TORRENS TITLE SUBDIVISION OF 1 LOT INTO 2 AND CONSTRUCTION OF A 2-STOREY DWELLING ON EACH LOT

1070 CANTERBURY ROAD ROSELANDS NSW 2196 LOT1 DP35202

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N-TECH DESIGN

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FOR DEVELOPMENT APPLICATION ONLY

(NOT FOR CONSTRUCTION)

PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME COVER PAGE		SHEET NUMBER A101
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:37:50	
Design by	MIZANUR	
Checked by	AMAN	Scale

06/03/2024 12:37:50

ARCHITECTURAL SPECIFICATIONS

GENERAL
Designed in accordance with and shall comply to the Building Code of Australia and all Australian Standards Codes referred to therein.
ALL DIMENSIONS ARE IN MILLIMETRES.
Written dimensions take precedence over scale.
Builder is to confirm all levels and dimensions on site before commencing.
Top of meter box to be 2100 above FGL.
Stairs to comply with BCA Vol 2 Part 3.9.1
Handrails to comply with BCA Vol 2 Part 3.9.2
Mechanical Ventilation to comply with AS 1668
Glazing to comply and be certified to AS 2047
Smoke Alarms to comply with AS 3782 & BCA Vol 2 Part 3.7.2
Wet Areas to comply with BCA Part 3.8.1 and water proofing to be in accordance with AS 3740. Fall all tiles to floor waste.
WC doors to BCA clause F2.1
Min. 70mm end bearing to laminated beams.
Downpipes to be connected to local authority 's stormwater system.
Sarking required behind planking to outside walls or gable ends.
Also required to raked areas of ceilings.
Exposed edges of concrete floor slabs to be treated with approved waterproofing.
Timber sizes and details are to comply with the BCA Part 3.4.4 and AS1684 National Timber Framing Code.
Studs to any wall over 3000mm are to be certified by an engineer.
All truss positions and applicable supporting lintels are to be checked by the truss engineers.
Builder to verify lintel sizes for girder trusses over openings with truss manufacturer.
Truss anchorage information provided is for standard trusses only.
Builder to obtain from truss manufacturer or engineer anchorage details for all non-standard trusses such as girder, hip, valleys etc.
All concrete and other structural details to engineer's specification.
Report all discrepancies in dimensions to builder and designer before the commencement of work at any stage of construction.

SITE SURVEY
All survey pegs are to be located and verified prior to commencement of work.
Contours and levels as shown are from levels supplied by surveyor or builder. No responsibility is taken for the accuracy or cut/fill levels.
Cut and Fill batters to comply with BCA Vol 2 Part 3.1.1.
Vehicle access is not to exceed 1:14 slope at any point and is to comply with local authority requirements.
Battered banks generally 1:4 grade except where Engineer nominates steeper angle of repose. Where directed by council anti-erosion measures (turf) to be the responsibility of the Owner.
Platform immediately surrounding the residence to fall away from the residence at a slope of 1:20 minimum.
Roof water and site drainage to comply with BCA Vol 2. Part 3.1.2 and AS/NZS 3500.3.2 - Stormwater Drainage.
Building platform to be self-draining and must not cause nuisance to adjoining properties.
Site preparation to comply with BCA Vol 2 Part 3.1.2.3.
Sediment and erosion control measures during construction are to be in accordance with the environmental protection requirements of the Local Government / Council.

DISCLAIMER
Site levels are supplied by others therefore N-TECH DESIGN takes no responsibility for their accuracy. The builder should verify all levels before commencing work.

AAA WATER FITTINGS
All water fitings are to be AAA rated where possible.
Thermostatic mixers to be provided to showers.

MASONRY ARTICULATION
Masonry articulation centres are to comply with the geotechnical engineer and BCA Part 3.3.1 requirements.

BRICKWORK
Brickwork to comply with AS 3700

KITCHEN
Kitchen layout is diagrammatic only.
For exact dimensions and details refer to associated detailed drawings and manufacturers drawings.

CONCRETE EARTHWORKS
Slab measurements are to the outside face of external skin.
Refer soil report for footing & slab design.
All construction is to be in accordance with the Building Code of Australia (BCA), the Building Act 1991 and relevant Australian Standards.
All Earthworks are to comply with AS3798.
Concrete construction is to comply with AS2870.
Masonry construction is to comply with AS3700 and clause F1.4 of the BCA.
Walls are to be articulated in accordance with construction note 'TN61- Articulated Walling'.
Articulated joints are to be placed at sides of openings and behind downpipes unless noted otherwise.
All wet areas are to have floor wastes with local fall to floor wastes.
All Stormwater is to be drained away from footings and slab.
All dimensions and levels on plans are to be confirmed on site prior to commencing construction.
Where possible all new construction is to match existing when extending and/or renovating.

DOWNPIPES
Downpipes to comply with BCA 3.5.2.5
(a) Downpipes must be securely fixed to walls.
(b) The spacing between downpipes must not be more than 12 m.
(c) Downpipes must be fixed as close as possible to valley gutters and if the downpipe is more than 1.2 m from a valley, provision for overflow must be made.

PLUMBING
Fixture dimensions to be used as a guide only.
Fixture and fitting sizes may vary; therefore dimensions may not be exact.
Fixture and fitting dimensions are to be checked on site.
ACCESS AND MOBILITY
All access and dedicated areas for people with disabilities to comply with AS 1428.
Braille and Tactile signage shall be installed to AS 1428.1 and the NCC specification D3.6
Tactile Ground Surface Indicators (TGSI's) shall be installed to AS 1428.4.1 and the NCC specification D3.8.

BRACING NOTES
Angle:- PRYDA galvanised steel angle brace or equivalent.
BKP:- 350x350 brick pier with a continuous anchor rod tied into footing.
Brick:- 110mm brick wall with an engaged pier and anchor rod at each end
CC:- Reinforced concrete column/stump.
HBD-A:- Hardboard in accordance with AS1684 table 8.18(l).
HBD-B:- Hardboard in accordance with AS1684 table 8.18(m).
HDB-A:- 'Hardibrace' in accordance with James Hardie Building Products details.
HDB-B:- 'Hardibrace' in accordance with James Hardie Building Products details.
MC:- Reinforced concrete masonry column/stump.
Ply:- Plywood in accordance with AS1684 table 8.18(g).
Ply-A:- Plywood in accordance with AS1684 table 8.18(h).
Ply-B:- Plywood in accordance with AS1684 table 8.18(h).
Ply-C:- Plywood in accordance with AS1684 table 8.18(i).
Ply-D:- Plywood in accordance with AS1684 table 8.18(j).
SHS:- 100x100x4.0 steel column.
Strap:- PRYDA galvanised iron looped strap or equivalent.
TC:- Timber column/stump.

MECHANICAL VENTILATION
Performance Requirement P2.4.5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2--Mechanical ventilation for acceptable indoor air quality, except that any contaminated air from a sanitary compartment or bathroom must:
(a) exhaust directly to outside the building by way of ducts; or
(b) exhaust into the roof space provided-(i) it is adequately ventilated by open eaves, and/or roof vents; or
(ii) the roof is clad in roofing tiles without sarking or similar materials which would prevent
Venting through gaps between tiles.

TERMITE CONTROL
Kordan termite barrier is to be used as a building perimeter and service penetration termite protection system (AS3660.1 - 2000)
Kordan termite moisture barrier is to be used as a termite protection (AS3660.1 - 2000) and as a damp proof membrane as per (AS2870)
Termite caps to all piers.
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Builder to verify all dimensions and levels prior to starting job.
No responsibility will be taken after commencement.
Should any discrepancy be found the Builder is to contact N-Tech Design immediately. Where products, materials etc. are specified the builder shall install all strictly in accordance with the manufacturers most current written instructions.

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME GENERAL NOTES		SHEET NUMBER A102	
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:37:50		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

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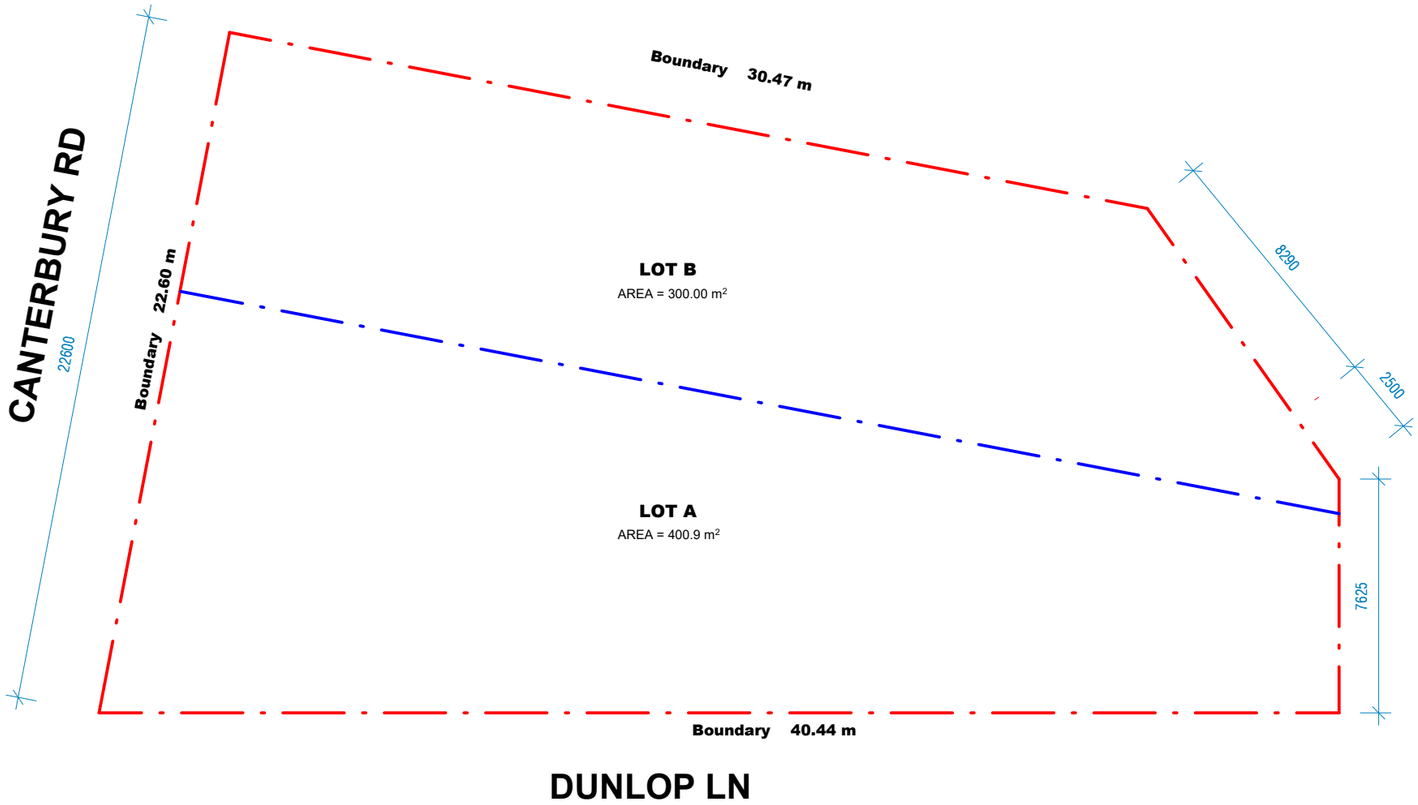

TORRENS SUBDIVISION PLAN

1

1 : 200

SITE CALCULATIONS

LOT A SITE AREA	400.9 sqm
LOT B SITE AREA	300.00 sqm
TOTAL LOT AREA	= 700.9 sqm

NOTE: Surveyor to verify Site Areas at Lodgement of Linnen Plan

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SHEET NAME	TORRENS TITTLE SUBDIVISION
SHEET NUMBER	A103
Project number	ND21090801
Date	06/03/2024 12:37:51
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 200

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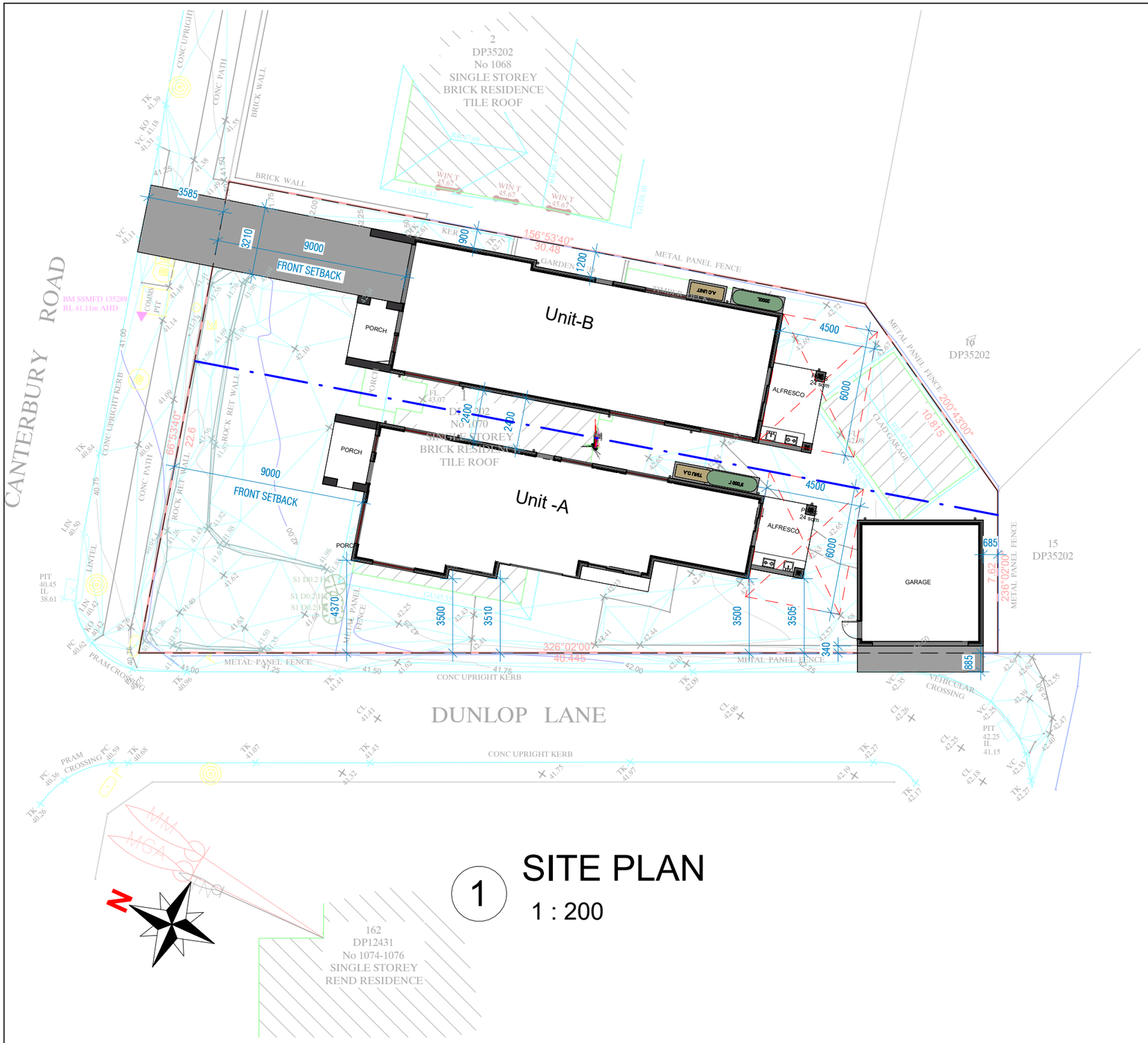

1 SITE PLAN

1 : 200

DESIGN CALCULATION DATA

1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

UNIT	A	B	TOTAL
GROUND FLOOR	= 88.906 m²	= 84.755 m²	
FIRST FLOOR	= 82.750 m²	= 77.854 m²	
TOTAL GROSS FLOOR AREA	= 171.656 m²	= 162.609 m²	= 334.265 m²
FLOOR SPACE RATIO	= 42.81%	= 54.20% m²	
GARAGE	= 30.250 m²	= 16.500 m²	
PORCH	= 6.689 m²	= 6.591 m²	
ALFRESCO	= 8.680 m²	= 9.708 m²	
BALCONY	= 6.689 m²	= 6.591 m²	
TOTAL SITE	= 400.9 m²	= 300.00 m²	= 700.9 m²
PROPOSED SITE COVERAGE	= 24.76% (99.283 m²)	= 37.33% (112.007 m²)	
PROPOSED LANDSCAPED AREA	= 52.24% (209.454 m²)	= 26.66% (80.003 m²)	
CAR SPACE PROVIDED	= 2	= 1	= 3

