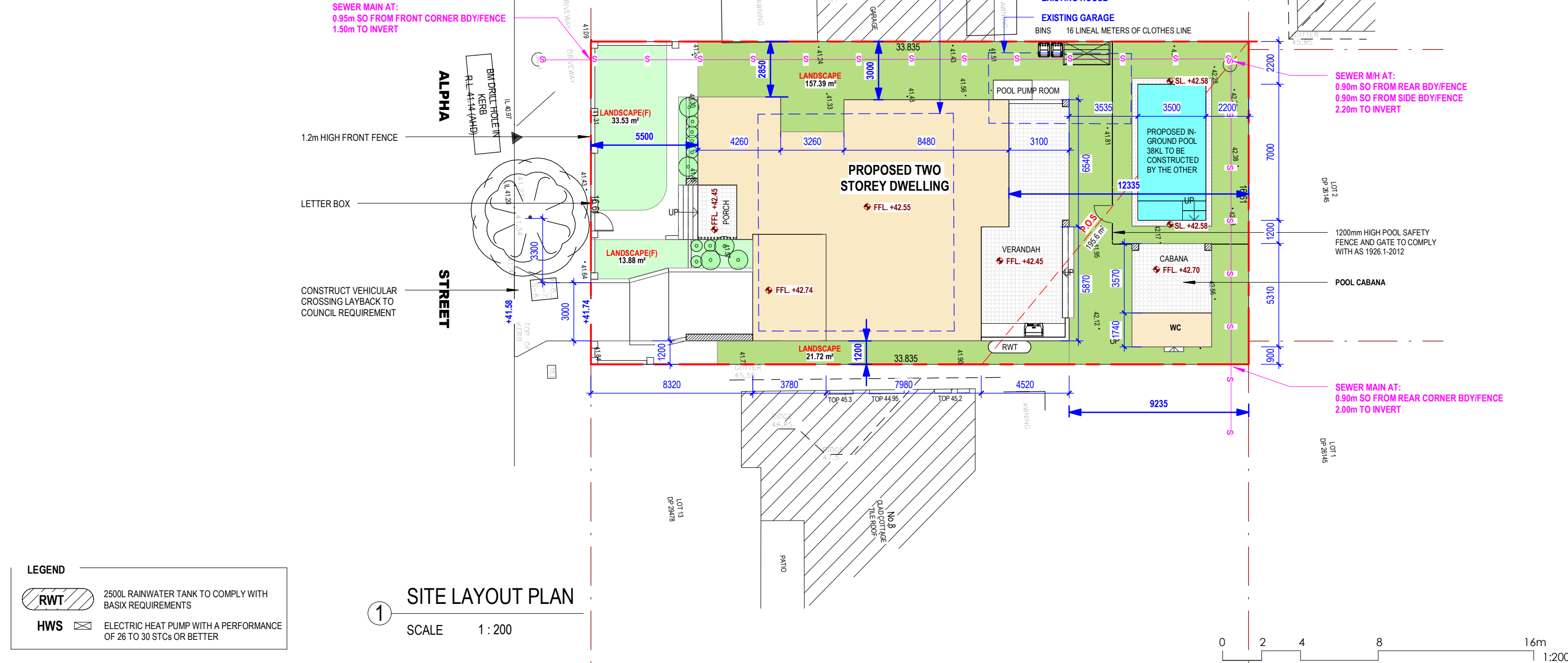


AREA CALCULATION TABLE

10 ALPHA STREET, CHESTER HILL 2162
LOT 12 DP29478

SITE AREA (BY CALC)	556.4m²
REQUIRED FSR 0.5:1	278.2m²
	AREA
GROUND FLOOR	147.00 m²
GROUND FLOOR	4.27 m²
FIRST FLOOR	117.81 m²
BASEMENT STAIR	8.12 m²
TOTAL PROPOSED FLOOR AREA	277.20 m²

LANDSCAPED AREA FORWARD OF THE BUILDING LINE, 45% OF FRONT AREA			
	STANDARD	PROPOSED	COMPLIES
LANDSCAPE(F)	MINIMUM 45% x 91.4m² = 41.1m²	51.95 m²	Yes

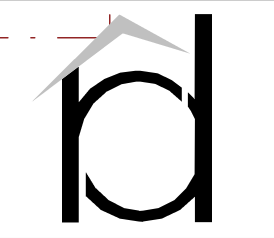


NOTES			
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TO THE COMMENCEMENT OF ANY BUILDING WORK.			
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.			
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3.1990			
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK			

REV	BY	AMENDMENT	DATE
C	LT	ISSUED FOR SEC4.55	20.12.2023
B	KN	EXTERNAL STAIR DELETED	25.10.2023
A	LT	ISSUED FOR DA APPROVAL	20.07.2023

PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	SITE LAYOUT PLAN

RIDGE DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095




CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
	SCALE As indicated	@ A3
DRAWING NUMBER 1.01	JOB No 23020	
	REVISION C	


1 SITE ANALYSIS PLAN

SCALE 1 : 200


SITE ANALYSIS LEGEND:




VEHICULAR ENTRY




SUN DIRECTION - 21 JUNE




EXISTING GROUND CONTOURS




NEIGHBOURING WINDOWS FACING SITE




PREVAILING SUMMER WINDS




EXISTING TREE TO BE REMAIN




EXISTING GROUND LEVEL




P PRIVATE OPEN SPACE




PREVAILING WINTER WINDS



EXISTING TREE TO BE REMOVED



NOISE SOURCE



L LETTER BOX

NOTES

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C	LT	ISSUED FOR SEC4.55	20.12.2023
A	LT	ISSUED FOR DA APPROVAL	20.07.2023
REV	BY	AMENDMENT	DATE

PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	SITE ANALYSIS PLAN


RIDGE
DESIGNS

A B N 60 167 981 982

G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193

PHONE: (02)97871595 FAX:97871095



CITY OF BANKSTOWN CANTERBURY COUNCIL		
 <div>TRUE NORTH</div>	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
	SCALE 1 : 200	@ A3
DRAWING NUMBER 1.03	JOB No 23020	
	REVISION C	

NOTE:

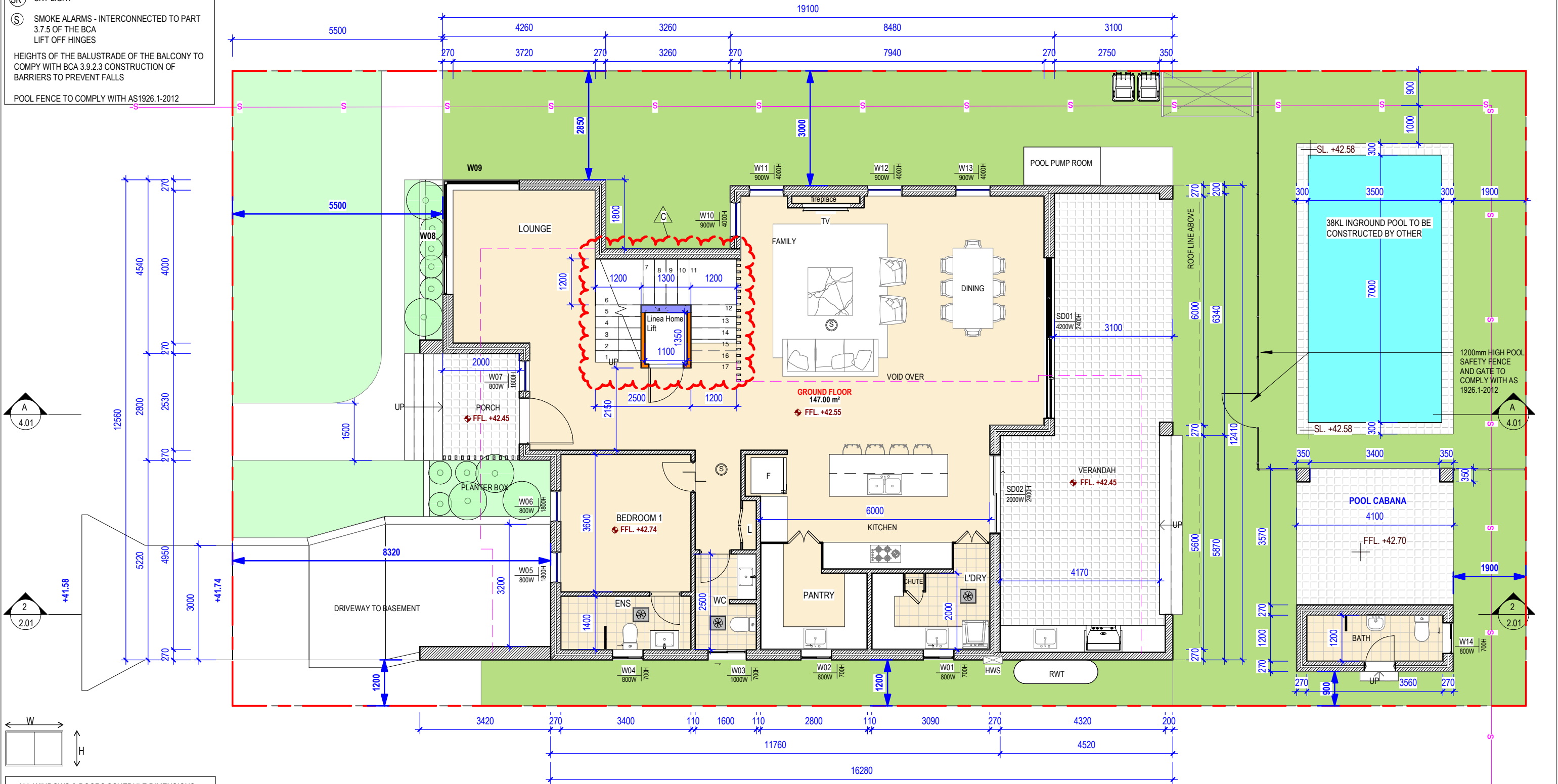
MECHANICAL VENTILATION TO COMPLY WITH THE BCA NCC 2016 PART 3.8.5 VENTILATION / 3.8.5.2 VENTILATION REQUIREMENTS

SKY LIGHT

SMOKE ALARMS - INTERCONNECTED TO PART 3.7.5 OF THE BCA LIFT OFF HINGES

HEIGHTS OF THE BALUSTRADE OF THE BALCONY TO COMPLY WITH BCA 3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS

POOL FENCE TO COMPLY WITH AS1926.1-2012



- ALL WINDOWS & DOORS SCHEDULE DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON-SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF WORKS INCLUDING ANY MANUFACTURING, ORDERING, INSTALLATION AND THE LIKE. ANY INCONSISTENCIES OR CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF RIDGE DESIGNS.

