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Proposed Ground Floor Alterations & Second Storey Addition

Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.

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| 6 | 25.06.24 | DA Application | DM |
| 5 | 04.06.24 | Amended plans as requested | CB |
| 4 | 03.05.24 | Amended Plans as Requested | DM |
| 3 | 08.04.24 | Amended Plans as Requested | DM |
| 2 | 26.03.24 | Amended Plans as Requested | DM |
| 1 | 06.03.24 | Existing and Preliminary Plans | A.C. |
| REV | DATE | AMENDMENTS | BY |

| | | | | | | | | | | | |
|--|--|--|---|--|--|--|--|--|---|--|--|
| 1. FALLS, SLIPS, TRIPS | | | 2. FALLING OBJECTS | | | 5. MANUAL TASKS | | | 7. CONFINED SPACES | | |
| a) WORKING AT HEIGHTS | | | LOOSE MATERIALS OR SMALL OBJECTS | | | Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. | | | EXCAVATION | | |
| DURING CONSTRUCTION | | | Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below. | | | All matenal packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. | | | Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and banners to prevent accidental or unauthorised access to all excavations should be provided. | | |
| Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility. | | | 1. Prevent or restrict access to areas below where the work is being carried out. | | | Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrnal equipment) not carrying a current electrnal safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification. | | | ENCLOSED SPACES | | |
| DURING OPERATION OR MAINTENANCE | | | 2. Provide toeboards to scaffolding or work platforms. | | | 6. HAZARDOUS SUBSTANCES | | | For buildings with enclosed spaces where maintenance or other access may be required: | | |
| For houses or other low-rise buildings where scaffolding is appropriate: | | | 3. Provide protective structure below the work area. | | | ASBESTOS | | | Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided. | | |
| Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. | | | 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE). | | | For alterations to a building constructed prior to 1990: | | | SMALL SPACES | | |
| For buildings where scaffold, ladders, trestles are not appropriate: | | | BUILDING COMPONENTS | | | If this existing building was constructed prior to: | | | For buildings with small spaces where maintenance or other access may be required: | | |
| Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall banners or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation. | | | During construction, renovation or demolition of this building, parts of the structure including fabncated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. | | | 1990 - it therefore may contain asbestos | | | Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces. | | |
| b) SLIPPERY OR UNEVEN SURFACES | | | 3. TRAFFIC MANAGEMENT | | | 1986 - it therefore is likely to contain asbestos | | | 8. PUBLIC ACCESS | | |
| FLOOR FINISHES Specified | | | For building on a major road, narrow road or steeply sloping road: | | | either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure. | | | 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. | | |
| If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen. | | | Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. Durng construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. | | | POWDERED MATERIALS | | | 9. OPERATIONAL USE OF BUILDING | | |
| FLOOR FINISHES By Owner | | | For building where on-site loading/unloading is restricted: | | | Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. | | | RESIDENTIAL BUILDINGS | | |
| If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestnan trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004. | | | Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. | | | TREATED TIMBER | | | This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use. | | |
| STEPS, LOOSE OBJECTS AND UNEVEN SURFACES | | | For all buildings: | | | The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber. | | | NON-RESIDENTIAL BUILDINGS | | |
| Due to design restrnctions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. | | | Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site. | | | VOLATILE ORGANIC COMPOUNDS | | | For non-residential buildings where the end-use has not been identified: | | |
| Building owners and occupiers should monitor the pedestnan access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. | | | 4. SERVICES | | | Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times. | | | This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. | | |
| Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. | | | GENERAL | | | SYNTHETIC MINERAL FIBRE | | | For non-residential buildings where the end-use is known: | | |
| mo | | | Rupture of services during excavation or other activity creates 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 should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. | | | Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material. | | | This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken. | | |
| construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas. | | | Locations with underground power: | | | TIMBER FLOORS | | | 10.OTHER HIGH RISK ACTIVITY | | |
| THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. | | | Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. | | | This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times. | | | All electcnal work should be carried out in accordance with of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. | | |
| THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. | | | Locations with overhead power lines: | | | bdac | | | All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. | | |
| | | | 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 occurring, 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. | | | Design Matters | | | All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. | | |
| | | | | | | MEMBER | | | Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. | | |

WHS Information

| | | | | | | | | | | |
|---|---|-------------------------------|--|--|--------------------------|---|---|----------------------|--|---|
| NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS. | HOUSE NAME: <div>Custom Design</div> | | CLIENT: <div>Mr & Mrs Yu</div> <div>-</div> | JOB No: <div>24035</div> | | <div><div>32</div><div>Degrees Building</div></div> <div><div>HIA MEMBER</div><div>you're in good hands</div><div>CONNECT WITH US</div><div><div>f</div><div>tw</div><div>in</div><div>ig</div><div>pt</div><div>yt</div></div></div> <td colspan="2">P: (02) 4647-2324 E: info@32degreesbuilding.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au</td> <td rowspan="5"><div><div>S</div><div>SYDNEY DRAFTING</div><div>CONCEPTS & DESIGN</div></div><div><div>bdac</div><div>ACCREDITED BUILDING DESIGNER</div></div><div><div>Design Matters</div><div>National Professional Design Institute Member</div><div>MEMBER you're in good hands</div></div></td> <td>CLIENT'S SIGNATURE: _____</td> | P: (02) 4647-2324 E: info@32degreesbuilding.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au | | <div><div>S</div><div>SYDNEY DRAFTING</div><div>CONCEPTS & DESIGN</div></div> <div><div>bdac</div><div>ACCREDITED BUILDING DESIGNER</div></div> <div><div>Design Matters</div><div>National Professional Design Institute Member</div><div>MEMBER you're in good hands</div></div> | CLIENT'S SIGNATURE: _____ |
| | FACADE: <div>Traditional</div> | | | SITE ADDRESS: <div>Lot B in DP 400662, No 4 Heath Street, Bankstown NSW 2200.</div> | DRAWN: <div>SDC</div> | | DATE: <div>25.06.24</div> | Rev: <div>6</div> | | DATE: _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd. |
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| | SCALE: <div>NTS</div> | GARAGE HAND: <div>RH</div> | DA Application | | © COPYRIGHT | | | | | |

STORMWATER TO STREET
FRONTAGE, TO CONNECT TO
EXISTING
TO BE VERIFIED ON SITE BY BUILDER/PLUMBER

NOTE:
• ALL EXISTING SERVICES TO
REMAIN AS EXISTING TO BE VERIFIED
ON SITE.

NOTE:
• ALL EXISTING STRUCTURES AND
WALLS TO BE REMOVED, REFER TO
DEMOLITION PLANS IN ARCHITECTURAL
PLANS

LEGEND:
GRASS AREA
HARDSTAND / CONCRETE
AREA
PROPOSED EXTENSION
EXISTING RESIDENCE

LOT B
D.P: 400662
L.G.A: Canterbury-Bankstown

PRIVATE OPEN SPACE
PRINCIPAL PRIVATE OPEN SPACE

** Council App. **

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
CHAPTER 5 - RESIDENTIAL ACCOMMODATION
5.1 FORMER BANKSTOWN LGA

FLOOR SPACE RATIO (FSR)

*Areas are measured from the internal face of external
walls and excludes First floor; voids, Stairs, Lifts,
required car spacing to Australian Standards,
Balconies with walls less than 1.4m high (Refer to the
LEP or DCP for further details)

| | |
|------------------------|-----------------------|
| SITE AREA | 682.90 m ² |
| GROUND FLOOR | 162.97 m ² |
| FIRST FLOOR | 61.35 m ² |
| TOTAL GROSS FLOOR AREA | 224.32 m ² |
| PROPOSED FSR | 32.8481 % |
| ALLOWABLE FSR | 50.00 % |

PRIVATE OPEN SPACE (POS)

| | |
|---------------------------------|-----------------------|
| PROPOSED POS | 220.00 m ² |
| MIN. POS REQUIRED BY COUNCIL | 80 m ² |

LANDSCAPE

| | |
|---------------------------------|-----------------------|
| FRONT YARD AREA | 201.21 m ² |
| FRONT YARD LANDSCAPING | 134.40 m ² |
| AMOUNT OF FRONT YARD LANDSCAPED | 66.80 % |
| MIN. ALLOWABLE BY NSW H/CODE: | 45 % |

www.dialbeforeyoudig.com.au



SITE INDUCTION

Before entering site please review and
make yourself familiar with Emergency
Contacts. Site Specific Hazards and the
Site Specific Induction information that is
located on the Site Induction Sign. If you
have any trouble understanding this
instruction, contact the Site Supervisor or
Emergency Contact Number located on the
sign.

SITE SPECIFIC HAZARDS

CLIENT'S SIGNATURE: _____

DATE: _____
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SITE PLAN

SCALE 1:200M

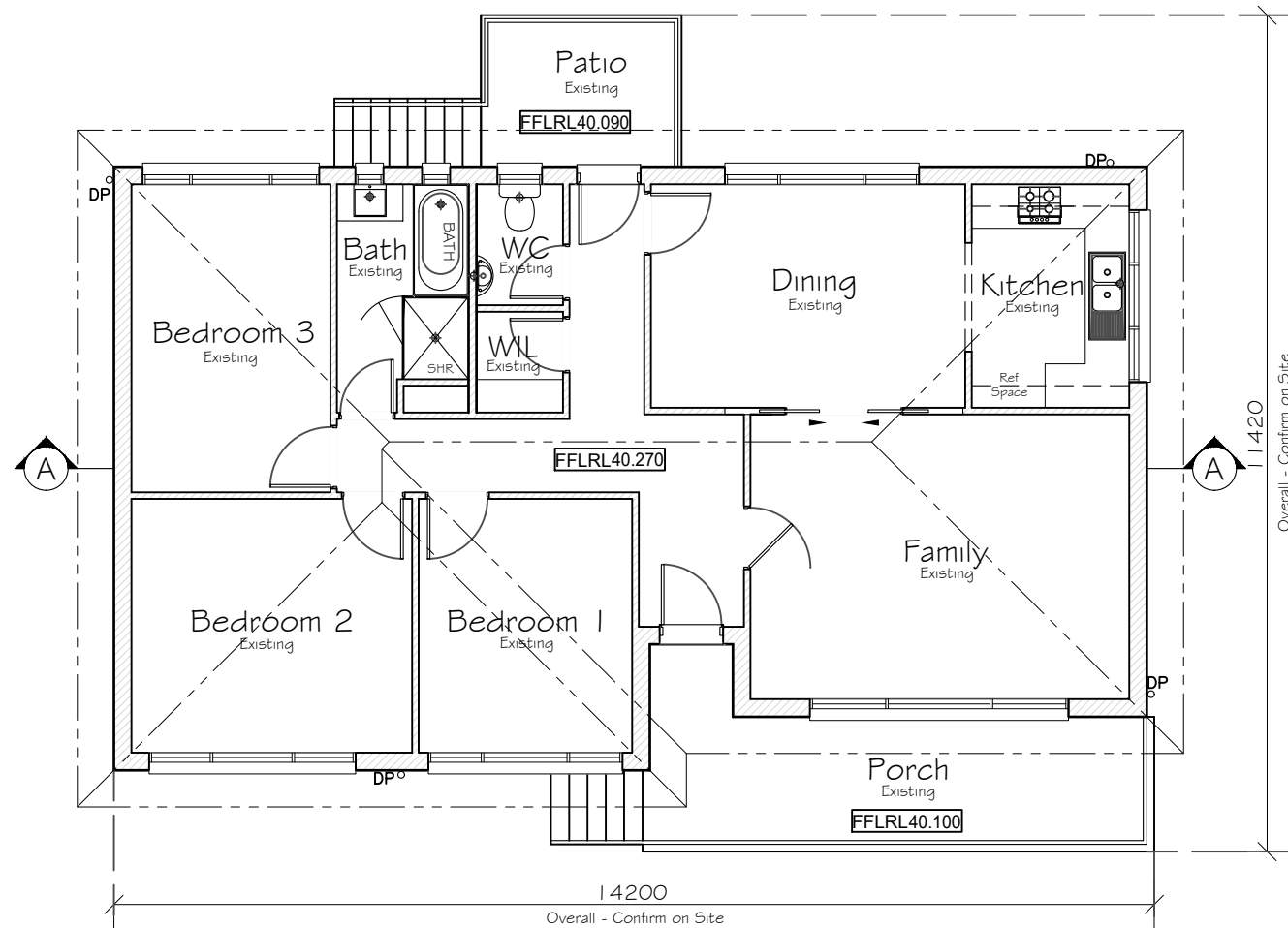


(A) -EASEMENT FOR DRAINAGE 3.05 WIDE (G886640)/(A227950)/(VOL 7484 FOL 29).

