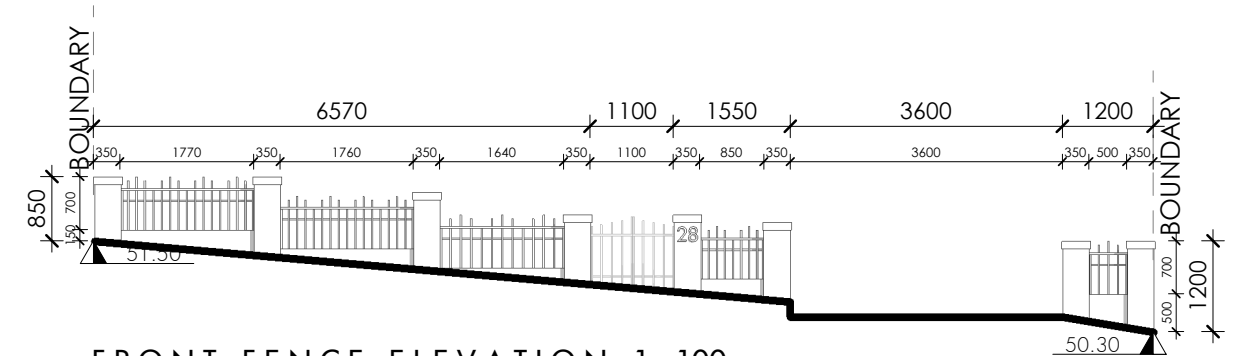


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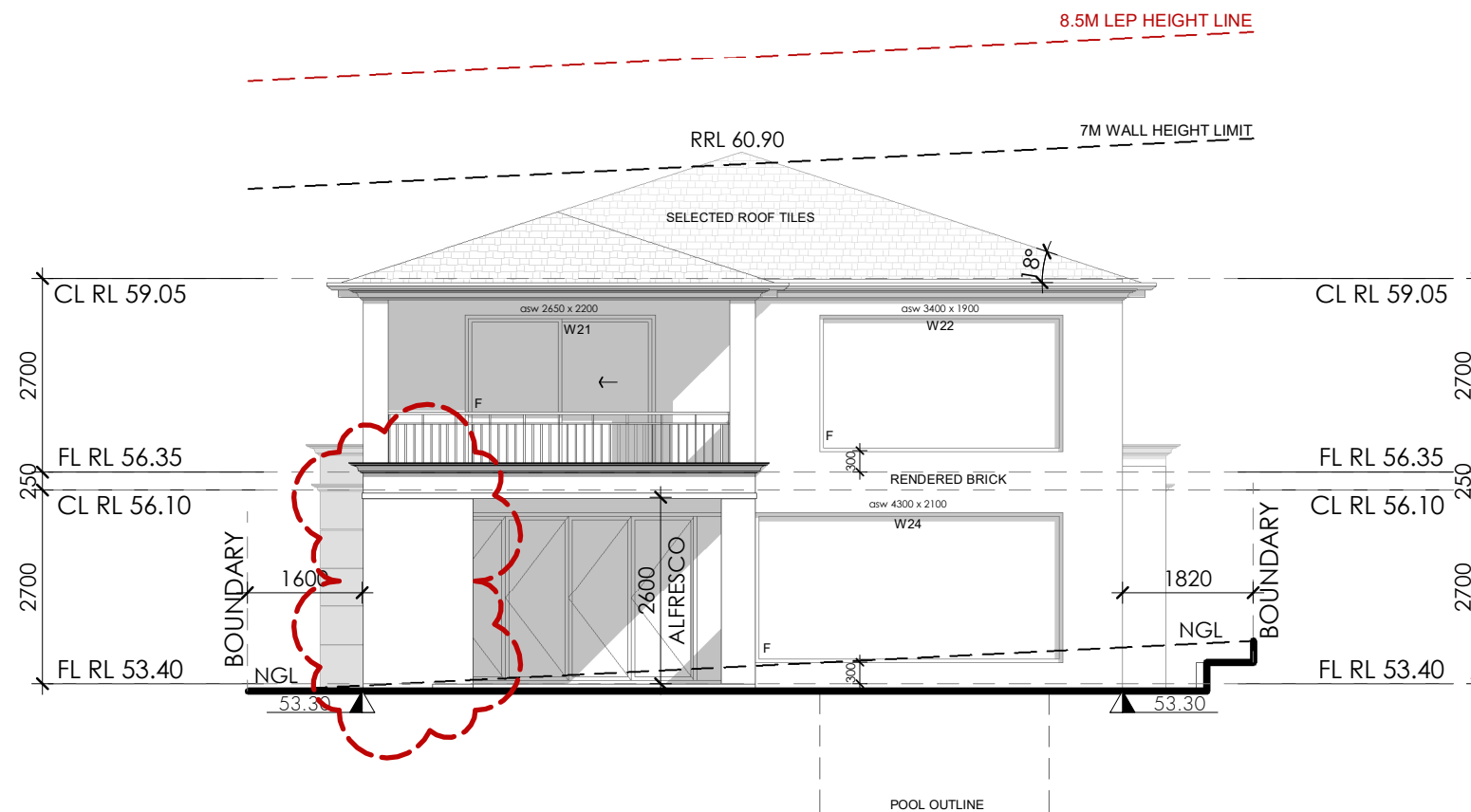
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SOUTH WEST ELEVATION 1:100