- OPENABLE BEDROOM WINDOWS TO BE PROTECTED TO PART 3.9.2.6 OF THE BCA AND OTHER ROOMS TO PART 3.9.2.7 OF THE BCA.

NOTES

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LEGEND

RWT 2500L RAINWATER TANK TO COMPLY WITH BASIX REQUIREMENTS

HWS ELECTRIC HEAT PUMP WITH A PERFORMANCE OF 26 TO 30 STCs OR BETTER

C	LT	ISSUED FOR SEC4.55	20.12.2023
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A	LT	ISSUED FOR DA APPROVAL	20.07.2023
REV	BY	AMENDMENT	DATE

PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	GROUND FLOOR PLAN

RIDGE
DESIGNS

A B N 60 167 981 982

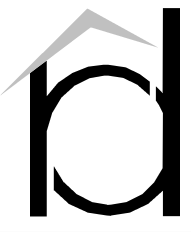
G01/ 2A COOKS AVENUE
CANTERBURY, NSW 2193

PHONE: (02)97871595 FAX:97871095

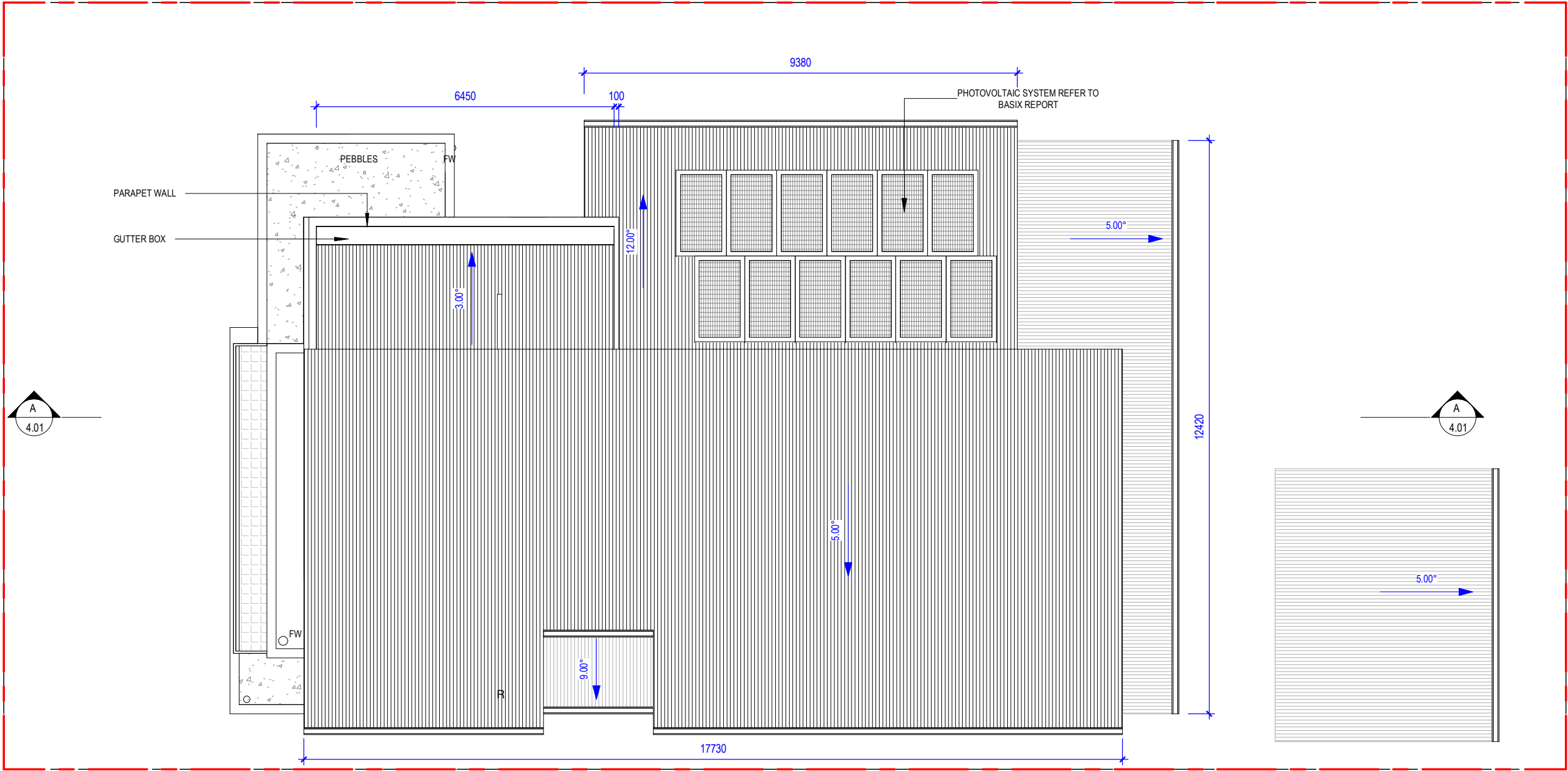
1 GROUND FLOOR PLAN

SCALE 1 : 100

0 1 2 4 8m 1:100



CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
SURVEY REFERENCE	SCALE 1 : 100	@ A3
	JOB No	23020
DRAWING NUMBER	REVISION	C
	2.02	