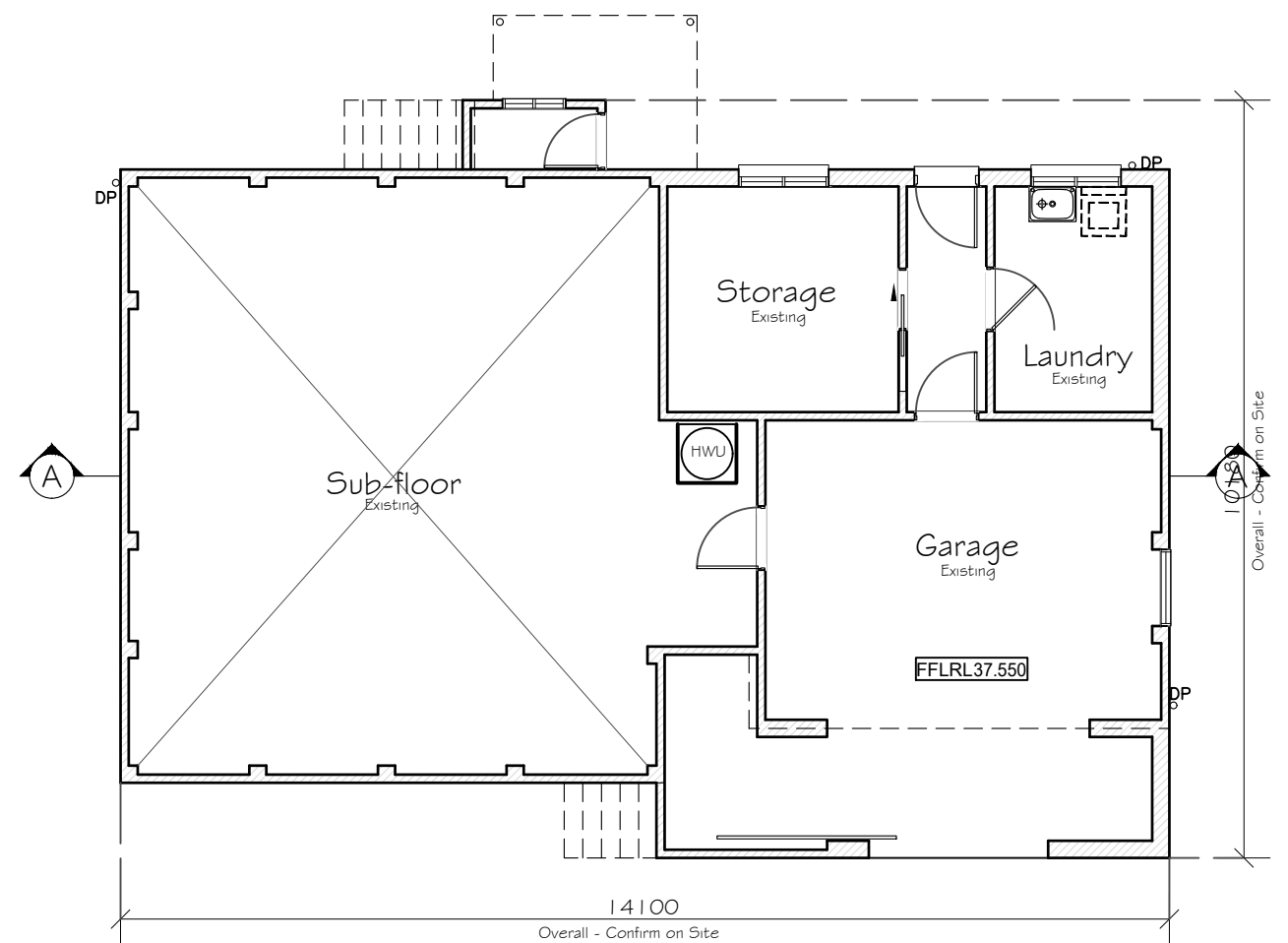
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|---|--|---|---|----------------------------------|---|---|---|---|
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|---|--|---|---|----------------------------------|---|---|---|---|

LEGEND:

Existing Building



Existing Ground Floor Plan



Existing Lower Floor Plan



Existing Ground / Lower Floor Plan

FINAL
CONSTRUCTION

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

NOTE:

ALL EXISTING STRUCTURES AND
WALLS TO BE REMOVED, REFER TO
DEMOLITION PLANS IN ARCHITECTURAL
PLANS

| EXISTING AREAS | |
|--------------------|-----------------------|
| SITE: | 682.90 m ² |
| Exist Ground: | 110.10 m ² |
| Exist Lower Floor: | 25.19 m ² |
| Exist Garage: | 36.42 m ² |
| Exist Porch: | 13.90 m ² |
| Exist Patio: | 5.67 m ² |
| -: | 0.00 m ² |
| TOTAL: | 191.28 m ² |
| SQUARES: | 20.59 SQ |

| LEGEND: | |
|---------|------------------------|
| | AIR CONDITIONING DUCTS |
| | SMOKE ALARM |
| | EXHAUST FAN |
| | GAS POINT |
| | LIFT OFF HINGES |
| | FLOOR JOIST DIRECTION |
| | GARDEN TAP LOCATION |
| | DOWN PIPE LOCATION |
| | FLOOR WASTE |
| | STEEL POST |
| | TELESCOPIC STEEL POST |
| | ARTICULATION JOINTS |

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:100

GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu

SITE ADDRESS:
Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.

JOB No:
24035

DRAWN:
SDC

CHECKED:
--

DATE:
25.06.24

SHEET:
5

Rev:
6

DA Application

32
Degrees
Building

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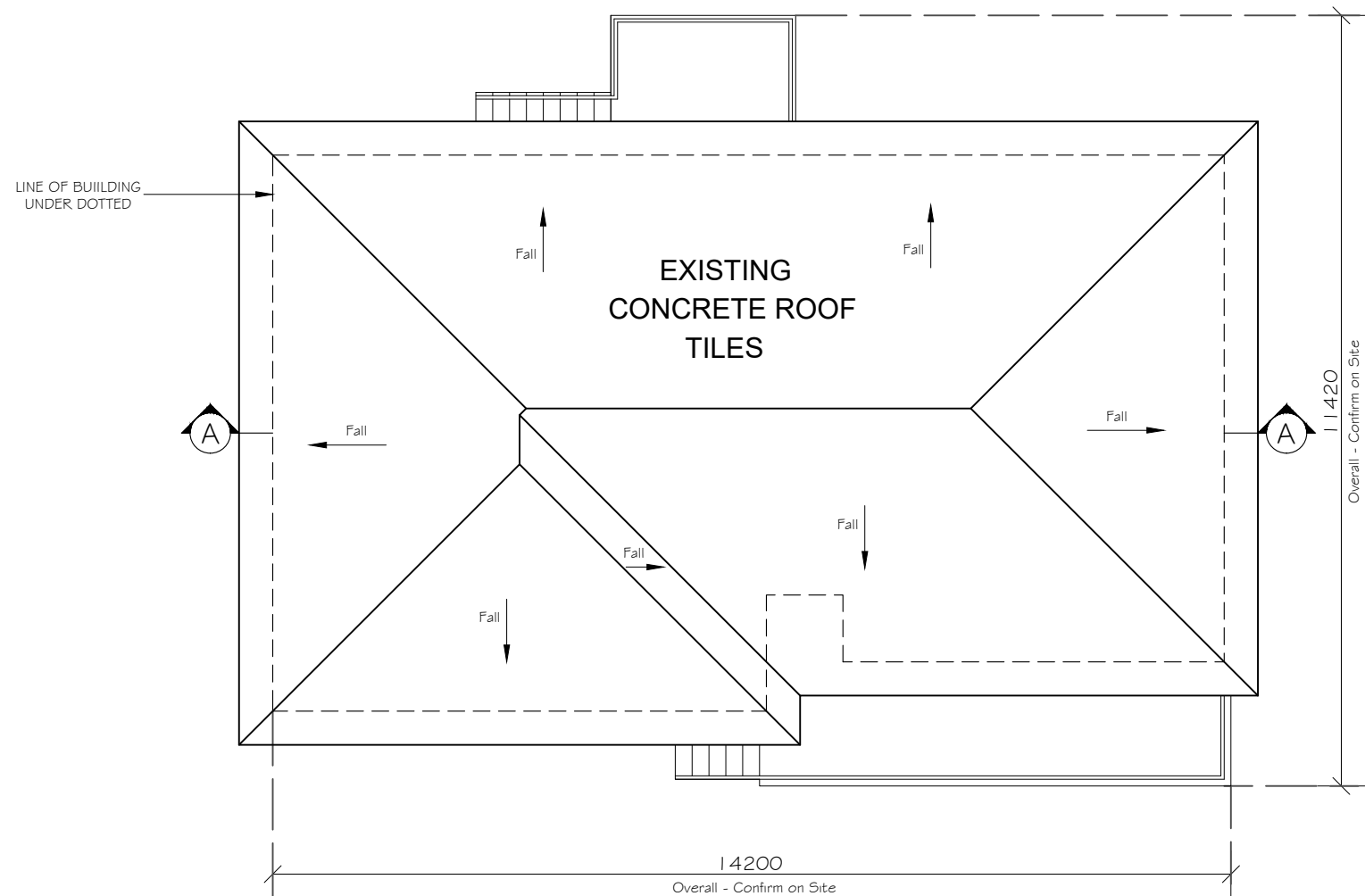
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DATE: _____

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Existing Roof Plan

**FINAL
CONSTRUCTION**

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

NOTE:

- ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

| | |
|------------------------------|--------------------|
| HOUSE NAME: Custom Design | |
| FACADE: Traditional | |
| SPECIFICATION: STANDARD | |
| SCALE: 1:100 | GARAGE HAND: RH |

| | |
|---|--|
| CLIENT: Mr & Mrs Yu | |
| SITE ADDRESS: Lot B in DP 400662, No 4 Heath Street, Bankstown NSW 2200. | |

| | | |
|----------------|----------------|--------|
| JOB No: 24035 | | |
| DRAWN: SDC | DATE: 25.06.24 | Rev: 6 |
| CHECKED: -- | SHEET: 6 | |
| DA Application | | |



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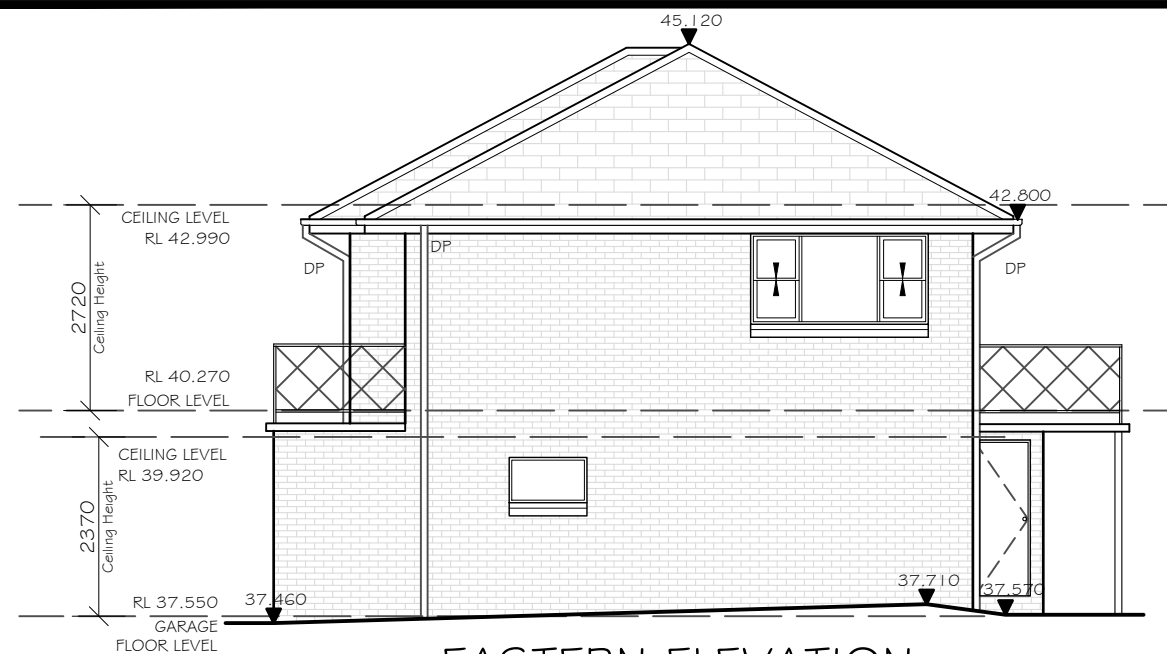
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DATE: _____