FRONT FENCE ELEVATION 1:100



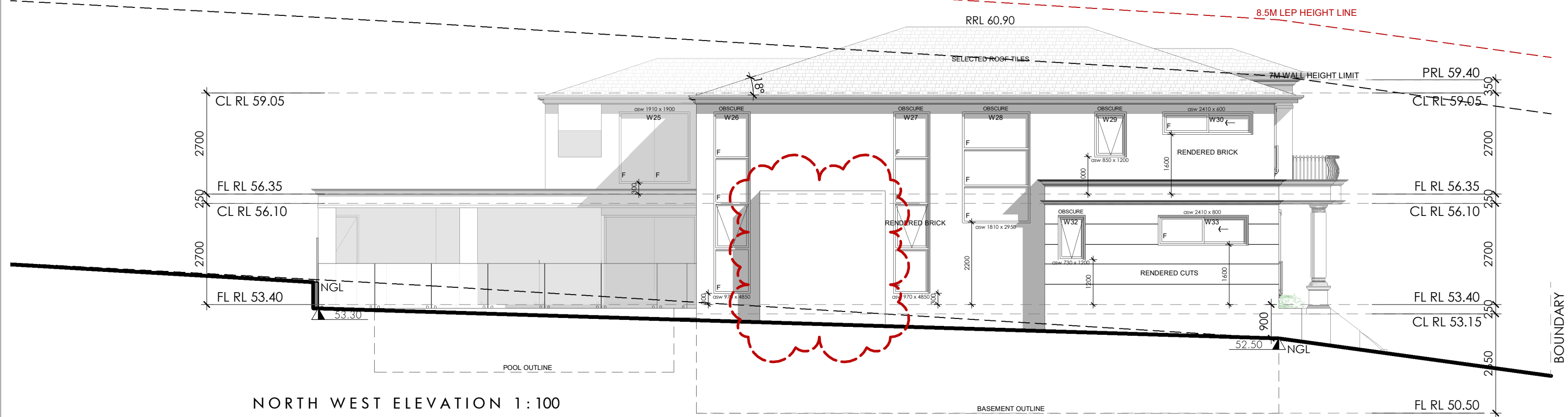
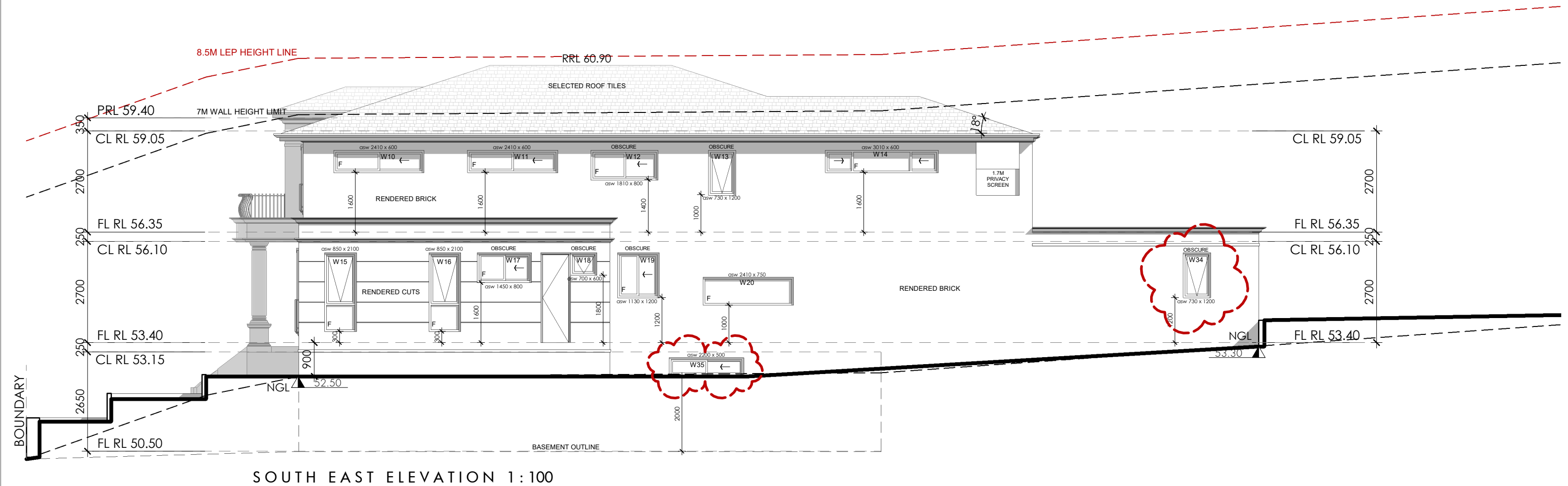
NORTH EAST ELEVATION 1:100

MATERIALS COLOUR SCHEDULE

WALLS:	RENDERED PAINTED LIGHT GREY/ FACE BRICK WHISPER WHITE (DELUX)
ROOF:	CHARCOAL ROOF TILES
WINDOWS:	SILVER/CHARCOAL ALUMINIUM FRAME OR SIMILAR
BRICK COLUMNS/ PARAPETS:	RENDERED AND PAINTED SAME AS WALLS
FRONT DOOR:	TIMBER OR PAINTED DOUBLE DOOR
FEATURE WALL:	TRAVERTINE/CONCRETE OR SIMILAR