1 ROOF PLAN
SCALE 1 : 100



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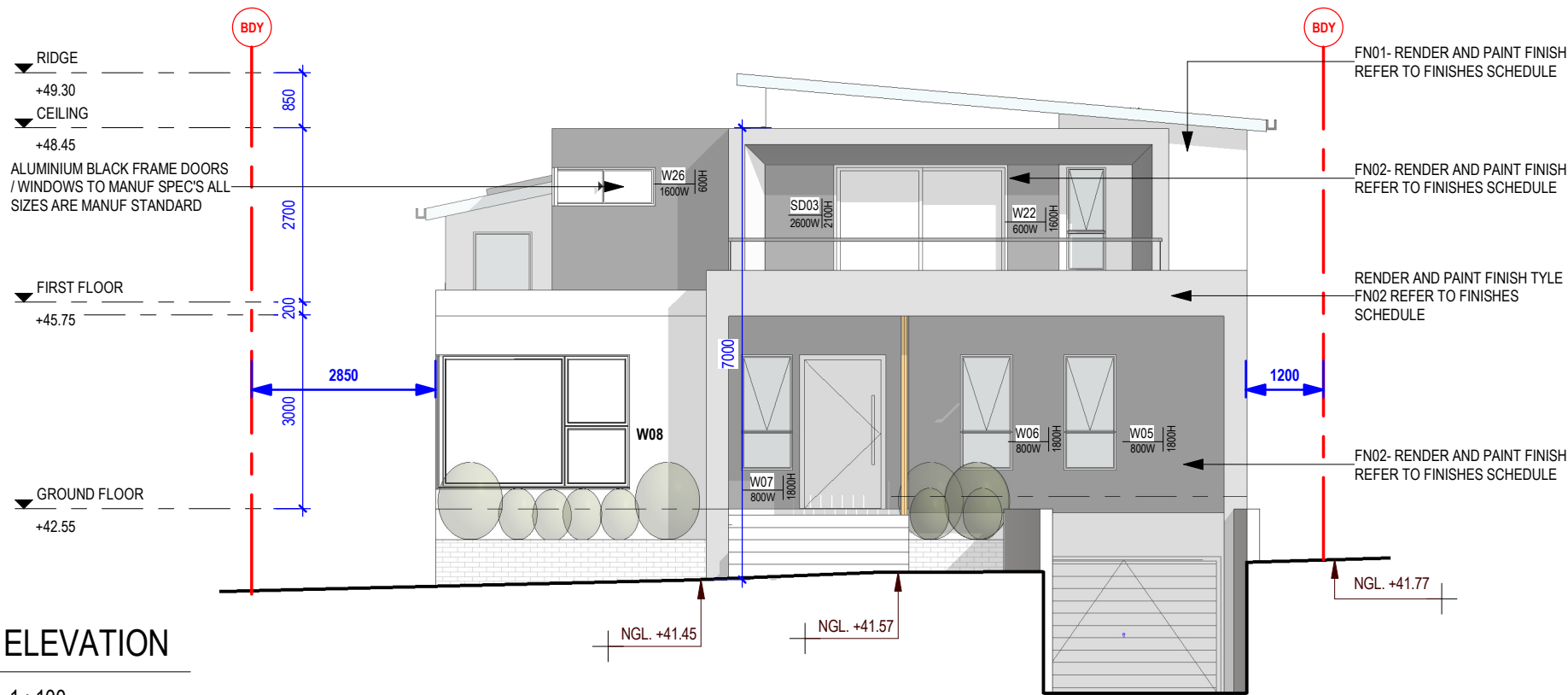
C	LT	ISSUED FOR SEC4.55	20.12.2023
A	LT	ISSUED FOR DA APPROVAL	20.07.2023
REV	BY	AMENDMENT	DATE

PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	ROOF PLAN

RIDGE DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

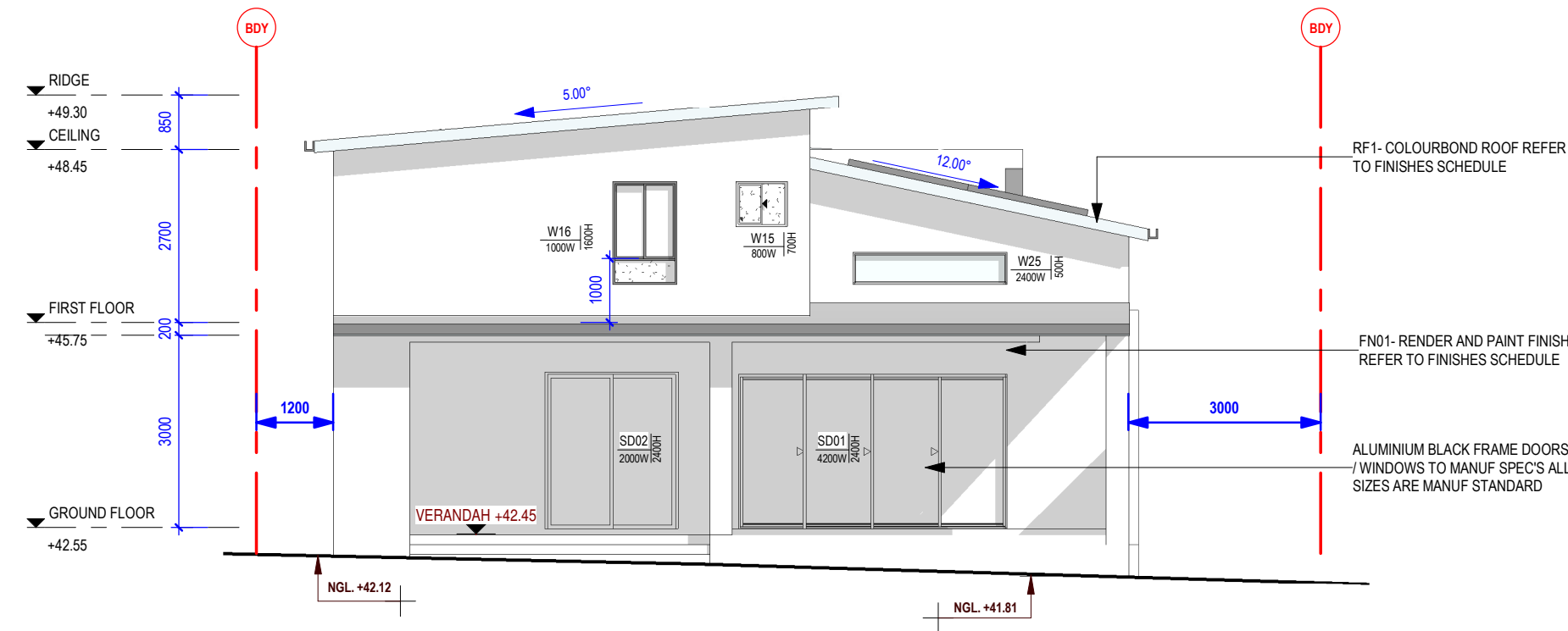


CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
	SCALE 1 : 100	@ A3
DRAWING NUMBER 2.04	JOB No 23020	REVISION C



SOUTH ELEVATION

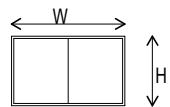
1
SCALE 1 : 100



NORTH ELEVATION

2
SCALE 1 : 100

WINDOWS / DOORS SCHEDULE			
Type	HEIGHT	WIDTH	NO.OFF
W01	700	800	1
W02	700	800	1
W03	700	1000	1
W04	700	800	1
W05	1800	800	1
W06	1800	800	1
W07	1800	800	1
W08	2100	3000	1
W10	4000	900	1
W11	4000	900	1
W12	4000	900	1
W13	4000	900	1
W14	700	800	1
W15	700	800	1
W16	1600	1000	1
W17	700	1400	1
W18	700	1400	1
W19	700	600	1
W20	700	600	1
W21	700	2000	1
W22	1600	600	1
W23	600	2000	1
W24	2800	800	1
W25	500	2400	1
W26	600	1600	1
W09	2100	2000	1
SD01	2400	4200	1
SD02	2400	2000	1
SD03	2100	2600	1
SD56	2200	900	1
SD57	2200	900	1
SD58	2200	900	1



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NOTES

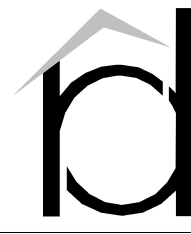
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A	LT	ISSUED FOR DA APPROVAL	20.07.2023

