PROPOSED APARTMENT COMPLEX

CLIENT: GHAYATH AL SHELH

@ 2-4 VIMY STREET, BANKSTOWN NSW 2200

Certificate No. #HR-OYWBRZ-01
Scan QR code or follow website link for rating details.
Assessor name David Barham
Accreditation No. HERA 10229
Property Address 2-4 Vimy Street , Bankstown , NSW, 2200
http://www.hero-software.com.au/pdf/HR-OYWBRZ-01

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DEVELOPMENT APPLICATION
Municipality: City of Canterbury-BankstownCouncil

DATE	DESCRIPTION	ISSUE
30/10/2023	CONCEPT PLANS	A
27/11/2023	ISSUED FOR CONSULTANT REVIEW	B
19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
31/05/2024	DESIGN REVISIONS	D
31/05/2024	ISSUE FOR TOWNPLANNER REVISION	E
24/06/2024	ISSUE FOR DA SUBMISSION	F

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NOTE:
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Abcon and is to be used only for work when authorised in writing by Abcon. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site . All documents here within are subject to Australian Copyright Laws. Do not scale off drawings. Refer to Architectural Plans. Verify dimensions on site. All Works are to comply with the Building Code of Australia, all relevant Local Authorities, planning policies and certifying bodies.

PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155

PROJECTION LOCATION: 2-4 VIMNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13553

CLIENT DESCRIPTION: Ghayath Al Shelh

DESIGNER
ABCON
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02 8168 0361
INFO@ABCON.COM.AU

PAGE TITLE: COVER SHEET

DRAWING NUMBER: A.01.1

DATE : 24/06/2024

ISSUE: F

DRAWN BY : S.E

SCALE :

A1

GENRAL NOTES AND DETAILS

GENERAL NOTES:

All Dimensions and Floor Areas are to be verified by builder prior to the commencement of any bulding work. Any discrepancies are to be confirmed by the designer. Levels shown are approximate unless accompanied by reduced levels by a registered surveor. Figured dimensions are to be taken in preference to scaling. All Boundary Clearances must be verified by the surveyor prior to the commencement of any building work. Where Engineering or Hydraulic Drawings are required, such must take preference to this drawing. Stormwater to be connected and discharged to councils requirements and to AS3500.3-1990. All services to be located and verified by the builder with the relevant authorities prior to the commencement of any building work. All demolition and removal work to be carried out with approved waste management plan and in accordance with councils requirements & DA Conditions. Setbacks are to be taken from external wall finish.

STANDARDS NOTES:

All Architectural Drawings to be in Accordance with AS 1100.301
Swimming Pools / Spas to be in Accordance with AS1926
Fire Protection Systems / Equipment to be in Accordance with AS1851
Termite Management to be in Accordance with AS3660
Buildings in Bushfire Prone Areas to be in Accordance with AS3959
Parking Facilities to bbe in Accordance AS/NZS2890
Access and Mobility to be in Accordance with AS1428
Timber Framed Construction to be in Accordance with AS1684
Demolition of Structures to be in Accordance with AS2601
Aluminium Structures to be in Accordance with AS/NZS1664
Windows and External Glazed Doors to be in Accordance with AS2047
Piled Footings to be in Accordance with AS2159
Emergency lighting / exit signs for buildings in accordance with AS2293
Composite Structures to be in Accordance with AS2327
Masonry Structures to be in Accordance with AS3700
Electrical Installations to be in Accordance with AS3013
Mechanical ventilation & AC to be in Accordance with AS1668
Installation of Fire Hose Reels to be in Accordance with AS1668
Smoke Alarms to be in Accordance with AS3786
Glass in Buildings to be in Accordance with AS1288
Automatic Fire Sprinkler systems to be in Accordance with AS2118

DEMOLITION NOTES:

Demolition is to be carried out in accordance with AS2601-1991 'The Demolition of Structures'. Demolition is to be carried out by a qualified and licenced demolition company. At all times demolition work shall be supervised by a Qualified and Competant individual. Demolished items to be recycled as specified in waste management plan. Obtain all necessary permits and approvals. All existing services to be disconnected and sealed before demolition. Removal of hazardous substances shall be carried out by a competent and qualified person Removal of Asbestos shall be in accordance with NOHSC (Safe Work Australia). Structures shall be demolished progressively, storey by storey (Sequential Method). Demolished materials shall be removed progressively and not be allowdd to accumulate on site. Demolished Materials shall be be allowed to fall freely. The site shall be secured at all times against the unauthorised entry of persons or vehicles.

BCA NOTES:

Footings and Slabs to Structural Engineer's details. All first floow windows with restricted opening to comply with clause 3.9.2.5 of the BCA. All Masonry walls to have expansion joints to comply with BCA requirements. A high impact vapour barrier to comply as per the requirements of clause 3.2.2.6 of the BCA. Gutters and Downpipes to comply with AS3500.3 or 3500.5. Wet Area Construction to comply with AS3740. Stairs to be constructed with the requirements of clause 3.9.1.2 of V2 of the NCC. The finish of all stairs to meet requirements of clause 3.9.1.4 of V2 of the NCC. The landing provided to meet requirements of clause 3.9.1.5 of V2 of NCC. Non slip nosing or tread to stairs to comply with clause 3.9.1.4 of BCA. Balustrades servicing stairs will meet the requirements of clause 3.9.2.3 of V2 of the NCC. A Handrail will be provided to service the internal stairs of the dwelling (where bounded by walls) which will meet the requirements of clause 3.9.2.4 of V2 of the NCC. New Handrails and Balustrades must comply with Part 3.9.2.4 of the BCA. Mechanical Ventilation Discharge location as per BCA part 3.8.7.4 - Condensation Management.

EXISTING STRUCTURES NOTES:

Whilst all care and attention to detail is taken when compiling these drawings they should not be used solely for the construction of the proposed work. The existing building may contain hiddden or previously undocumented work. Therefore the builder should make onsite confirmation of measurements during the project.

STRUCTURAL NOTES:

All structural references made on this plan are to ber designed and stated on an engineer's certificate as being wholly approved before commencement of any works. These drawins are to be read in conjuction with engineers plans and documents, with engineers references taking precedence.

FIRE SAFETY NOTES:

To be in accordance with BCA part 3.7 AS3786-1993. Smoke Alarms - AS1691-1985 - Domestic oil-fired appliances - installation. AS/NZS2918-2001 - Domestic Solid Fuel Burning Appliances installation & AS3959-1999 - Construction of building in bushfire prone areas. All floors between other occupancies, party walls, walls within 900mm distance and eaves within 500mm distance from title boundary or other adjoining buildings must be constructed with a non -combustible material having a FRL of not less than 60/60/60.

SEDIMENT NOTES:

All erosion and sediment control measures including revegetation and storage of soil and topsoil , shall be implemented to the standards of the soil and conservation of NSW. All Drainage works shall be constructed and stabilised as early as possible during development. Sediment Traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench. All sediment Basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period. All disturbed areas shall be revegated as soon as the relevant works are completed. Soil and Topsoil stockpiles shall be located away from drainage lines and areas where water may concentrate. Filer shall be constructed by stretching a filter fabric (Propex or approved equivalent) between post at 3m centres. Fabric shall be buried 150mm along its lower edge.

PUBLIC ACCESS NOTES:

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

RAINWATER TANK NOTES:

Labels shall be fixed adjacent to all outdoor watering taps stating that the water is not to be consumed. An emergency mains tap shall be provided adjacent to the water meter and connected to the mains supply. Rainwater Tank supply shall not be connected to drinking and bathing water tap outlets. First flush devices to be fitted to all downpipes connected to the rainwater tank. All downpipes are to be entirely P.V.C. All pipes are to be sealed up to underside of roof gutters. Esnure all connections within charged systems are solvent welded. Tank shall be connected to a sydney water approved control panel to ensure mains water supply is provided when tank empties . All Plumbing works shall be carried out by a licensed plumber in accordance with Sydney Water Guidlines and the NSW Code of Practice: Plumbing and Drainage.

CONTRACTOR NOTES:

Figured dimensions take preference, do not scale from plans. IF IN DOUBT, ASK. Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued. These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings. All matters including but not limited to finishes, inclusions, upgrades, exclusions, additional costs and works by owner/builder.

SITE AND SERVICES NOTES:

A complete investigation of services has not been undertaken for this site plan. Services locations, depths and inverts have been located by field survey or taken from DBYD or Council documenmts confirmation of critical positions should ber obtained with on site detection services.Neglecting to dial 1100 before digging or excavation can lead to costly disruption to essential services, and injury or death to workers and the general public. Rupture of services during excavation or other activity created a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services shoud be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specilaist contractors should be used. Locations with underground power: All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenace or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occuring, power lines should be where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

LANDSCAPING NOTES:

Street Trees and Turf to be protected during construction. Any damage to turf and street trees to be rectified as part of the Landscape Works. The methods of Tree Protection shall comply with AS4970-2009 - 'Protection of Trees on Development Sites' (If no detailed arboricultural Impact report is required). All plant material must be true to the species . No substitues will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy , well shaped, not soft or force grown and not root bound. All new turfed areas are to be selected weed free. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points. All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing. Mulch shall mean hardwood mulch (25mm Grade), free from material derived from Privet, Willow, Poplar, Coral Trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Mulch to planter beds shall be Pine Bark mini nuggets mulch (25mm grade), free from fines. Spread mulch so that after settling, it is: smooth and evenly graded between design surface levels; flush with adjacent finished levels; of the required depths (75mm); and sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of planting bed, planting and all other work. Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of 50% Black Soil, 20% Corase Sand, 30% Organic Material Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

EXCAVATION IN ROCKS NOTES:

The contractor shall submit his proposal for excavation to the superintendent prior to commencement of work. The method shall comply with all the requirements of the da conditions, particularly in relation to noise levels, vibration and work hours. Vibrations shall not exceed that specified in the geotechnical report and alarms shall be installed to monitor these vibrations. u.n.o. all the requirements of the geotechnical report for the site shall be observed and met.

FRAMING AND BRACING NOTES:

All bracing and tie downs to be in accordance with AS 1684. unless noted otherwise provide the minimum for roofs and horizontal bracing - use diagonal cross strap bracing throughout roof. Screw fix to each rafter, Purlin or truss and securely fasten to top plate/beam at ends. Stud walls - strap top & bottom plate to a minimum of every second stud secure floor plate to slab below with m12 chemical anchors at 1200mm max cts or secure every second stud to floor bearers below masonry walls - fasten top plate to brickwork using roof straps (similar m.e.t. 7.1 or approved equivalent) at a maximum of 1200mm spacing anchored 15 c/s down provide straps each side of all openings provide additional hold downs as detailed. Vertical bracing - provide vertical bracing in accordance with as 1684. Provide additional vertical bracing where shown and as detailed on these drawings.

RESIDENTIAL SLABS AND FOOTINGS NOTES:

Designs are to carried out in accordance with AS2870. confirmation of the site classification in accordance with AS2870 is required by a geotechnical engineer prior to construction commencing on site and shall include confirmation of bearing capacity. The foundation material shall be uniform and piers or blockdowns shall be used at the direction of the Geotechnical Engineer to achieve uniform bearing where required. The owners attention is drawn to the acceptable levels of foundation performance as outlined by AS2870. Accordingly category 1 or 2 damage may be expected under some conditions. should a higher level of crack control be required then the engineer should be notified so that this can be incorporated into the design. Sites shall be prepared in accordance with AS2870. As a minimum this must include: top soil containing grass, roots or any other organic material shall be removed from the area on which the slab is to rest. blind with sand sufficient only to ensure no damage to damp proof membrane (maximum 50mm). A vapour barrier/damp proof membrane shall be provided. The membrane shall be polythene sheeting of minimum thickness 0.2mm. The sheet shall be laid beneath the slab such that the slab and all beams are entirely underlaid. the sheet shall extend under edge beams to ground level. sheet joints shall be fully taped laps with a minimum of 200mm overlap. penetrations at pipes or fittings, etc shall be taped or sealed with a close-fitting sleeve or turn up of the membrane. 5. where noted on drawings as controlled fill, the filling shall comply with the following: sand fill up to 0.8m deep that is well compacted by a vibrating plate or vibrating roller in layers not more than 300mm thick. Non-sand fill up to 0.4m deep that is well compacted by a mechanical roller in layers not more than 150mm thick. Any clay shall be moist during compaction. Where noted on drawings as rolled fill, the filling shall be material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of the rolled fill shall not exceed: 0.6m for sand fill compacted in layers not more than 300mm. & 0.3m for non-sand fill compacted in layers not more than 150mm. Where noted on drawings as 'fill as formwork', filling shall be compacted sufficiently to provide a stable platform during construction. This would normally be provided by compaction to at least 85% maximum standard dry density. Heating cables and hot water pipes, electric heating cables may be embedded in the slab without any increase in thickness or reinforcement. Where hot water pipes are to be embedded in a slab, the slab thickness shall be increased by 25mm and the mesh size increased one level (e.g. from sl72 to sl82). Allotments containing reactive sites classified as m, h1, h2 or e shall be provided with an adequate system of draining in accordance with as 2870 to ensure best possible foundation performance. At a minimum the following should be maintained: the site should be graded or drained so that water cannot pond against or near the building. The ground immediately adjacent the building should be graded to a uniform fall of 50mm minimum away from the building over the first meter. Subfloor areas should be graded to prevent water ponding which may affect footing performance.