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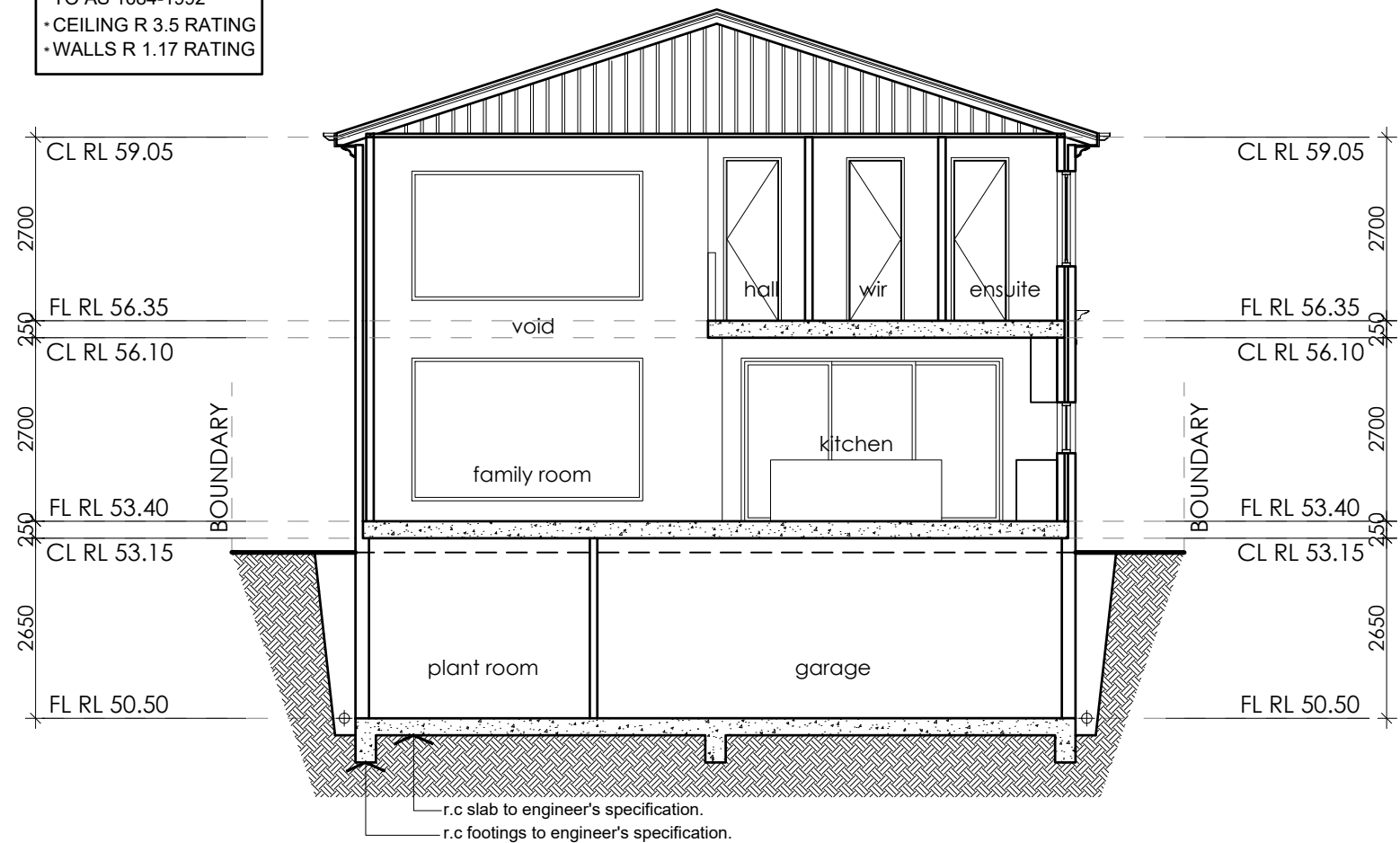


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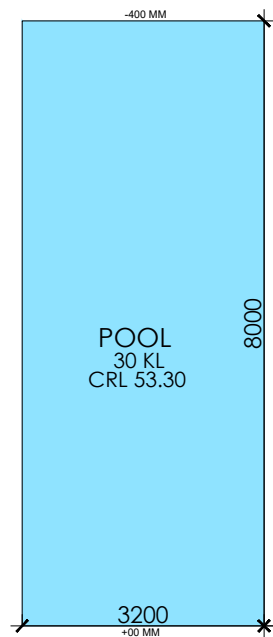
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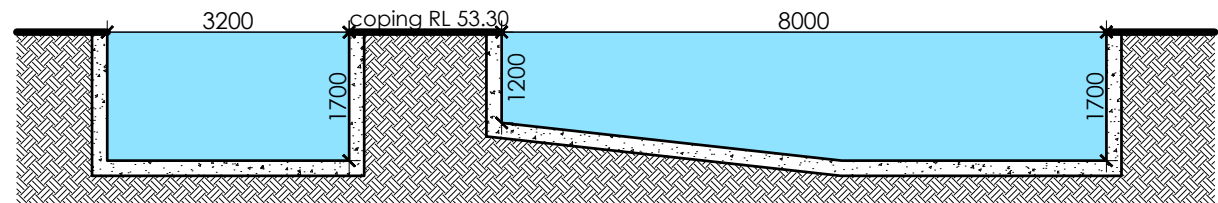
- ALL TIMBER & FIXING TO AS 1684-1992
- CEILING R 3.5 RATING
- WALLS R 1.17 RATING