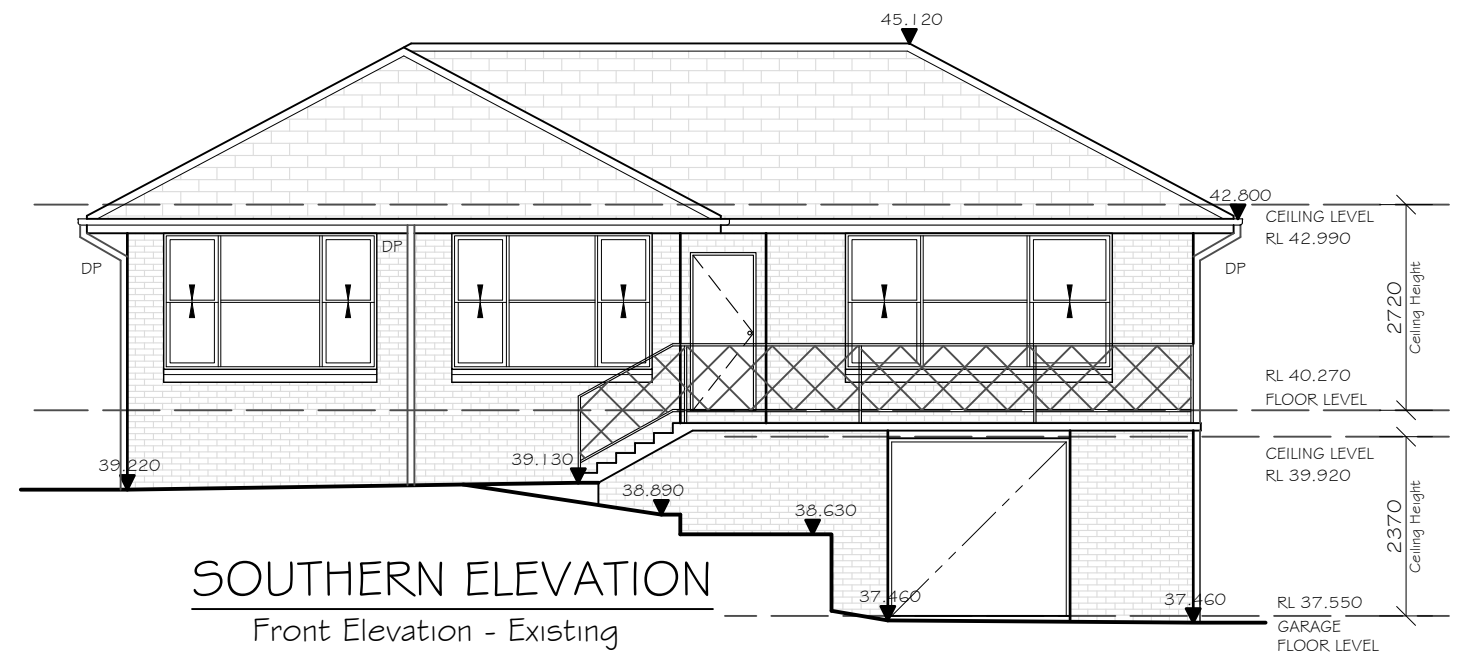
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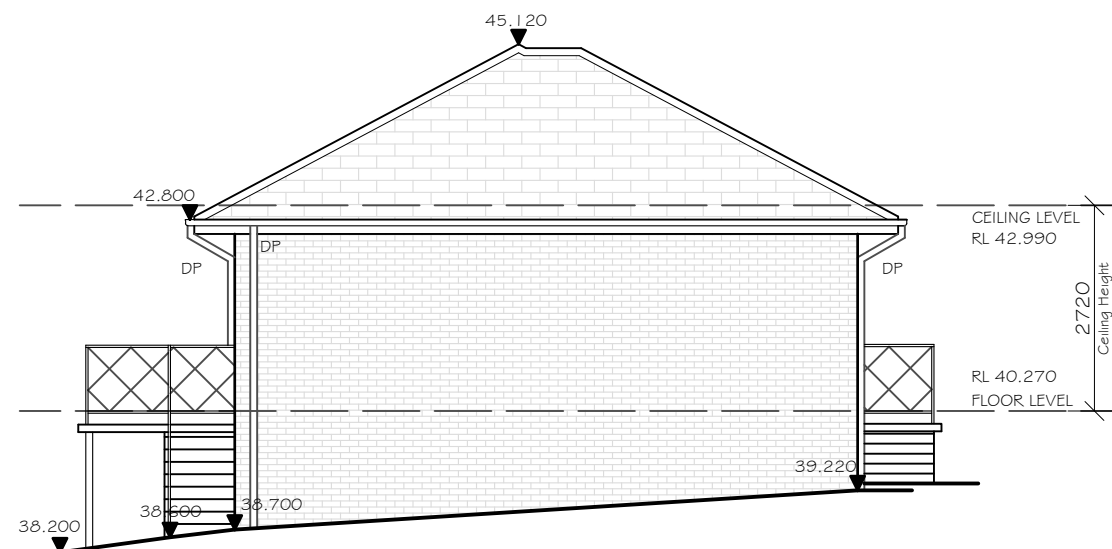
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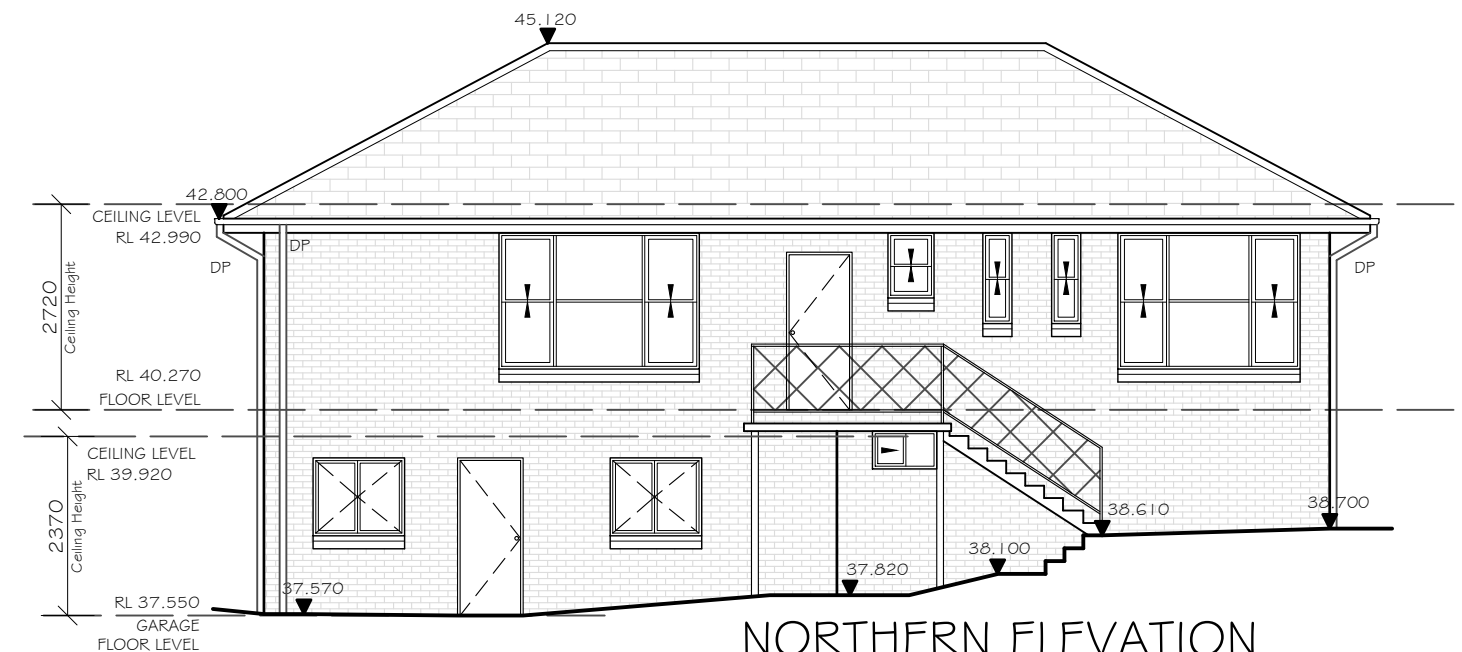
EASTERN ELEVATION
Side Elevation - Existing



SOUTHERN ELEVATION
Front Elevation - Existing



WESTERN ELEVATION
Side Elevation - Existing



NORTHERN ELEVATION
Rear Elevation - Existing

**FINAL
CONSTRUCTION**

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

NOTE:

- ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS

Existing Elevations

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:100

GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu

SITE ADDRESS:
**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**

JOB No:
24035

DRAWN:
SDC

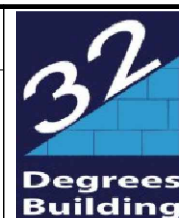
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Rev:
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SHEET:
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A: Unit 1/14 Bluett Drive,
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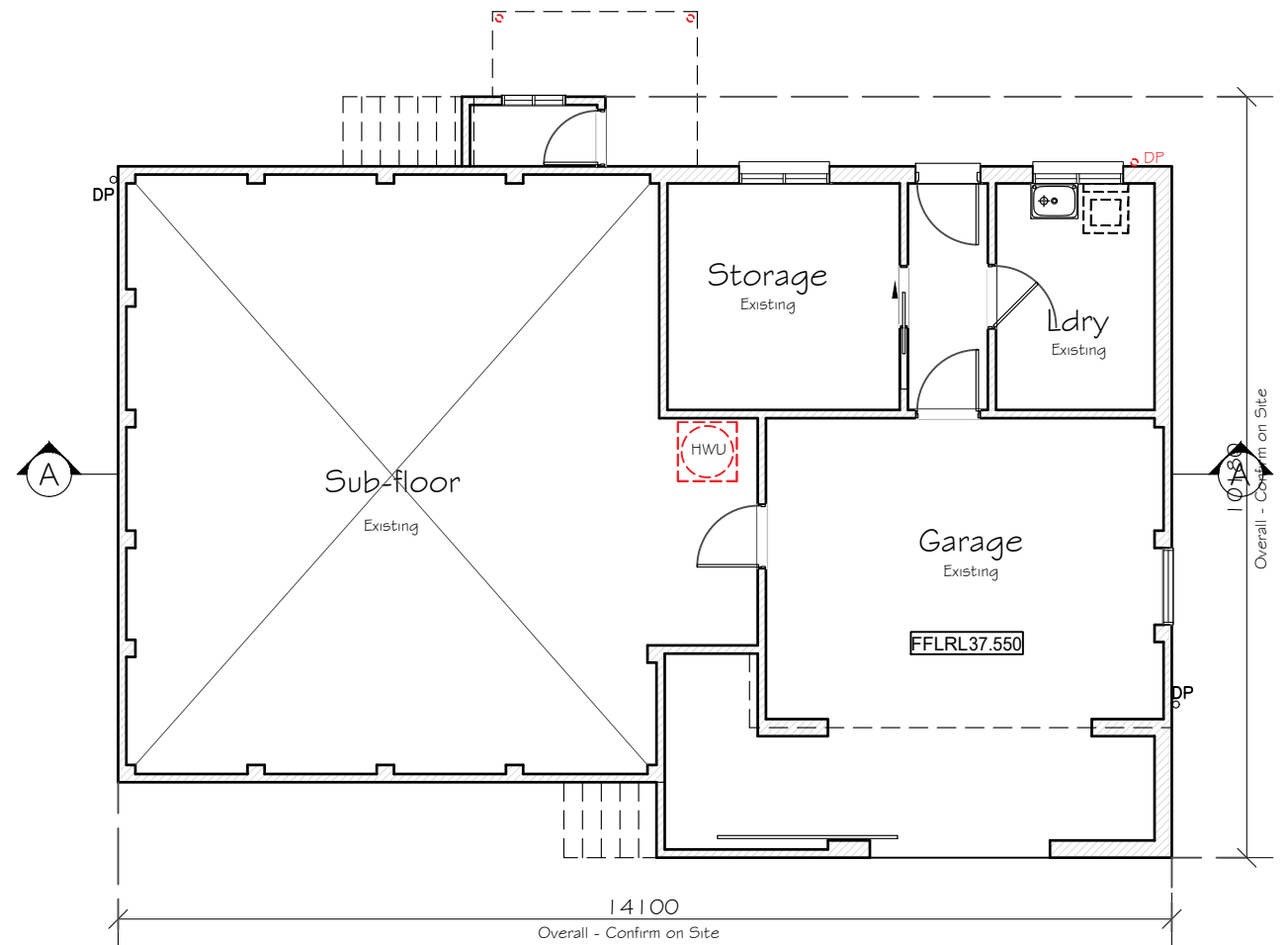
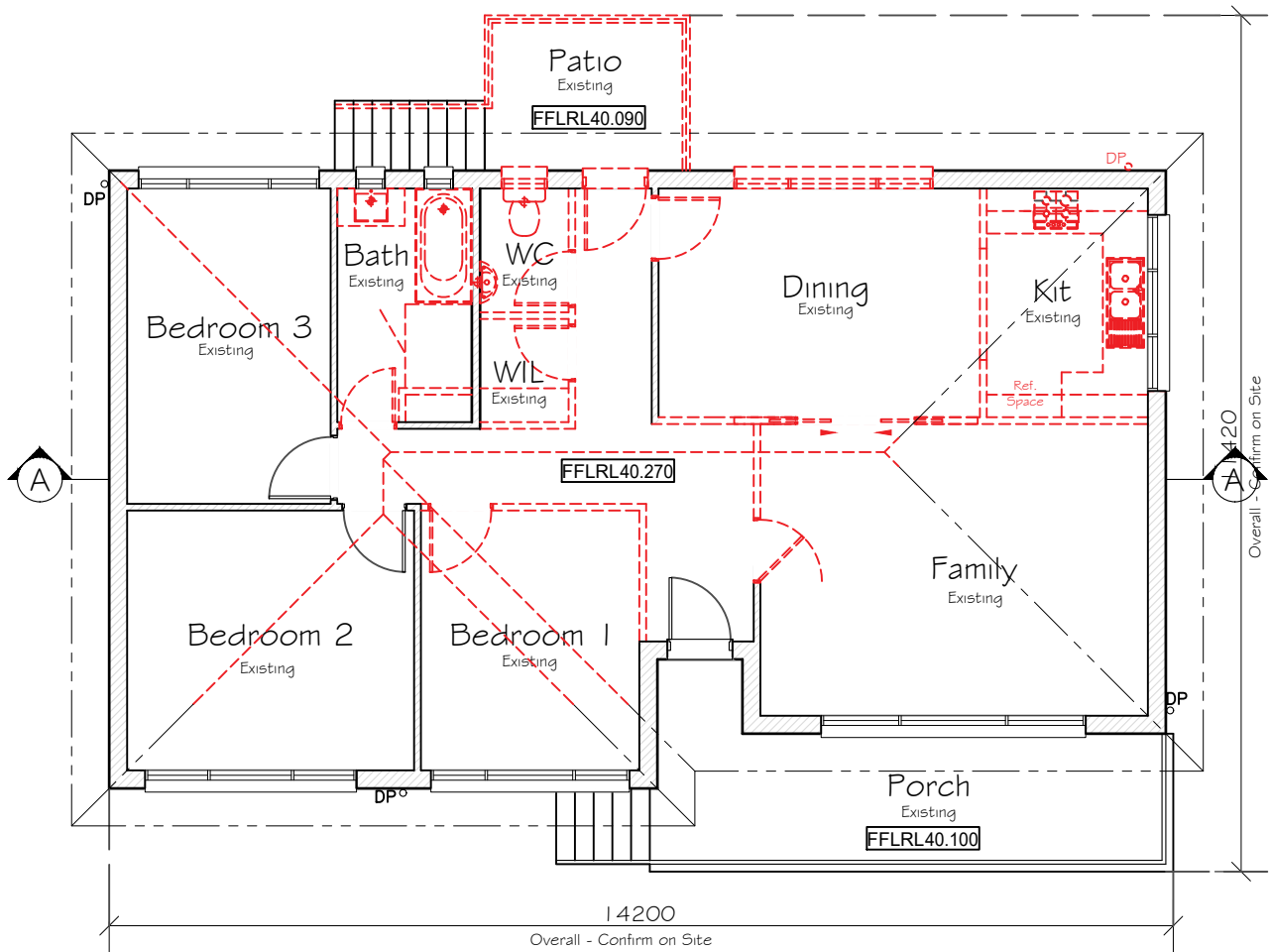
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LEGEND:

Existing Structures to be removed

Existing Building

Demolition Plan

FINAL CONSTRUCTION

ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER

| LEGEND: | |
|---------|------------------------|
| | AIR CONDITIONING DUCTS |
| | SMOKE ALARM |
| | EXHAUST FAN |
| | GAS POINT |
| | LIFT OFF HINGES |
| | FLOOR JOIST DIRECTION |
| | GARDEN TAP LOCATION |
| | DOWN PIPE LOCATION |
| | FLOOR WASTE |
| | STEEL POST |
| | TELESCOPIC STEEL POST |
| | ARTICULATION JOINTS |

NOTE:
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Traditional

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GARAGE HAND:
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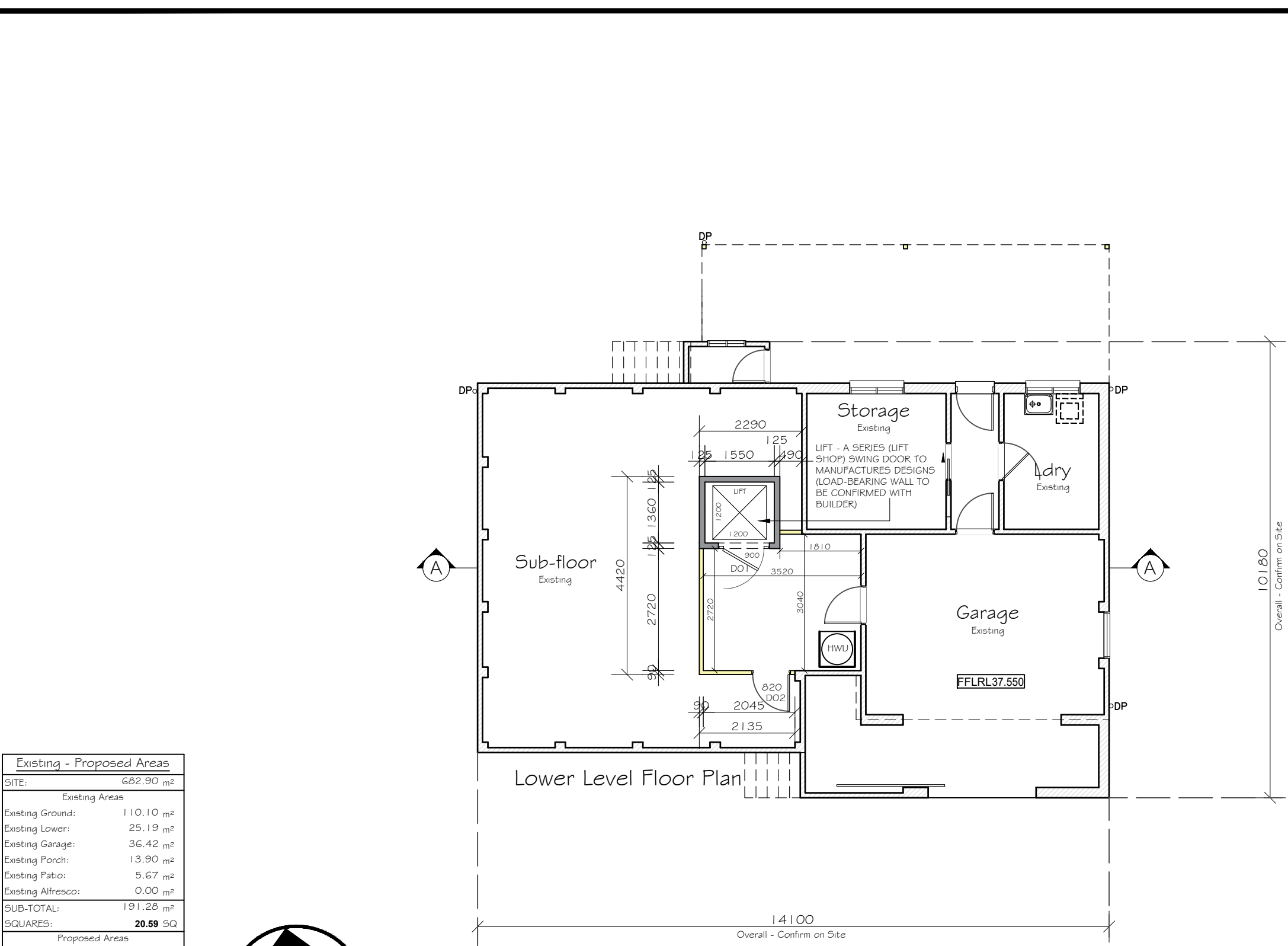
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| Existing - Proposed Areas | |
|---------------------------|-----------------------|
| SITE: | 682.90 m ² |
| Existing Areas | |
| Existing Ground: | 110.10 m ² |
| Existing Lower: | 25.19 m ² |
| Existing Garage: | 36.42 m ² |
| Existing Porch: | 13.90 m ² |
| Existing Patio: | 5.67 m ² |
| Existing Alfresco: | 0.00 m ² |
| SUB-TOTAL: | 191.28 m ² |
| SQUARES: | 20.59 SQ |
| Proposed Areas | |
| Proposed First: | 70.88 m ² |
| Pro Balcony Front: | 0.00 m ² |
| Pro Balcony Rear: | 28.08 m ² |
| SUB-TOTAL: | 98.96 m ² |
| SQUARES: | 10.65 SQ |
| GRAND TOTAL: | 290.24 m ² |
| TOTAL SQUARES: | 31.24 SQ |



| LEGEND: | |
|---------|-----------------------------------|
| | Existing Building |
| | Brick Work |
| | Timber - Cladding |
| | Concrete |
| | Tiles |
| | Colorbond - Steel |
| | Existing Structures to be removed |

| LEGEND: | |
|---------|------------------------|
| | AIR CONDITIONING DUCTS |
| | SMOKE ALARM |
| | EXHAUST FAN |
| | GAS POINT |
| | LIFT OFF HINGES |
| | FLOOR JOIST DIRECTION |
| | GARDEN TAP LOCATION |
| | DOWN PIPE LOCATION |
| | FLOOR WASTE |
| | STEEL POST |
| | TELESCOPIC STEEL POST |
| | ARTICULATION JOINTS |

Proposed Floor Plan

NOTE:
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| LEGEND: | |
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| | GARDEN TAP LOCATION |
| | DOWN PIPE LOCATION |
| | FLOOR WASTE |
| | STEEL POST |
| | TELESCOPIC STEEL POST |
| | ARTICULATION JOINTS |

- NOTES:
1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME
 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED
 3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS

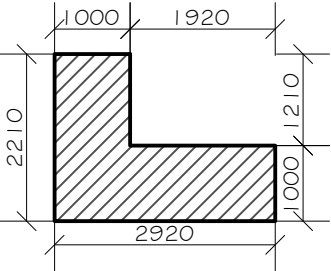
★ DENOTES LOW-E GLAZING TO SELECTED WINDOWS AS PER BASIX CERTIFICATE

| LEGEND: | |
|---------|-----------------------------------|
| | Existing Building |
| | Brick Work |
| | Timber - Cladding |
| | Concrete |
| | Tiles |
| | Colorbond - Steel |
| | Existing Structures to be removed |