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	SITE PLAN	SHEET NUMBER	A104
Project number	ND21090801	CLIENT :	
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Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 200

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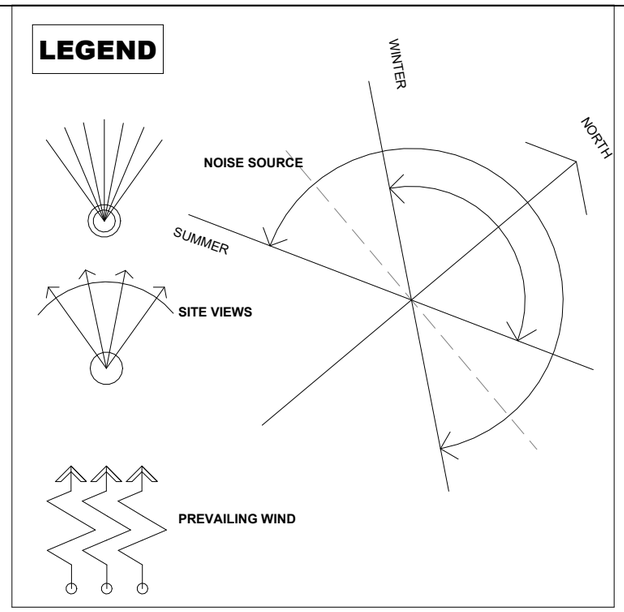
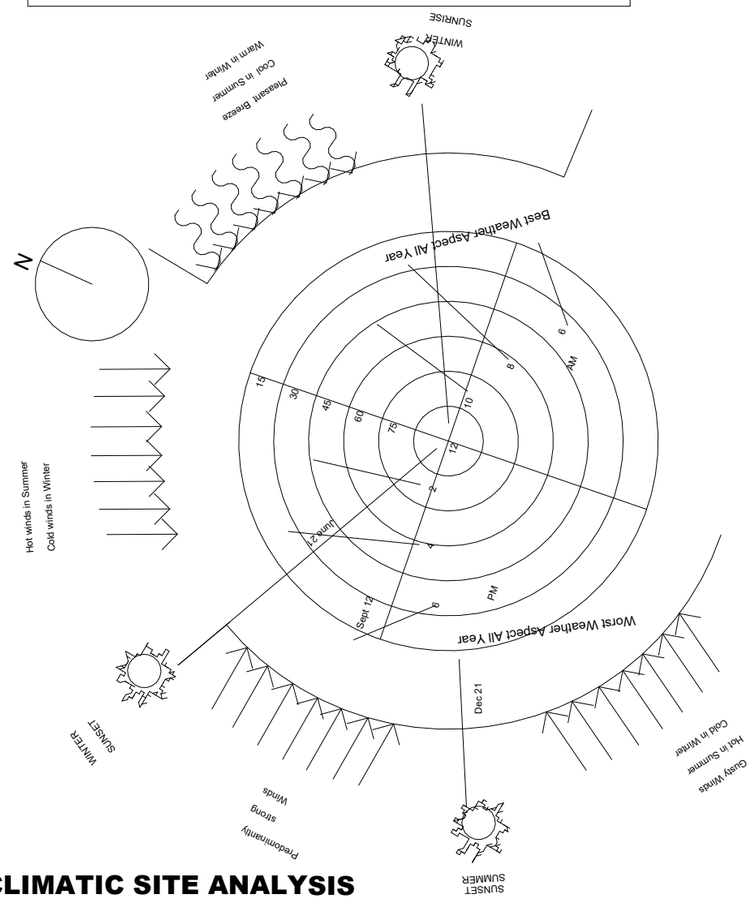
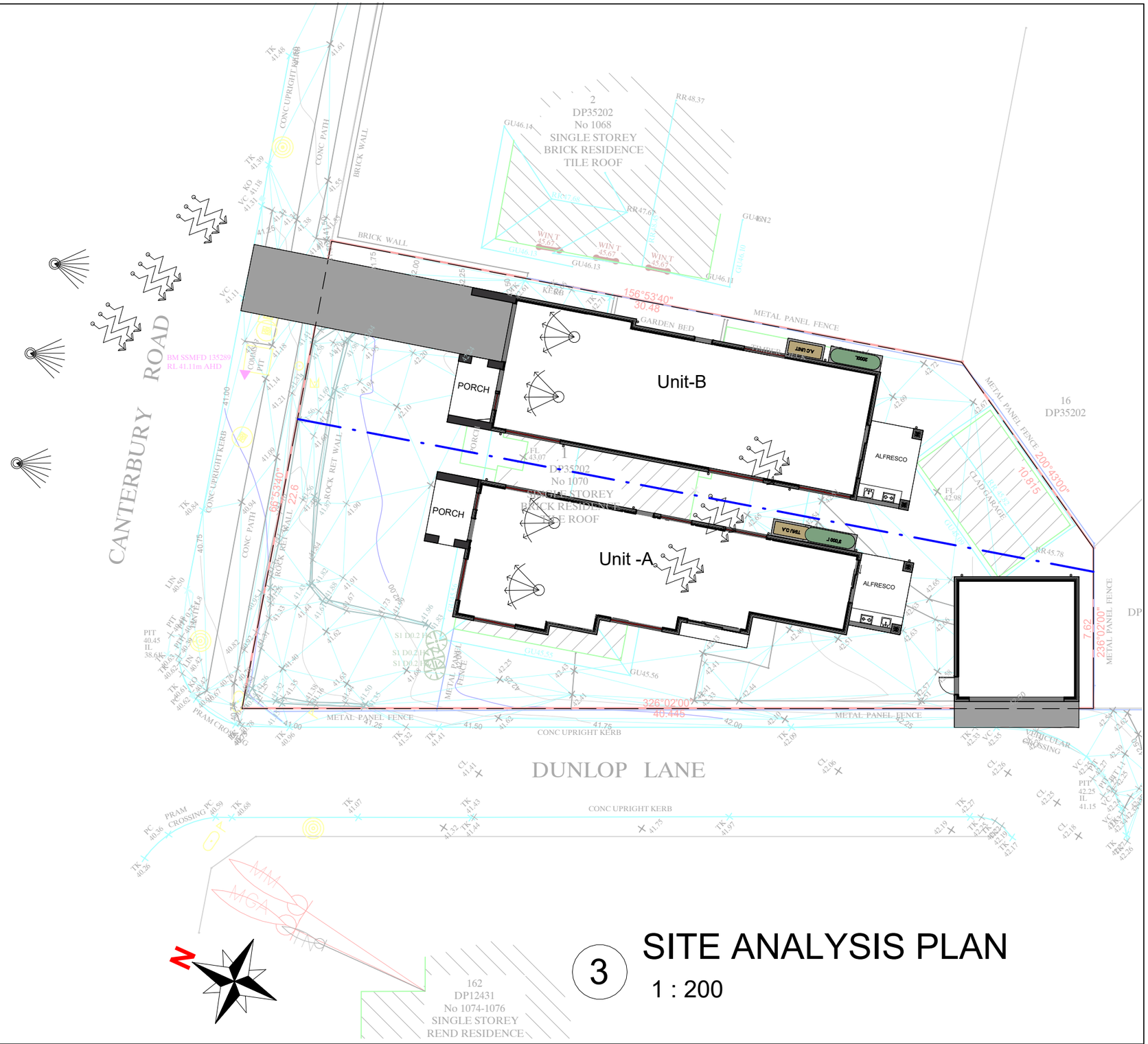




CLIMATIC SITE ANALYSIS



3 SITE ANALYSIS PLAN

1 : 200

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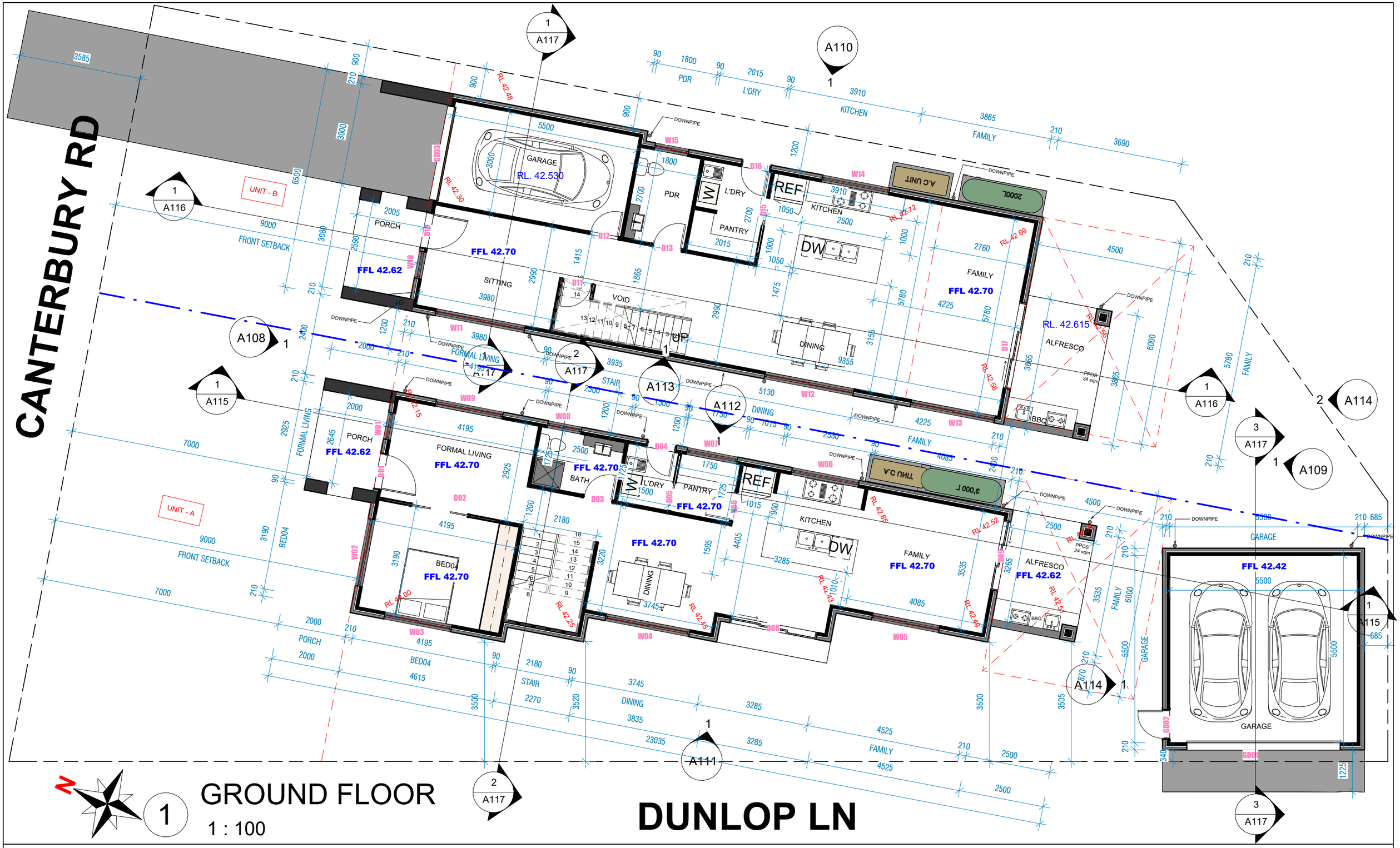
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	SITE ANALYSIS PLAN	SHEET NUMBER	A105
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:37:56		
Design by	MIZANUR		
Checked by	AMAN	Scale	As indicated

06/03/2024 12:37:56



GROUND FLOOR

1 : 100

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	GROUND FLOOR PLAN
SHEET NUMBER	A106
Project number	ND21090801
Date	06/03/2024 12:37:57
Design by	MIZANUR
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CLIENT	:
Scale	1 : 100

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N

1 FIRST FLOOR

1 : 100

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SHEET NAME	FIRST FLOOR PLAN
SHEET NUMBER	A107
Project number	ND21090801
Date	06/03/2024 12:37:58
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 100

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1

NORTH ELEVATION

1 : 100

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1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A108
Project number	ND21090801
Date	06/03/2024 12:37:59
Design by	MIZANUR
Checked by	AMAN
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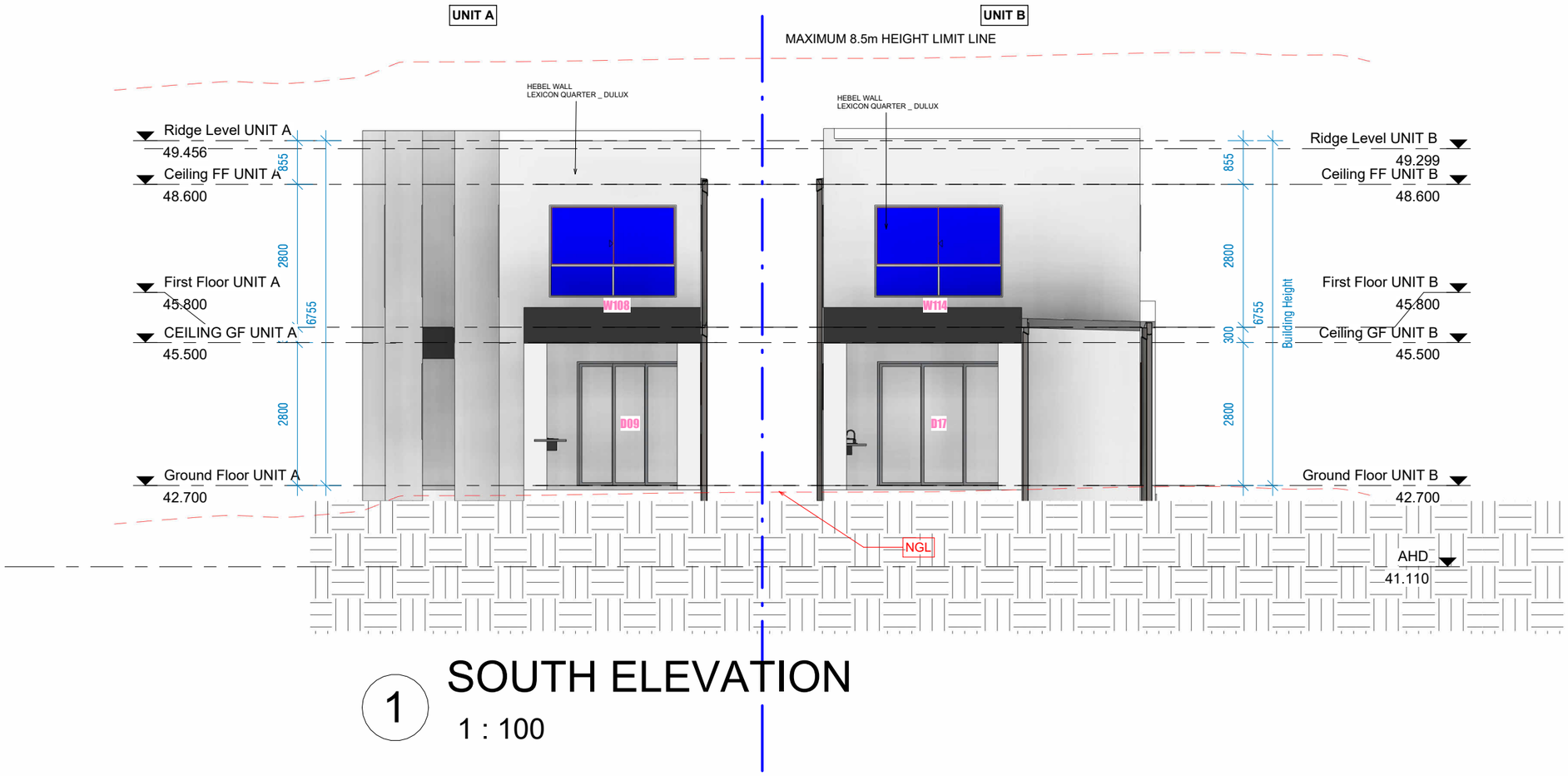