STEELWORK NOTES:

all workmanship and materials shall be in accordance with as 4100 and as 1554 except where varied by the contract documents. the builder is to ensure that the erection of the structural steelwork is in strict accordance with as3828 1998. all steel shall be in accordance with as 3678, as 3679 and as 3679 to grade 250 unless noted otherwise. hot rolled structural steel open sections - grade 300 cold formed structural steel shs/rhs - grade 350 cold formed structural steel chs - grade 250 hot rolled structural steel plate/floorplate - grade 250 a pdf copy of workshop fabrication drawings shall be submitted to the engineer for review at least 14 days prior to commencement of fabrication and permission to use obtained prior to fabrication. permission to use does not relieve the builder of the full responsibility for dimensions, fit and compliance with architectural and engineering drawings. all welds shall be 6mm continuous fillet type gp (general purpose) unless noted otherwise. butt welds shall be complete penetration welds to as 1554. for steel less than 6mm thick, fillet weld thickness to match the base metal thickness. all plates shall be 10mm thick unless noted otherwise. steelwork to be concrete encased shall be wrapped wit f41 steelwire fabric and shall be 50mm minimum concrete cover to the structural steel. provide seal plates to all hollow sections. provide vent holes to hollow members and drain holes to all members to be hot dip galvanised. structural steelwork shall have the surface treatment specified in the project information table . the builder shall provide all cleats and drill all holes necessary for fixing steel to steel and timber to steel whether or not detailed on the drawings. all structural steel members to be provided with the firerating to ncc bca requirements. pca (or architect) to confirm.

MASONRY NOTES:

All workmanship and materials shall be in accordance with AS3700. Strength and durability requirements for masonry and embedded items are specified in the project informatio table. All bricks to have a minimum characteristic compressive strength of 20 mpa. All blocks to have a minimum characteristic compressive strength of 15 mpa. Only load bearing masonry walls are shown under concrete slabs. Masonry supporting slabs and beams shall be troweled smooth with mortar filling all voids. two layers of rigid dpc shall be placed full width across such load bearing surfaces except where proprietary bearing strips is noted or alternative detail is documented. The heads of load bearing walls shall not extend above the soffit of the concrete slab above. All double skin solid walls such as 230mm thick brickwork shall be bonded by a header course every 4th course. All masonry supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete. Non load bearing walls shall be separated from concrete above by 20mm thick closed cell polystyrene strip, fire rated as required. No chases or recessed are permitted in structural masonry without the approval of the engineer. It is the contractors responsibility to confirm masonry joint locations with the bricklayer and architect . refer to architects documentation for the location of all masonry joints as a minimum provide the articulation, contraction or expansion joints as specified in 4773.1. or AS3700 as appropriate. Refer to concrete notes for de-propping prior to construction of masonry walls on suspended slabs. Brick ties shall be spaced not greater than 600mm in each direction adjacent to any support, control joint or opening, provide the first row within 300mm. Where non-metallic ties are used the builder shall ensure that mortar is provided top to bottom before placing bricks. Brick ties shall comply with AS2699. Head restraint ties to be provided in all walls at 600c/c uno. At concrete / steel column junctions met 5-3 expansion ties to be used (internal skin of cavity wall or internal wall). All retaining walls to be waterproofed to architects details provided (2 coats of bitumen paint as a minimum). Waterproofing to be carried out as specified by the manufacturer. Provide bond beams in blockwork walls above all openings. Reinforced concrete blockwork shall comply with the following, unless noted otherwise: Provide cleanout holes 100mm square minimum at base of all walls and rod core holes to remove protruding mortar fins prior to grouting. Reinforcement projecting from foundation or slabs into cores, shall be set accurately in place using templates to align with the centre of the length of cores and with cover as noted. where horizontal bars are indicated, the webs of the blocks below the bars shall be cut down to accommodate the bars. Grout all cores in reinforced blockwork unless otherwise noted. height of blockwork to be grouted on one day shall be 2400mm. Grout shall be placed in lifts of 1200mm maximum and compacted by poker vibrator. Allow 4 hours between successive lifts to allow plastic settlement to occur. Provide 50mm cover from the outside of the blockwork u .n.o. It is recommended the use of propriety plastic chairs for the accurate placement of vertical reinforcement.

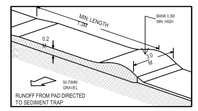
CONCRETE NOTES:

All workmanship and materials shall be in accordance with as 3600 and as 3610 current editions with amendments, except where varied by the contract documents. project control testing shall be carried out in accordance with as 3600. Concrete to be proportioned to limit drying shrinkage. to satisfy project information table. No admixtures shall be used in concrete unless approved in writing. Clear concrete cover to all reinforcement shall be as noted in the project information table unless shown otherwise. Where concrete is poured on a vapour proof membrane 0.2mm minimum thickness, the cover to concrete cast against ground may be reduced by 10mm. Concrete sizes shown do not include thickness of applied finishes. No finish which decreases cover is allowed without the written approval of the engineer . Depths of beams are given first and include slab thickness. For chamfers drip grooves, reglets, etc. refer to architect's details. Maintain cover to reinforcement at these details. No holes, chases, blockouts, ducts or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior written approval of the engineer. Construction joints where not shown shall be located to the approval of the engineer. All concrete columns greater than 1.2 metres in height shall be poured a minimum of 4 hours prior to slab or beam over. Concrete shall be mechanically vibrated to achieve a dense homogeneous mass completely filling the formwork thoroughly embedding the reinforcement and free of stone pockets or voids. All concrete including slabs on ground and footings shall be compacted with mechanical vibrators. Curing of all concrete is to be achieved by keeping surfaces continuously wet as per as 3600. Internal slabs should be cured for a minimum of 3 days and external slabs for a minimum of 7 days. Curing compounds may be used but must be compatible with the proposed floor finished & be installed in accordance with manufacturers specifications. Polythene sheeting or wet hessian may be used if protected from wind and traffic. Construction support propping is to be left in place where needed to avoid overstressing the structure due to construction loading. No brickwork or partition walls are to be constructed on suspended levels until seven days after propping has been removed and the slab pre-loaded with the bricks or units to be used in the wall . Repairs to concrete shall not be attempted without the permission of the engineer. Cast-in fixings, bolts etc. Shall not be altered without the permission of the engineer. The concrete shall be placed in such a manner as to avoid segregation or loss of materials. Maximum fall of concrete = 1500mm or use enclosed chutes or similar. Sulphate resistant concrete to be used in all footings, piles and pile caps if required by the project design information. If ambient temperatures are less than 5°c or greater than 35°c do not mix concrete without taking provisions to ensure the concrete is delivered within this temperature range.

FOUNDATION & EARTHWORKS NOTES:

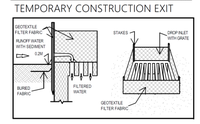
This foundation material shall be uniform and be approved by a geotechnical engineer for the allowable bearing pressure before placing reinforcement or concrete. Piers or blockdowns shall be used to achieve uniform bearing where necessary. This site class has been designed in accordance with AS2870 (where applicable). Confirmation of site classification is required by a geotechnical engineer prior to construction commencing on site. Footings shall be concreted on the day of approval unless permission is given otherwise. footings shall be located centrally under walls and columns unless noted otherwise. Footing levels where shown are estimates only and will be established during site inspection of work in progress. Backfill to retaining walls shall be free draining granular material. Provide subsoil drain at base of wall. Do not backfill until 14 days after core filling, or if applicable, after restraining slab over has been poured and cured for 7 days. Backfill shall be compacted to 98% standard maximum dry density at optimum moisture content ±2%. Provide adequate batters or shoring to the side of all excavations. Refer to geotechnical engineer for relevant advice.

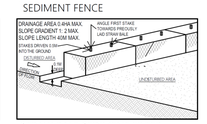
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



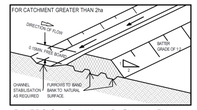
TEMPORARY CONSTRUCTION EXIT

SEDIMENT FENCE

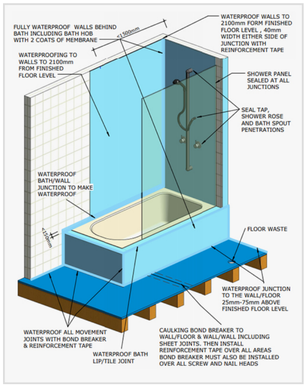


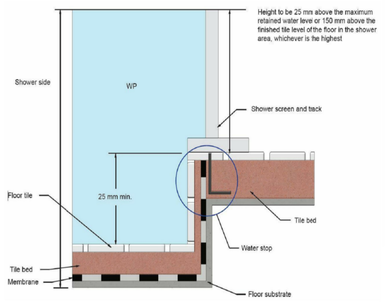


STRAW BALE SEDIMENT FILTER



DIVERSION BANK AND CHANNEL





STEP DOWN ENCLOSED SHOWER MEMBRANE BELOW TILE BED DETAIL

FLOOD RISK MANAGEMENT REQUIREMENTS:

MIN FFL: +13.4M
PROPOSED: +13.4M

BASEMENT MIN CEST LEVEL OF RL: +13.2M
PROPOSED: +10.5M

All materials proposed in the construction of the proposed development are to comply with
the 'Floodplain Development Manual' and Council DCP. All power points, electrical connections and air conditioning are to be set above the minimum habitable floor level of RL
13.40 m AHD. **SEE FIG 2-3**

APPENDIX A10 - Flood Compatible Materials

Building Component	Flood Compatible Material
Flooring and Sub-floor Structure	concrete slab-on-ground monolith construction suspended reinforced concrete slab
Floor Covering	clay tiles concrete, precast or in situ concrete tiles epoxy, formed-in-place. mastic flooring, formed-in-place rubber sheets or tiles with chemical-set adhesives. silicone floors formed-in-place vinyl sheets or tiles with chemical-set adhesive. ceramic tiles, fixed with mortar or chemical-set adhesive asphalt tiles, fixed with water resistant adhesive
Wall Structure	solid brickwork blockwork reinforced, concrete or mass concrete.
Roofing Structure (for Situations Where the Relevant Flood Level is Above the Ceiling)	reinforced concrete construction galvanised metal construction
Doors	solid panel with water proof adhesives flush door with marine ply filled with closed cell foam painted metal construction aluminium or galvanised steel frame
Wall and Ceiling Linings	fibro-cement board brick, face or glazed clay tile glazed in waterproof mortar concrete concrete block steel with waterproof applications stone, natural solid or veneer, waterproof grout glass blocks glass glastic sheeting or wall with waterproof adhesive
Insulation Windows	foam (closed cell types) aluminium frame with stainless steel rollers or similar corrosion and water resistant material
Nails, Bolts, Hinges and Fittings	brass, nylon or stainless steel removable pin hinges hot dipped galvanised steel wire nails or similar

Figure 2-3: Flood compatible materials

Sheet Index

Layout ID	Layout Name
A.01.1	COVER SHEET
A.01.2	GENRAL NOTES & DETAILS
A.01.3	SITE ANALYSIS
A.01.4	ROOF PLAN
A.01.5	SITE CALCULATION DIAGRAMS
A.01.6	BASEMENT LEVEL PLAN
A.01.7	GROUND FLOOR PLAN
A.01.8	FIRST FLOOR PLAN
A.01.9	SECOND FLOOR PLAN
A.01.10	ELEVATIONS
A.01.11	ELEVATIONS 02
A.01.12	SECTION
A.01.13	ACCESS AND DRIVE WAY SECTION
A.01.14	CUT AND FILL PLAN
A.01.15	WINDOW AND DOOR SCHEDULE
A.01.16	3D MODEL VIEWS
A.01.17	SCHEDULE OF FINISHES
A.01.18	NEIGHBOURHOOD CHARACTER
A.01.19	STREETSCAPE ELEVATIONS
A.01.20	PROPOSED SHADOWS 2-4 VIMY STREET
A.01.23	INDICATIVE SHADOWS @ 4-8 VIMY STREET

Certificate No. #HR-OYWBRZ-01
Scan QR code or follow website link for rating details.
Assessor name: David Barham
Accreditation No.: HERA 10229
Property Address: 2-4 Vimy Street , Bankstown , NSW, 2200
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DEVELOPMENT APPLICATION
Municipality: City of Canterbury-BankstownCouncil