STORMWATER TO STREET FRONTAGE, TO CONNECT TO EXISTING
TO BE VERIFIED ON SITE BY BUILDER/PLUMBER

NOTE:
• ALL EXISTING STRUCTURES AND WALLS TO BE REMOVED, REFER TO DEMOLITION PLANS IN ARCHITECTURAL PLANS

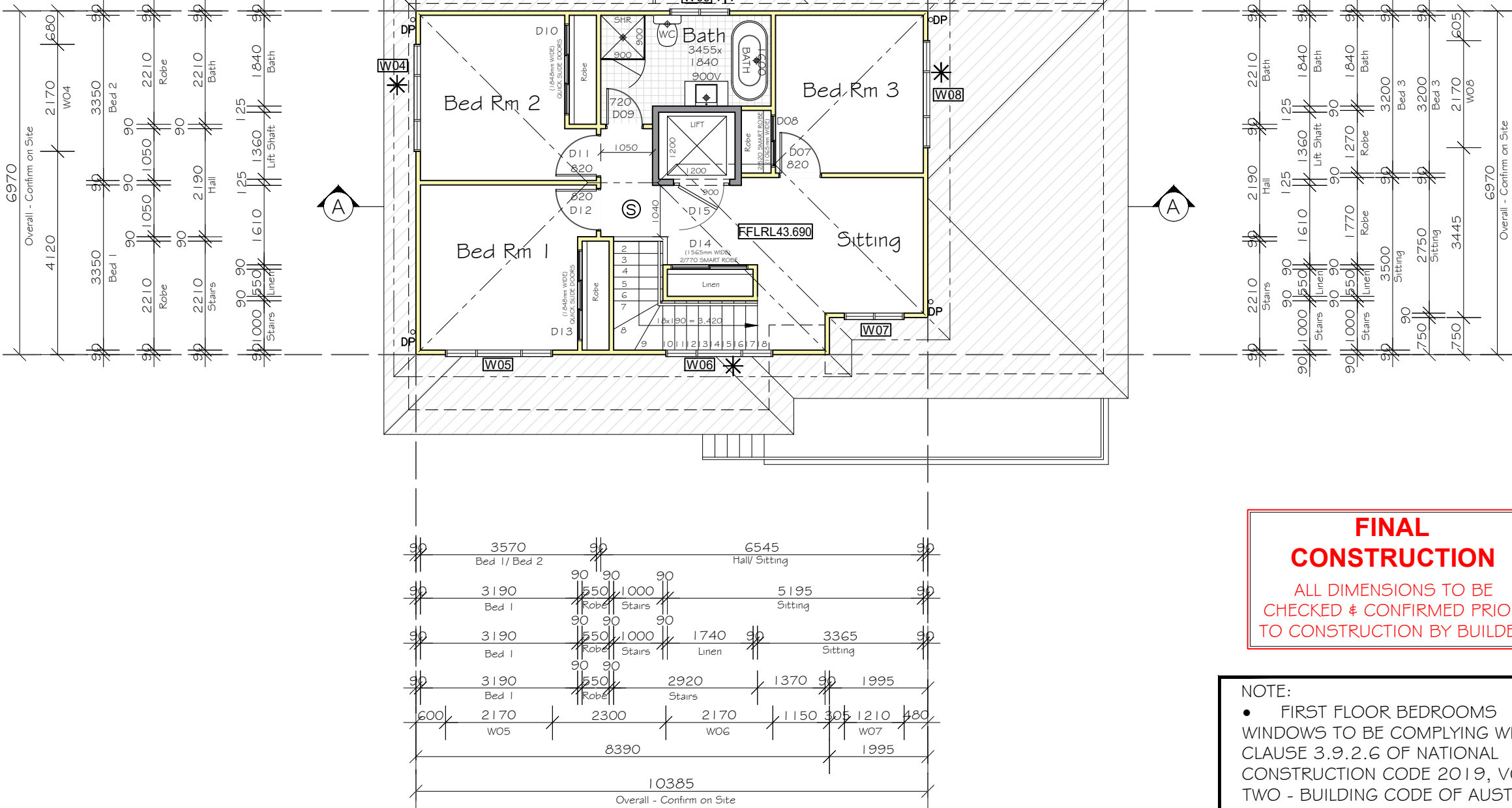
NOTE:
• ALL EXISTING SERVICES TO REMAIN AS EXISTING TO BE VERIFIED ON SITE.



STAIR VOID CUTOUT
SCALE 1:100 - 4.12m2 Area



Proposed First Floor Plan



FINAL CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER

NOTE:
• FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 3.9.2.6 OF NATIONAL CONSTRUCTION CODE 2019, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.

| | | | | | | |
|--|---------------------------------------|--|---|--|---|--|
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| | FACADE: Traditional | | | | | |
| | SPECIFICATION: STANDARD | | | | | |
| | SCALE: 1:100 GARAGE HAND: RH | | | | | |

STORMWATER TO STREET
FRONTAGE, TO CONNECT TO
EXISTING
TO BE VERIFIED ON SITE BY BUILDER/PLUMBER

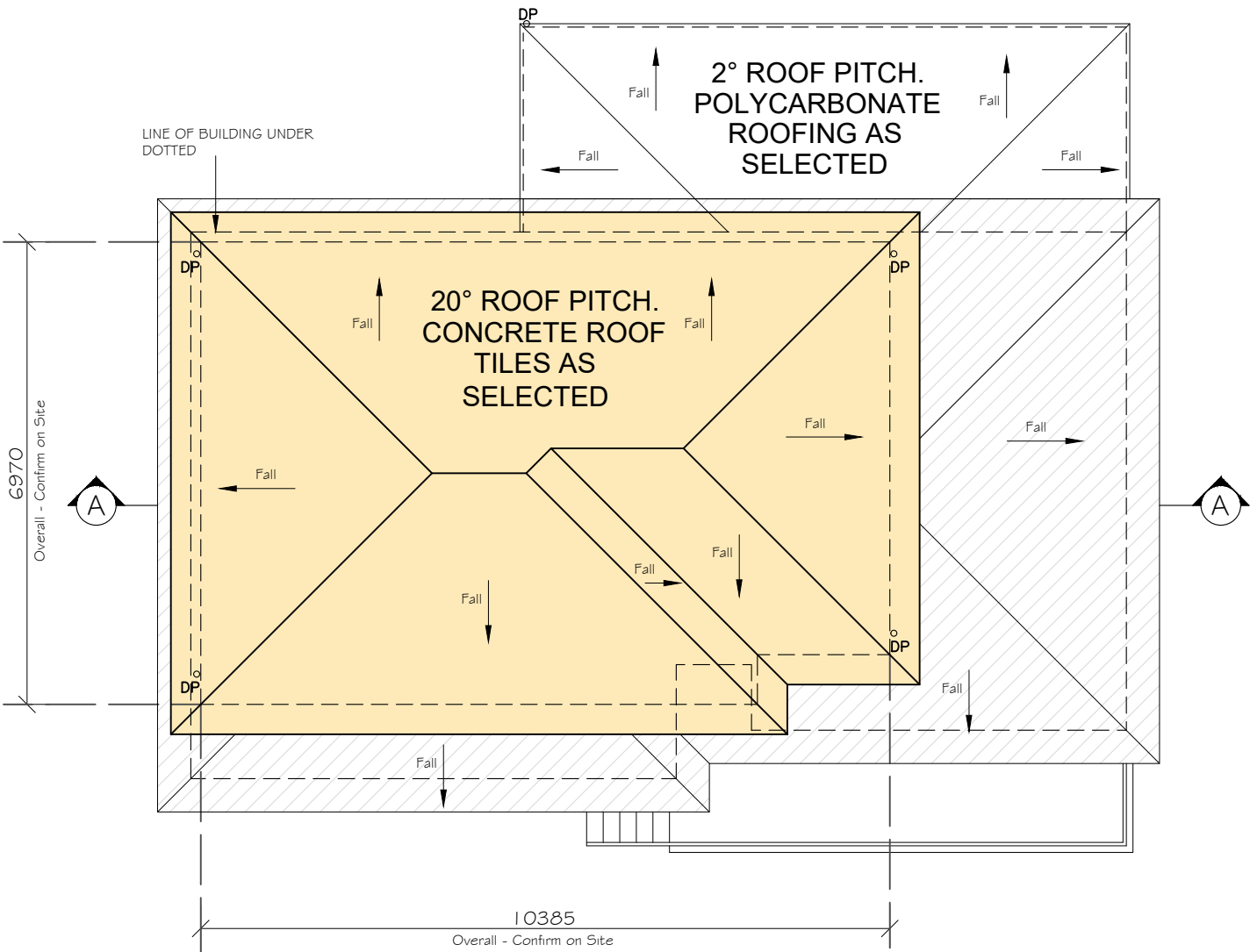
NOTE:
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PLANS

DP ○ DOWN PIPE
LOCATION

**FINAL
CONSTRUCTION**
ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

LEGEND:

- Existing Building
- Brick Work
- Timber - Cladding
- Concrete
- Tiles
- Colorbond - Steel
- Existing Structures to be removed



Proposed Roof Plan

| | | | | | | | | | | | |
|---|-------------------------------------|--|---------------------------|-----------------------|--|--------------------------------|--|---|---|---|---|
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| | SPECIFICATION: STANDARD | | CHECKED: -- | SHEET: 12 | Design Matters National The only way to be the best is to be the first. | | | | | | |
| | SCALE: 1:100 | | GARAGE HAND: RH | DA Application | | | | | | | |

STORMWATER TO STREET
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NOTE:

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NOTE:

- FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 3.9.2.6 OF NATIONAL CONSTRUCTION CODE 2019, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.

FINAL CONSTRUCTION

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

* DENOTES LOW-E GLAZING TO
SELECTED WINDOWS AS PER
BASIX CERTIFICATE

NOTES:

- Stair's construction to be in accordance with Volume 1 National Construction Code,
Part 11 - Safe movement and access;
 - (i) Part 11.2.2 Stairway Construction,
 - (ii) Part 11.2.4 Slip Resistance,
 - (iii) Part 11.2.5 Landings
- Balustrade to be in accordance with Volume 1 - National Construction Code,
 - Part 11 - Safe movement and access;
 - (i) Part 11.3.3 Barriers to prevent falls,
 - (ii) Part 11.3.4 Construction of barriers to prevent falls,
 - (iii) Part 11.35 Handrails,
 - Protection of Windows Opening to be in accordance with Volume 1 -