1

SOUTH ELEVATION

1 : 100

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A109
Project number	ND21090801
Date	06/03/2024 12:38:02
Design by	MIZANUR
Checked by	AMAN
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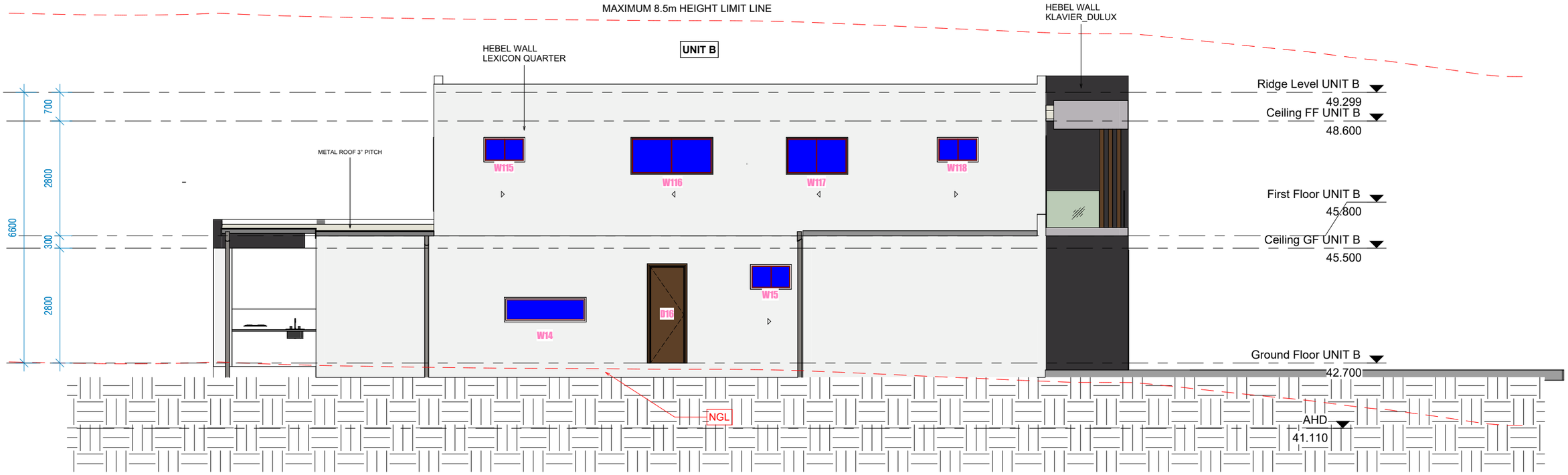

1 EAST ELEVATION UNIT-B

1 : 100

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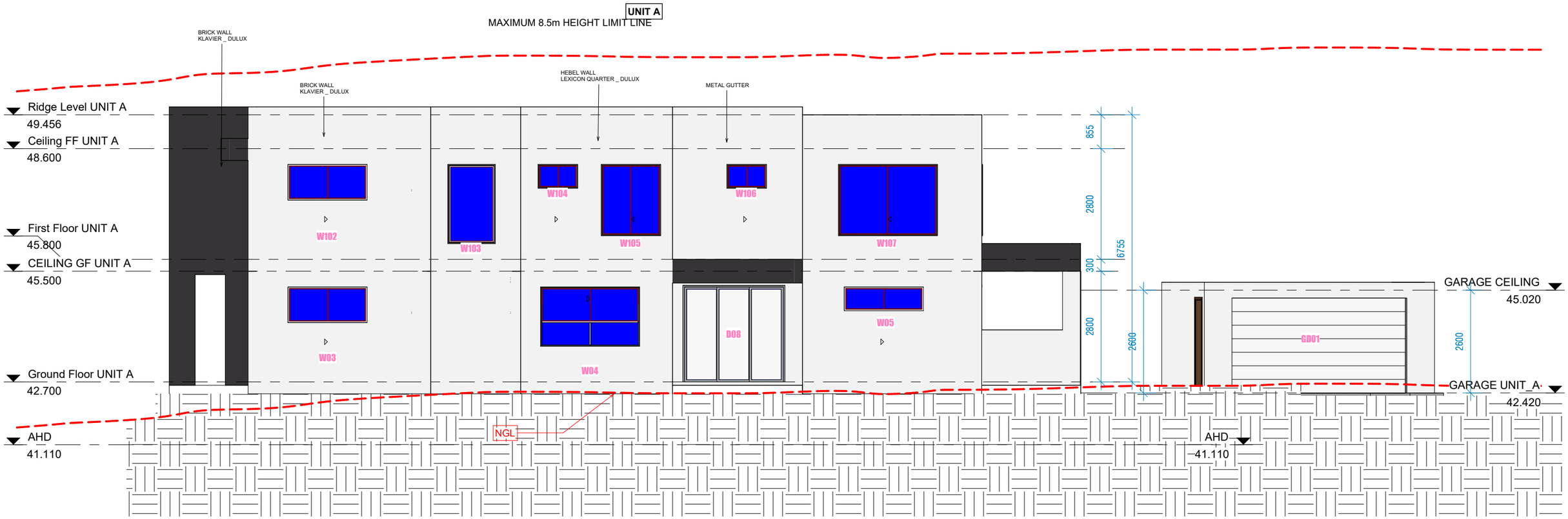
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION	SHEET NUMBER	A110
Project number	ND21090801	CLIENT	:
Date	06/03/2024 12:38:03		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

06/03/2024 12:38:03



1

WEST ELEVATION UNIT-A

1 : 100

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A111
Project number	ND21090801
Date	06/03/2024 12:38:03
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
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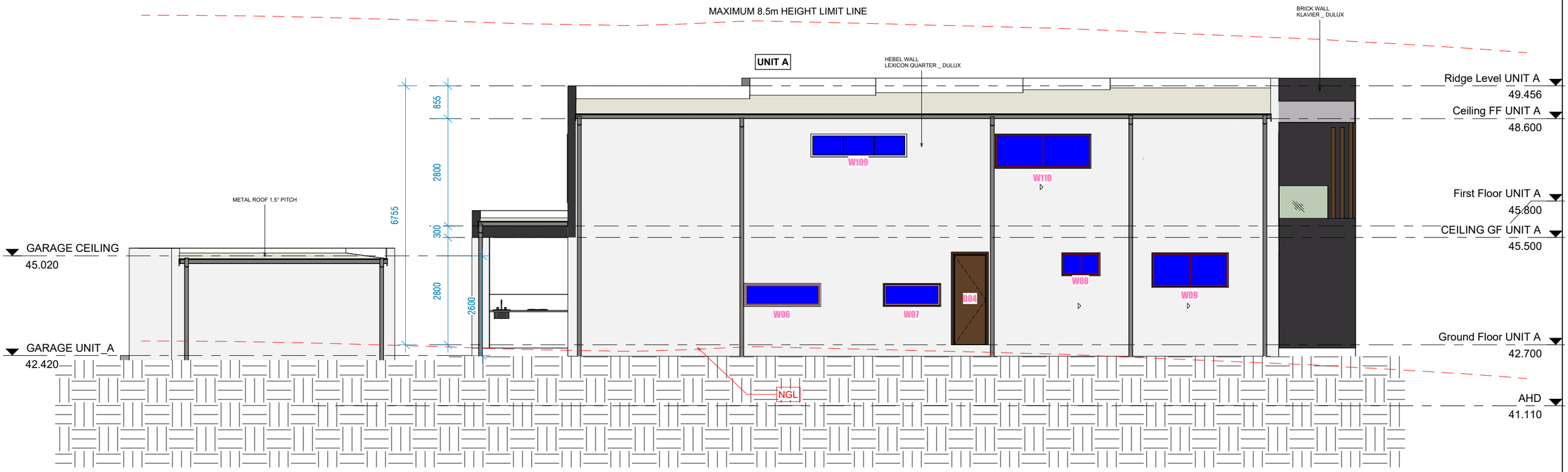

1 EAST ELEVATION UNIT_A

1 : 100

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A112
Project number	ND21090801
Date	06/03/2024 12:38:04
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 100

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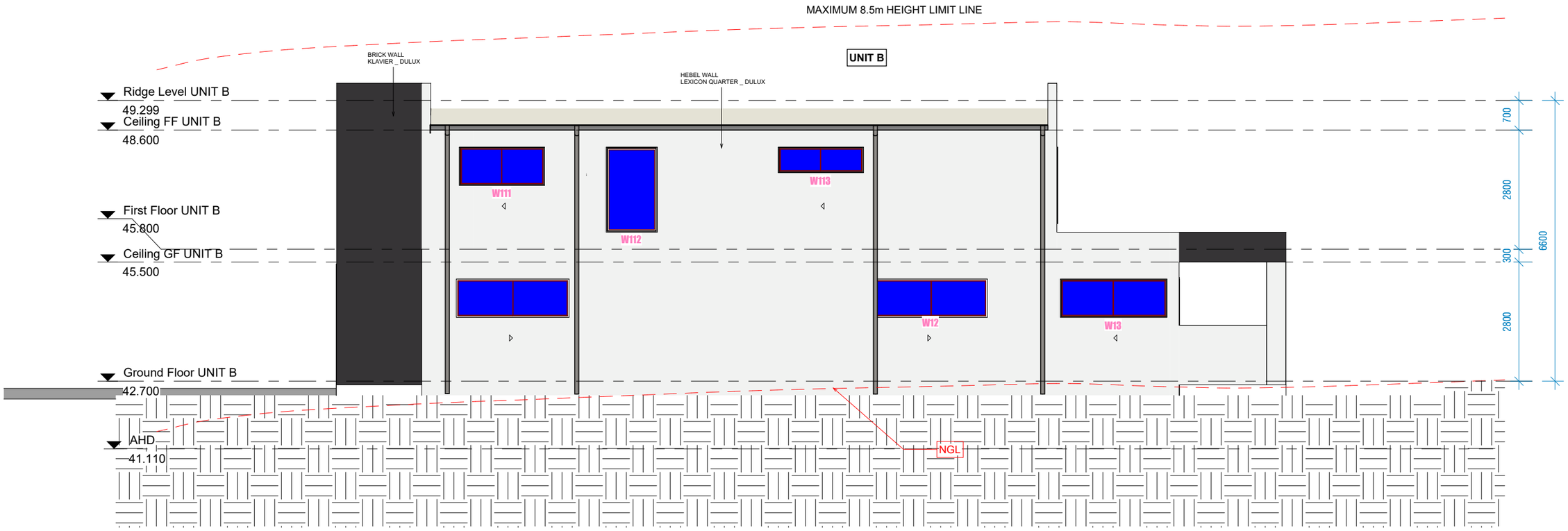

1 WEST ELEVATION UNIT-B

1 : 100

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A113
Project number	ND21090801
Date	06/03/2024 12:38:04
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
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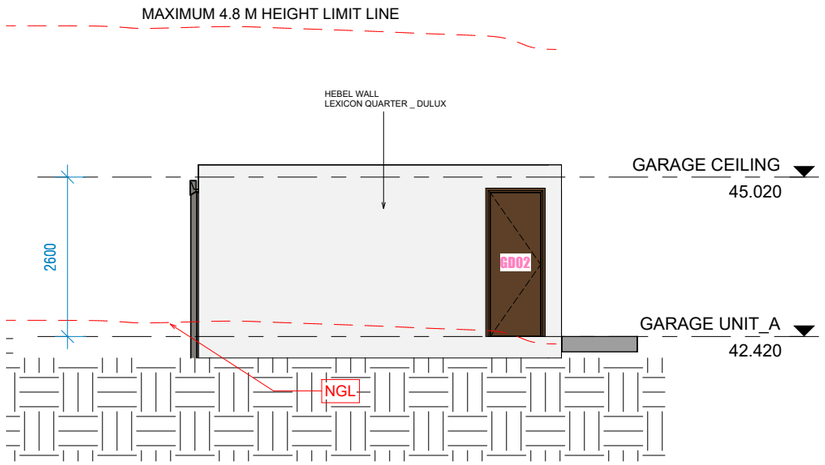
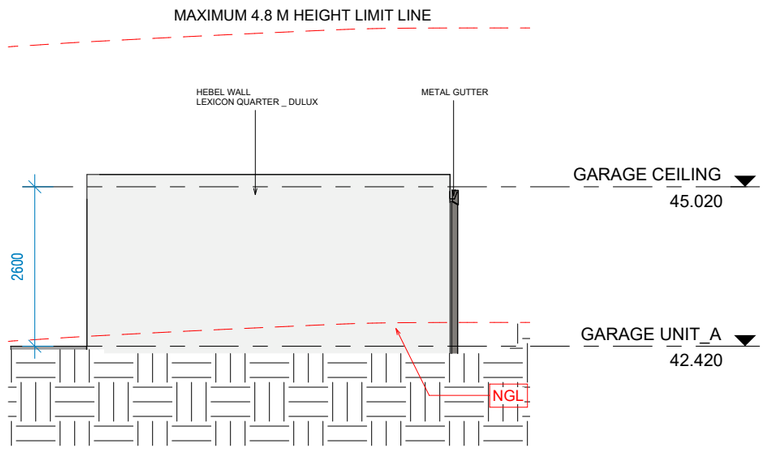


1 NORTH ELEVATION _ U-A_ GARAGE

1 : 100



2 SOUTH ELEVATION _ U-A_ GARAGE

1 : 100

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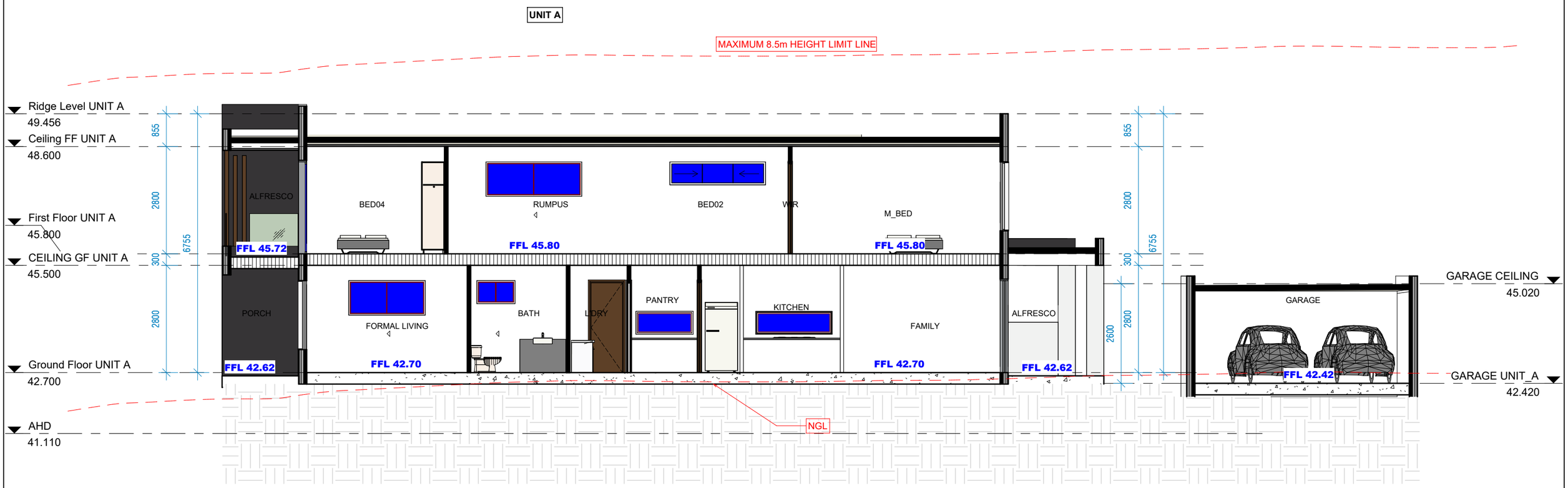
SITE
ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	ELEVATION
SHEET NUMBER	A114
Project number	ND21090801
Date	06/03/2024 12:38:05
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 100

06/03/2024 12:38:05



1 Section 7

1 : 100

N-TECH DESIGN

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(NOT FOR CONSTRUCTION)