TYPICAL SECTION A-A 1:100



POOL PLAN 1:100



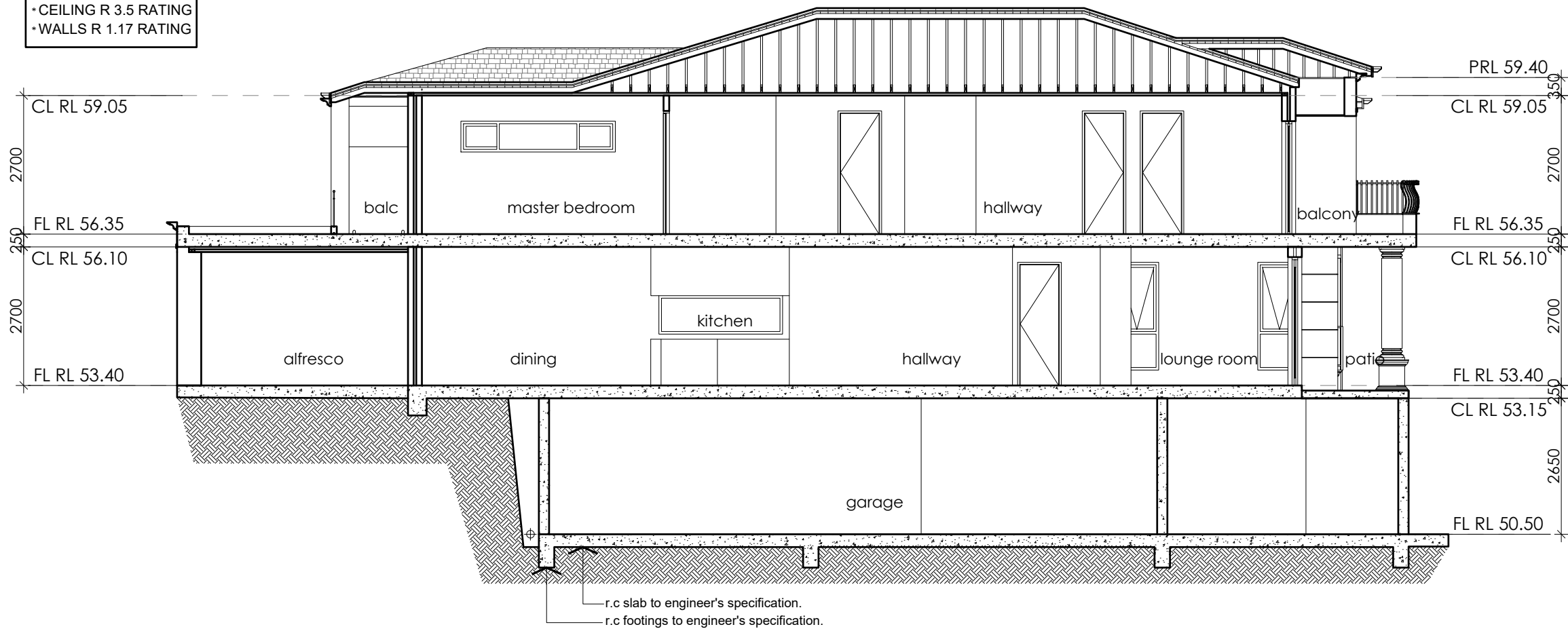
POOL SECTIONS 1:100

SECTION 4.55 APPLICATION

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- ALL TIMBER & FIXING TO AS 1684-1992
- CEILING R 3.5 RATING
- WALLS R 1.17 RATING



TYPICAL SECTION B-B 1:100

BASIX COMMITMENTS
WATER COMMITMENTS

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES VEGETATION THROUGHOUT 50SQ.METRES OF THE SITE.

WATER COMMITMENTS

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ALTERNATIVE WATER

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1000 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 RUN-OFF FROM AT LEAST 60SQ.METRES OF THE ROOF AREAS OF THE DEVELOPMENT. 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 (1) OUTDOOR TAP IN THE DEVELOPMENT. & POOL IF AVAILABLE

THERMAL COMFORT COMMITMENTS

Floor, walls and ceiling roof:

CONCRETE SLAB ON GROUND	NIL	
FLOOR-SUSPENDED FLOOR	NIL	
ABOVE GARAGE:	NIL	
EXTRNAL WALL - CAVITY BRICK	1.17 INCLUDES CONSTRUCTION	
INTERNAL WALL SHARED WITH GARAGE-SINGLE SKIN MASONRY:	NIL	
CEILING AND ROOF- FLAT CEILING/PITCHED	CEILING: R3.50(UP) ROOF: FOIL/SARKING	UNVENTILATED, DARK (SOLAR ABSORPTANCE >0.70)

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING:
* GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS.

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 AIR CONDITIONING; ENERGY RATING: EER >3.0
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >3.0
THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

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 AIR CONDITIONING; ENERGY RATING: EER >3.0
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 1 PHASE AIR CONDITIONING; ENERGY RATING: EER >3.0
THE HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

VENTILATION

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEM IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (I.E. NATURAL) OPERATION CONTROL N/A.
KITCHEN: INO MECHANICAL VENTILATION (I.E. NATURAL) OPERATION CONTROL N/A.
LAUNDRY: NATURAL VENTILATION ONLY. OPERATION CONTROL: N/A.

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:

* NONE

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S) TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

OTHER

THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN IN THE DWELLING.
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.
THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS "WELL VENTILATED", AS DEFINED IN THE "BASIX" DEFINITIONS.