DATE	DESCRIPTION	ISSUE
30/10/2023	CONCEPT PLANS	A
07/11/2023	ISSUED FOR CONSULTANT REVIEW	B
19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
01/05/2024	DRAFT REVISIONS	D
21/05/2024	ISSUE FOR TOWN PLANNER REVISION	E
24/06/2024	ISSUE FOR DA SUBMISSION	F

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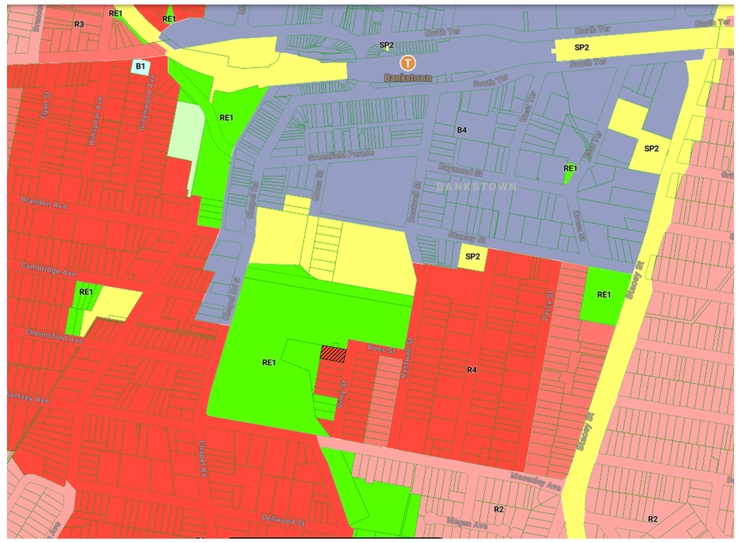
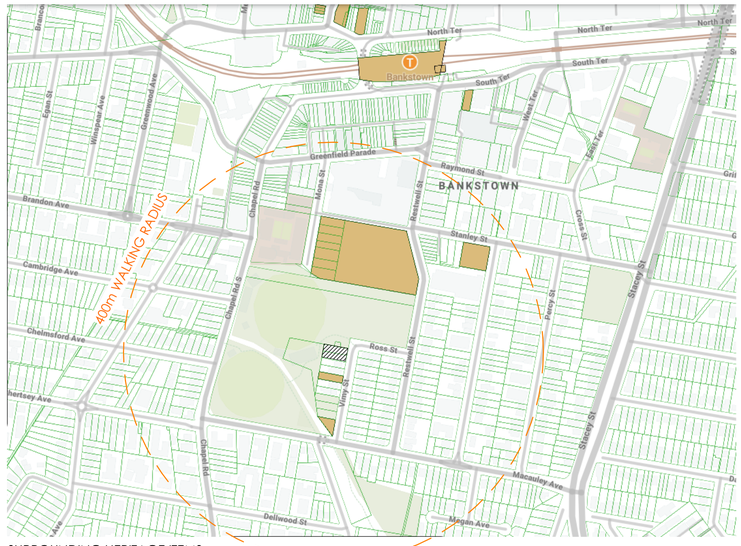
PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155	CLIENT DESCRIPTION: Ghayath Al Sheikh	PAGE TITLE: GENRAL NOTES & DETAILS	DATE: 24/06/2024	DRAWN BY: S.E
PROJECTION LOCATION: 2-4 VINNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 30 , DP : 13655	DESIGNER: ABCON 54-58 ELIZ STATED 0410 818 818 INFO@ABCON.COM.AU	DRAWING NUMBER: A.01.2	ISSUE: F	SCALE: A1



NEIGHBOURHOOD ZONING AREAS



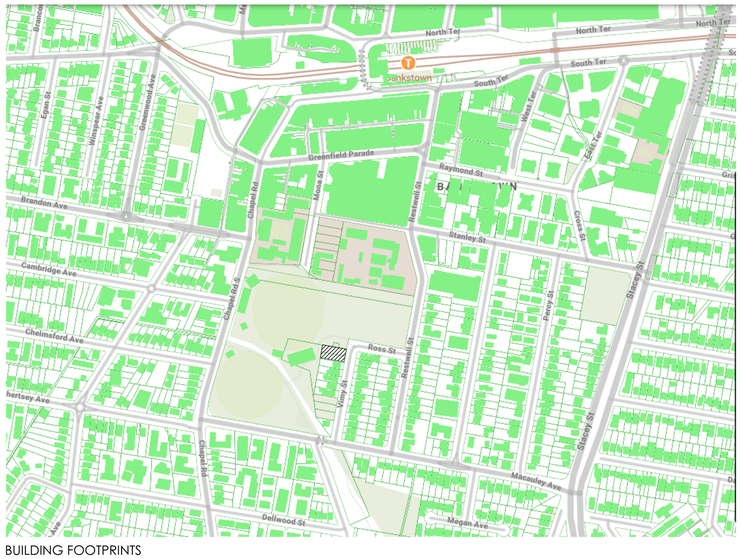
SURROUNDING HERITAGE ITEMS

- PROPOSED DEVELOPMENT SITE
- PUBLIC OPEN SPACE
- EXISTING BUILT FOOTPRINTS
- BUS ROUTE

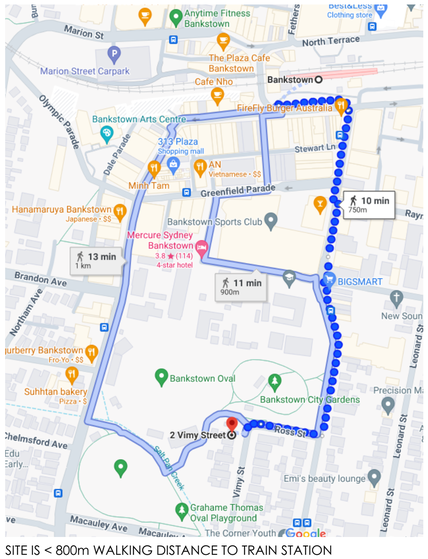
WIDER CONTEXT PLAN

- SOURCES OF NOISE
- DIRECTION OF PREVAILING WINDS
- EXISTING MIXED DWELLINGS OR RFB 3+ STORIES
- FUTURE POSSIBLE BUILT FOOTPRINTS - MIXED DWELLINGS OR RFB 3+ STORIES

LOCAL CONTEXT PLAN



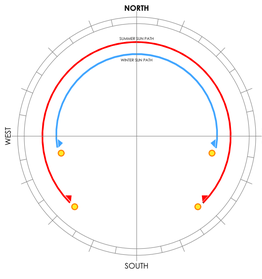
BUILDING FOOTPRINTS



SITE IS < 800m WALKING DISTANCE TO TRAIN STATION

HOUSINGAND DEMOGRAPHIC - BANKSTOWN- SOUTH SA2 (2016)

Population (2021)	18,434
Existing Dwellings (2021)	5,568
Population Projection (2041)	25,627
Population Projection Growth (2041)	39%



Certificate No. #HR-OYWBRZ-01
Scan QR code or follow website link for rating details.
Assessor name: David Barham
Accreditation No.: HERA 10229
Property Address: 2-4 Vimy Street , Bankstown , NSW, 2200
http://www.hero-software.com.au/pdf/HR-OYWBRZ-01

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Municipality: City of Canterbury-BankstownCouncil

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26/10/2023	CONCEPT PLAN	A
07/11/2023	ISSUE FOR CONSULTANT REVIEW	B
19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
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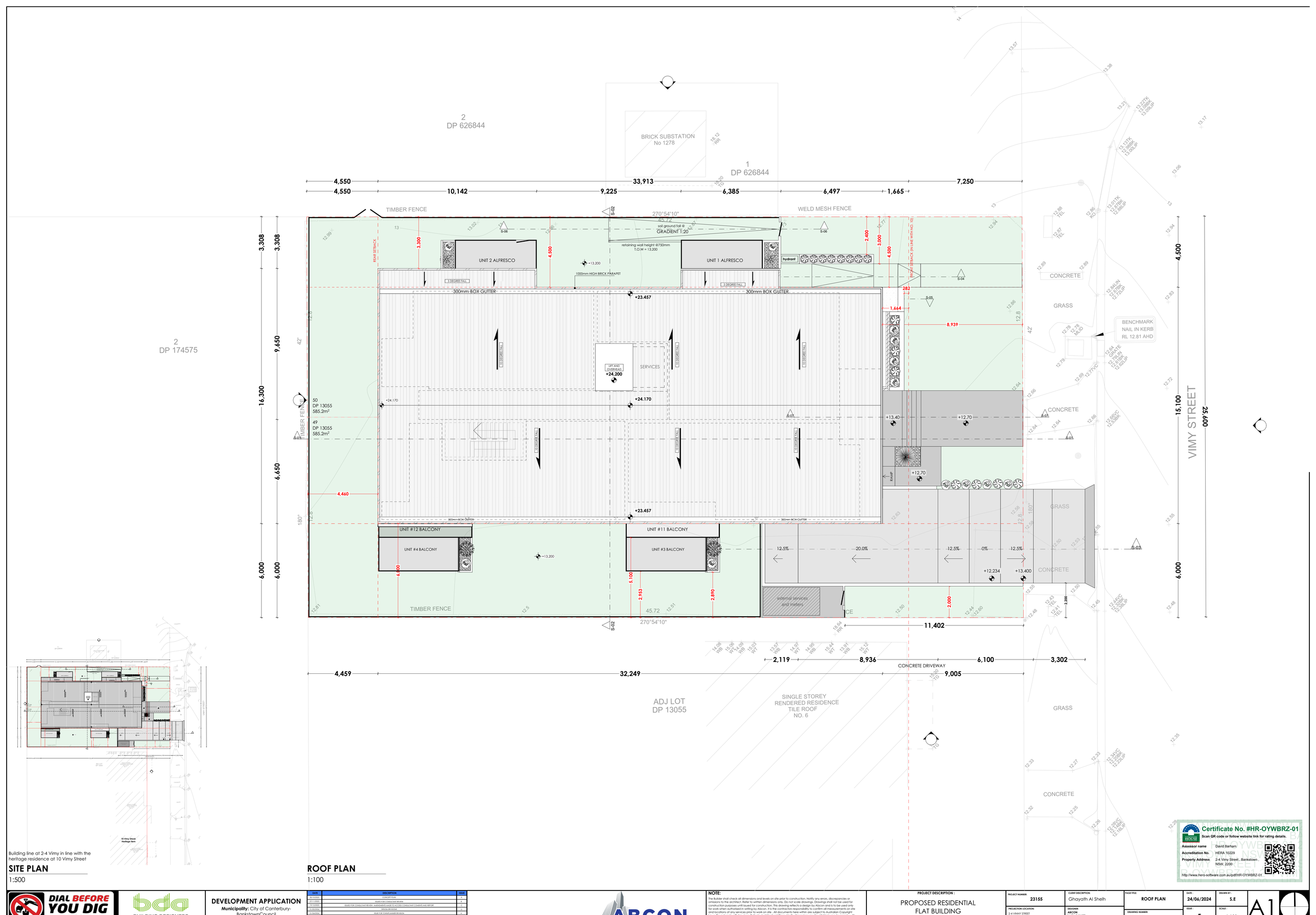
PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VINNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13553
CLIENT DESCRIPTION: Ghayath Al Sheith
DESIGNER ABCON 54-504 B1,SA1SD 02-8188 0361 INFO@ABCON.COM.AU
PAGE TITLE: SITE ANALYSIS
DRAWING NUMBER: A.01.3
DATE : 24/06/2024
ISSUE: F
DRAWN BY : S.E
SCALE :
A1



Building line at 2-4 Vimy in line with the heritage residence at 10 Vimy Street

SITE PLAN

1:500

ROOF PLAN

1:100

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Assessor name: David Barham
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Municipality: City of Canterbury-BankstownCouncil