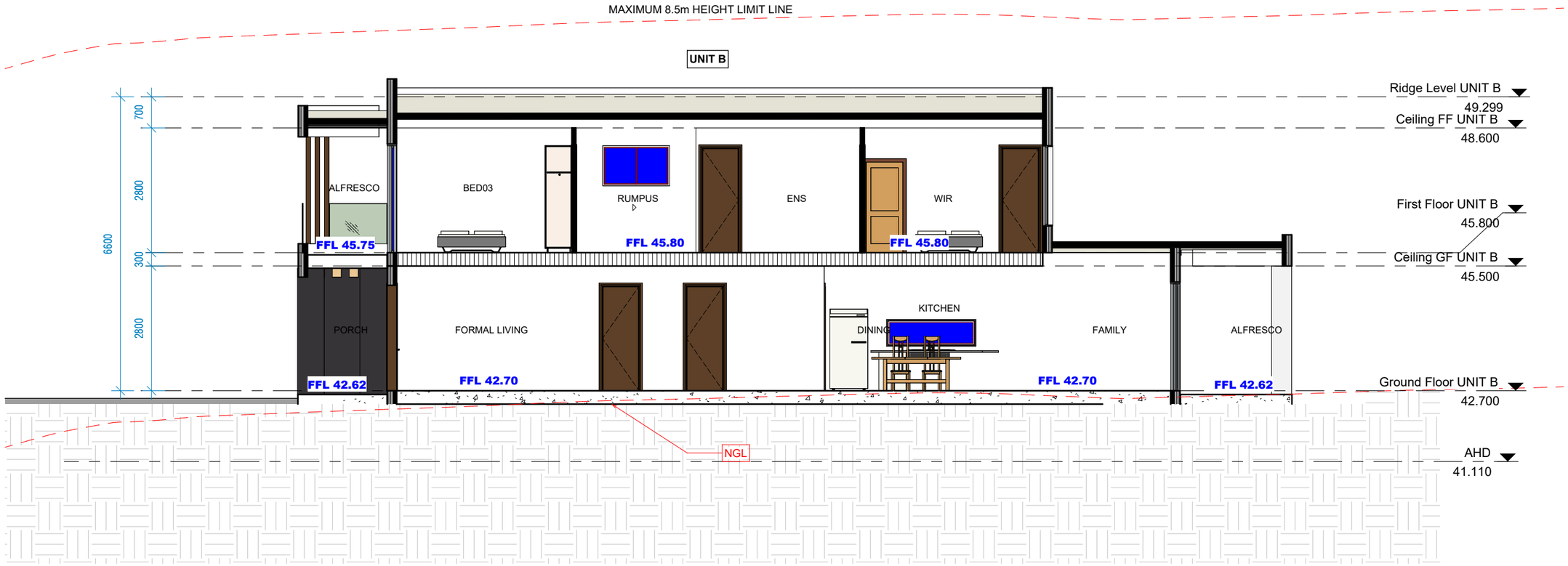
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	SECTION	SHEET NUMBER	A115
Project number	ND21090801	CLIENT	:
Date	06/03/2024 12:38:06		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

06/03/2024 12:38:06



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Section 10

1 : 100

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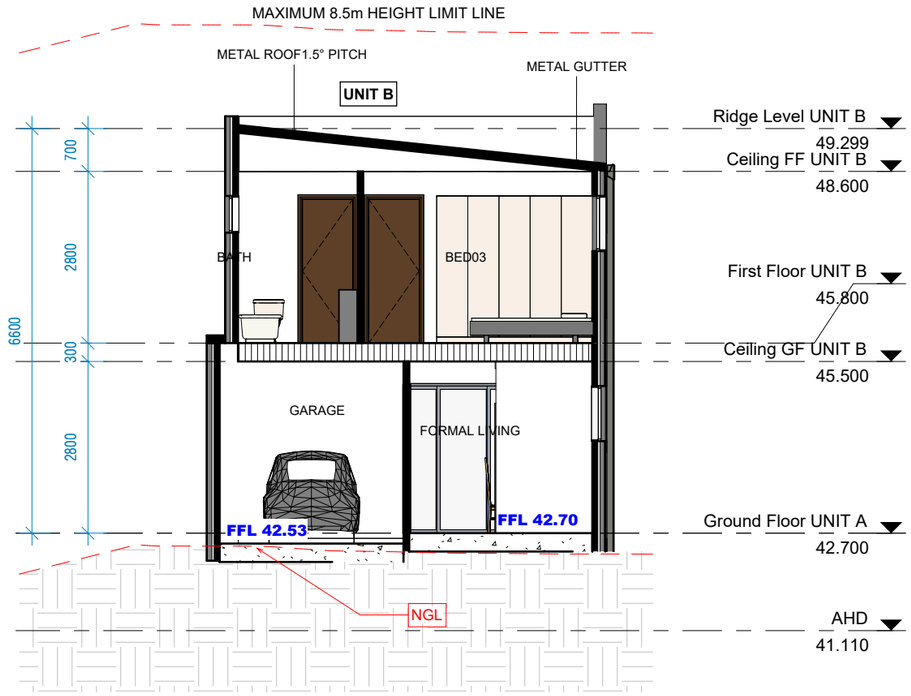
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

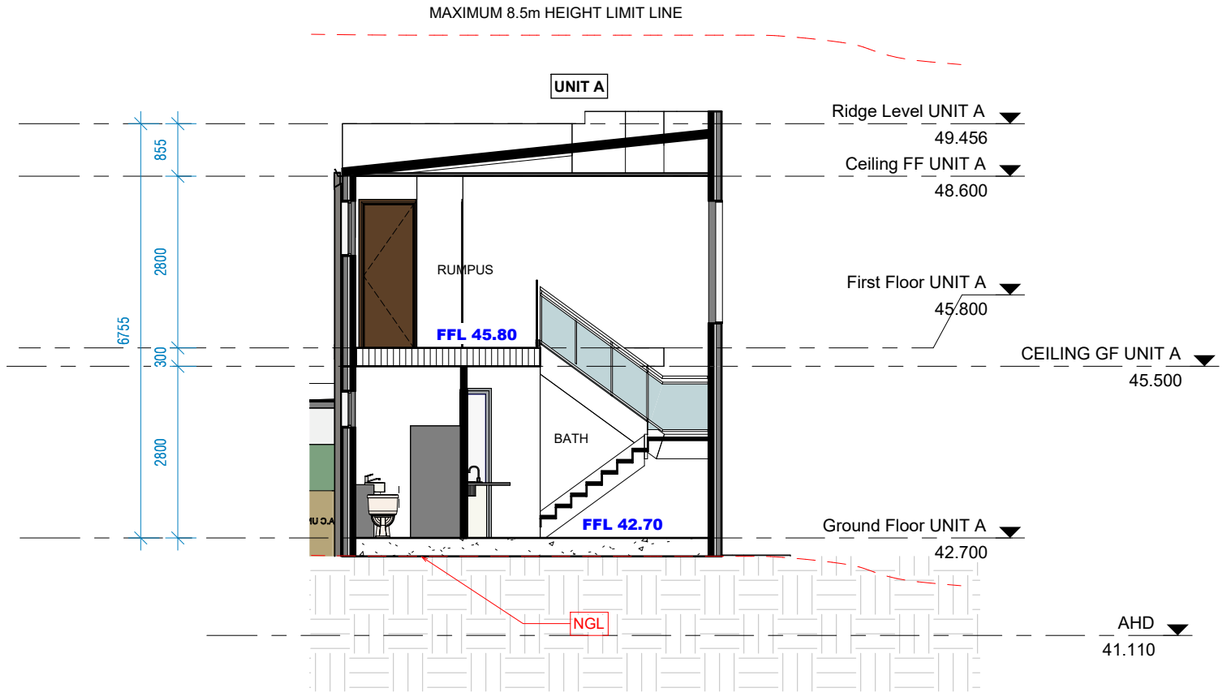
SHEET NAME SECTION		SHEET NUMBER A116	
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:06		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

06/03/2024 12:38:06



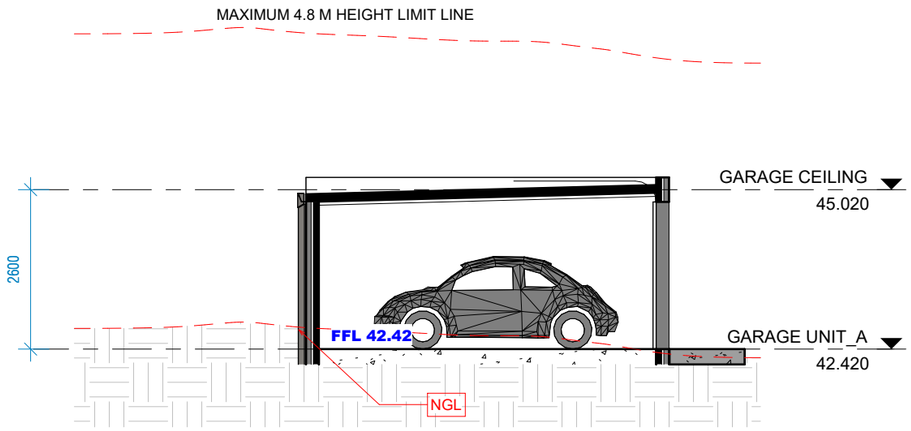
1 Section 9

1 : 100



2 Section 11

1 : 100



3 Section 12

1 : 100

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Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	SECTION	SHEET NUMBER	A117
Project number	ND21090801	CLIENT	:
Date	06/03/2024 12:38:08		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

06/03/2024 12:38:08

Door Schedule

Mark	Height	Width	Head Height	Sill Height	Area	Family	Comments
GARAGE UNIT_A							
GD01	2400	4500	2400	0	10.80 m²	Overhead-Sectional	
GD02	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
Ground Floor UNIT A							
D01	2340	1020	2340	0	2.39 m²	Exterior-Single-Entry	
D02	2340	1640	2340	0	3.84 m²	Double_pocket_door_18990	
D03	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D04	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D05	2340	820	2340	0	1.92 m²	Single-Pocket	
D06	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D08	2400	2500	2400	0	6.00 m²	Sliding Door - 3 Panel (AUS)	
D09	2400	2000	2400	0	4.80 m²	Sliding Door - 3 Panel (AUS)	
Ground Floor UNIT B							
D10	2340	1020	2340	0	2.39 m²	Exterior-Single-Entry	
D11	2040	820	2040	0	1.67 m²	Single - Timber Frame (AUS)	
D12	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D13	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D15	2340	820	2340	0	1.92 m²	Single-Pocket	
D16	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D17	2400	2500	2400	0	6.00 m²	Sliding Door - 3 Panel (AUS)	
GD03	2400	2800	2230	-170	6.72 m²	Overhead-Sectional	
First Floor UNIT A							
D101	2400	2000	2400	0	4.80 m²	Sliding Door - 3 Panel (AUS)	
D102	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D103	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D104	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D105	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D106	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D108	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
First Floor UNIT B							
D109	2400	2000	2400	0	4.80 m²	Sliding Door - 3 Panel (AUS)	
D110	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D111	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D112	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D113	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D114	2340	820	2340	0	1.92 m²	Single - Timber Frame (AUS)	
D115	2032	820	2032	0	1.67 m²	Single-Pocket	
TOTAL DOORS: 32							

Window Schedule

Mark	Height	Width	Sill Height	Head Height	Area.	Description	Remarks
Ground Floor UNIT A							
W01	1800	800	600	2400	1.44 m²	Awning Window	
W02	1800	2000	600	2400	3.60 m²	Sliding Window	
W03	900	2000	1500	2400	1.80 m²	Sliding Window	
W04	1500	2500	900	2400	3.75 m²	Sliding Window	
W05	600	2000	1800	2400	1.20 m²	Sliding Window	
W06	600	2000	1000	1600	1.20 m²	Fixed Window	
W07	600	1500	1000	1600	0.90 m²	Fixed Window	
W08	600	1000	1800	2400	0.60 m²	Sliding Window	
W09	900	2000	1500	2400	1.80 m²	Sliding Window	
Ground Floor UNIT B							
W10	1800	800	600	2400	1.44 m²	Awning Window	
W11	900	2650	1500	2400	2.39 m²	Sliding Window	
W12	900	2650	1500	2400	2.39 m²	Sliding Window	
W13	900	2500	1500	2400	2.25 m²	Sliding Window	
W14	600	2000	1000	1600	1.20 m²	Fixed Window	
W15	600	1000	1800	2400	0.60 m²	Sliding Window	
First Floor UNIT A							
W101	1800	2000	600	2400	3.60 m²	Sliding Window	
W102	900	2000	1500	2400	1.80 m²	Sliding Window	
W103	2000	1200	400	2400	2.40 m²	Fixed Window	
W104	600	1000	1800	2400	0.60 m²	Sliding Window	
W105	1800	1500	600	2400	2.70 m²	Sliding Window	
W106	600	1000	1800	2400	0.60 m²	Sliding Window	
W107	1800	2500	600	2400	4.50 m²	Sliding Window	
W108	1800	2500	600	2400	4.50 m²	Sliding Window	
W109	600	2500	1800	2400	1.50 m²	Sliding Window	
W110	900	2500	1500	2400	2.25 m²	Sliding Window	
First Floor UNIT B							
W111	900	2000	1500	2400	1.80 m²	Sliding Window	
W112	2000	1200	400	2400	2.40 m²	Fixed Window	
W113	600	2000	1800	2400	1.20 m²	Sliding Window	
W114	1800	2500	600	2400	4.50 m²	Sliding Window	
W115	600	1000	1800	2400	0.60 m²	Sliding Window	
W116	900	2000	1500	2400	1.80 m²	Sliding Window	
W117	900	1500	1500	2400	1.35 m²	Sliding Window	
W118	600	1000	1800	2400	0.60 m²	Sliding Window	
TOTAL WINDOWS: 33							

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(NOT FOR CONSTRUCTION)

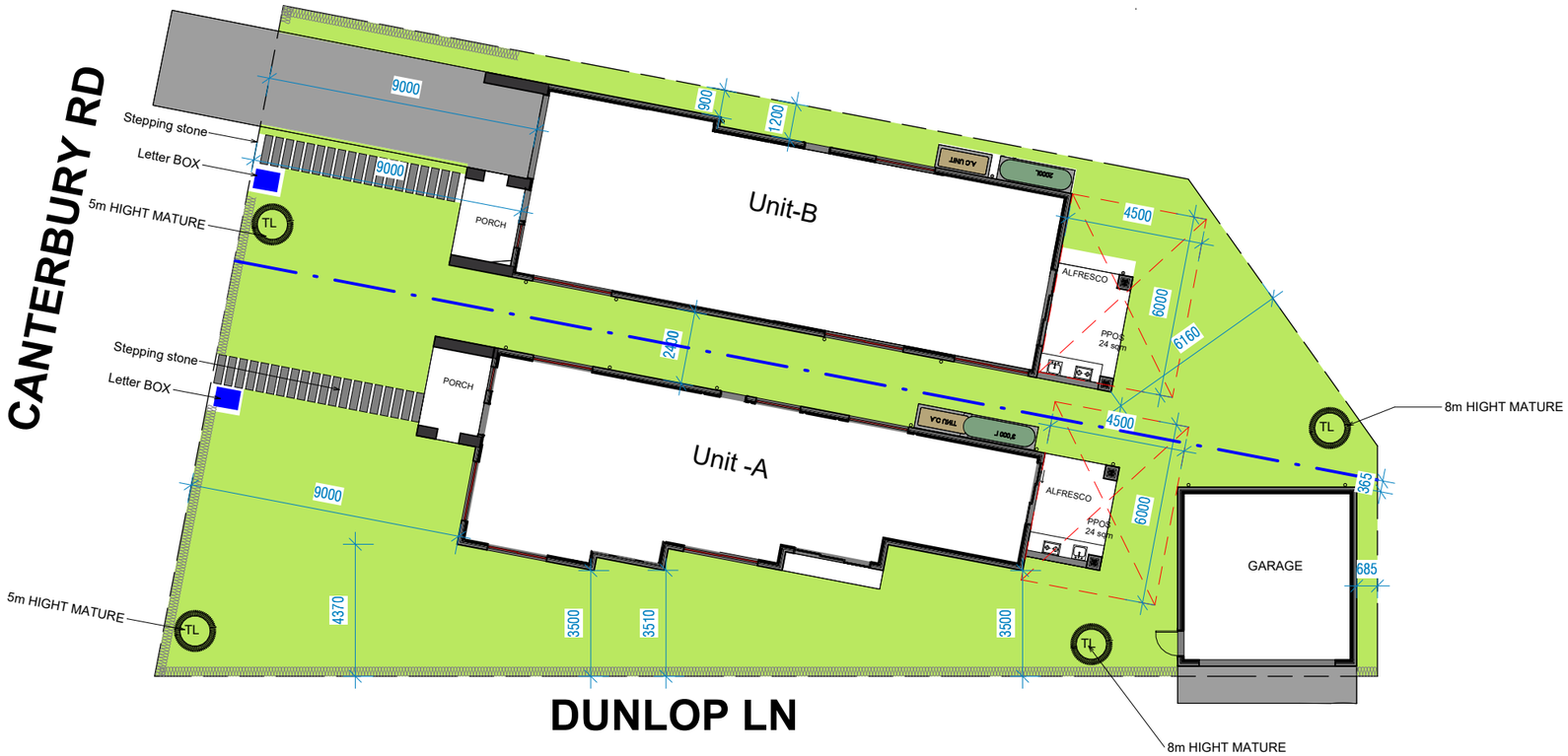
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	DOOR & WINDOW SCHEDULE
SHEET NUMBER	A118
Project number	ND21090801
Date	06/03/2024 12:38:09
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	

06/03/2024 12:38:09



LANDSCAPE PLAN

1 : 200

Cultivation:

Cultivate all planting and turf areas by deep ripping to a depth of 300mm. Apply gypsum at a rate of 1kg/m² to ripped soil. Apply organic matter 200mm deep over ripped soil. Apply imported soil to prepared planting holes.