POOL

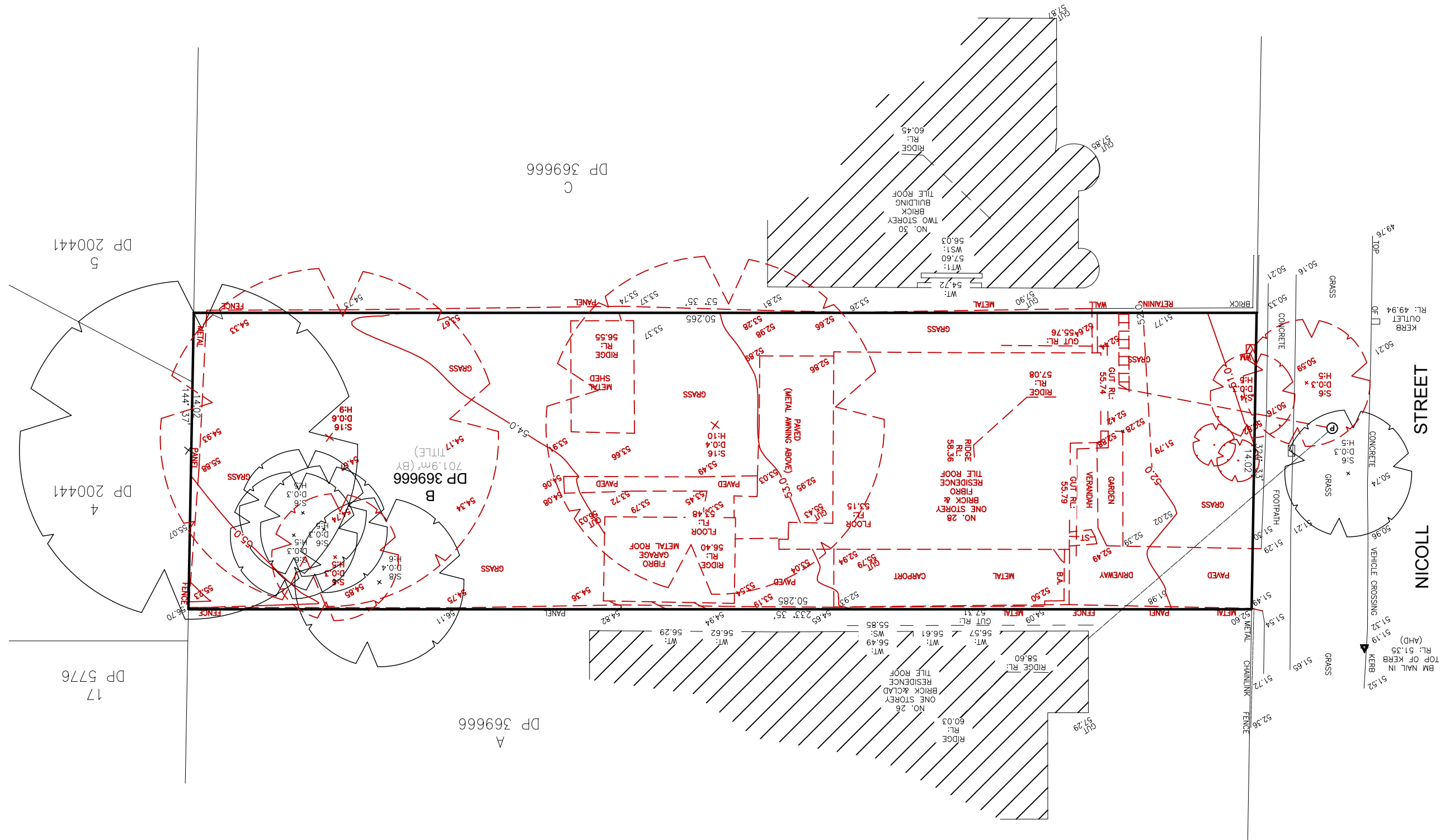
NO MORE THAN 30KL

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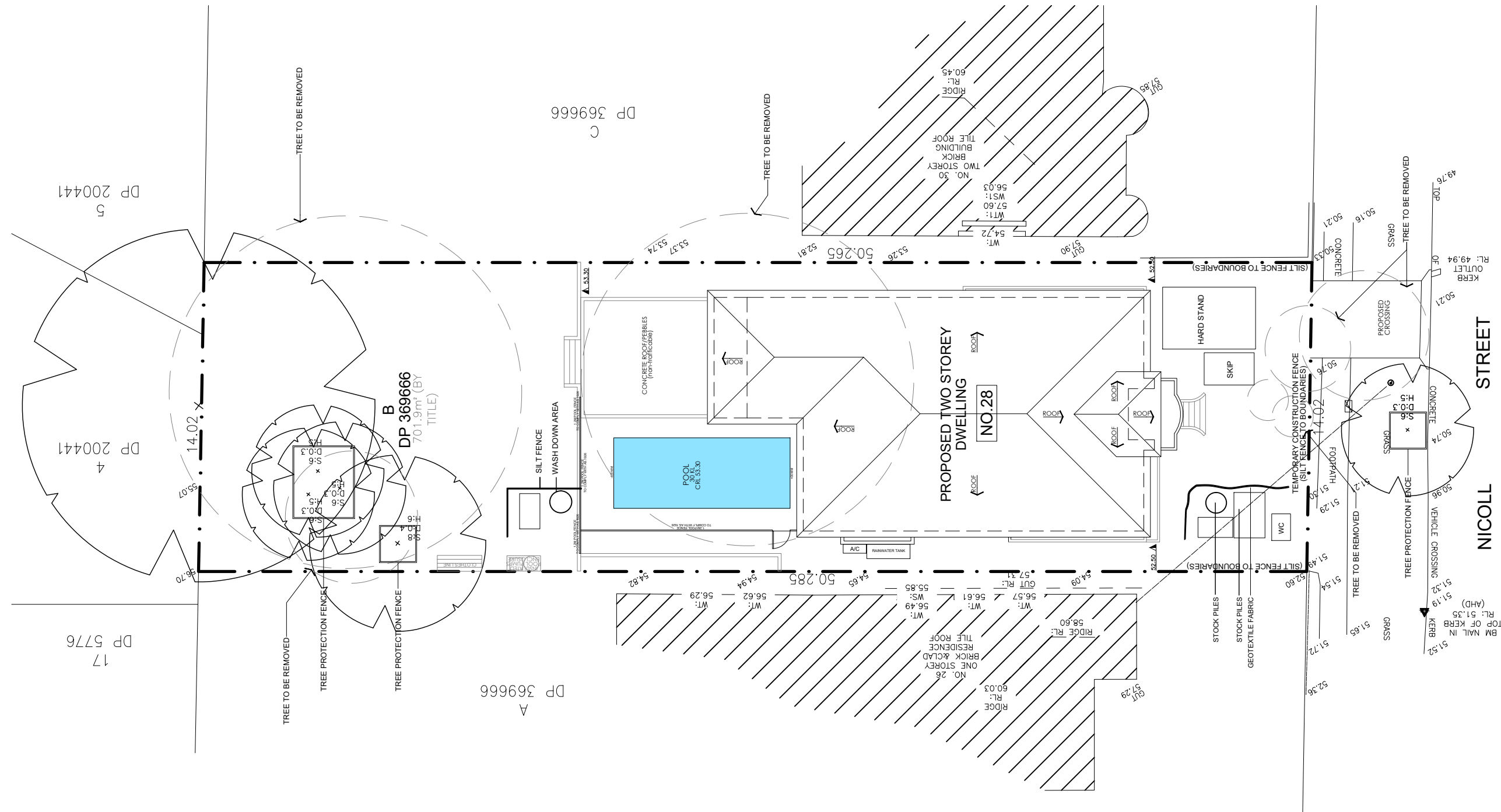
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DEMOLITION PLAN 1:200