DATE	DESCRIPTION	ISSUE
30/10/2023	CONCEPT PLAN	A
20/11/2023	ISSUED FOR COUNCILS RAP REVIEW	B
19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
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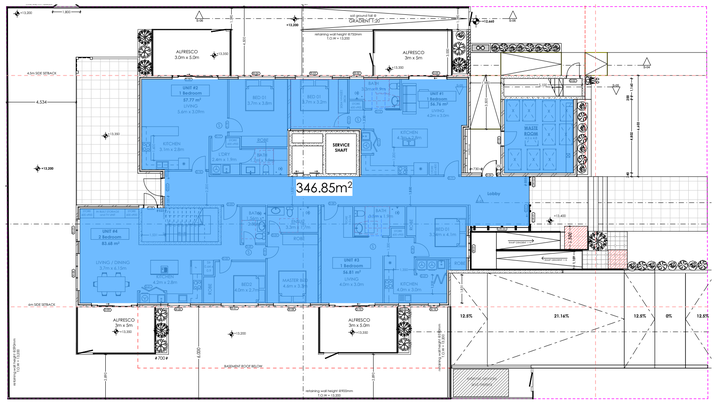
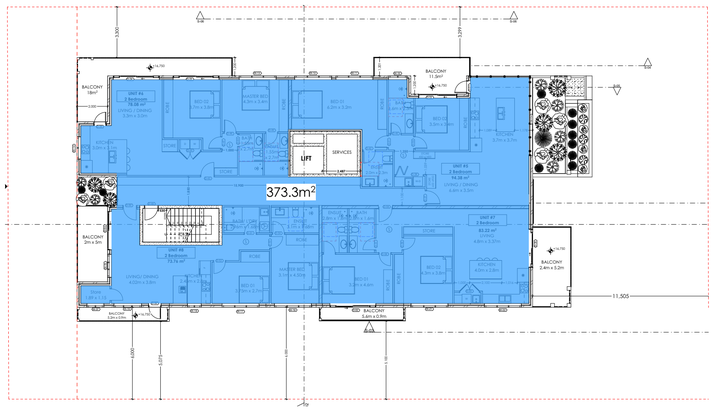
PROJECTION LOCATION: 2-4 VIMNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055	DESIGNER: ABCON 0414 748 943 02 8738 0543 INFO@ABCON.COM.AU
PAGE TITLE: ROOF PLAN	DATE: 24/06/2024
DRAWING NUMBER: A.01.4	ISSUE: F
DRAWN BY: S.E	SCALE: 1:100

A1



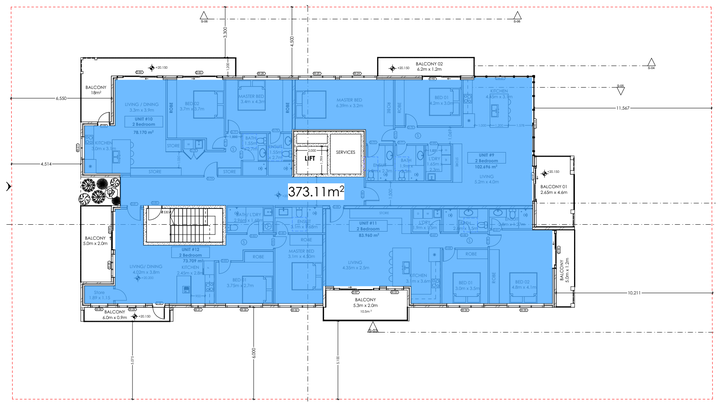
FSR -GROUND FLOOR

346.85 m² 1:200



FSR -FIRST FLOOR

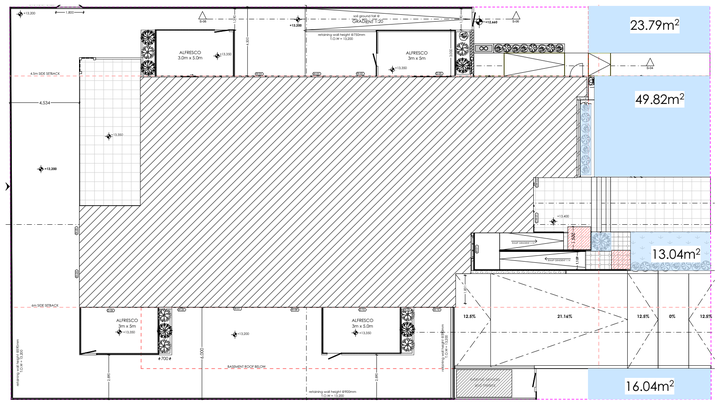
373.3 m² 1:200



FSR -SECOND FLOOR

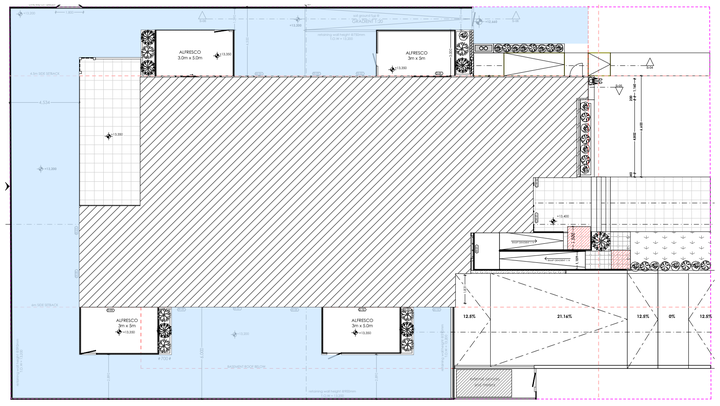
373.1 m² 1:200

COMPLIANCE TABLE		
CONTROL	**REQUIRED**	**PROPOSED**
SITE AREA (m²)	1500m² Affordable Housing SEPP Exception	1170.4m²
SITE WIDTH		25.6m
BUILDING HEIGHT	10m (LEP) + 24.6% Affordable housing provission =12.46m	11.8m
GROSS FLOOR AREA	(0.75:1 x Site area) + (24.6% x (0.75x Site)) 877.8m² + 215.93m² = 1093.73m²	1093.26m²
FRONT SETBACK	IN LINE WITH HERITAGE HOUSE (10 VIMY)	YES - REFER TO SITE PLAN
ARTICULATION ZONE	Max 1.5m in front of building line (25% of articulation area)	N/A
SIDE SETBACK		Side A= 4.5m Side B= 6m
REAR SETBACK		4.45m
DWELLING WIDTH	6.5m from centre of wall to external of adjacent wall.	15m
LANDSCAPE AREA	30% of Site = 351.105m²	409.85m²
FRONT LANDSCAPE (45% of area forward of B.L)	45% of 204.8 = 91.8m²	91.85m²
DEEP SOIL LANDSCAPE	15% of Site= 175.6m²	258.15m²
CAR SPACE	9 Parking space required (Excluding Affordable Housing considerations)	11
Basement REAR SETBACKS	2m	3m
Basement SIDE SETBACKS	2m	2m
BASEMENT DRIVEWAY WIDTH		SIDE A: 3m SIDE B: 4.5m
TREES	1 large tree or 2 medium trees per 90m2 of deep soil zone	YES
INDIGNOUS PLANTING	50% of plants proposed to be indigenous	YES
FRONT DOOR	To be visable from public street	YES
FRONT FENCE	Max 1.2m High, 50% solid elements, no colourbond/Timber	YES
STREET PARKING	Where parking is already provided, at least 1 car space to remain	YES
VEHICULAR CROSSING		6m
HABITABLE ROOM	Every wall facing street has a window ot a habitable room.	YES
NEIGHBOURING SOLAR ACCESS	Wall containing living area >3m from boundary requires 3 hours solar acess 9am-3pm.	YES
SOLAR ACCESS SUBJECT DWELLING	Living and POS to receive 3 hours solar access 9am- 3pm to min 1m2 of glass	YES
STORAGE	1 Bed- 6m3 2 Beds- 8m3 & 50% located inside	NO
BICYCLE SPACE		YES
UNIT SIZE	1 Bed- 50m² 2 Beds- 70m² 3+ Becds - 90m²	YES
PARKING	dwellings NOT used for affordable housing 2x 1 BED (0.5) = 0.5 SPACES 8x 2 BED (1) = 8 SPACES = 9 SPACES	11 Spaces of which 1 is a Disability
SILVER LIVING DESIGN STANDARD		Unit # 4 Unit # 6 Unit #10
GOLD LIVING DESIGN STANDARD		Unit # 1 Unit # 2 Unit #3



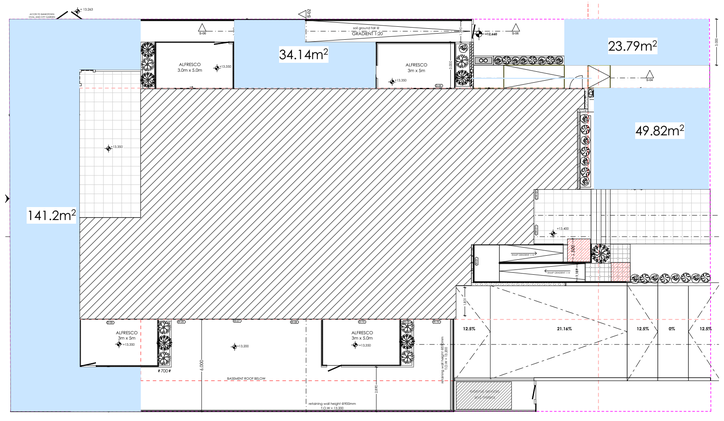
FRONT LANDSCAPE

102.69m² 1:200



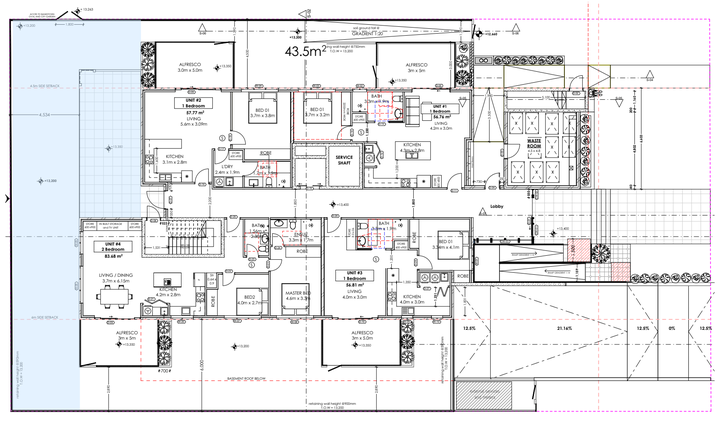
REAR LANDSCAPE

306.01m² 1:200



DEEP SOIL AREA

248.95m² 1:200



COMMUNAL OPEN SPACE

167m² 1:200

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Accreditation No. HIERA 10229
Property Address 2-4 Vimy Street , Bankstown , NSW, 2200
http://www.hero-software.com.au/pdf/HR-OYWBRZ-01

STORAGE SCHEDULE		
UNIT #	**BED #**	**PROPOSED**
UNIT 01	1 BED	6.15m³
UNIT 02	1 BED	5.61m³
UNIT 03	1 BED	8.5m³
UNIT 04	2 BED	8.21m³
UNIT 05	2 BED	9.5m³
UNIT 06	2 BED	8.84m³
UNIT 07	2 BED	10.5m³
UNIT 08	2 BED	6.52m³
UNIT 09	2 BED	3.6m³
UNIT 10	2 BED	7.7m³
UNIT 11	2 BED	7.2m³
UNIT 12	2 BED	6.52m³

HOUSING SEPP 2021- AFFORDABLE HOUSING		
CONTROL	**REQUIRED**	**PROPOSED**
SITE AREA (m²)	450m²	1170.6m²
AFFORDABLE HOUSING FSR (m²)	12.3% DEDICATATION x Floor Area (1093.26m²) = 134.47m²	191.65m²
Total FSR	(0.75:1 x Site area) + (24.6% x (0.75x Site)) 877.8m² + 215.93m² = 1093.73m²	1093.26m²
AFFORDABLE HOUSING UNITS	12.3%x floor area = 134.47m² Dedicated AH Area	Unit #1 - 56.76 m² Unit #6 - 78.08m² = 134.84m²
HOURS OF DIRECT SUNLIGHT	70% of the dwellings receive at least 3 hours of direct solar access at mid-winter	YES- REFER TO SHADOW PLANS
LANDSCAPE AREA	30% of Site = 351.18m²	408.7m²
DEEP SOIL LANDSCAPE	15% of Site= 175.59m²	248.95m²
AFFORDABLE HOUSING UNIT-PARKING	1 BED UNIT - 0.4 SPACES 1 BED UNIT - 0.5 SPACES	Unit #1 - 0.4 Unit #6 - 0.5 = 0.9 SPACES
	0.9 + 9 = 10 total required SPACES	11 car spaces total provided