Imported Soils:

Imported soils to be standard " Allgrow/ Garden King" premium garden blend or similar to AS4419 consisting of 60% composted organics, 40% mineral components and a pH of 6.0 – 7.0 and LawnCare to AS4419 consisting of 70%composted organics, 30% mineral components and a pH of 6.0 – 7.0

Planting:

Plants shall be container grown, well formed, pest and diseases free, true to species and nominated size. Apply agriform or similar slow release 10g fertilizer tablets 20-4, 3-4, 1. NPK to all plants at the following rates:

125mm pots – 1 tablet
140 – 200mm pots – 2 tablets
300mm pots – 3 tablets
45 litre bag – 4 tablets

Plants are to be watered adequately to sustain healthy grown at a minimum of three times weekly for the first 12 weeks and once weekly when established.

Mulching:

All garden areas to be mulched to a depth of 100mm with an organic mulch, e.g pine bark fines. Finish mulch flush with adjoining edges and ensure mulch depth is reduced around stem of plants. All weed matter should be removed prior to placement of mulches. Separate organic mulch from foundations and structures with a 300mm deep aggregate termite barrier.

IRRIGATION

The client may choose to have an approved automated drip-irrigation system installed to the garden bed areas prior to planting. This system will be designed and installed by a qualified licensed irrigation specialist to suit the garden layouts and planting species nominated in the design. Note that endemic and native planting will not require significant watering once established and that a longer maintance period should be considered in lieu of irrigation. Irrigation system shall be installed in accordance to the latest Sydney water irrigation regulations and time and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back flow prevention valve and moisture sensor to prevent watering during wet periods. The irrigation shall be tested and approved upon completion and monitored/maintained at 6 monthly periods

LANDSCAPE MAINTANCE SCHEDULE

The landscape maintance period will begin after the landscape compliance certificate has been issued to the principal certifying authority approved.
Construction and landscape maintance is the care and maintance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excelent appearence at all times, as well as the reflection of defects which have resulted from regular use.
The landscape maintance will be held once in three months or as requested by the council or requested by the client from the date of the certification and shall include, but not
be limited to the following maintance work.

-Replacement of dead, damaged, stolen, unhealthy or diseases plants(at the reasonable
discretion of client/ landscape architect)
- Watering all garden areas as required by hand to ensure plant establishment without loss/irrigation maintance (monitor soil moisture)
- Clearing litter and other debris from landscaped and lawn areas
- Monitoring for pests and diseases & treat as requested
- Fertilizing with approved fertilizer
- Adjusting stakes and ties/ removing as tree mature
- mowing lawn areas, watering, edging and weeding as requested
- Topping up mulch area and keeping beds free and weeds
- Making good areas of soil subsistence or erosion & repair problem
- maintain all hard and semi permeable areas including raking gravel and decomposed granite area, cleaning/weeding paving etc

PLANT SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME	NATURE HEIGHT	species	QTY	POT SIZE
	WESTRINGIA FRUITICOSA	COASTAL ROSEMARY	1.00-2.0 m	NATIVE		
BS	BURSARIA SPINOSA	SWEET BURSARIA	5.00-10.0 m	NATIVE	2	40L
TL	TRISTNALOPSIA LAURINA	WATER GUM	5.00-10.0 m	NATIVE	2	45L
●	PULTANAEA VILLOSA	BUSH PEA	0.6 m	NATIVE	16	15L
		NATURAL TURF		NATIVE		
		DEEP SOIL		NATIVE		

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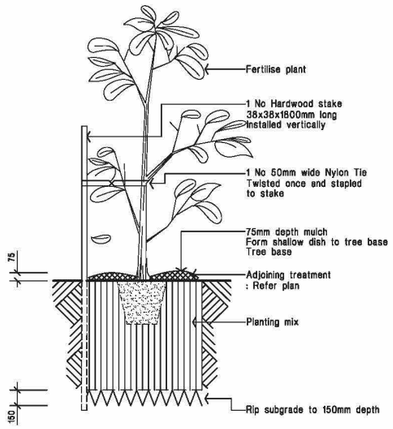
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

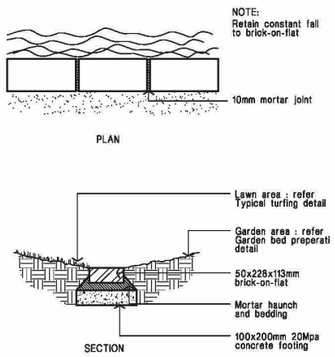
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	LANDSCAPE PLAN	SHEET NUMBER	A119
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:10		
Design by	MIZANUR		
Checked by	AMAN	Scale	As indicated

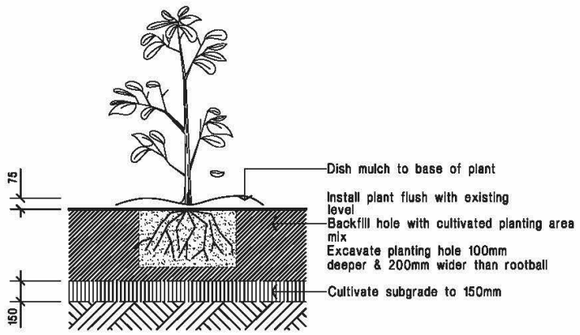
06/03/2024 12:38:10



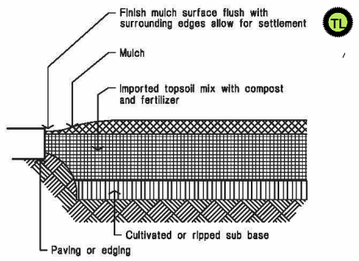
15 - 35 litre Tree planting Detail. Not.To.Scale.



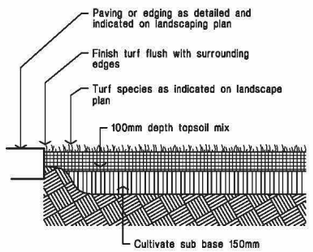
Brick garden edge Detail.



Planting in garden beds Detail. Not.To.Scale.



Ground preparation Planting area using imported topsoil Detail. Not.To.Scale.



Ground preparation Grassed area: turf using imported topsoil Detail. Not.To.Scale.

LEGEND

Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 1500mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm.
Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Paraline

Brick garden edging
Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep).
The edges are to be laid in even curves and straight line as shown on the plan.
Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

1800mm high lapped and capped timber paling fence

Existing trees to be removed

Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix.
Soil mix to comprise of one part approved compost to three parts topsoil.
Topsoil shall be either imported topsoil or stockpiled site topsoil (If suitable ie: No clay)
Install 75mm depth of selected mulch.

Note:
Maintenance:
All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

Existing trees to be retained

Woodchips

Pebbles

Stencilled concrete finish

LANDSCAPE DETAILS

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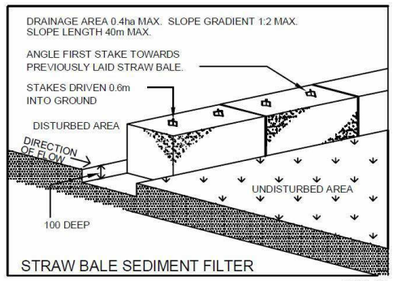
Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME LANDSCAPE PLAN		SHEET NUMBER A120	
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:11		
Design by	MIZANUR		
Checked by	AMAN	Scale	As indicated

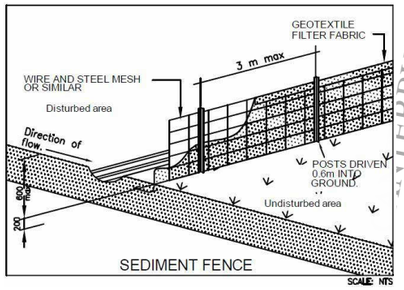
06/03/2024 12:38:11

SEDIMENT CONTROL



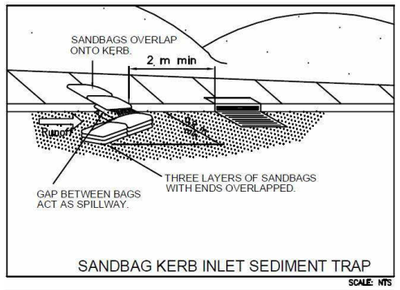
STRAW BALE SEDIMENT FILTER

SCALE: NTS



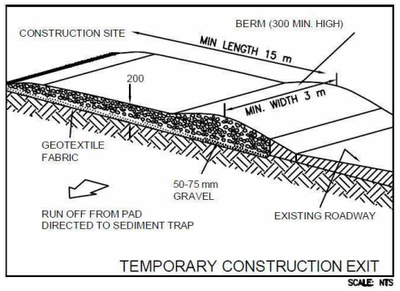
SEDIMENT FENCE

SCALE: NTS



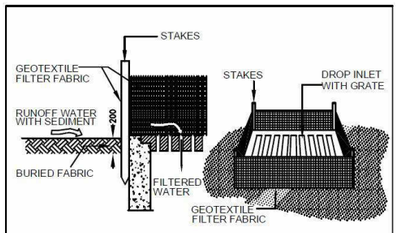
SANDBAG KERB INLET SEDIMENT TRAP

SCALE: NTS



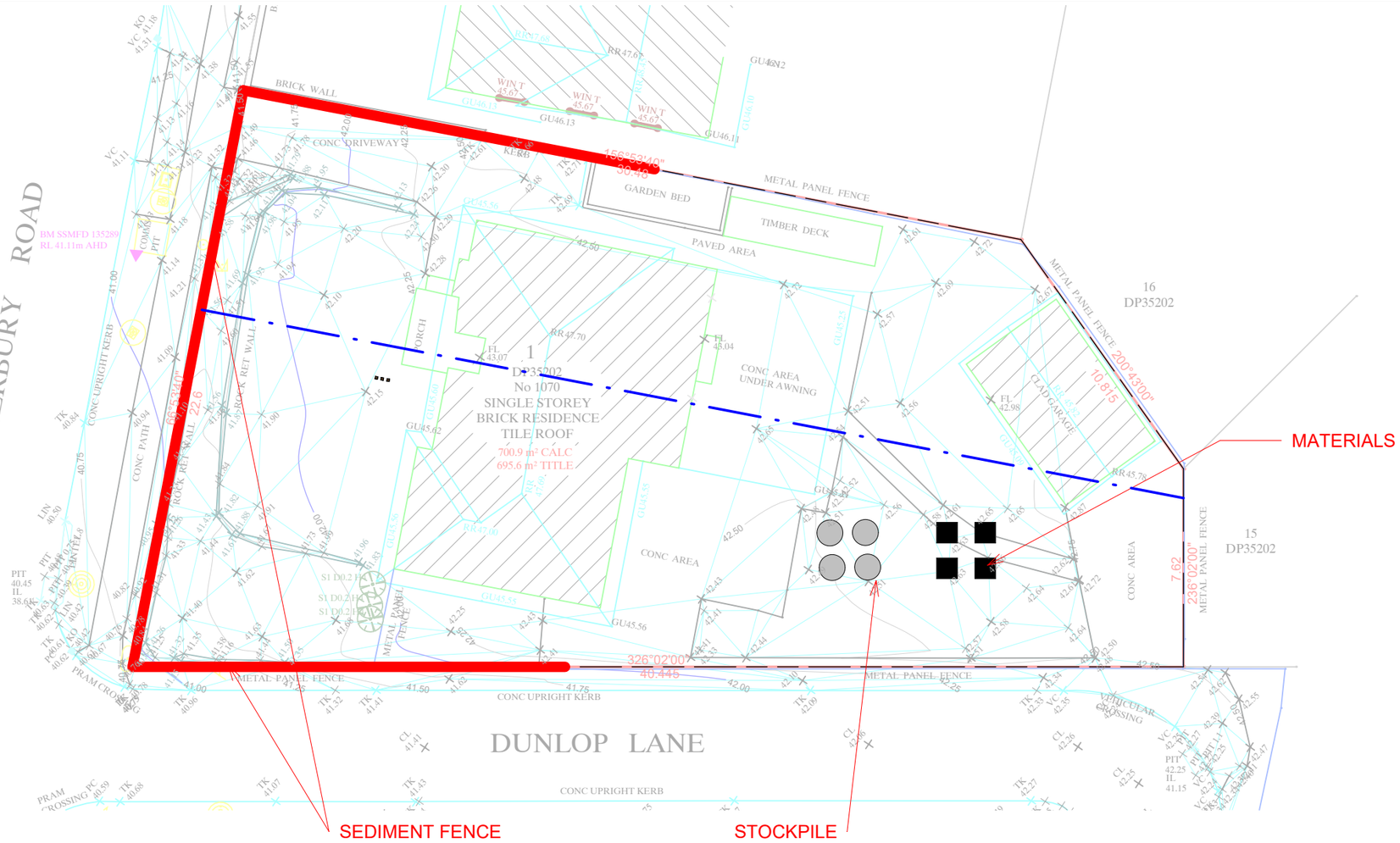
TEMPORARY CONSTRUCTION EXIT

SCALE: NTS



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP

SCALE: NTS



WASTEMANAGEMENT PLAN

1 : 200

SEDIMENT & EROSION CONTROL

I. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.

II. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.

III. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION

IV. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

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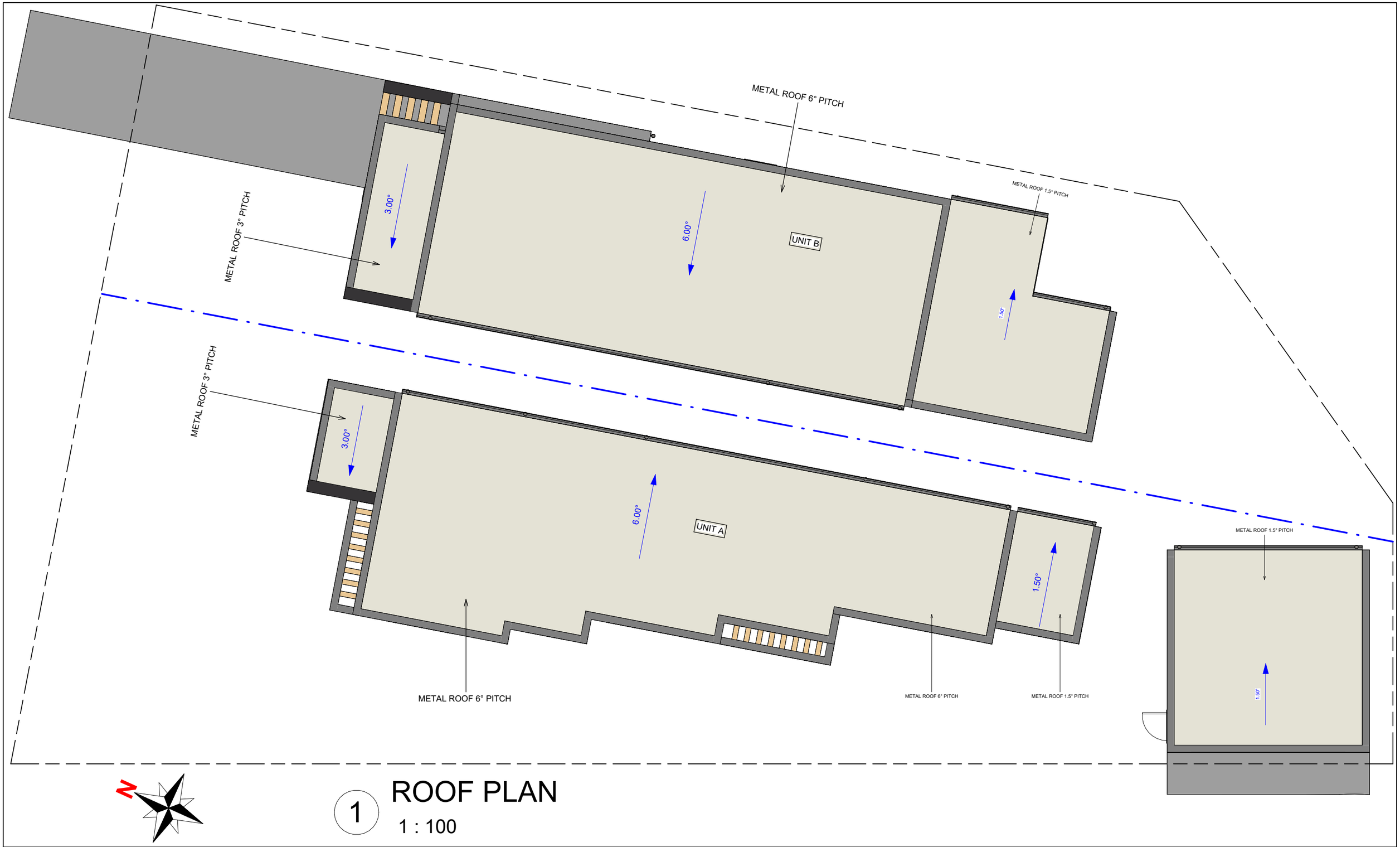
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME: WASTE MANAGEMENT PLAN		SHEET NUMBER: A121	
Project number	ND21090801	CLIENT:	
Date	06/03/2024 12:38:12		
Design by	MIZANUR		
Checked by	AMAN	Scale	As indicated