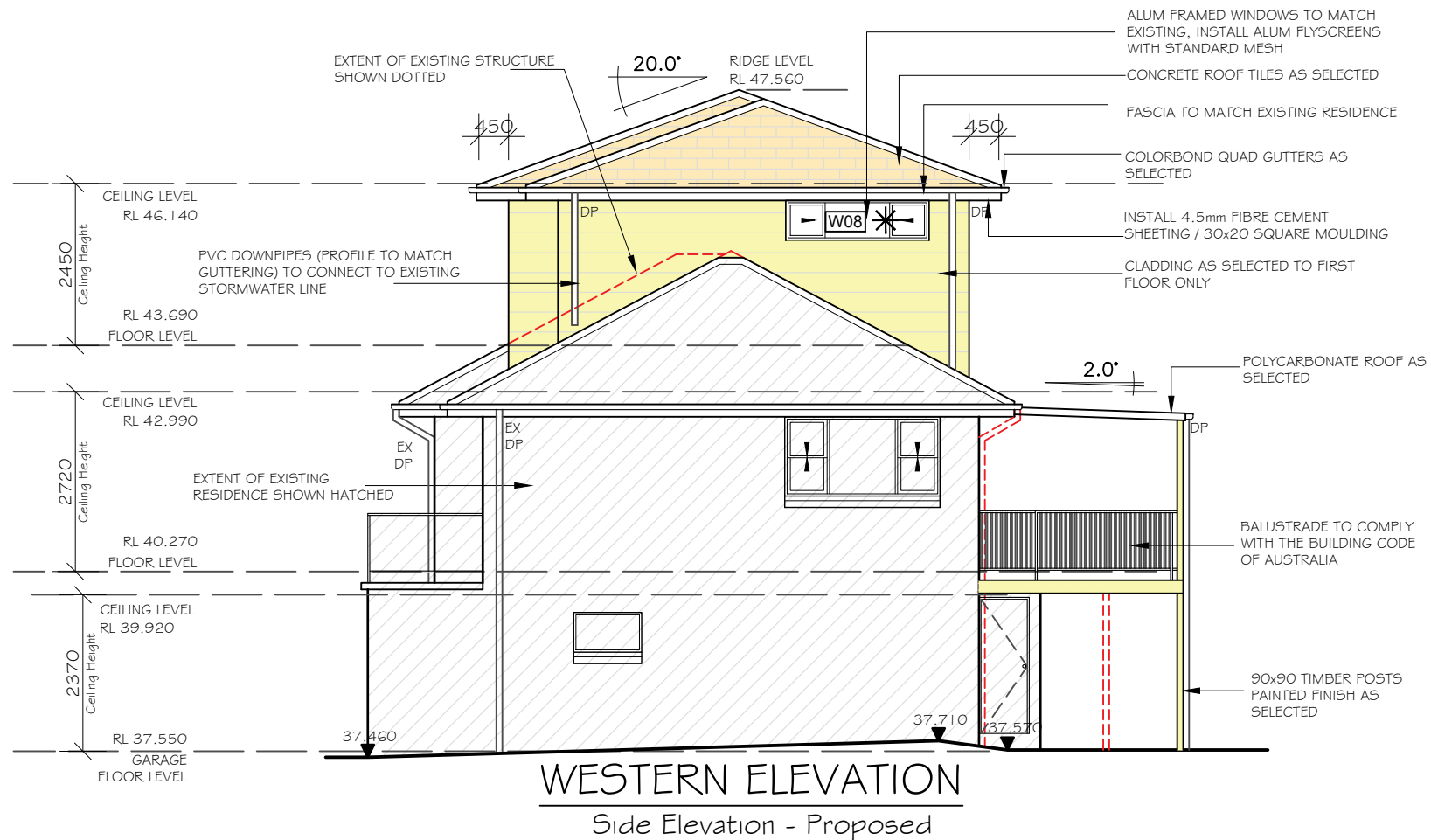
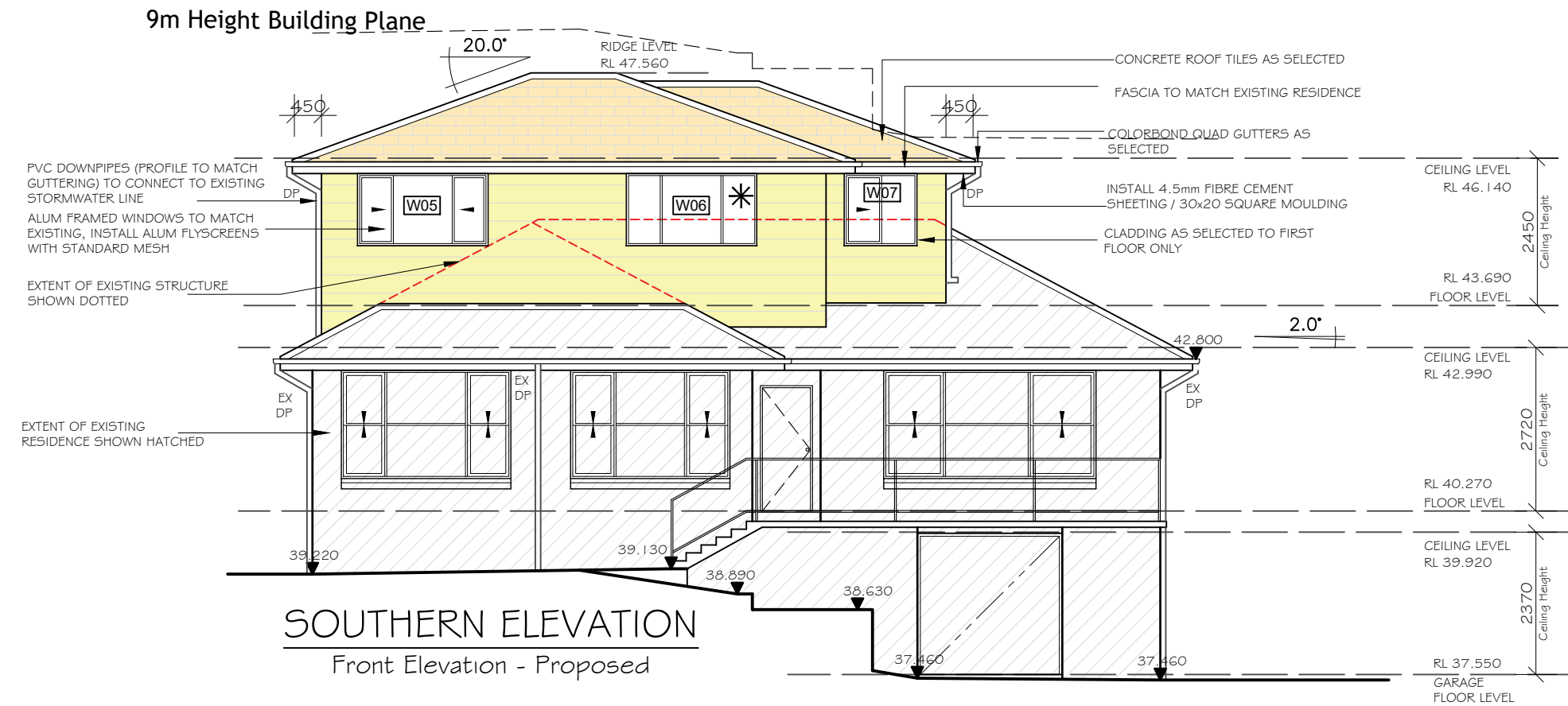
National Construction Code, - Part 11 - Safe movement and access;

- (i) Part 11.3.7 Protection of openable windows - bedrooms,
- (ii) Part 11.3.8 Protection of openable windows - rooms other than bedrooms.
- Waterproofing to be in accordance with Volume 1 - National Construction Code,








Part 10.2 Wet area waterproofing;

- (i) Part 10.2 Wet area waterproofing; or
- (ii) Australian Standard - AS 3740
- (iii) The above is to be selected by builder prior to construction has started.

Proposed Elevations



LEGEND:

| | |
|---|-----------------------------------|
|  | Existing Building |
|  | Brick Work |
|  | Timber - Cladding |
|  | Concrete |
|  | Tiles |
|  | Colorbond - Steel |
|  | Existing Structures to be removed |

| | | | | | | | | | | |
|---|------------------------------|---|--------------------|----------------|--------|---|--|---|---|---|
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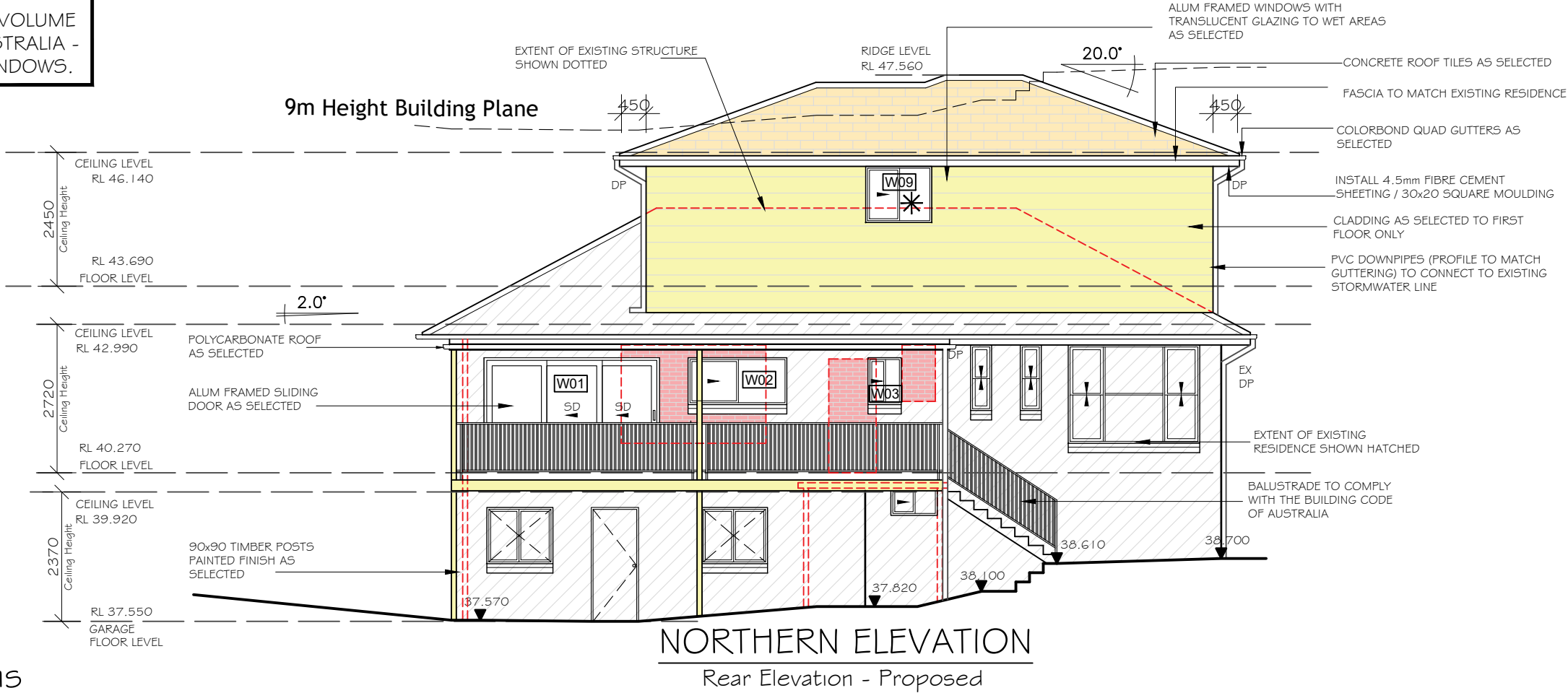
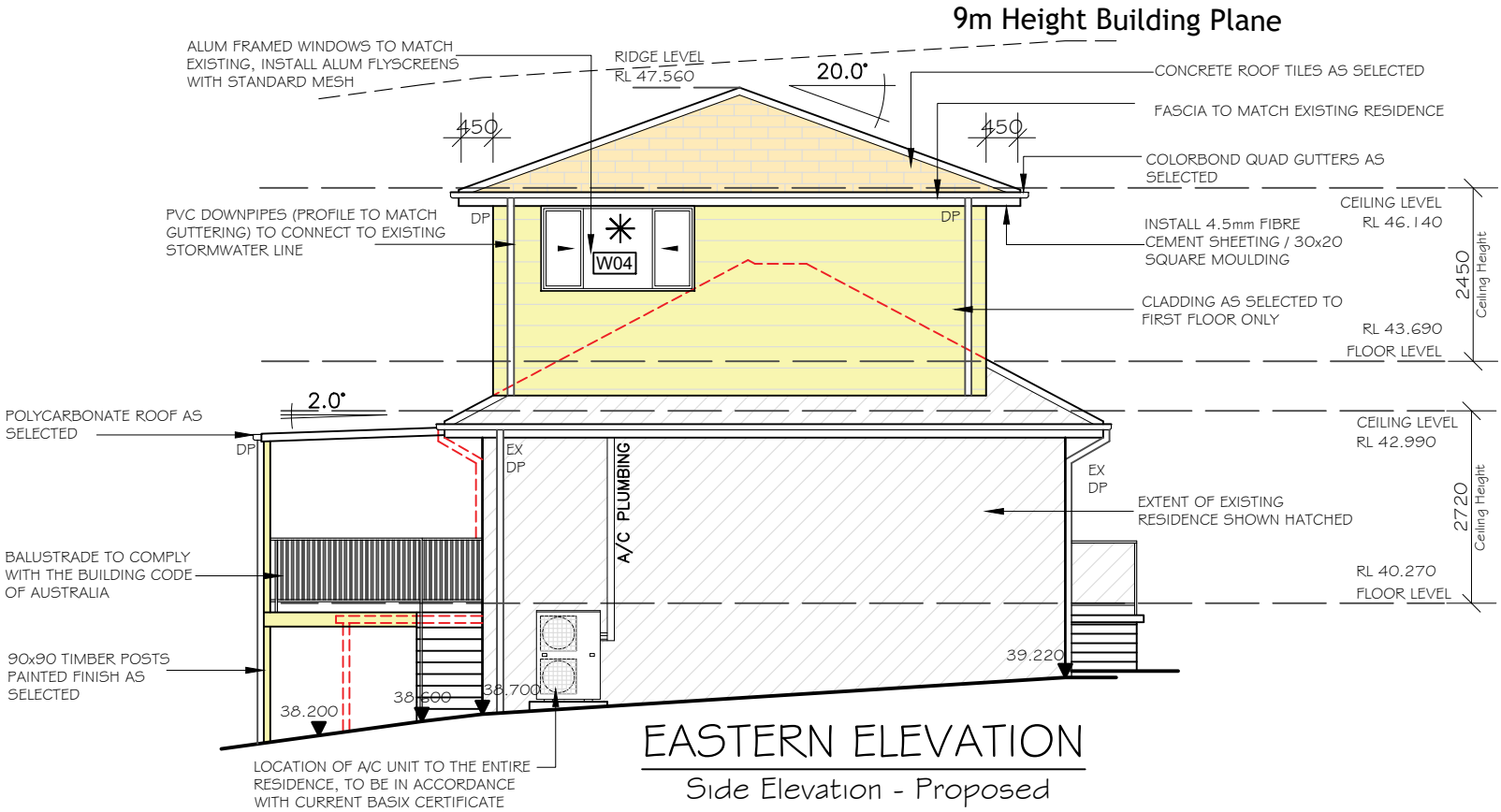
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LEGEND:

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- Tiles
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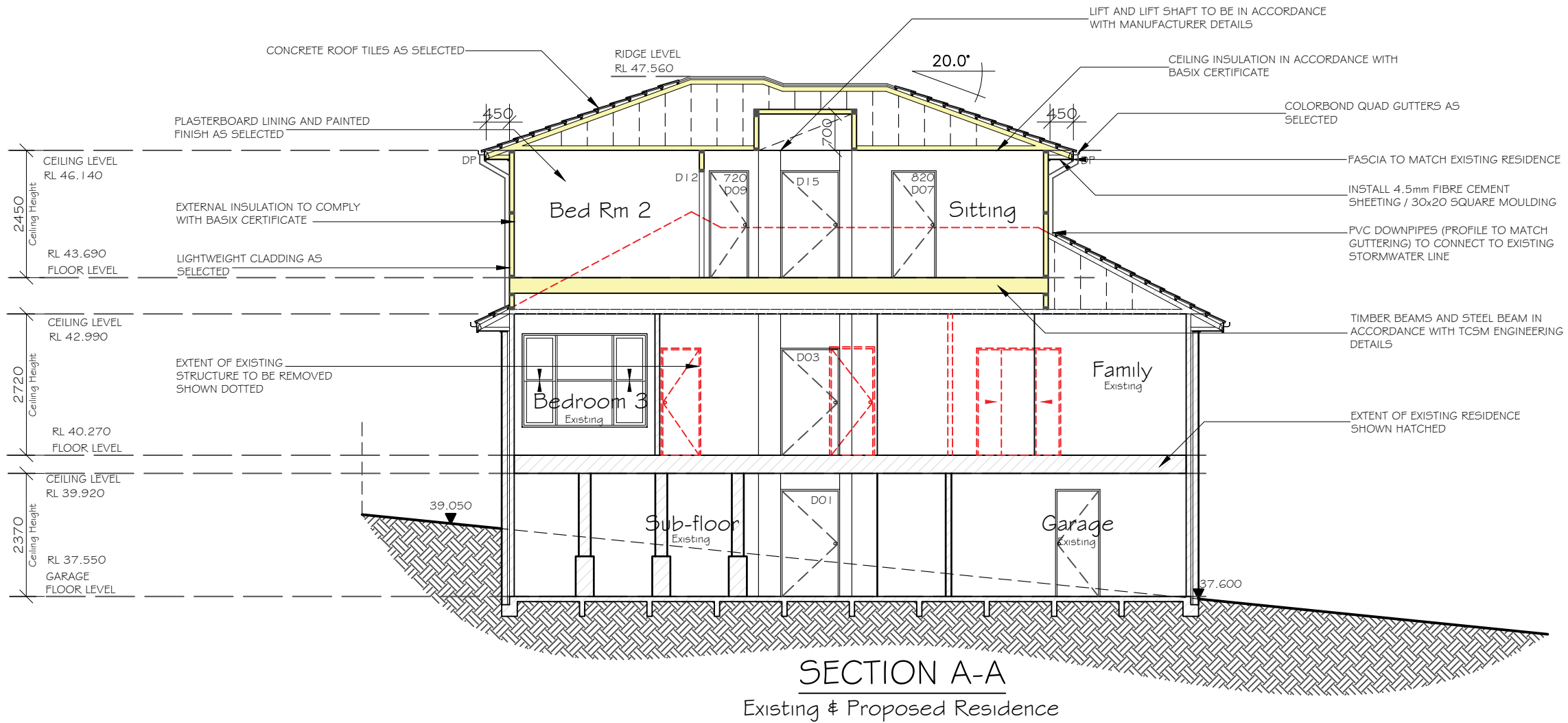
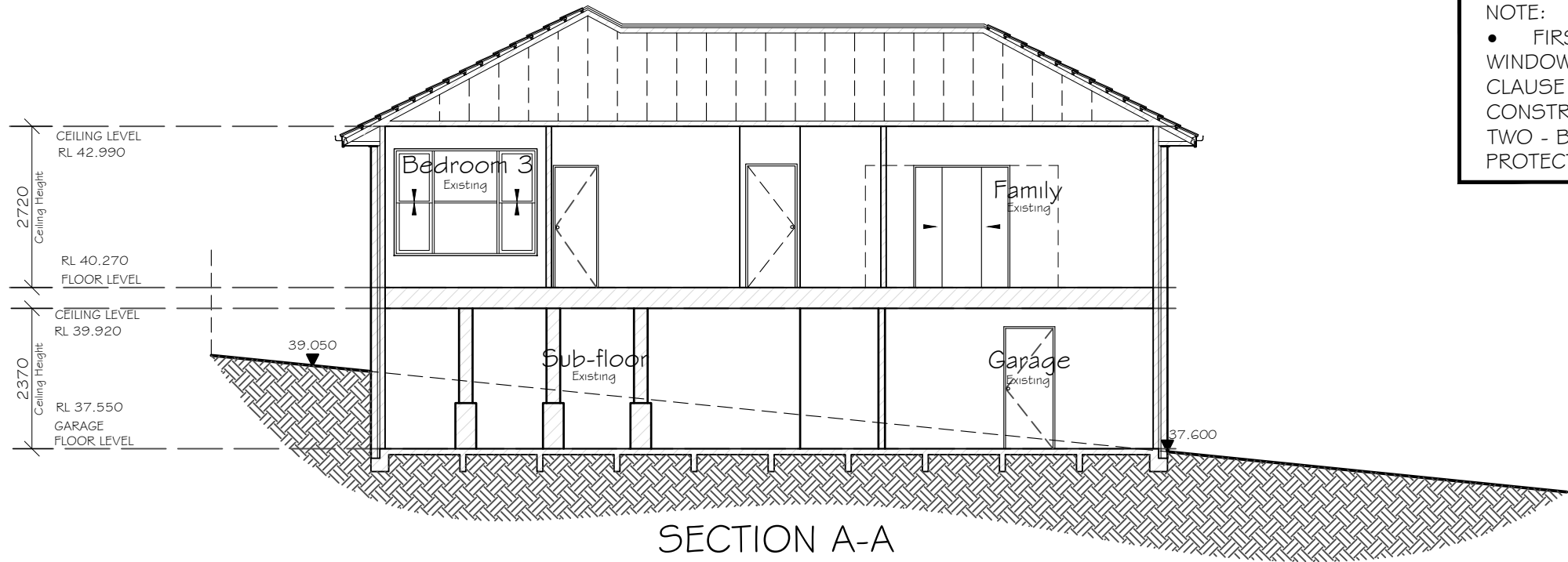
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|---------|-----------------------------------|
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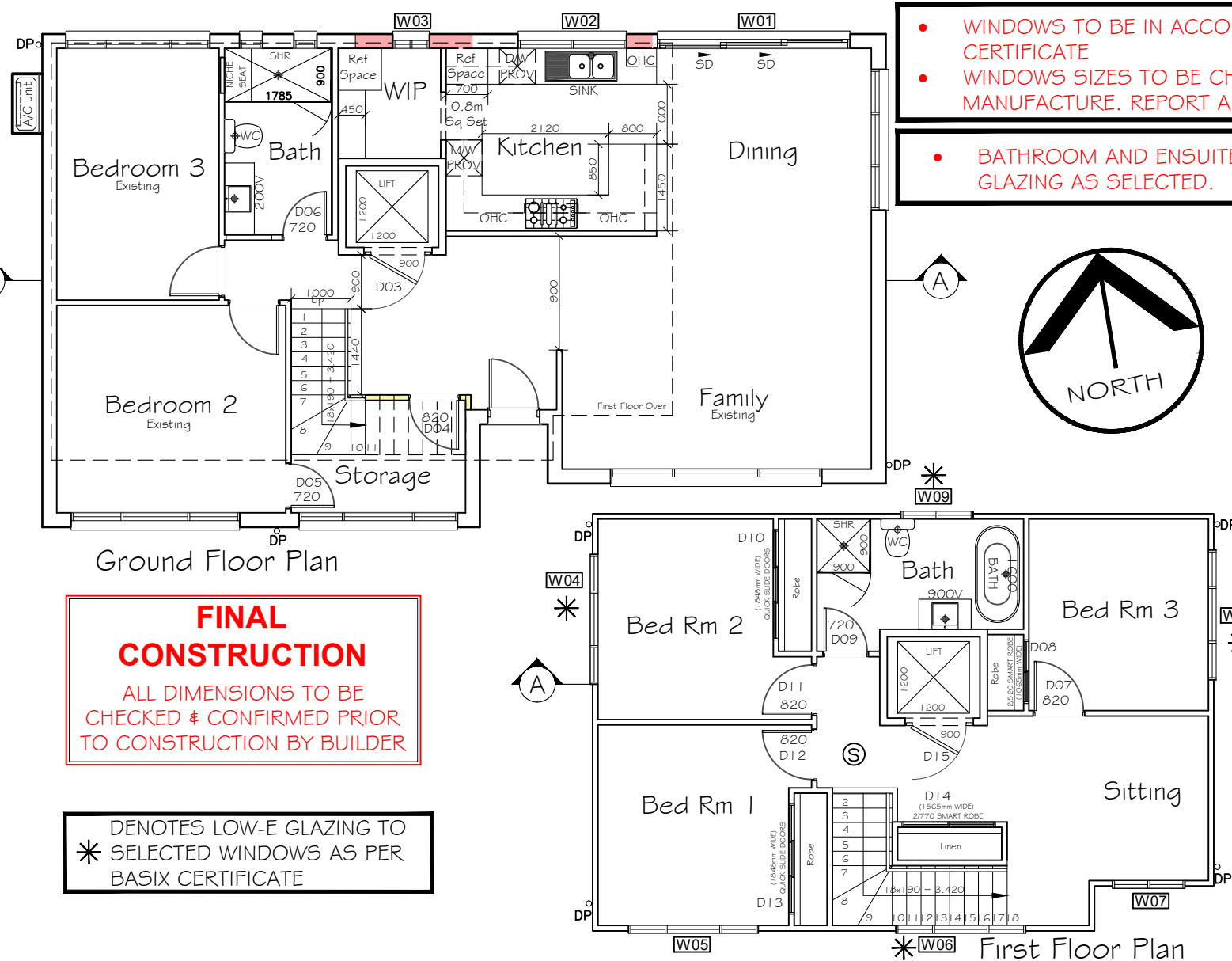
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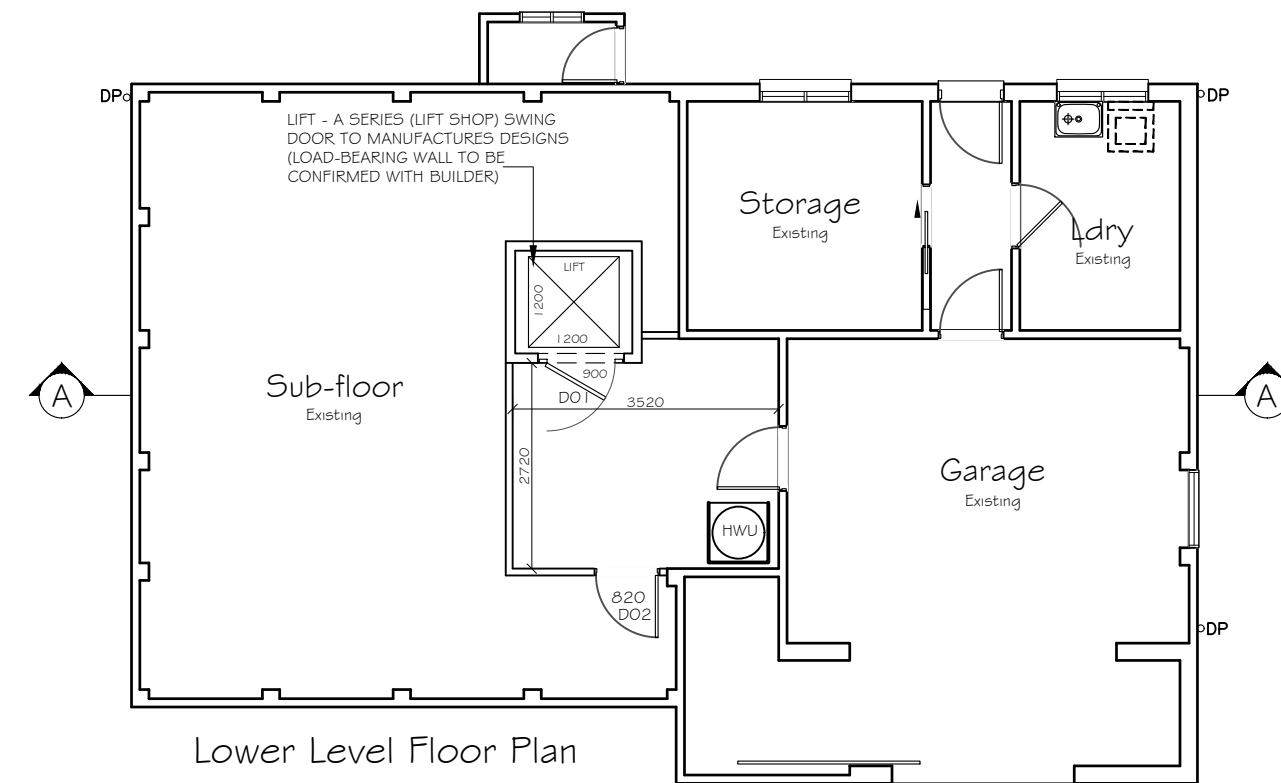
- WINDOWS TO BE IN ACCORDANCE WITH CURRENT BASIX CERTIFICATE
- WINDOWS SIZES TO BE CHECKED BY BUILDER & WINDOW MANUFACTURE. REPORT ANY DISCREPANCIES PRIOR TO ORDERING.
- BATHROOM AND ENSUITE WINDOWS TO BE TRANSLUCENT GLAZING AS SELECTED.