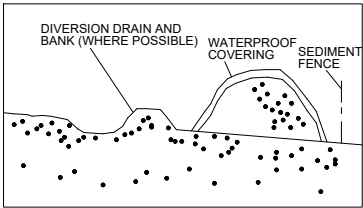
CONSTRUCTION MANAGEMENT PLAN 1:200
SOIL & WATER MANAGEMENT PLAN
EROSION & SEDIMENT CONTROL PLAN
SITE WORKS PLAN

EROSION CONTROL NOTES:

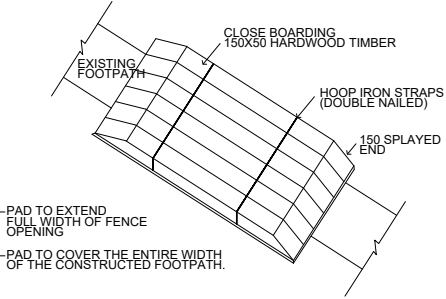
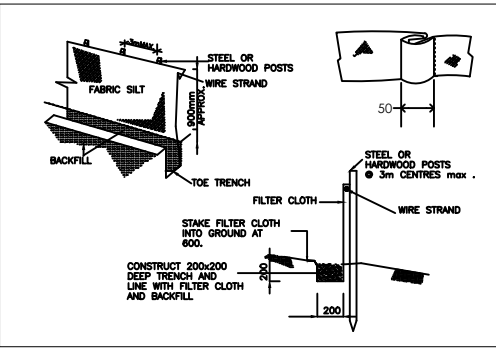
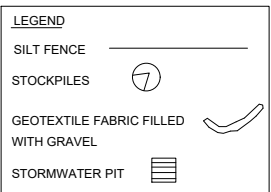
- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- 3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- 5. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
- 6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.

SILTATION MANAGEMENT PROCEDURE

- 1. ERECT SILT FENCE & GRAVEL DRAIN
- 2. DEMOLISH EXISTING BUILDING
- 3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMP/OUT SEDIMENT PIT
- 4. FINISH CONSTRUCTION
- 5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.



SILT FENCE DETAILS
BUILDING MATERIAL STOCKPILES



TEMPORARY CONSTRUCTION EXIT

SILT FENCES

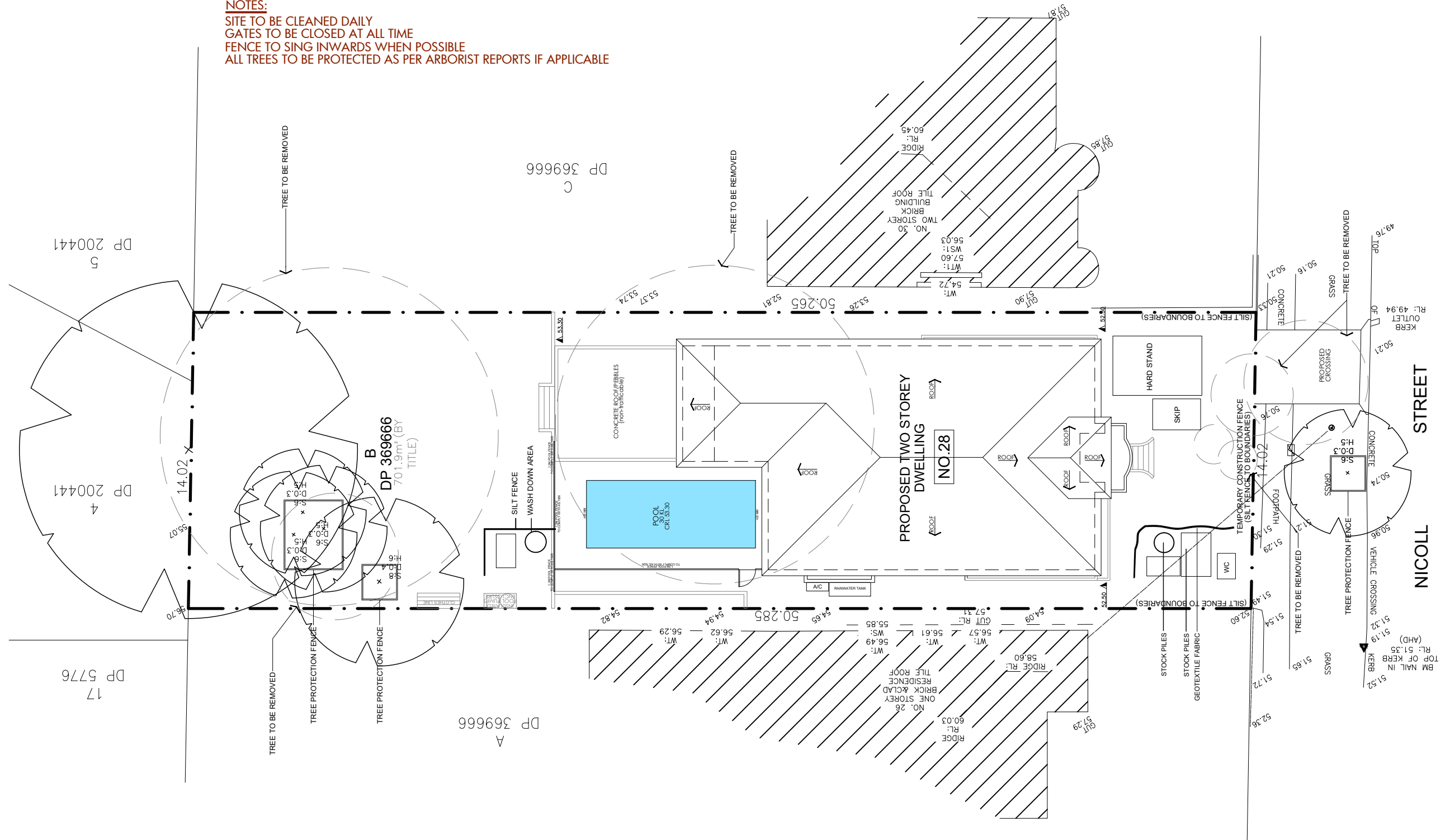
- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN
- CONSIST OF A FILTER FABRIC ("GEOTEXTILE FILLER"), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.