06/03/2024 12:38:12



1 ROOF PLAN

1 : 100

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME ROOF PLAN		SHEET NUMBER A122	
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:13		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

06/03/2024 12:38:13

1 PRESPECTIVE 01

2 PERSPECTIVE 02

3 PERSPECTIVE 03

4 PERSPECTIVE 04

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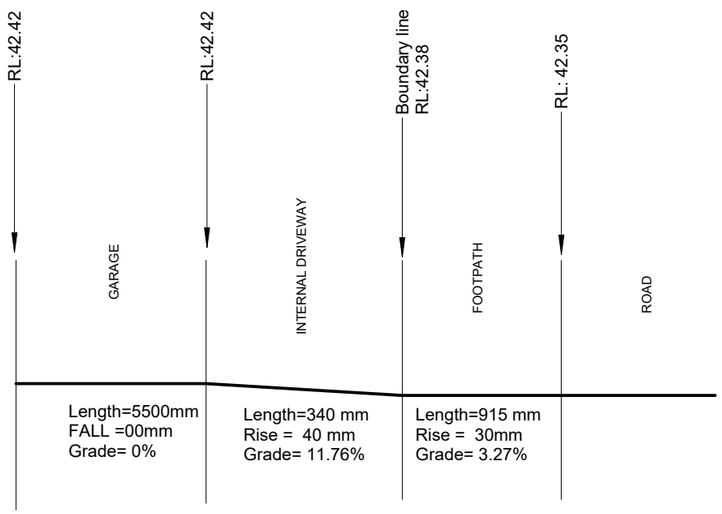
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

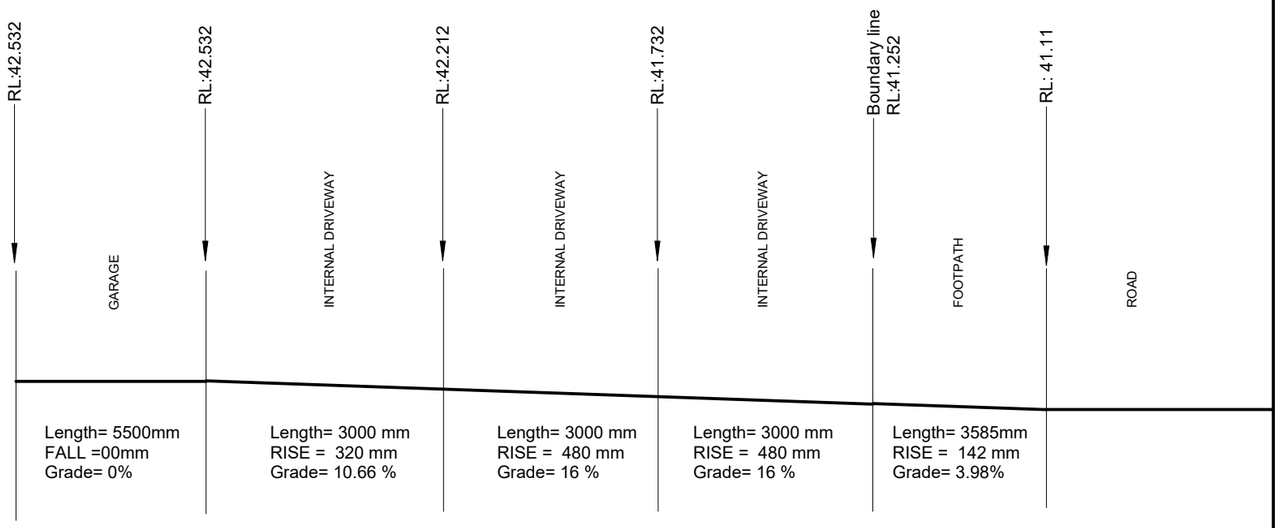
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME VIEWS		SHEET NUMBER A123
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:38:17	
Design by	MIZANUR	
Checked by	AMAN	Scale

06/03/2024 12:38:17



DRIVEWAY PROFILE UNIT A



DRIVEWAY PROFILE UNIT B

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PROJECT NAME:

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	DRIVEWAY PROFILE	SHEET NUMBER	A124
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:18		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 100

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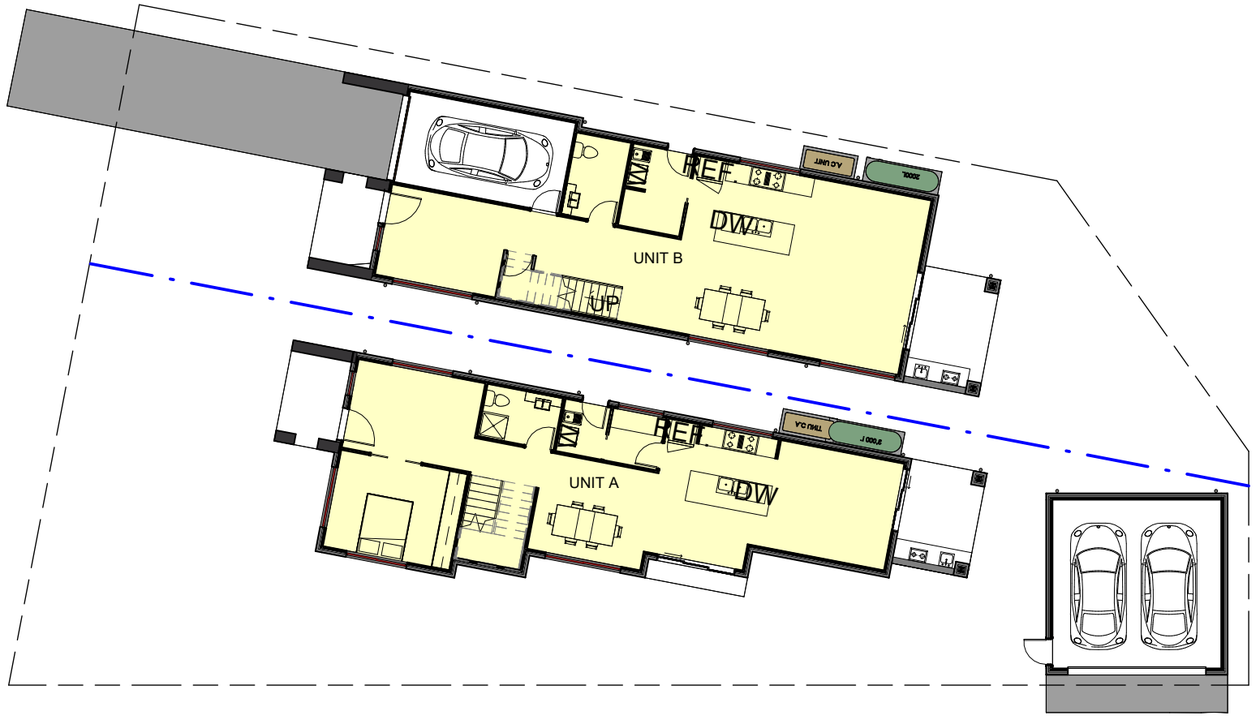

LEGENDS

GROSS FLOOR AREA

1

GFA Calculations Ground Floor

1 : 200

2

GFA Calculations First Floor

1 : 200

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	GFA DIAGRAM	SHEET NUMBER	A125
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:19		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 200

06/03/2024 12:38:19

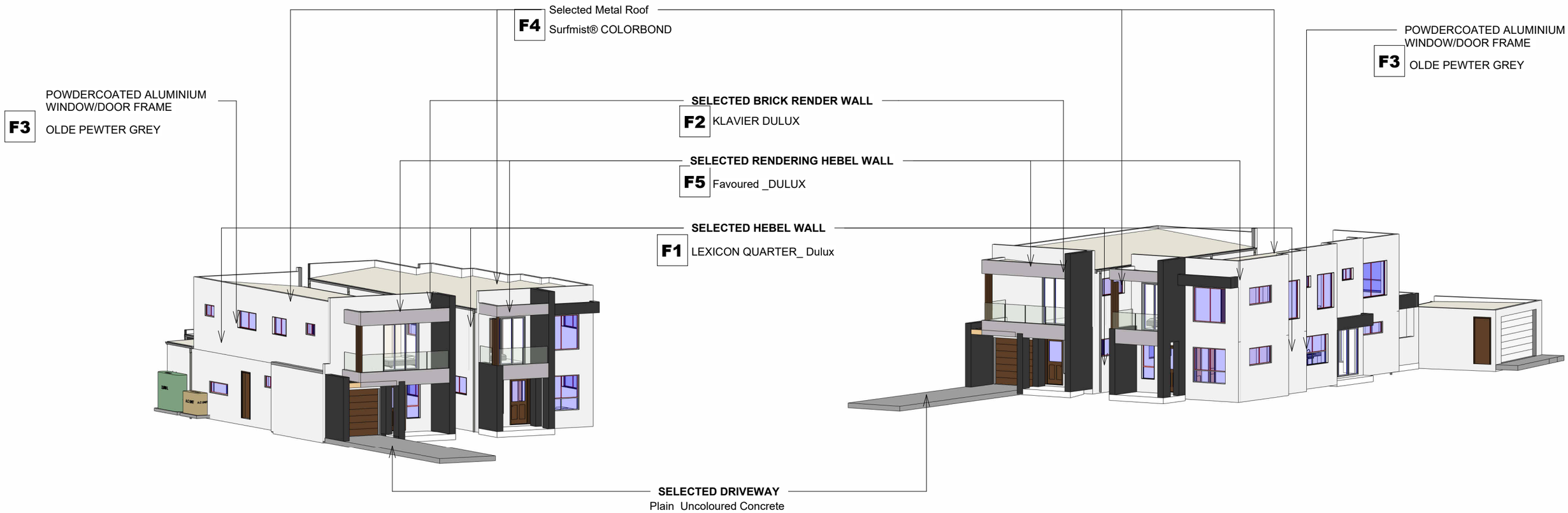
F1 LEXICON QUARTER_ Dulux

F2 KLAVIER _DULUX

OLDE PEWTER GREY
F3

Surfmist® COLORBOND
F4

Favoured _DULUX
F5



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PROJECT NAME:

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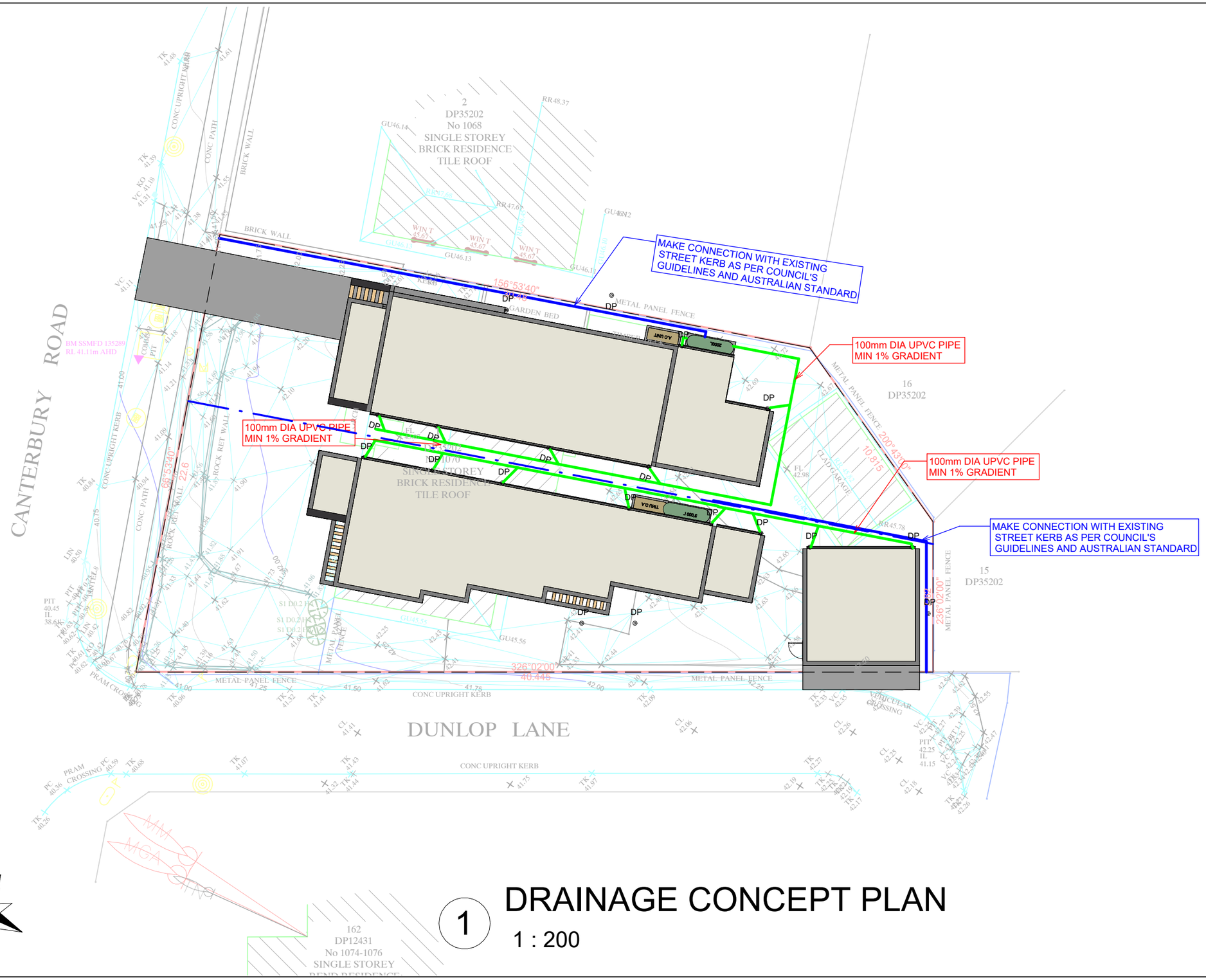
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME MATERIALS & FINISHES		SHEET NUMBER A126
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:38:23	
Design by	MIZANUR	
Checked by	AMAN	Scale

06/03/2024 12:38:23



DRAINAGE CONCEPT PLAN

1

1 : 200

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PROJECT NAME:

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	DRAINAGE CONCEPT PLAN
SHEET NUMBER	A127
Project number	ND21090801
Date	06/03/2024 12:38:24
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
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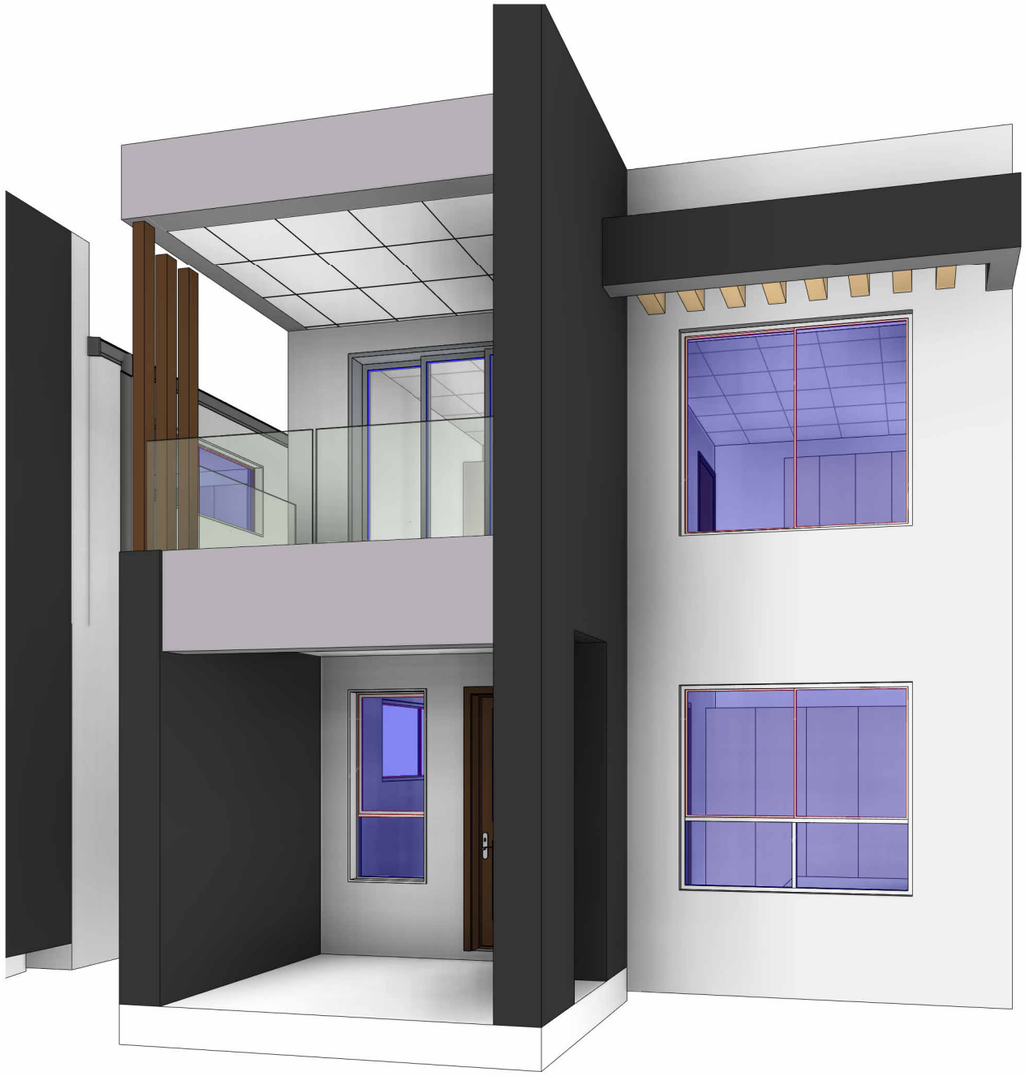