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30/10/2020	CONCEPT PLANS	A
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31/05/2024	DRAWN REVISION	D
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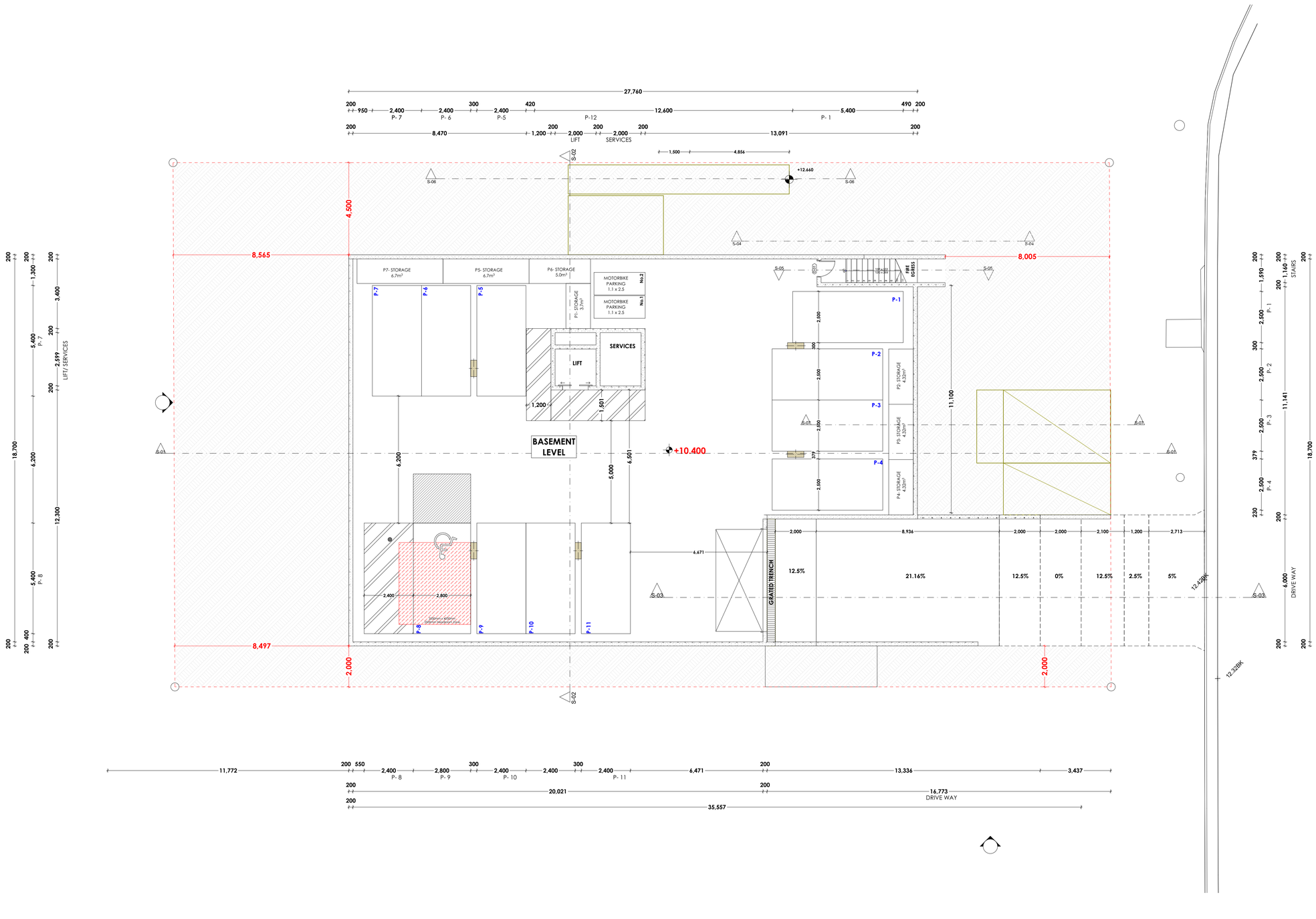
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VIMNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 - DP: 13055
CLIENT DESCRIPTION: Ghayath Al Sheith
DESIGNER ABCON SA 5244 RL SA1ISD 03 9768 0660 INFO@ABCON.COM.AU
PAGE TITLE: SITE CALCULATION DIAGRAMS
DRAWING NUMBER: A.01.5
DATE : 24/06/2024
ISSUE : F
SCALE :
DRAWN BY : S.E
A1



BASEMENT LVL

1:100

NOTES:
1) PROVIDE HANDRAILS TO INTERNAL STAIRS
2) INTERNAL STAIRS WILL REQUIRE SLIP RESISTANS SURFACE TO TREADS OF P3 CLASSIFICATION
3) PROVIDE FIRST FLOOR BEDROOM WINDOWS WITH LOCKABLE DEVICES PREVENTING WINDOWS OPENING MORE THAN 125mm
4) GLASS BALUSTRADES PROTECTING FALLS OF MORE THAN 1m WILL REQUIRE INTERLINKING RAIL

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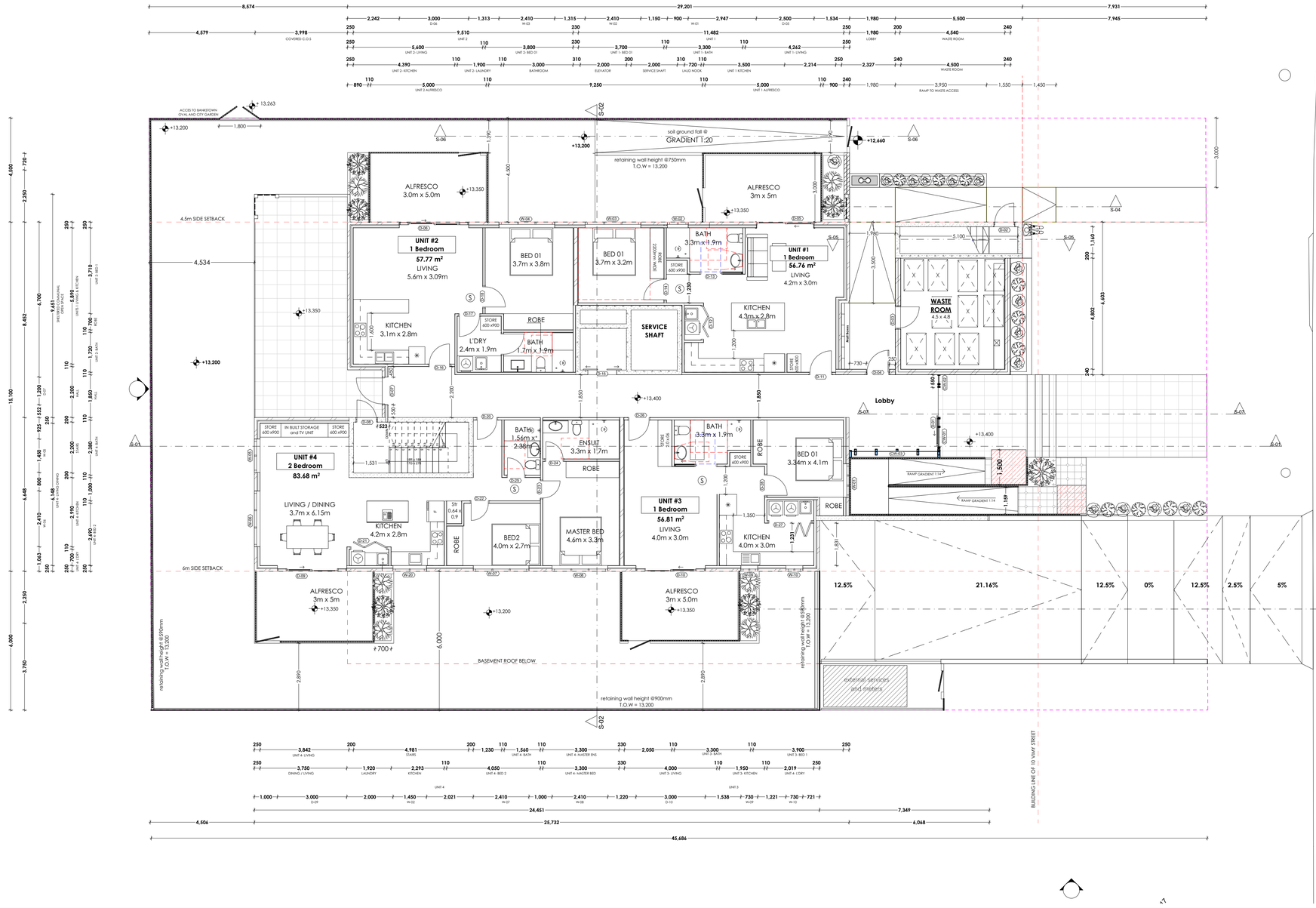
PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VINNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055

CLIENT DESCRIPTION: Ghayath Al Sheikh
DESIGNER ABCON SA ADA EL SAYED 0410 611 611 INFO@ABCON.COM.AU

PAGE TITLE BASEMENT LEVEL PLAN
DRAWING NUMBER: A.01.6
DATE: 24/06/2024
ISSUE : F
DRAWN BY : S.E
SCALE : 1:100
A1



GROUND FLOOR LVL

1:100

NOTES:
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2) INTERNAL STAIRS WILL REQUIRE SLIP RESISTANS SURFACE TO TREADS OF P3 CLASSIFICATION
3) PROVIDE FIRST FLOOR BEDROOM WINDOWS WITH LOCKABLE DEVICES PREVENTING WINDOWS OPENING MORE THAN 125mm
4) GLASS BALLISTRADES PROTECTING FALLS OF MORE THAN 1m WILL REQUIRE INTERLINKING RAIL

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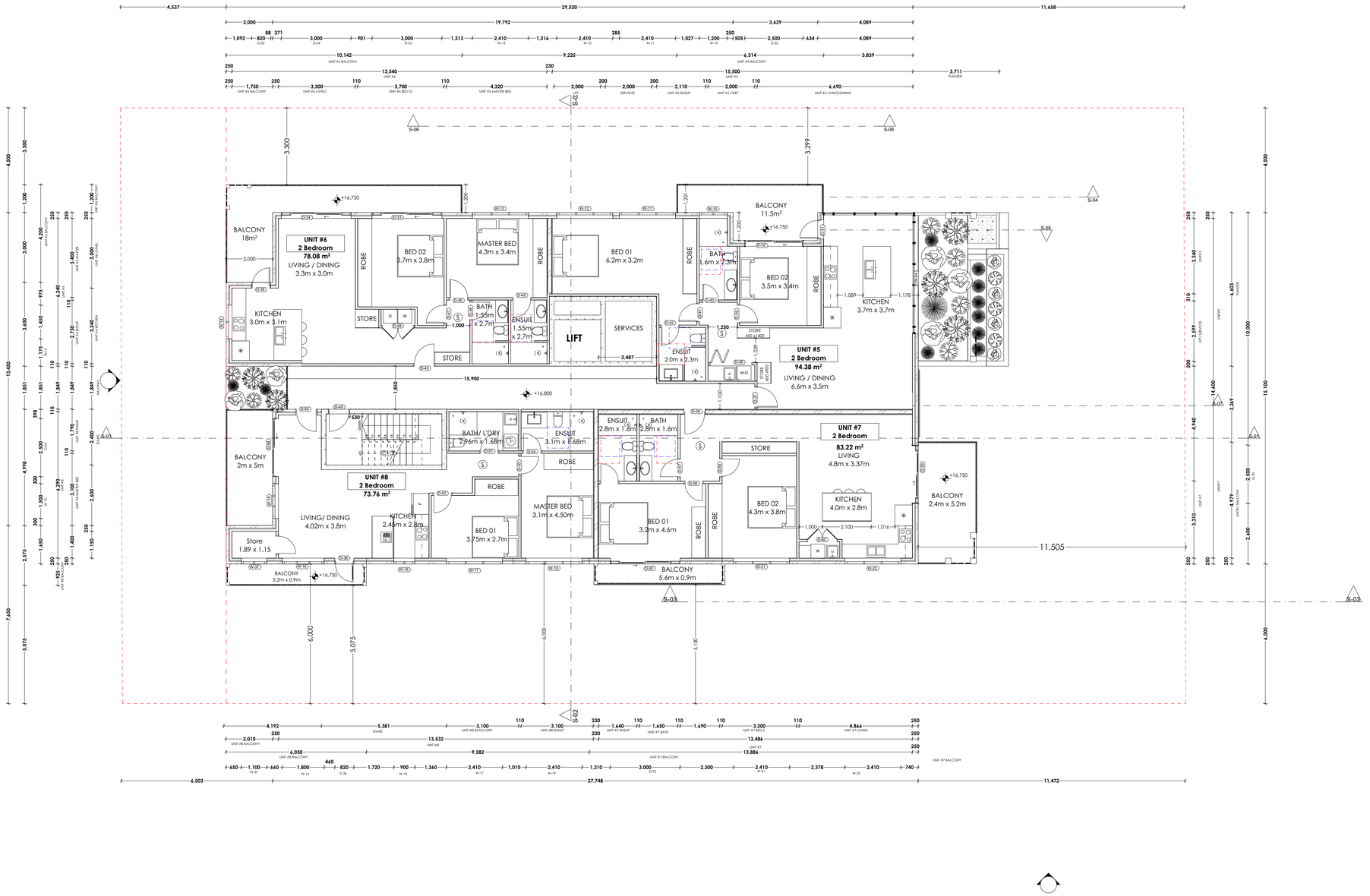
CLIENT DESCRIPTION: Ghayath Al Sheikh
DESIGNER: ABCON 0414 734 925 02 8748 0045 INFO@ABCON.COM.AU
PAGE TITLE: GROUND FLOOR PLAN
DRAWING NUMBER: A.01.7
DATE : 24/06/2024
ISSUE : F
DRAWN BY : S.E
SCALE : 1:100
A1