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SITE TO BE CLEANED DAILY
GATES TO BE CLOSED AT ALL TIME
FENCE TO SING INWARDS WHEN POSSIBLE
ALL TREES TO BE PROTECTED AS PER ARBORIST REPORTS IF APPLICABLE



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SECTION 4.55 APPLICATION

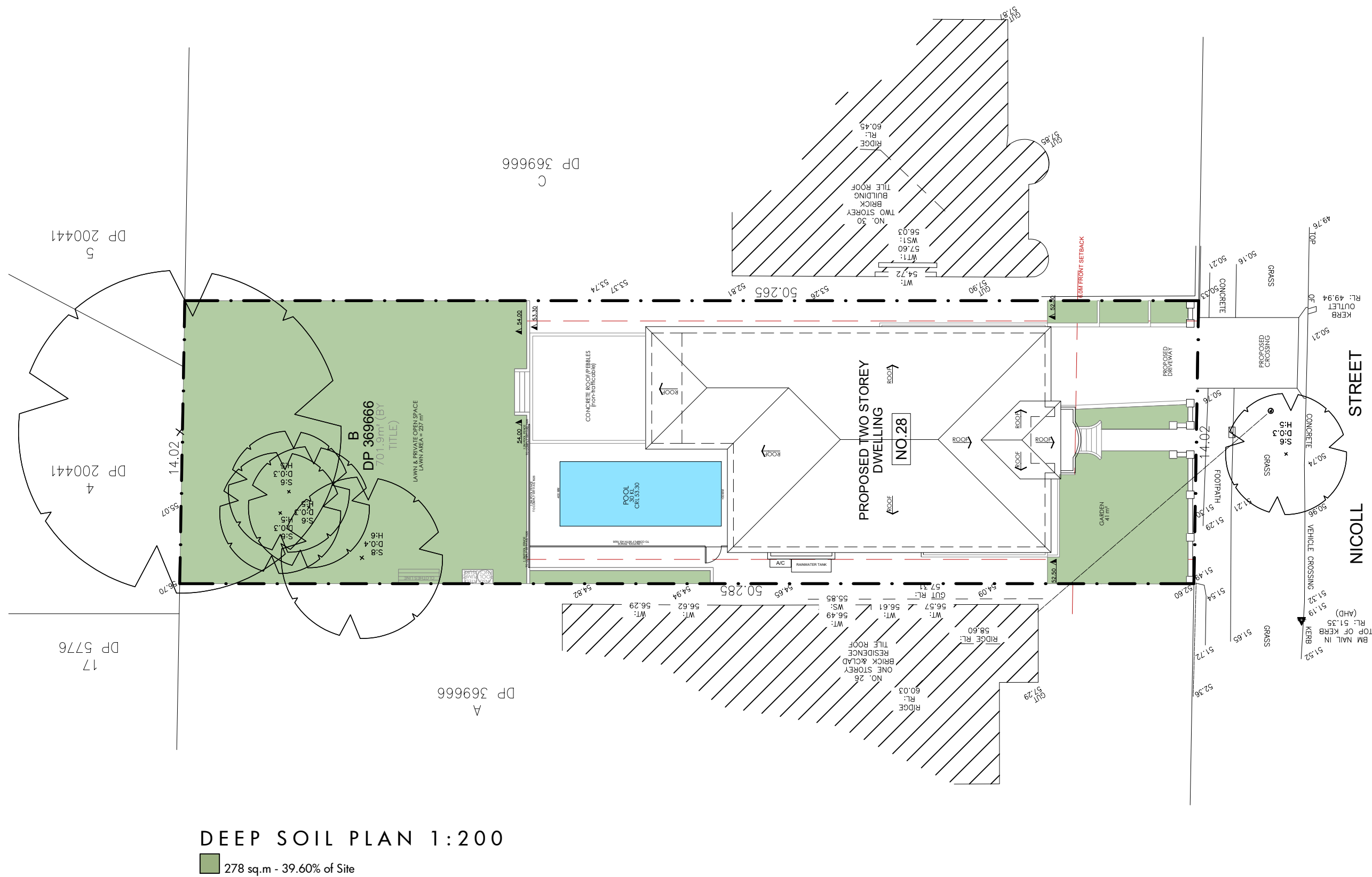
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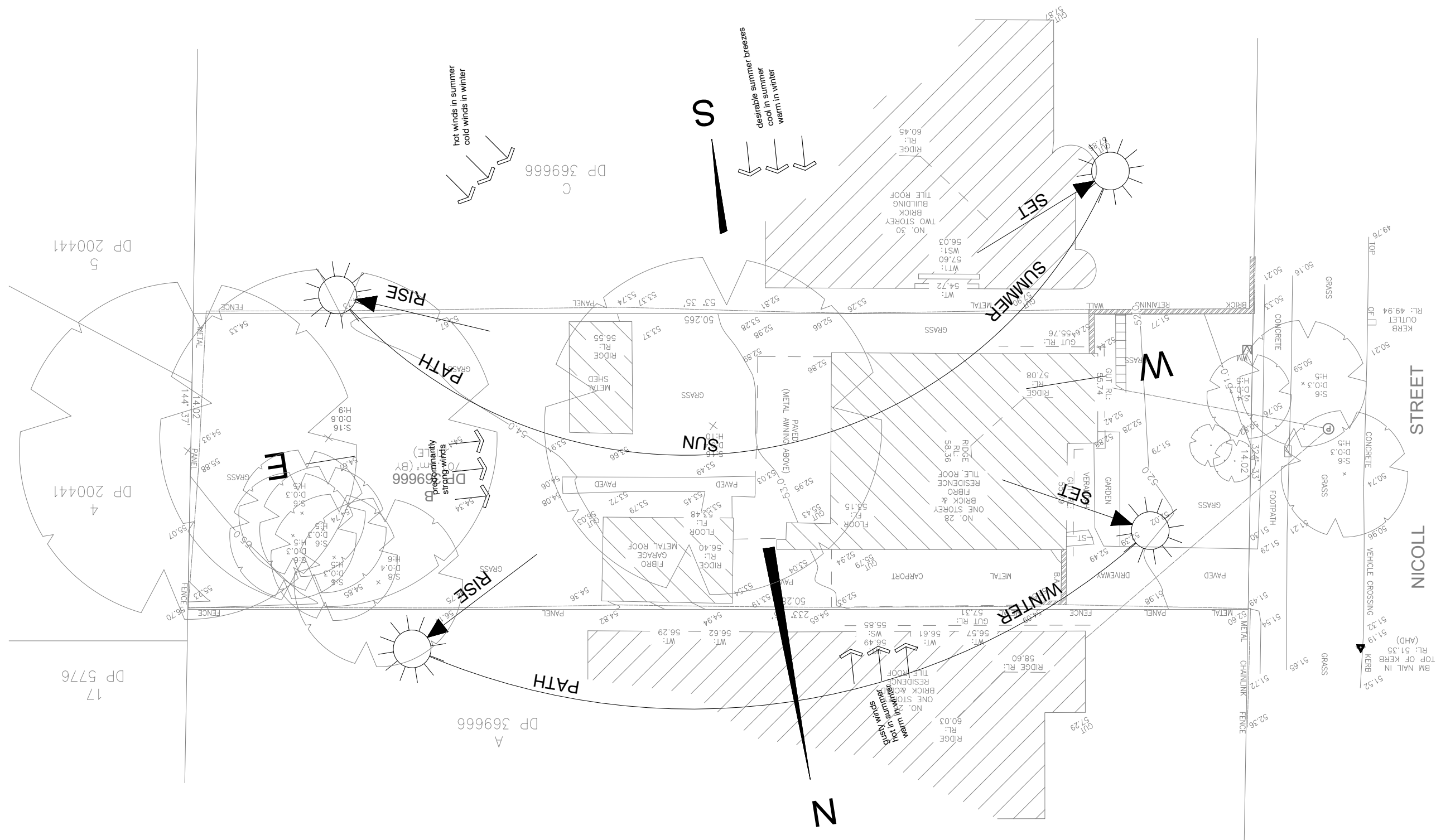