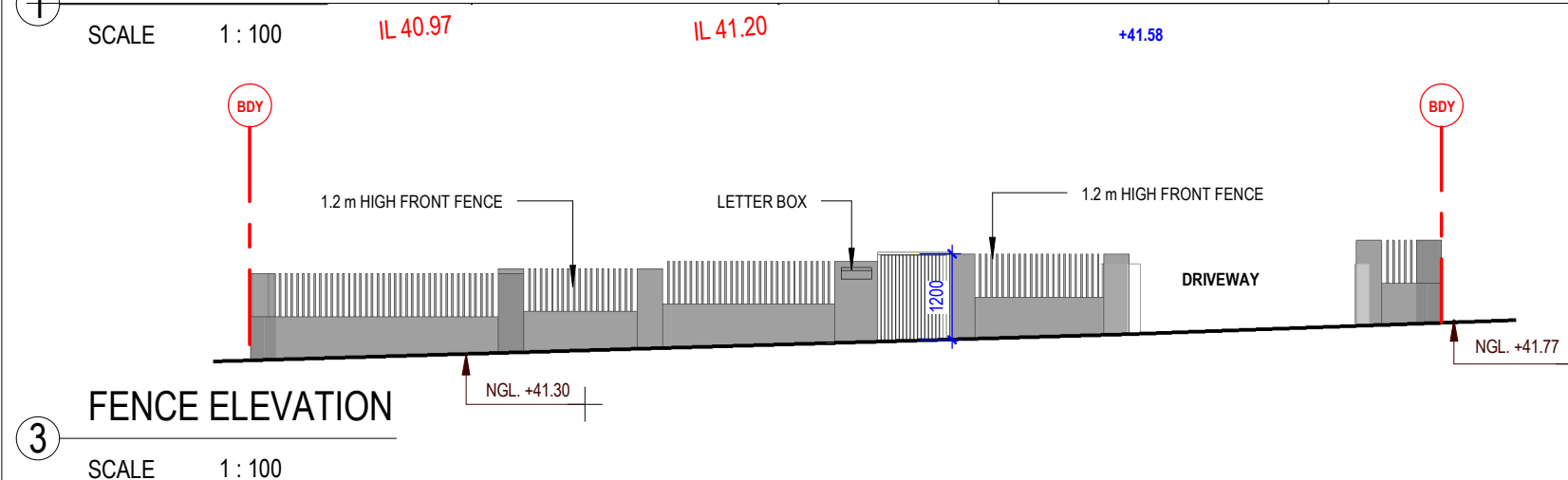
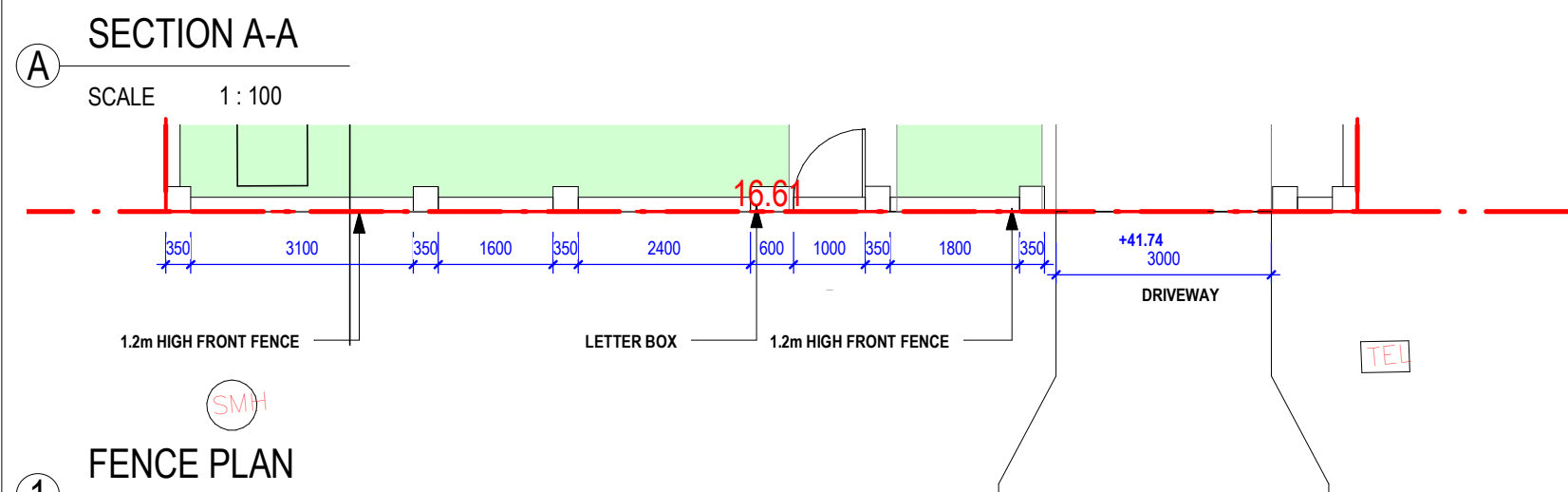
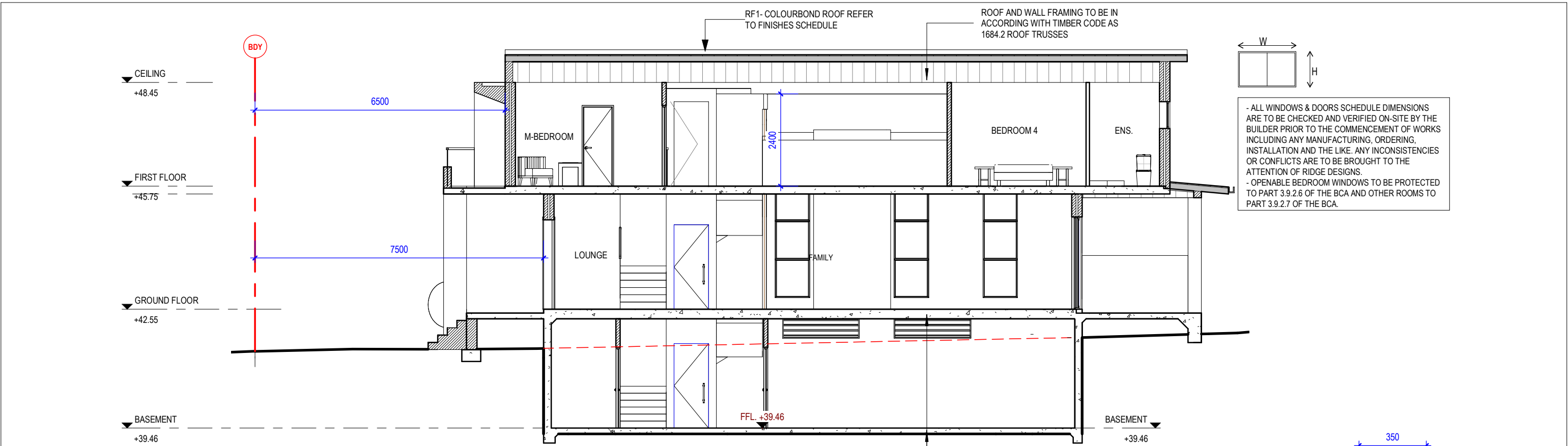
PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	ELEVATIONS - SHEET 1