FIRST FLOOR LVL

1:100

NOTES:

1) PROVIDE HANDRAILS TO INTERNAL STAIRS
2) INTERNAL STAIRS WILL REQUIRE SLIP RESISTANS SURFACE TO TREADS OF P3 CLASSIFICATION
3) PROVIDE FIRST FLOOR BEDROOM WINDOWS WITH LOCKABLE DEVICES PREVENTING WINDOWS OPENING MORE THAN 125mm
4) GLASS BALUSTRADES PROTECTING FALLS OF MORE THAN 1m WILL REQUIRE INTERLINKING RAIL

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19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
01/03/2024	DESIGN REVISIONS	D
21/04/2024	ISSUE FOR TOWN PLANNER REVISION	E
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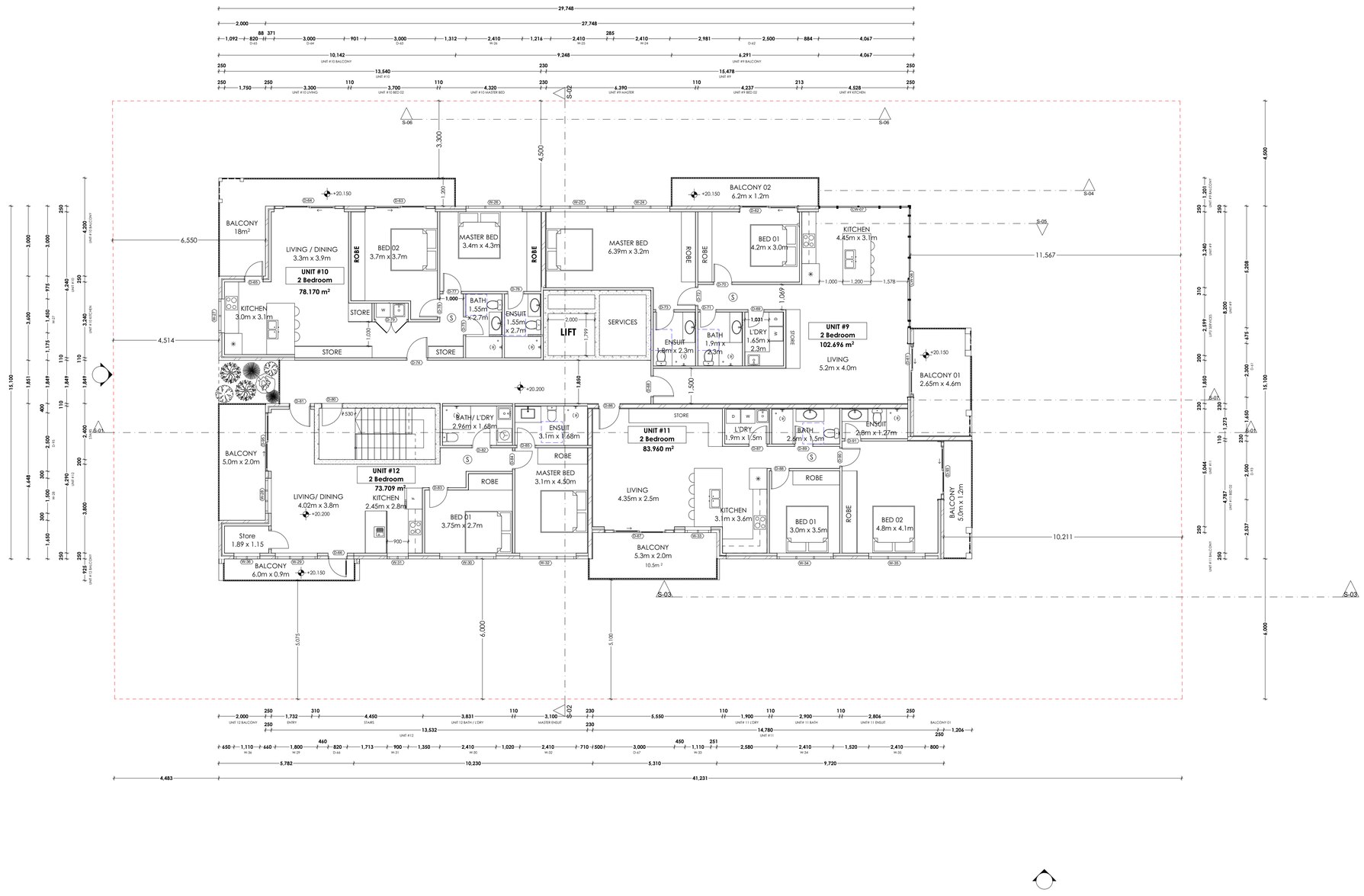
PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155	CLIENT DESCRIPTION: Ghayath Al Sheih
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055	DESIGNER: ABCON SA JDA EL SAYED 02 8768 0561 INFO@ABCON.COM.AU
PAGE TITLE: FIRST FLOOR PLAN	DRAWING NUMBER: A.01.8
DATE : 24/06/2024	DRAWN BY: S.E
ISSUE : F	SCALE : 1:100

A1



SECOND FLOOR LVL

1:100

NOTES:
1) PROVIDE HANDRAILS TO INTERNAL STAIRS
2) INTERNAL STAIRS WILL REQUIRE SLIP RESISTANS SURFACE TO TREADS OF P3 CLASSIFICATION
3) PROVIDE FIRST FLOOR BEDROOM WINDOWS WITH LOCKABLE DEVICES PREVENTING WINDOWS OPENING MORE THAN 125mm
4) GLASS BALUSTRADES PROTECTING FALLS OF MORE THAN 1m WILL REQUIRE INTERLINKING RAIL

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Accreditation No. HERA 10229
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Municipality: City of Canterbury-BankstownCouncil

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PROJECT NUMBER: 23155	CLIENT DESCRIPTION: Ghayath Al Sheih
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055	DESIGNER: ABCON SA JIDA EL SAYED 02 8760 0561 INFO@ABCON.COM.AU
PAGE TITLE: SECOND FLOOR PLAN	DRAWING NUMBER: A.01.9
DATE: 24/06/2024	ISSUE : F
DRAWN BY: S.E	SCALE : 1:100

A1

SIDE ELEVATION (NORTH)
1:100

FRONT ELEVATION (EAST)
1:100

LEGEND:	
1	10° slope Sheet Metal Roofing
2	250mm concrete Basement walls to Eng. Detail
3	250mm Brick Veneer - Exposed Face Brick finish
4	230mm Brick Party Wall
5	200mm Fire Stairs Concrete Wall - Face Brick Finish
6	250mm Brick Veneer - Rendered finish
7	110mm Single Brick Parapet Wall (1000mm High)
8	Aluminium Framed Windows (Finish to Client Specs.)
9	Aluminium Balustrade
10	250x 250mm Concrete Column (finish to client specs)
11	150x 150mm Concrete Column (finish to client specs)
12	Planter Box
13	110mm Retaining Wall to engineering specs.
14	
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22	

NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY: ////////
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006.

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Assessor name: David Barham
Accreditation No.: HERA 10229
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PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155	CLIENT DESCRIPTION: Ghayath Al Sheikh
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 15055	DESIGNER: ABCON SA JOA EL SAYED 02 8768 0561 INFO@ABCON.COM.AU
PAGE TITLE: ELEVATIONS	DRAWING NUMBER: A.01.10
DATE: 24/06/2024	DRAWN BY: S.E
ISSUE: F	SCALE: A1

SIDE ELEVATION (SOUTH)

1:100

REAR ELEVATION (WEST)

1:100

LEGEND:	
1	10° slope Sheet Metal Roofing
2	250mm concrete Basement walls to Eng. Detail
3	250mm Brick Veneer - Exposed Face Brick finish
4	230mm Brick Party Wall
5	200mm Fire Stairs Concrete Wall - Face Brick Finish
6	250mm Brick Veneer - Rendered finish
7	110mm Single Brick Parapet Wall (1000mm High)
8	Aluminium Framed Windows (Finish to Client Specs.)
9	Aluminium Balustrade
10	250x 250mm Concrete Column (finish to client specs)
11	150x 150mm Concrete Column (finish to client specs)
12	Planter Box
13	110mm Retaining Wall to engineering specs.
14	
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22	

NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY:
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006

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Accreditation No.: HERA 10229
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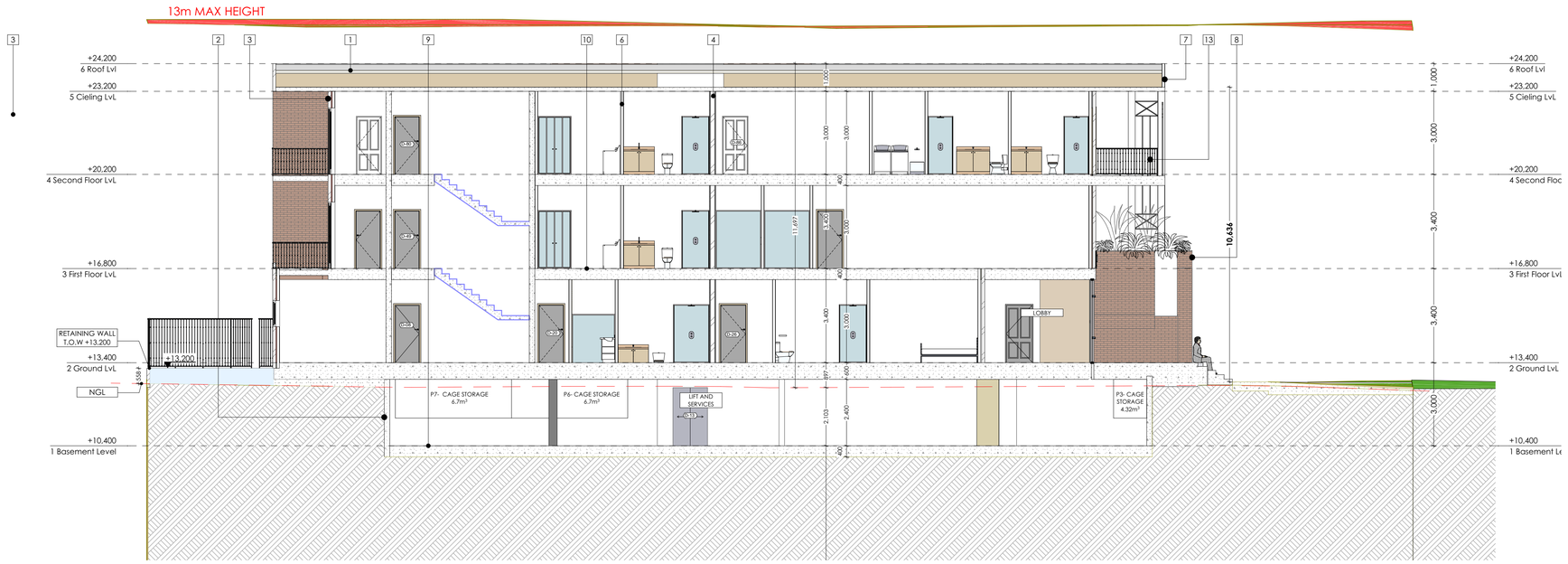
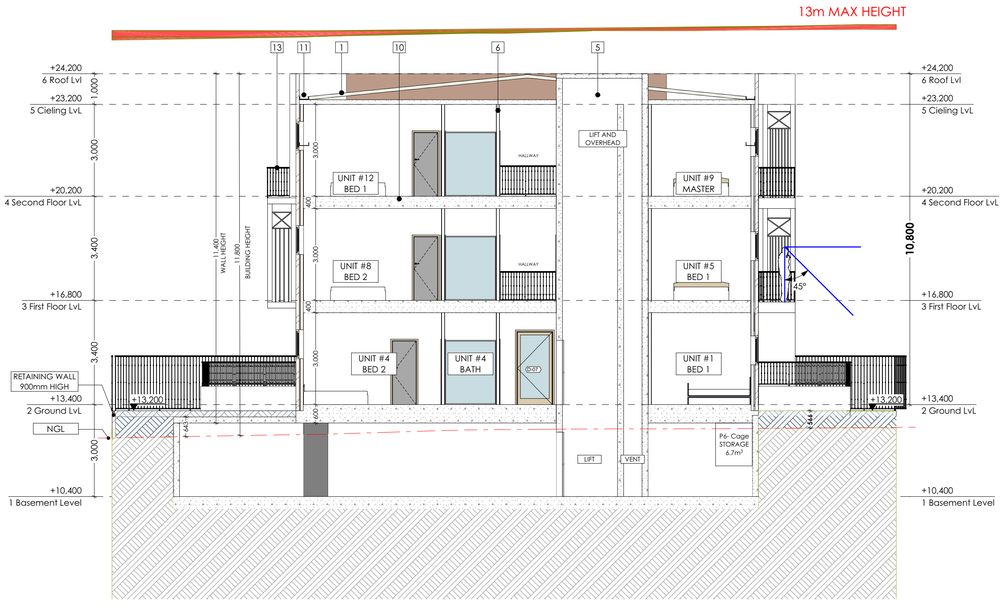
PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13555
CLIENT DESCRIPTION: Ghayath Al Sheikh
DESIGNER ABCON 54 504 85 541TID 03 8548 0366 INFO@ABCON.COM.AU
PAGE TITLE: ELEVATIONS 02
DRAWING NUMBER: A.01.11
DATE : 24/06/2024
ISSUE: F
DRAWN BY : S.E
SCALE : A1