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SITE ANALYSIS PLAN 1:200

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STREETSCAPE ELEVATION 1:100

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LEGEND

- WATER METER
COMMUNICATION PIT
BENCH MARK
POWER POLE

S:3 (SPREAD)
D:0.3 (DIAMETER)
H:10 (HEIGHT)

ELECTRICITY POWER LINE

GUT : TOP OF GUTTER
WT : WINDOW TOP
WS : WINDOW SILL
WT1 : WINDOW TOP (FIRST FLOOR)
WS1 : WINDOW SILL (FIRST FLOOR)
ST : STEPS
BA : BRICK ARCHWAY

NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM USING SSM 108835, RL 58.825m.

RIDGE, WINDOW & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05 m

ADJOINING DWELLINGS & BUILDINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

SEWER LINE SHOWN IS INDICATIVE ONLY. FOR EXACT LOCATION, A SERVICE PROTECTION REPORT IS REQUIRED.

CONTOUR INTERVALS 0.2m.

A	14.09.21	INITIAL ISSUE	

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ABN 37 145 495 825

SCALE
1 : 100 @ A1

LOCAL GOV'T AREA
CANTERBURY-BANKSTOWN

HUY THAI - REGISTERED SURVEYOR

SURVEY
A.E.

LEVEL BK

DATE OF SURVEY
13.09.21

HEIGHT ORIGIN
AHD

DRAWN
L.N.

DESIGNED

CHECKED
R.M.

APPROVED
H.T.

CLIENT
DANIEL AZZI

PROJECT TITLE
28 NICOLL STREET, ROSELANDS

DRAWING TITLE
PLAN SHOWING LEVELS & DETAIL
OVER LOT B DP 369666

CAD REF
C:\211362.dwg

DRAWING NO
211362/001

SHEET 1 OF 1

JOB NAME
28NICOLL

REV
A