**RIDGE
DESIGNS**
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

0 1 2 4 8m
1:100

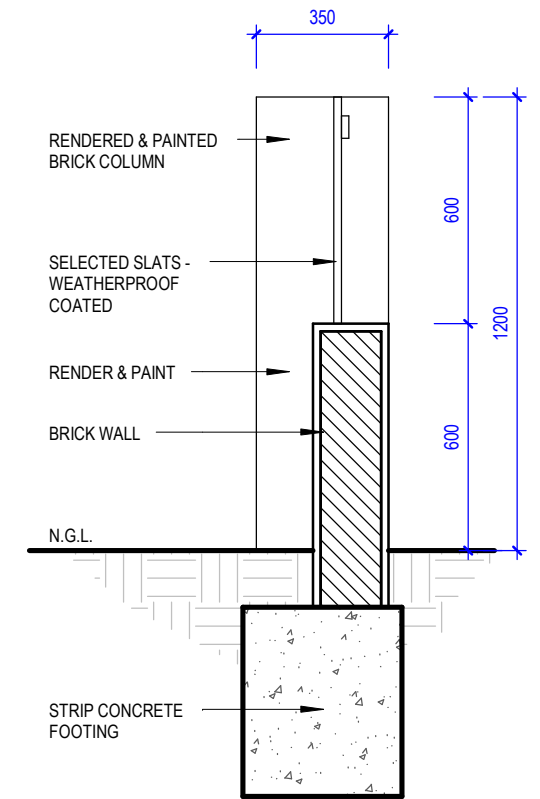


CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
DRAWING NUMBER 3.01	SCALE 1 : 100	@ A3
	JOB No 23020	
	REVISION C	



W
H

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FENCE SECTION DETAIL
(REFER TO ENGINEER FOR FINAL DETAILS)
SCALE: 1:20

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C	LT	ISSUED FOR SEC4.55	20.12.2023
A	LT	ISSUED FOR DA APPROVAL	20.07.2023
REV	BY	AMENDMENT	DATE

PROJECT PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478

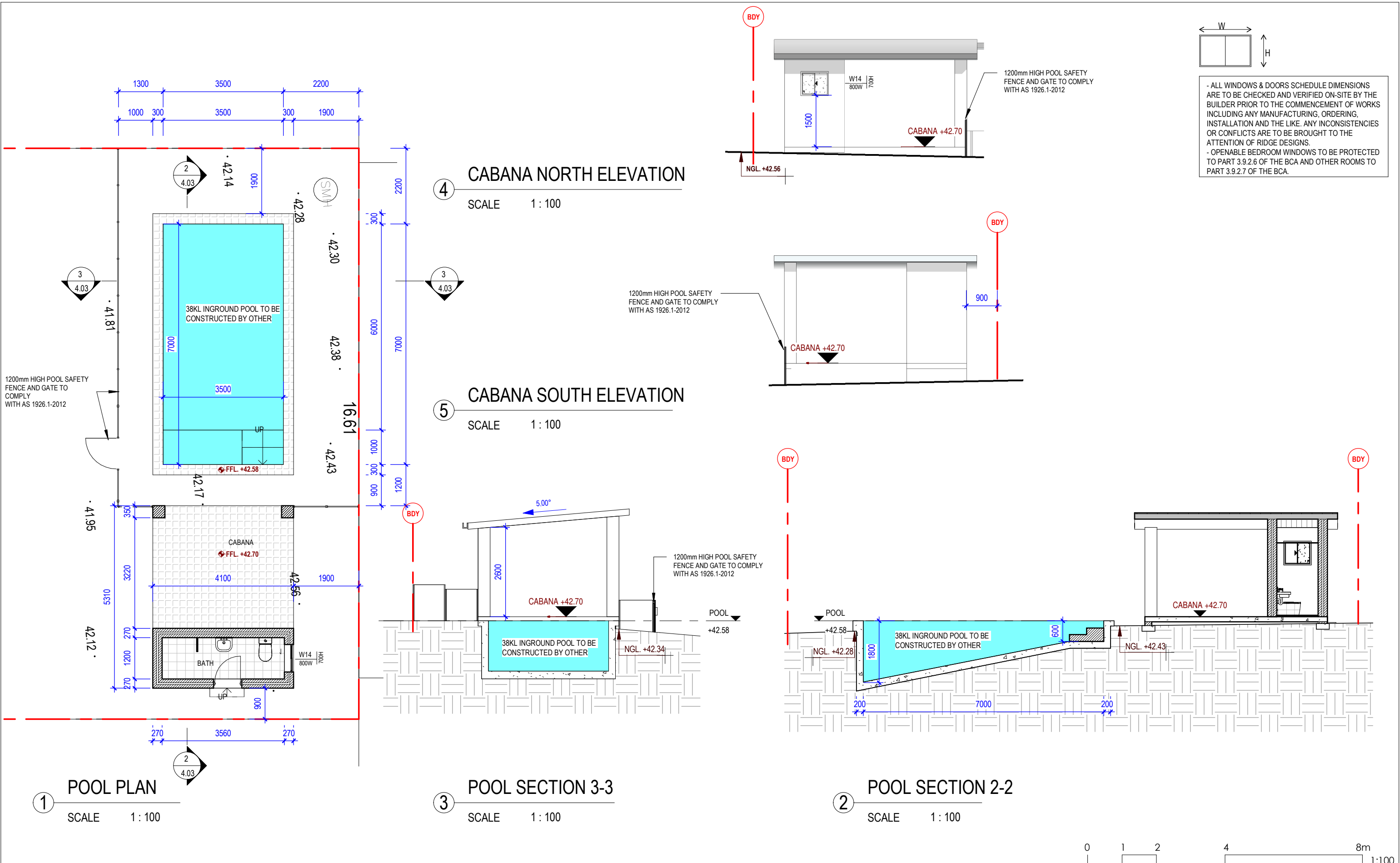
CLIENT Mr. & Mrs. Dandachi

TITLE SECTION & FENCE DETAIL

RIDGE DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095

CITY OF BANKSTOWN CANTERBURY COUNCIL

TRUE NORTH	DESIGNED G.M	CHECKED G.M
SURVEY REFERENCE	DRAWN KN	
	SCALE As indicated	@ A3
DRAWING NUMBER	JOB No 23020	
4.01	REVISION C	