LONG SECTION

1:100



SHORT SECTION

1:100

LEGEND:	
1	10° slope Sheet Metal Roofing
2	250mm concrete Block Basement walls to Eng. Detail
3	250mm Brick Veneer - Exposed Face Brick finish
4	230mm Brick Party Wall
5	Lift shaft, vent and services
6	110mm Timber Stud Party Wall
7	110mm single brick Parapet Wall (1000mm High)
8	Planter Box (white render finish)
9	Basement Concrete Slab on ground to eng Specs
10	Suspended Concrete Slab to eng Specs
11	Box Gutter
12	Timber Framed Wall Feature
13	1000mm High Balustrade
14	
15	
16	
17	
18	
19	
20	
21	
22	

NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY:
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006
GROUND FILL TO BE INDICATED BY :

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PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS / 49 & 50 DP: 13055

CLIENT DESCRIPTION: Ghayath Al Sheih

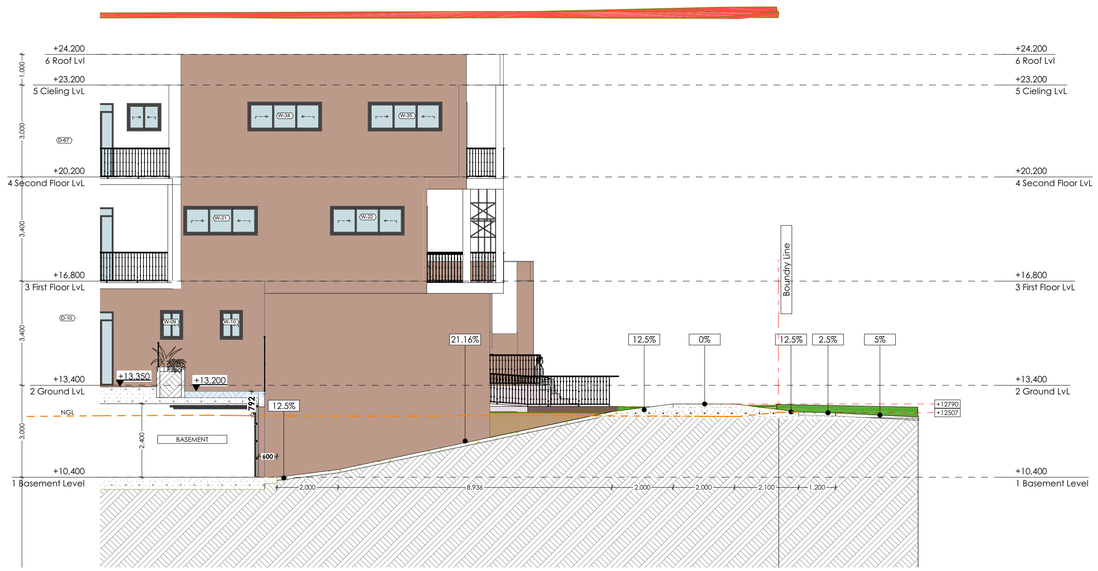
DESIGNER: ABCON 5A JOA ST, SAYED 02 8768 0561 INFO@ABCON.COM.AU

PAGE TITLE: SECTION
DRAWING NUMBER: A.01.12

DATE : 24/06/2024
ISSUE : F

DRAWN BY: S.E
SCALE : 1:100

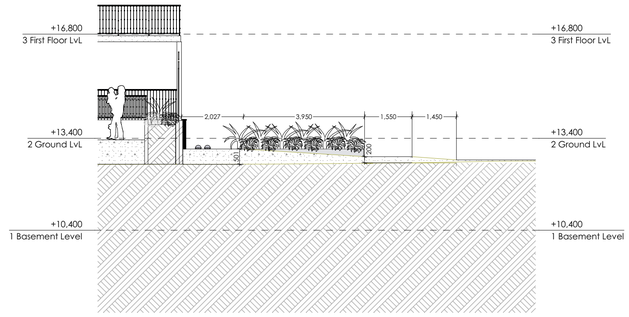
A1



DRIVE WAY SECTION

1:100

SECTION 03



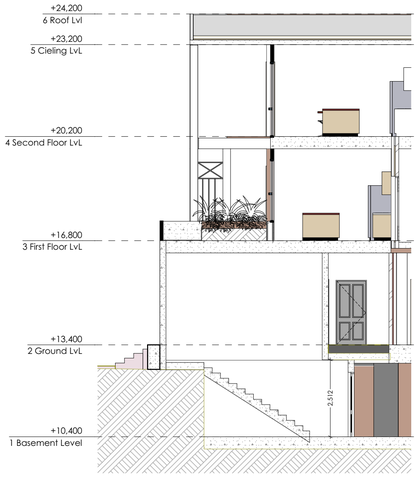
WASTE ACCESS

1:100

SECTION 04

LEGEND:	
1	5° slope Sheet Metal Roofing
2	250mm concrete Block Basement walls to Eng. Detail
3	250mm Brick Veneer - Exposed Face Brick finish
4	230mm Brick Party Wall
5	200mm Lightweight Concrete Wall
6	110mm Timber Stud Party Wall
7	110mm Concrete Parapet Wall (730mm High)
8	150mm Concrete Slab
9	400mm Concrete Slab
10	600mm Concrete Slab
11	Stairs (Concrete Finish)
12	Aluminium Framed Windows (Finish to Client Specs.)
13	Aluminium Balustrade
14	Box Gutter
15	350mm Concrete Slab
16	300 x 800mm Concrete Column
17	250x 250mm Concrete Column (finish to client specs)
18	150x 150mm Concrete Column (finish to client specs)
19	Planter Box (white render finish)
20	Timber Framed Wall Feature
21	110mm Single Brick Retaining Wall
22	200mm Concrete Slab

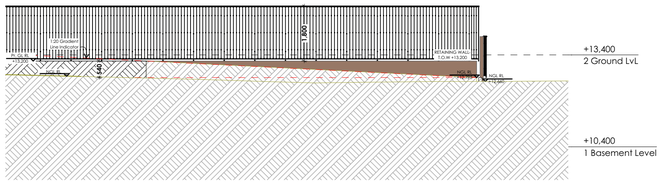
NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
TRANSLUCENT GLASS TO BE INDICATED BY:
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006
GROUND FILL TO BE INDICATED BY:



FIRE ESCAPE STAIRS FROM BASEMENT

1:100

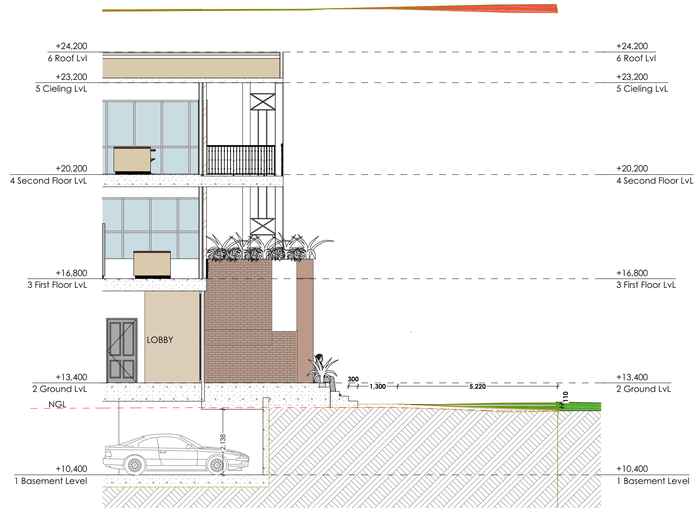
SECTION 05



SLOPED LANDSCAPING

1:100

SECTION 06



ENTRANCE ACCESS

1:100

SECTION 07

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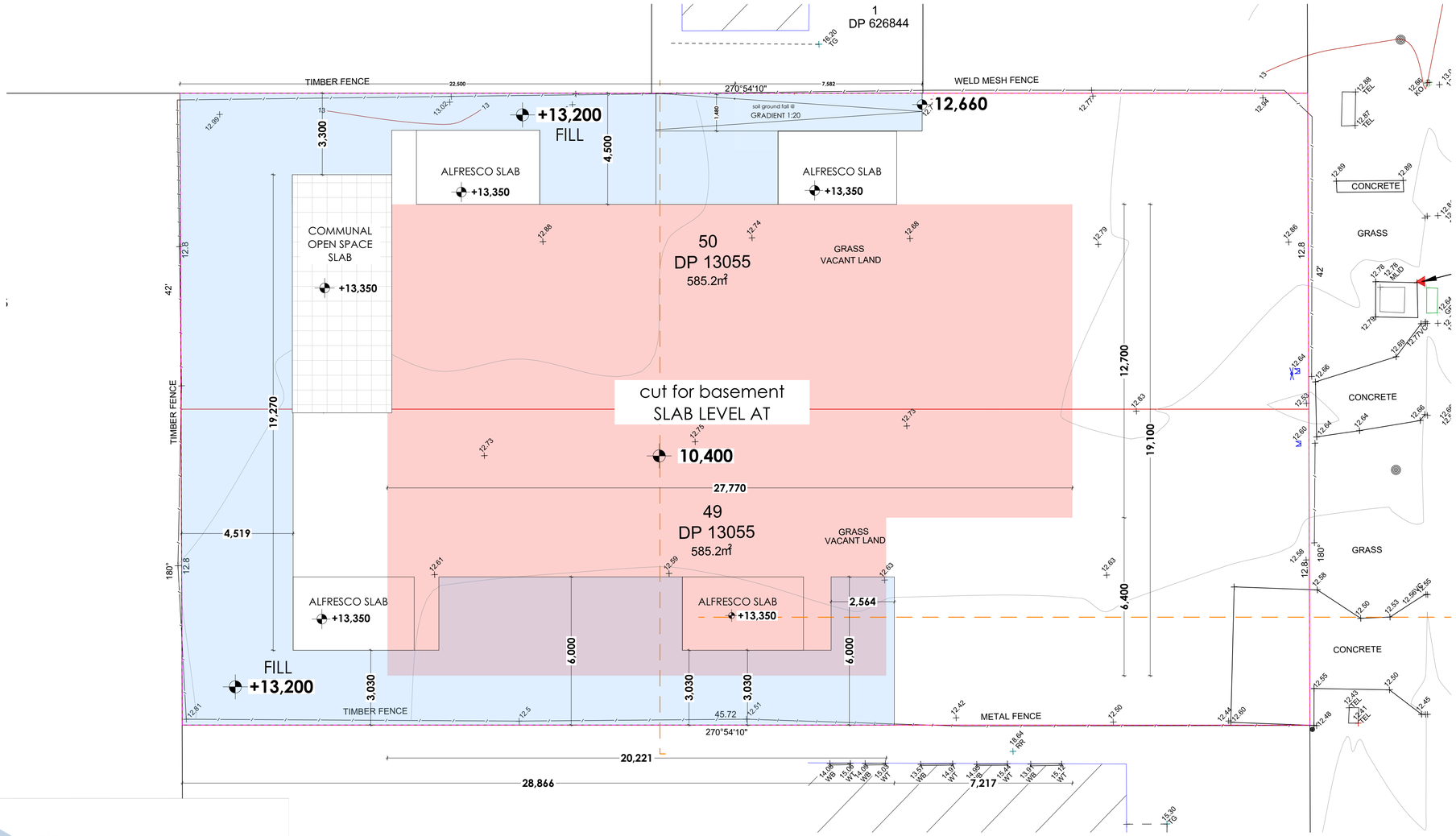
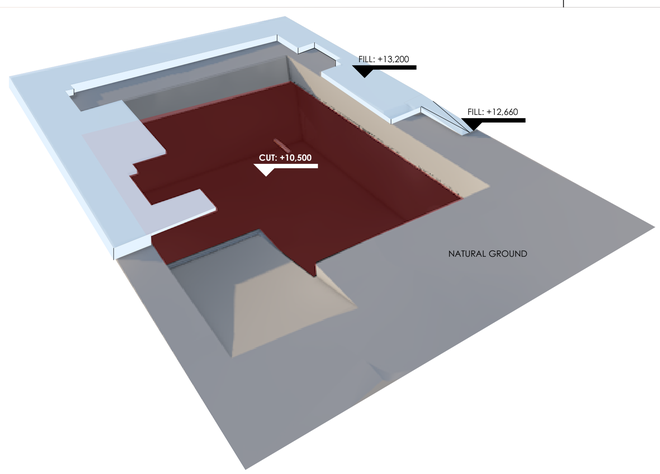
PROJECT NUMBER: 23155	CLIENT DESCRIPTION: Ghayath Al Sheikh
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055	DESIGNER: ABCON SA-JDA EL SAYED 0218165561 INFO@ABCON.COM.AU
PAGE TITLE: ACCESS AND DRIVE WAY SECTION	DATE: 24/06/2024
DRAWING NUMBER: A.01.13	DRAWN BY: S.E
ISSUE : F	SCALE : A1