UNIT- A (FRONT VIEW)

UNIT- A (FRONT VIEW)

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	PERSPECTIVES
SHEET NUMBER	A128
Project number	ND21090801
Date	06/03/2024 12:38:27
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	

06/03/2024 12:38:27

CANTERBURY RD VIEW

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME PERSPECTIVES		SHEET NUMBER A129
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:38:30	
Design by	MIZANUR	
Checked by	AMAN	Scale

06/03/2024 12:38:30

DUNLOP LN

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE
ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME PERSPECTIVES		SHEET NUMBER A130
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:38:33	
Design by	MIZANUR	
Checked by	AMAN	Scale

06/03/2024 12:38:33

UNIT B (FRONT VIEW

UNIT B (FRONT VIEW

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE
ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME PERSPECTIVES		SHEET NUMBER A131
Project number	ND21090801	CLIENT :
Date	06/03/2024 12:38:35	
Design by	MIZANUR	
Checked by	AMAN	Scale

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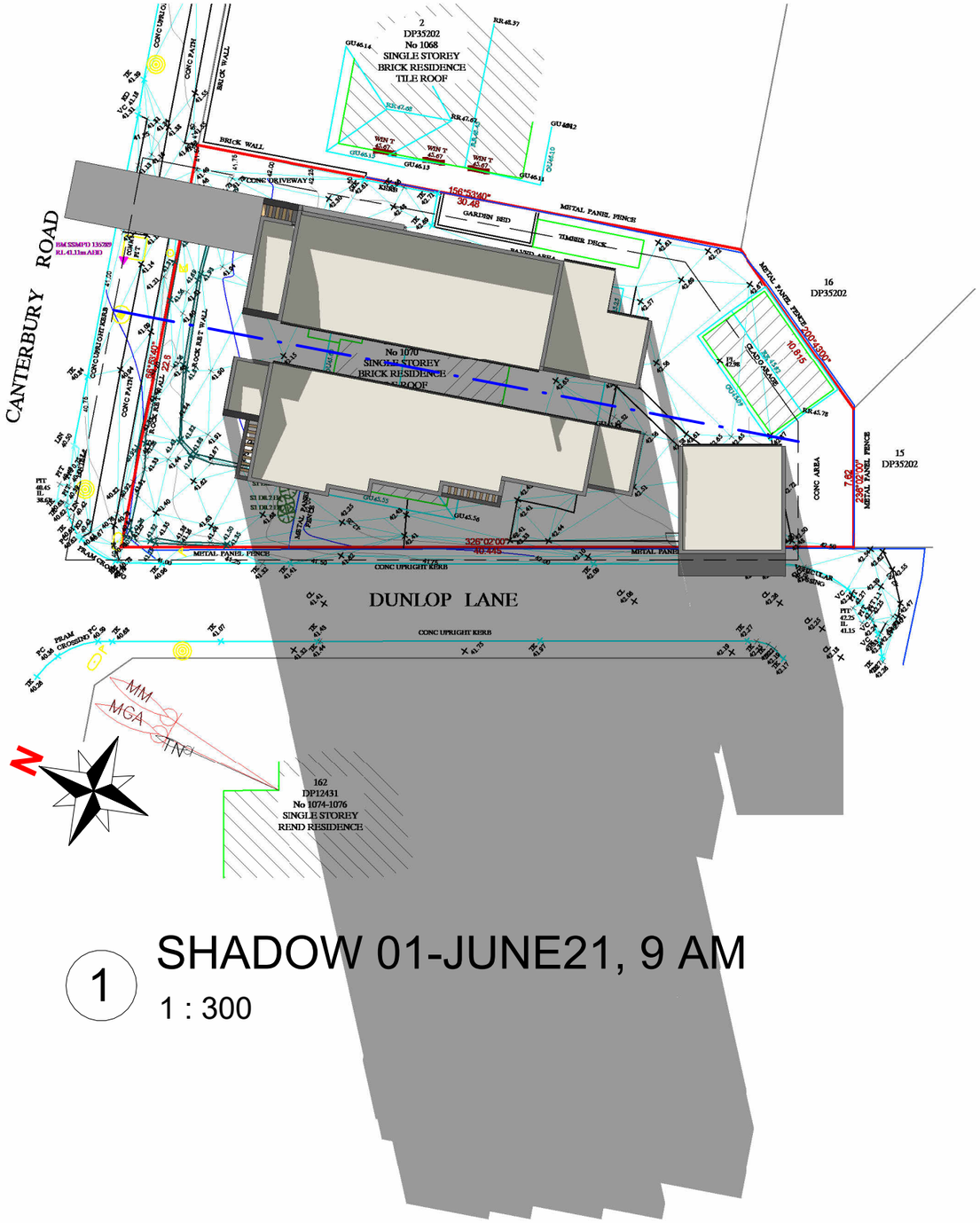
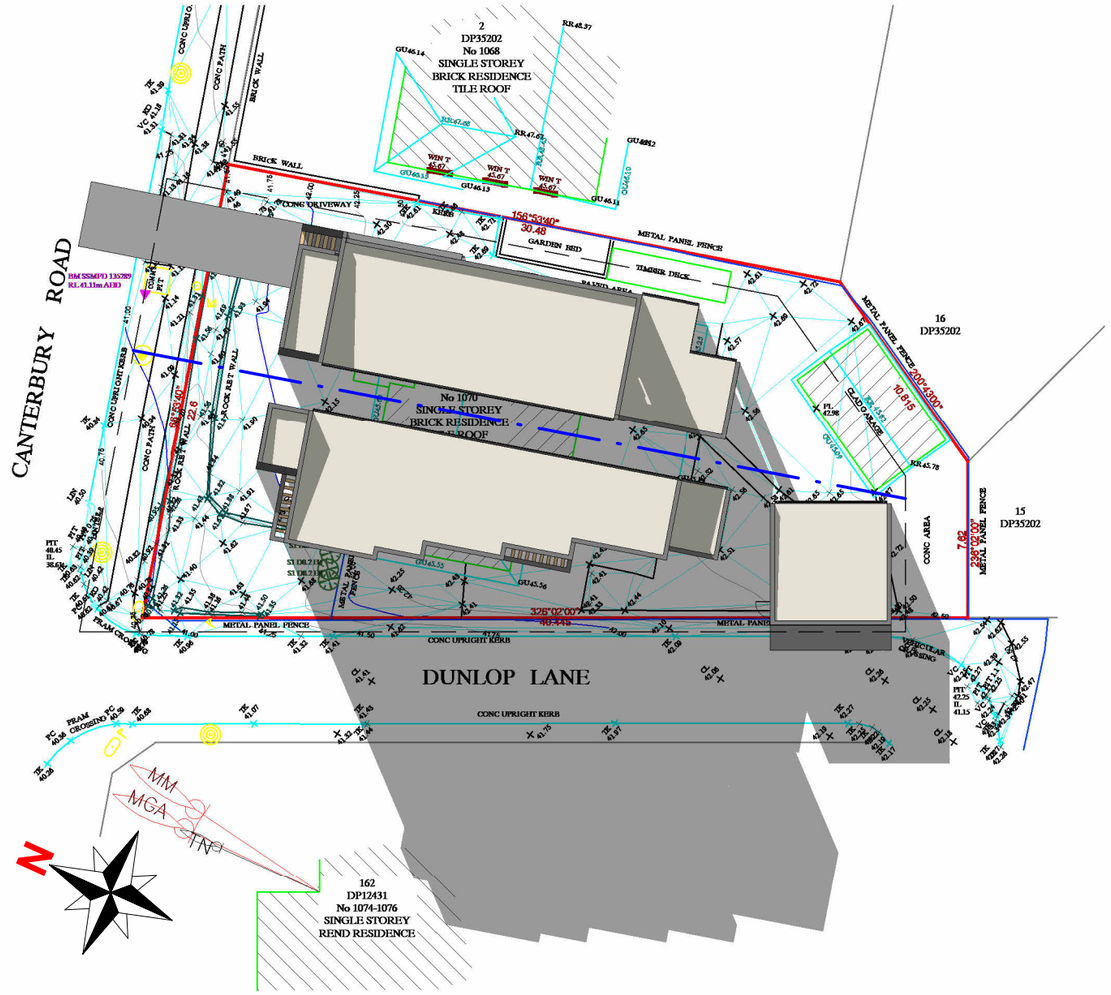


1 SHADOW 01-JUNE21, 9 AM

1 : 300



2 SHADOW 02-JUNE21, 10 AM

1 : 300

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PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a 2-storey dwelling on each lot

SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME SHADOW DIAGRAM		SHEET NUMBER A132	
Project number	ND21090801	CLIENT :	
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Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 300

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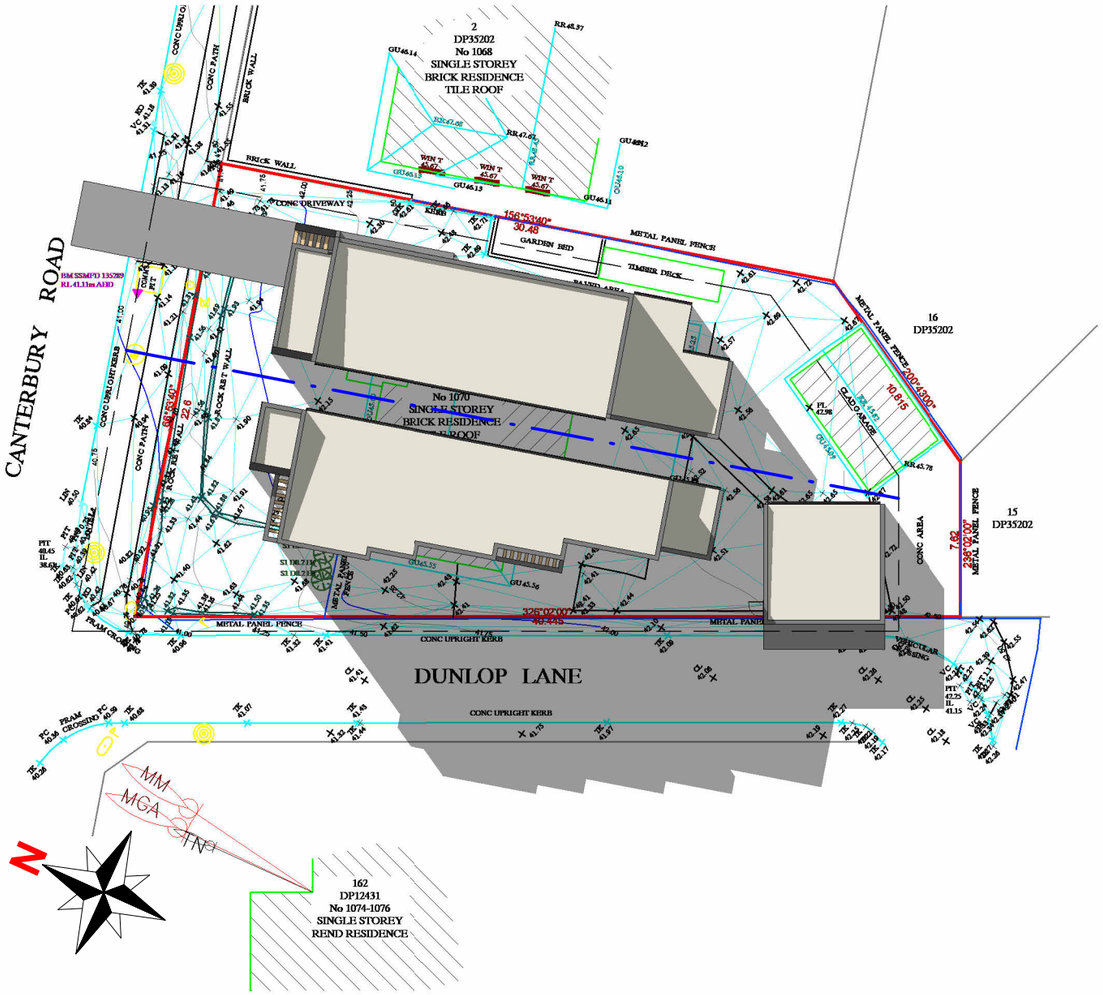
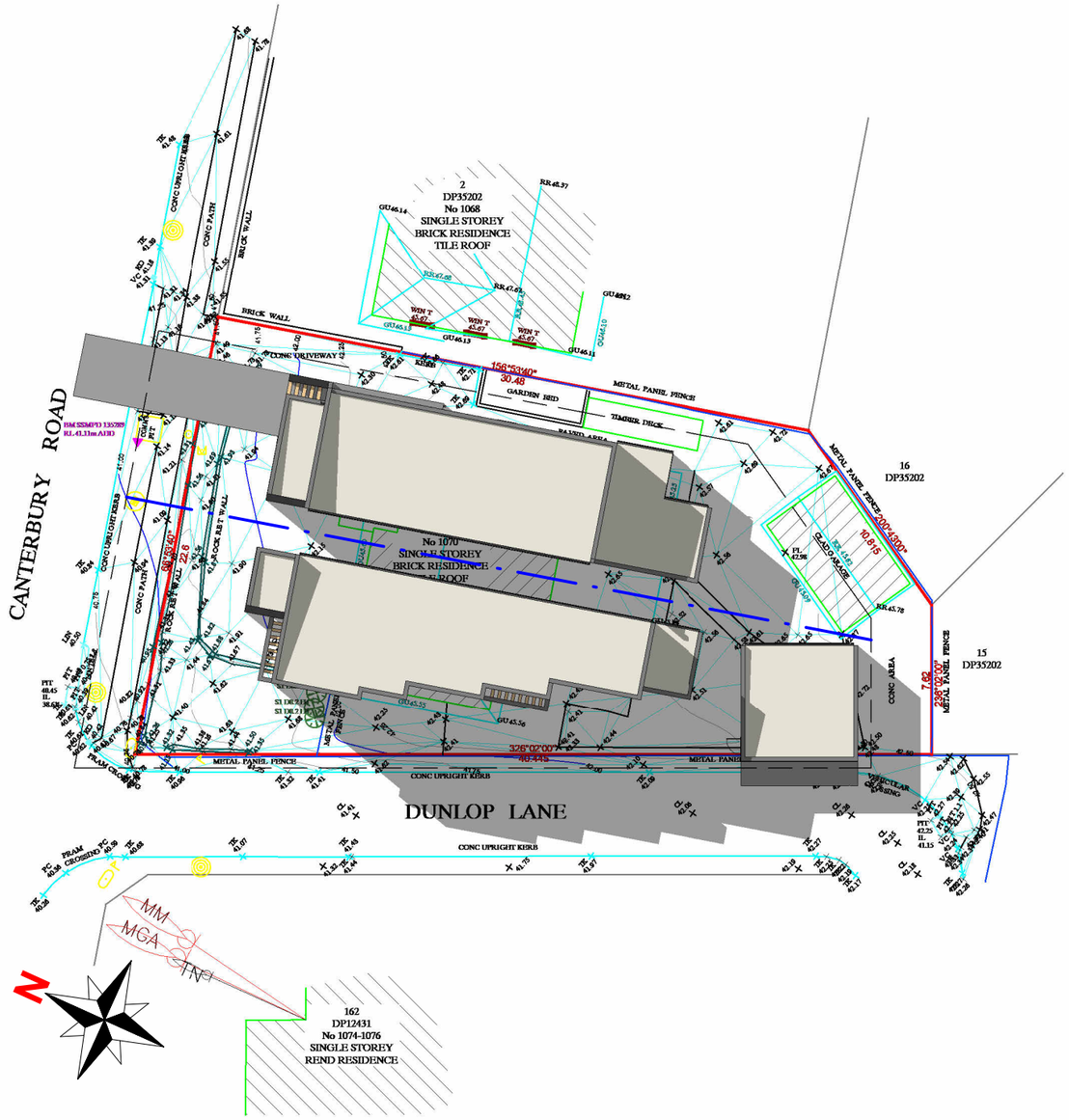