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REV	BY	AMENDMENT	DATE

PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	POOL PLAN & SECTION

RIDGE DESIGNS
A B N 60 167 981 982
G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193
PHONE: (02)97871595 FAX:97871095



CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
	SCALE 1 : 100	@ A3
DRAWING NUMBER 4.03	JOB No	23020
	REVISION	C

BASIX NOTE

CERTIFICATE NUMBER : 1407469S_02

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 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

Rainwater tank

The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
- all toilets in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Swimming pool

The swimming pool must not have a volume greater than 34 kilolitres
The swimming pool must be outdoors.

Thermal Comfort Commitments

General features

The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above garage, concrete	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; light (solar absorptance < 0.475)

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
• For the following glass and frame types, the certifier check can be performed by visual inspection.
- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
• Overshadowing buildings/ vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the overshadowing column.

Windows and glazed doors glazing requirements

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
SD01	2400	4200	aluminium, single, clear	solid overhang 3500 mm, 600 mm above head of window or glazed door	not overshadowed
SD02	2400	2000	aluminium, single, clear	solid overhang 4500 mm, 600 mm above head of window or glazed door	not overshadowed
W14	700	800	aluminium, single, clear	eave 450 mm, 500 mm above head of window or glazed door	not overshadowed
W15	700	800	aluminium, single, clear	eave 450 mm, 900 mm above head of window or glazed door	not overshadowed
W16	1600	1000	aluminium, single, clear	eave 450 mm, 900 mm above head of window or glazed door	not overshadowed
W25	500	2400	aluminium, single, clear	eave 450 mm, 900 mm above head of window or glazed door	not overshadowed
East facing					
W01	700	800	aluminium, single, clear	none	2-4 m high, 2 m away
W02	700	800	aluminium, single, clear	none	2-4 m high, 2 m away
W03	700	1000	aluminium, single, clear	none	2-4 m high, 2 m away
W04	700	800	aluminium, single, clear	none	2-4 m high, 2 m away
W17	700	1400	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed

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1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3.1990
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK

C	LT	ISSUED FOR SEC4.55	20.12.2023
A	LT	ISSUED FOR DA APPROVAL	20.07.2023
REV	BY	AMENDMENT	DATE

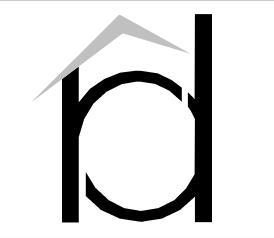
PROJECT	PROPOSED TWO STOREY DWELLING, 10 ALPHA STREET, CHESTER HILL 2162 LOT 12 DP29478
CLIENT	Mr. & Mrs. Dandachi
TITLE	BASIX NOTE

RIDGE
DESIGNS

A B N 60 167 981 982

G01/ 2A COOKS AVENUE
CANTERBURY , NSW 2193

PHONE: (02)97871595 FAX:97871095



CITY OF BANKSTOWN CANTERBURY COUNCIL		
TRUE NORTH SURVEY REFERENCE	DESIGNED G.M	CHECKED G.M
	DRAWN KN	
	SCALE 1 : 100 @ A3	
DRAWING NUMBER 6.01	JOB No	23020
	REVISION	C

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W18	700	1400	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W19	700	600	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W20	700	600	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W21	700	2000	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
South facing					
W05	1800	800	aluminium, single, clear	solid overhang 1500 mm, 650 mm above head of window or glazed door	not overshadowed
W06	1800	800	aluminium, single, clear	solid overhang 1500 mm, 650 mm above head of window or glazed door	not overshadowed
W07	1800	800	aluminium, single, clear	solid overhang 1000 mm, 650 mm above head of window or glazed door	not overshadowed
W08	2100	3000	U-value: 5.6, SHGC: 0.369-0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W10	4000	900	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	2-4 m high, 2-5m away
W22	1600	600	aluminium, single, clear	eave 800 mm, 700 mm above head of window or glazed door	not overshadowed
SD03	2100	2600	aluminium, single, clear	solid overhang 400 mm, 200 mm above head of window or glazed door	not overshadowed
W26	600	1600	aluminium, single, clear	none	not overshadowed
West facing					
W09	2100	2000	U-value: 5.6, SHGC: 0.369-0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W11	4000	900	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	2-4 m high, 2-5m away
W12	4000	900	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	2-4 m high, 2-5m away
W13	4000	900	aluminium, single, clear	eave 450 mm, 400 mm above head of window or glazed door	2-4 m high, 2-5m away
W23	600	2000	aluminium, single, clear	none	not overshadowed
W24	2800	800	U-value: 5.6, SHGC: 0.369-0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a

Ventilation

The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
Laundry: natural ventilation only, or no laundry; 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:

- at least 5 of the bedrooms / study; dedicated
- at least 2 of the living / dining rooms; dedicated
- the kitchen; dedicated
- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

Natural lighting

The applicant must install a window and/or skylight in 6 bathroom(s)/toilet(s) in the development for natural lighting.

Swimming pool

The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (electric boosted).

The applicant must install a timer for the swimming pool pump in the development.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.