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PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS: 49 & 50 DP: 13055	DESIGNER: ABCON 2A ASH ST, SUITED 02 8768 0567 INFO@ABCON.COM.AU
PAGE TITLE: CUT AND FILL PLAN	DATE: 24/06/2024
DRAWING NUMBER: A.01.14	ISSUE: F
DRAWN BY: S.E	SCALE:

A1

Door Schedule

Element ID	Quantity	W x H Size	View from Opening Side
D-01	1	1,300×3,000	
D-01	1	820×2,100	
D-02	1	900×2,100	
D-03	1	1,000×2,100	
D-04	1	1,000×2,100	
D-05	1	2,500×2,400	
D-06	1	3,000×2,400	
D-07	1	1,200×2,400	
D-08	1	5,000×2,300	
D-08	1	920×2,100	
D-09	1	3,000×2,400	
D-10	1	3,000×2,400	
D-11	1	1,000×2,100	
D-12	1	1,500×2,100	
D-13	1	1,250×2,100	
D-13	2	1,000×2,100	
D-14	1	950×2,100	
D-15	1	1,250×2,100	
D-15	1	950×2,100	
D-16	1	950×2,100	
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D-70	1	820×2,100	
D-71	1	720×2,100	
D-72	1	820×2,100	
D-73	1	820×2,100	
D-74	1	920×2,100	
D-75	1	820×2,100	
D-76	1	720×2,100	
D-77	1	820×2,100	
D-78	1	820×2,100	
D-79	1	1,400×2,100	
D-80	1	920×2,100	
D-81	1	920×2,100	
D-82	1	820×2,100	
D-83	3	820×2,100	
D-84	1	820×2,100	
D-85	1	820×2,100	
D-86	1	920×2,100	
D-87	1	820×2,100	
D-88	1	820×2,100	
D-89	1	820×2,100	
D-90	1	820×2,100	
D-91	1	720×2,100	
D-92	1	3,000×2,400	
D-93	1	2,500×2,400	
D-94	1	2,500×2,400	

Window Schedule

Element ID	Quantity	W x H Size	W/D Nominal Sill Height	View from Opening Side
W-01	1	1,450×944	1,300	
W-02	1	900×944	1,300	
W-03	1	2,410×944	1,300	
W-04	1	2,410×944	1,300	
W-05	1	1,450×944	1,300	
W-06	1	2,410×944	1,300	
W-07	1	2,410×944	1,500	
W-08	1	2,410×944	1,500	
W-09	1	730×944	1,500	
W-10	1	1,200×944	1,300	
W-10	1	730×944	1,500	
W-11	1	2,410×944	1,300	
W-12	1	2,410×944	1,300	
W-13	1	2,410×944	1,300	
W-14	1	1,450×1,100	1,300	
W-15	1	1,500×900	1,500	
W-16	1	1,800×900	1,500	
W-17	1	2,410×944	1,500	
W-18	1	900×944	1,500	
W-19	1	2,410×944	1,500	
W-20	1	1,450×944	1,500	
W-21	1	2,410×944	1,500	
W-22	1	2,410×944	1,500	
W-24	1	2,410×944	1,300	
W-25	1	2,410×944	1,300	
W-26	1	2,410×944	1,300	
W-27	1	1,450×1,100	1,300	
W-28	1	1,500×900	1,500	
W-29	1	1,800×900	1,500	
W-30	1	2,410×944	1,500	
W-31	1	900×950	1,500	
W-32	1	2,410×944	1,500	
W-33	1	1,110×900	1,500	
W-34	1	2,410×944	1,500	
W-35	1	2,410×944	1,500	
W-36	1	1,110×900	1,500	
W-37	1	1,100×900	1,500	

Components by Elements

Parent ID and Classification	CW-01 , Curtain Wall		CW-02 , Curtain Wall		CW-03 , Curtain Wall		CW-04 , Curtain Wall	
Name	Aluminium	Glass	Aluminium	Glass	Aluminium	Glass	Aluminium	Glass
Classification (Material)	Metal	Glass	Metal	Glass	Metal	Glass	Metal	Glass
Number of Panels	9	9	6	6	15	15	14	14
Length	1.38	1.38	0.52	0.52	3.84	3.84	5.07	5.07
Total Length of Frames	17.14	17.14	10.85	10.85	35.16	35.16	30.56	30.56
Total Surface Area of Panels Facing North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surface Area of Panels Facing East	84.48	31.68	20.57	7.26	0.00	0.00	331.89	125.58
Total Surface Area of Panels Facing South	0.00	0.00	0.00	0.00	408.50	142.50	0.00	0.00
Total Surface Area of Panels Facing West	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Parent ID and Classification	CW-05 , Curtain Wall		CW-06 , Curtain Wall		CW-07 , Curtain Wall	
Name	Aluminium	Glass	Aluminium	Glass	Aluminium	Glass
Classification (Material)	Metal	Glass	Metal	Glass	Metal	Glass
Number of Panels	10	10	14	14	10	10
Length	3.89	3.89	5.18	5.18	3.89	3.89
Total Length of Frames	23.22	23.22	34.10	34.10	25.62	25.62
Total Surface Area of Panels Facing North	0.00	0.00	0.00	0.00	0.00	0.00
Total Surface Area of Panels Facing East	0.00	0.00	411.44	155.68	0.00	0.00
Total Surface Area of Panels Facing South	186.84	69.20	0.00	0.00	225.99	83.70
Total Surface Area of Panels Facing West	0.00	0.00	0.00	0.00	0.00	0.00

Certificate No. #HR-OYWBRZ-01

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Assessor name	David Barham
Accreditation No.	HERA 10229
Property Address	2-4 Vimy Street , Bankstown , NSW, 2200

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DEVELOPMENT APPLICATION
Municipality: City of Canterbury-BankstownCouncil

DATE	DESCRIPTION	ISSUE
09/10/2023	CONCEPT PLAN	A
27/11/2023	ISSUED FOR CONSULTANT REVIEW	B
19/12/2023	ISSUED FOR CONSULTANT REVIEW - AMENDMENTS MADE TO ACCESS CONSULTANT COMMENTS AND REPORT	C
31/05/2024	DRIVEWAY REVISIONS	D
31/06/2024	ISSUE FOR TOWNPLANNER REVISION	E
24/06/2024	ISSUE FOR DA SUBMISSION	F
-	-	-

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PROJECT DESCRIPTION :
PROPOSED RESIDENTIAL FLAT BUILDING

PROJECT NUMBER: 23155

PROJECTION LOCATION:
2-4 VIMY STREET
BANKSTOWN NSW 2200
LOTS : 49 & 50 DP : 13055

CLIENT DESCRIPTION:
Ghayath Al Sheikh

DESIGNER
ABCON
SAJIDA EL SAYED
0416 436 622
INFO@ABCON.COM.AU

PAGE TITLE
WINDOW AND DOOR SCHEDULE

DRAWING NUMBER:
A.01.15

DATE: 24/06/2024

ISSUE : F

DRAWN BY: S.E

SCALE :

A1

FRONT FACADE

REAR CORNER TO RESERVE

SIDE FACADE TO 6 VIMY STREET

REAR FACADE

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31/05/2024	ISSUE FOR TOWNPLANNER REVISION	E
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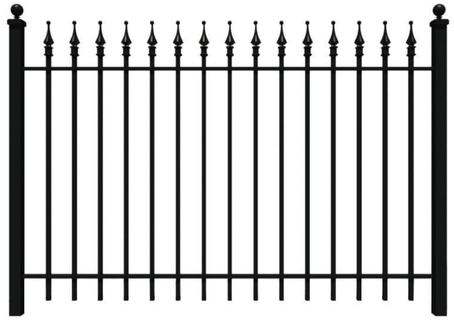
PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VINNY STREET BANKSTOWN NSW 2200 LOTS: 49 & 50 DP: 13055
CLIENT DESCRIPTION: Ghayath Al Sheikh
DESIGNER: ABCON 24 JOHN EL BAYED 02 8768 0552 INFO@ABCON.COM.AU
PAGE TITLE: 3D MODEL VIEWS
DRAWING NUMBER: A.01.16
DATE: 24/06/2024
ISSUE : F
DRAWN BY : S.E
SCALE : A1

1

FACE BRICK FINISH

2



WROUGHT IRON FENCES AND BALUSTRADES

3

RENDERED IVORY FINSIH

4

SANDSTONE PAVERS

5

ALUMINIUM SLIDING DOOR AND WINDOWS - BLACK

6

GARAGE ROLLER DOOR- MONUMENT

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PROJECT NUMBER: 23155
PROJECTION LOCATION: 2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055

CLIENT DESCRIPTION: Ghayath Al Sheikh

DESIGNER: ABCON SAJIDA EL SAYED 0410 630 622 INFO@ABCON.COM.AU

PAGE TITLE: SCHEDULE OF FINISHES
DRAWING NUMBER: A.01.17

DATE: 24/06/2024
ISSUE : F

DRAWN BY: S.E
SCALE :

A1

HERITAGE LISTED ITEM - 10 VIMY STREET, BANKSTOWN

FACEBRICK (SAME SIDE OF STREET) - 8 VIMY STREET, BANKSTOWN

RENDERED FINISH (OPOSING NEIGHBOUR) - 1 VIMY STREET, BANKSTOWN

COLOUMNS AND PORCH STYLE

1 VIMY STREET, BANKSTOWN

6 VIMY STREET, BANKSTOWN

10 VIMY STREET, BANKSTOWN

14 VIMY STREET, BANKSTOWN

FENCE AND GATE STYLE

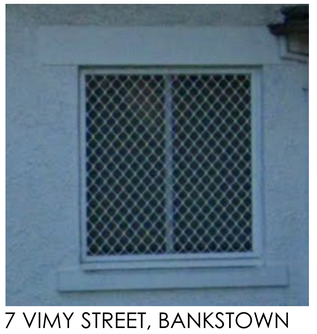
11 VIMY STREET, BANKSTOWN

10 VIMY STREET, BANKSTOWN

8 VIMY STREET, BANKSTOWN

7 VIMY STREET, BANKSTOWN

WINDOWS AND FRAMING



7 VIMY STREET, BANKSTOWN

1 VIMY STREET, BANKSTOWN

6 VIMY STREET, BANKSTOWN

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PROJECT NUMBER: 23155

PROJECTION LOCATION: 2-4 VINNY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP : 13055

CLIENT DESCRIPTION: Ghayath Al Sheikh

DESIGNER: ABCON 04 4334 81 84 RTD 02 8768 0167 INFO@ABCON.COM.AU

PAGE TITLE: NEIGHBOURHOOD CHARACTER

DRAWING NUMBER: A.01.18

DATE: 24/06/2024

ISSUE : F

DRAWN BY : S.E

SCALE :

A1

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Assessor name	David Barham
Accreditation No.	HERA 10229
Property Address	2-4 Vimy Street , Bankstown , NSW, 2200

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PROJECT NUMBER:	23155
PROJECTION LOCATION:	2-4 VIMY STREET BANKSTOWN NSW 2200 LOTS : 49 & 50 DP: 13055
CLIENT DESCRIPTION:	Ghayath Al Sheikh
DESIGNER:	ABCON SA.SDA ID, SA19D 02 8768 0561 INFO@ABCON.COM.AU
PAGE TITLE:	STREETSCAPE ELEVATIONS
DRAWING NUMBER:	A.01.19
DATE:	24/06/2024
ISSUE:	F
DRAWN BY:	S.E
SCALE:	

A1