SHADOW 03-JUNE21, 11 AM

1 1 : 300



SHADOW 04-JUNE21, 12 PM

2 1 : 300

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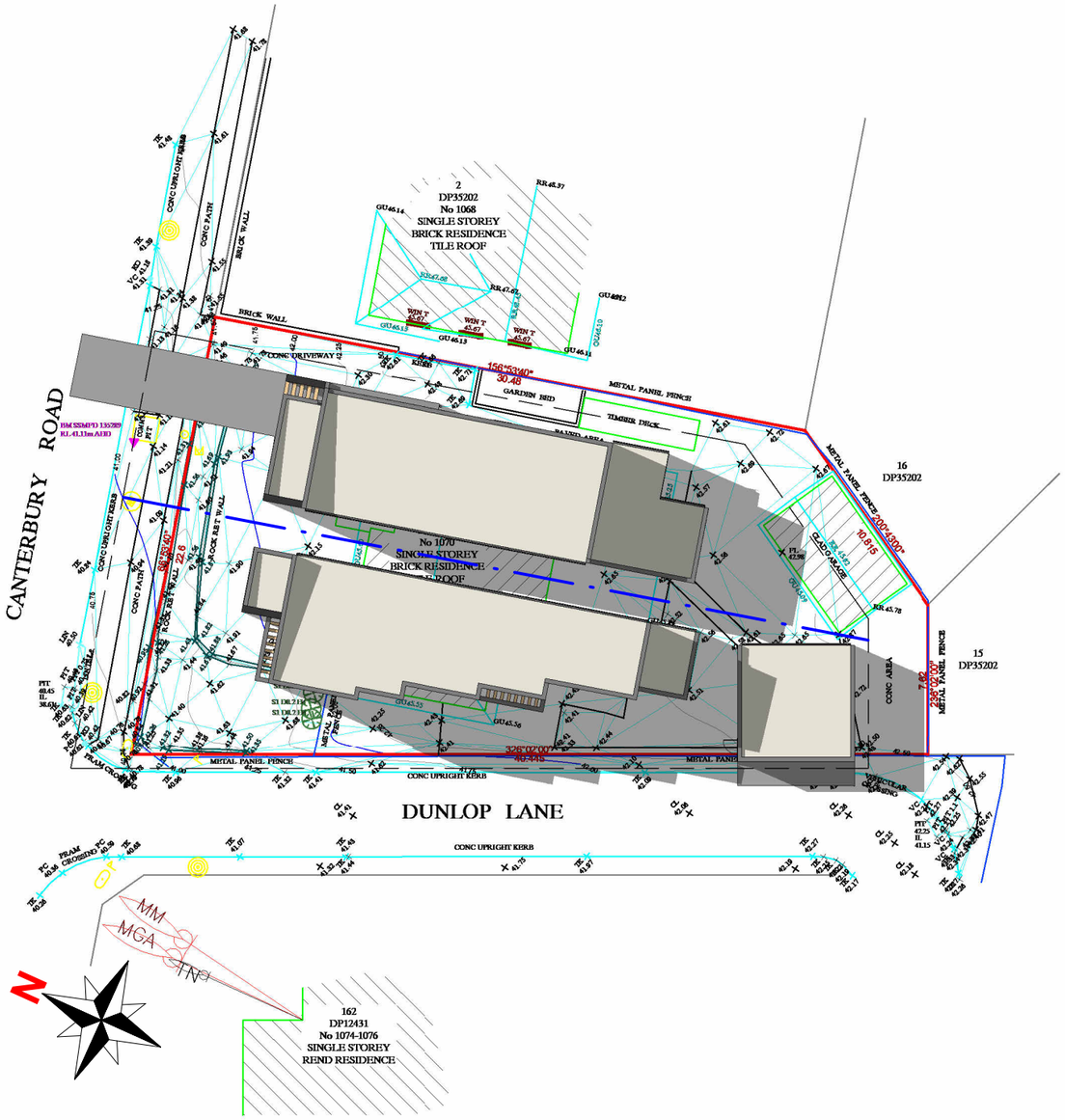
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

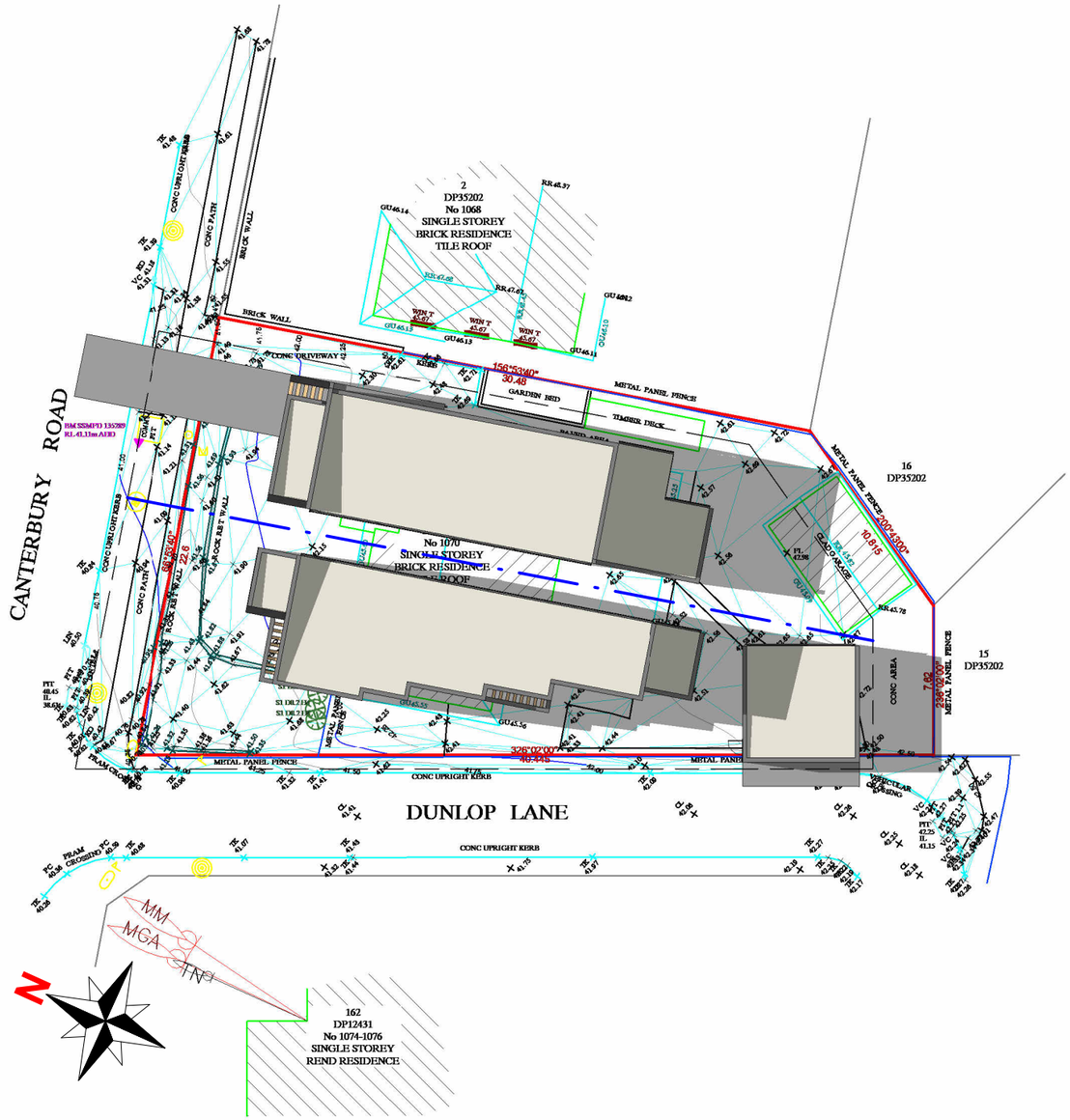
SHEET NAME	SHADOW DIAGRAM
SHEET NUMBER	A133
Project number	ND21090801
Date	06/03/2024 12:38:41
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 300

06/03/2024 12:38:41



SHADOW 05-JUNE21, 01 PM

1 : 300



SHADOW 06-JUNE21, 02 PM

1 : 300

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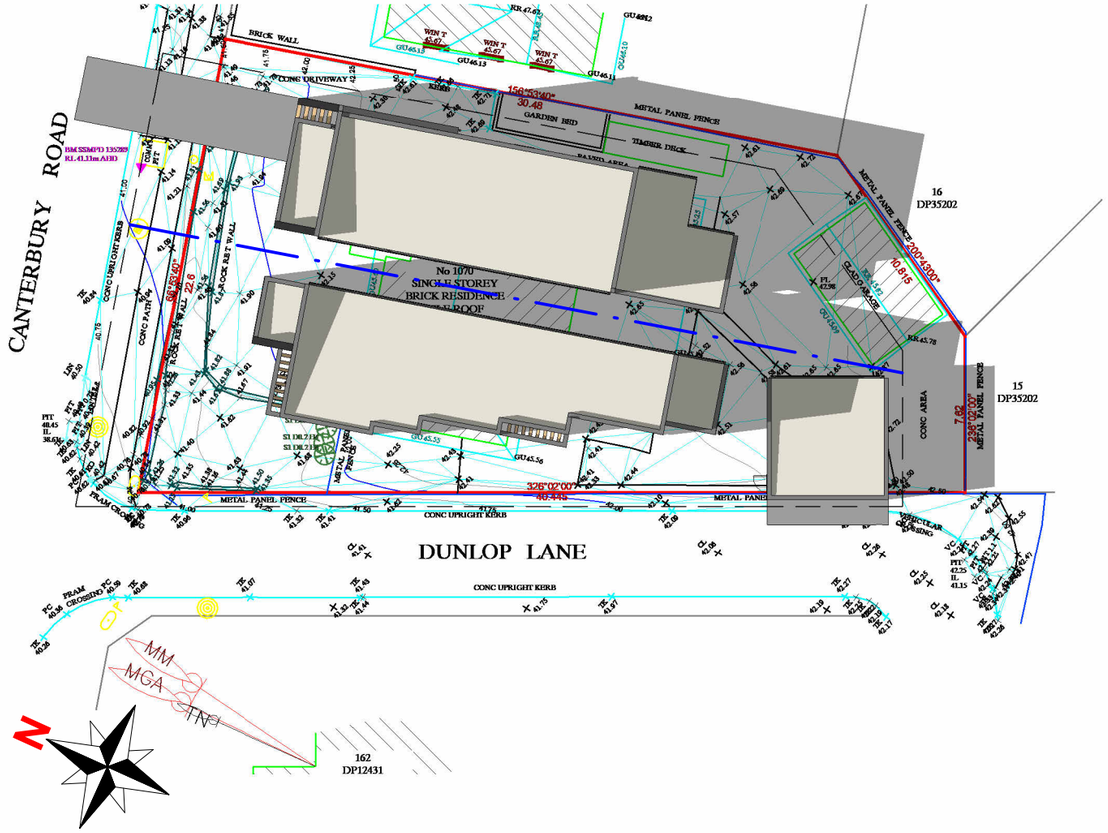
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME SHADOW DIAGRAM		SHEET NUMBER A134	
Project number	ND21090801	CLIENT :	
Date	06/03/2024 12:38:44		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 300

06/03/2024 12:38:44



1 SHADOW 07-JUNE21, 3 PM

1 : 300

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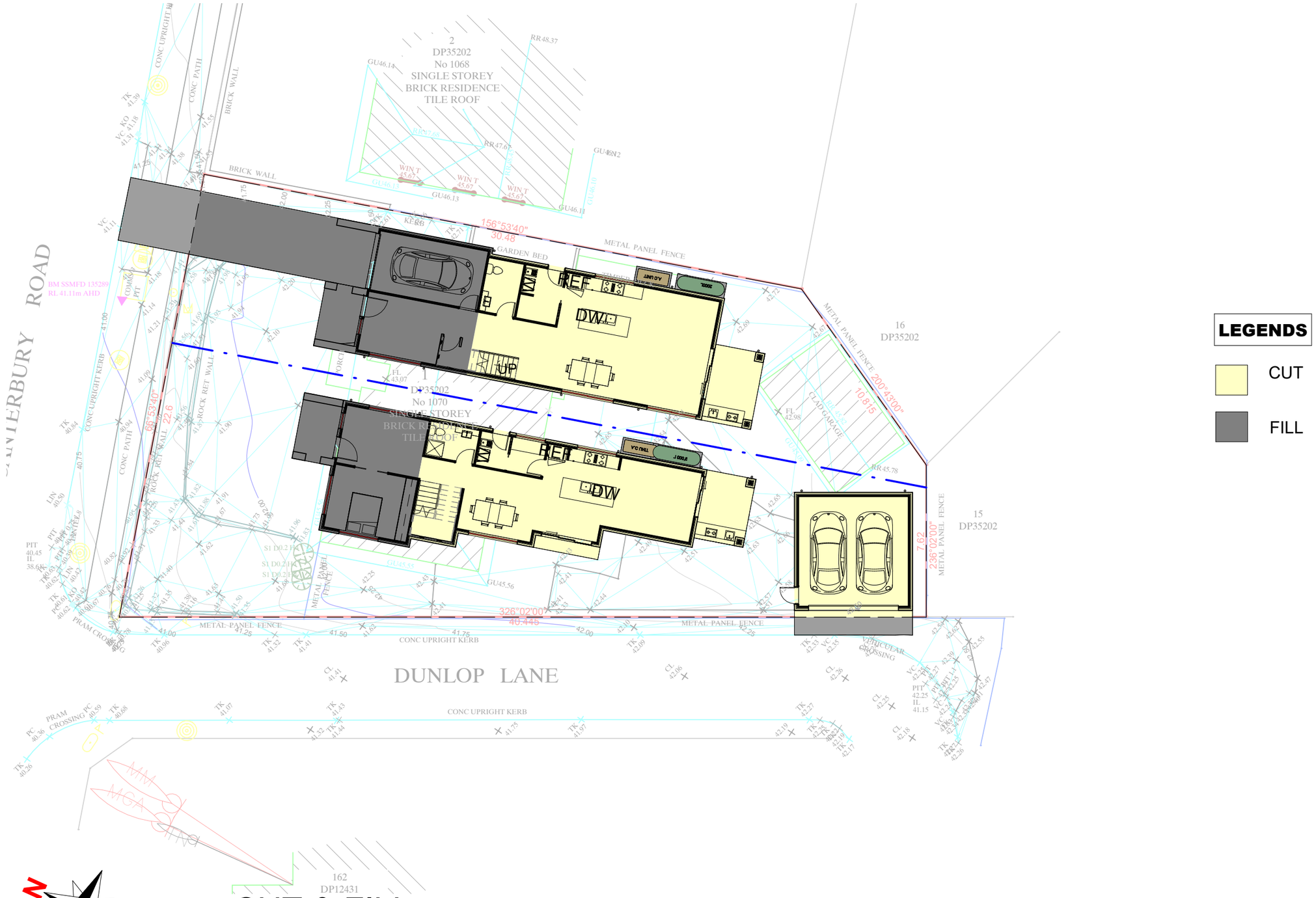
SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	SHADOW DIAGRAM
SHEET NUMBER	A135
Project number	ND21090801
Date	06/03/2024 12:38:46
Design by	MIZANUR
Checked by	AMAN
CLIENT	:
Scale	1 : 300

06/03/2024 12:38:46



CUT & FILL

1 : 200

1

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SITE ADDRESS
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

SHEET NAME	CUT & FILL	SHEET NUMBER	A136
Project number	ND21090801	CLIENT	:
Date	06/03/2024 12:38:48		
Design by	MIZANUR		
Checked by	AMAN	Scale	1 : 200

06/03/2024 12:38:48