- CONFIRM HEIGHTS & WIDTHS OF DOORS PRIOR TO ORDERING .

FINAL CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER

★ DENOTES LOW-E GLAZING TO SELECTED WINDOWS AS PER BASIX CERTIFICATE

| Window Schedule | | | | |
|-----------------|--------|-------|----------------------|----------------------------|
| No | Height | Width | Type | Glazing |
| W01 | 2110 | 3216 | SINGLE CLEAR GLAZING | ALUM. FRAME SLIDING DOOR |
| W02 | 860 | 1810 | SINGLE CLEAR GLAZING | ALUM. FRAME SLIDING WINDOW |
| W03 | 860 | 610 | SINGLE CLEAR GLAZING | ALUM. FRAME SLIDING WINDOW |
| W04 | 1200 | 2170 | LOW - E GLAZING | ALUM. FRAME SLIDING WINDOW |
| W05 | 1200 | 2170 | SINGLE CLEAR GLAZING | ALUM. FRAME SLIDING WINDOW |
| W06 | 1200 | 2170 | LOW - E GLAZING | ALUM. FRAME FIXED WINDOW |
| W07 | 1200 | 1210 | SINGLE CLEAR GLAZING | ALUM. FRAME SLIDING WINDOW |
| W08 | 600 | 2170 | LOW - E GLAZING | ALUM. FRAME SLIDING WINDOW |
| W09 | 1030 | 1210 | LOW - E GLAZING | ALUM. FRAME SLIDING WINDOW |



| DOOR SCHEDULE | | | | | |
|---------------|------|----------------------------|--------|-------|---------------------|
| TYPE | MARK | TYPE | HEIGHT | WIDTH | LOCATION |
| D | 01 | INTERNAL DOOR - Lift | 2040 | 900 | LIFT - LOWER LEVEL |
| D | 02 | INTERNAL DOOR | 2040 | 820 | SUB FLOOR |
| D | 03 | INTERNAL DOOR - Lift | 2040 | 900 | LIFT - GROUND FLOOR |
| D | 04 | INTERNAL DOOR | 2040 | 820 | STORAGE |
| D | 05 | INTERNAL DOOR | 2040 | 720 | STORAGE BED 2 |
| D | 06 | INTERNAL DOOR | 2040 | 720 | BATHROOM |
| D | 07 | INTERNAL DOOR | 2040 | 820 | BED 3 |
| D | 08 | INTERNAL DOOR - Smart Robe | 2040 | 2/520 | BED 3 ROBE |
| D | 09 | INTERNAL DOOR | 2040 | 720 | BATHROOM |
| D | 10 | INTERNAL DOOR - Quickslide | 2040 | 1848 | BED 2 ROBE |
| D | 11 | INTERNAL DOOR | 2040 | 820 | BED 2 |
| D | 12 | INTERNAL DOOR | 2040 | 820 | BED 1 |
| D | 13 | INTERNAL DOOR - Quickslide | 2040 | 1848 | BED 1 ROBE |
| D | 14 | INTERNAL DOOR - Smart Robe | 2040 | 2/770 | LINEN |
| D | 15 | INTERNAL DOOR - Lift | 2040 | 900 | LIFT - FIRST FLOOR |

Window & Door Schedule

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:100

GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu

SITE ADDRESS:
**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**

JOB No:
24035

DRAWN:
SDC

DATE:
25.06.24

CHECKED:
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SHEET:
16

Rev:
6

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E: info@32degreesbuilding.com.au
A: Unit 1/14 Bluet Drive,
Smeaton Grange, NSW, 2567

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A: Suite 106, Level 1, 351 Oran Park Drive,
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W: Sydneydraftingconcepts.com.au

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BUILDING DESIGNER

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NOTES:

Protection of Windows Opening to be in accordance with Volume 1 -

National Construction Code, - Part 11 - Safe movement and access;

(i) Part 11.3.7 Protection of openable windows - bedrooms,

(ii) Part 11.3.8 Protection of openable windows - rooms other than bedrooms.

- Waterproofing to be in accordance with Volume 1 - National Construction Code,

Part 10.2 Wet area waterproofing;

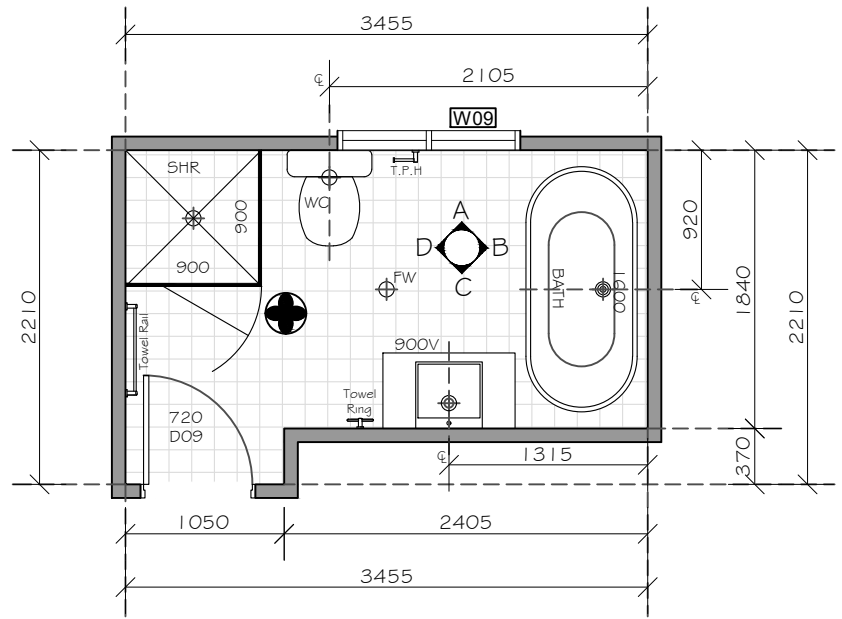
(i) Part 10.2 Wet area waterproofing; or

(ii) Australian Standard - AS 3740

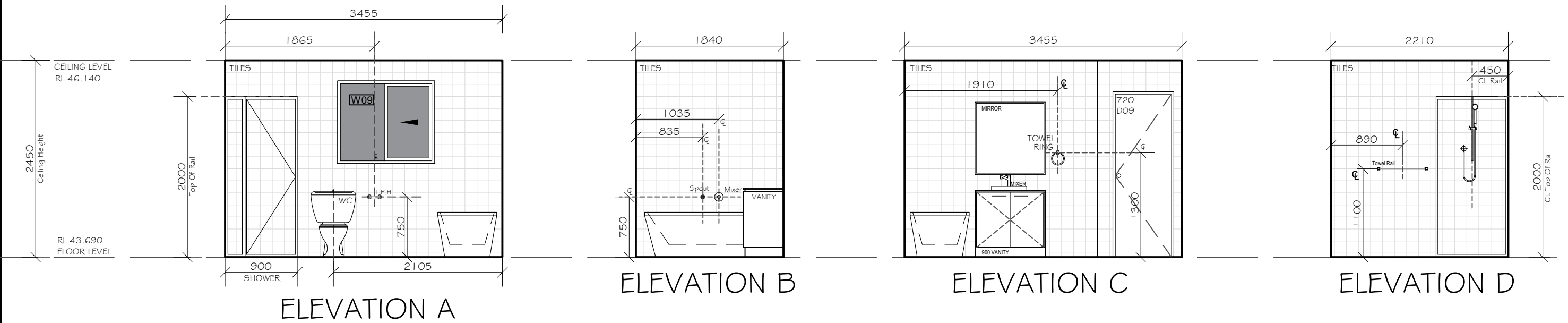
(iii) The above is to be selected by builder prior to construction has started.

**FINAL
CONSTRUCTION**

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER



FIRST FLOOR BATHROOM PLAN



NOTES:

1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME

2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED

3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS

NOTE:
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HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:50

GARAGE HAND:
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CLIENT:
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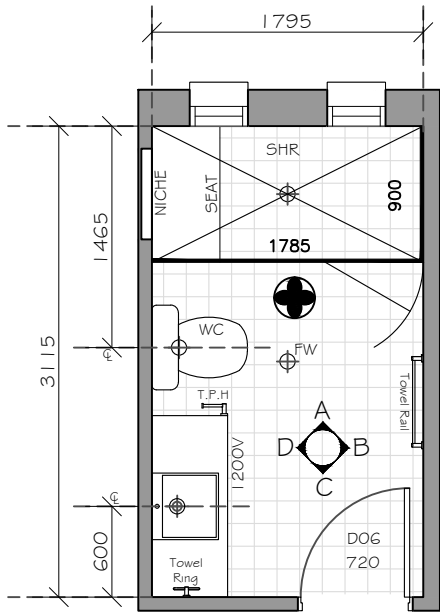
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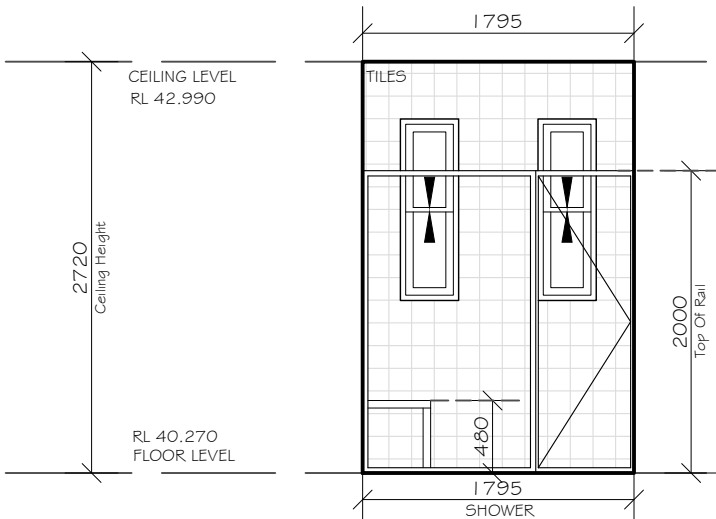
Part 10.2 Wet area waterproofing;
(i) Part 10.2 Wet area waterproofing; or
(ii) Australian Standard - AS 3740
(iii) The above is to be selected by builder prior to construction has started.

**FINAL
CONSTRUCTION**

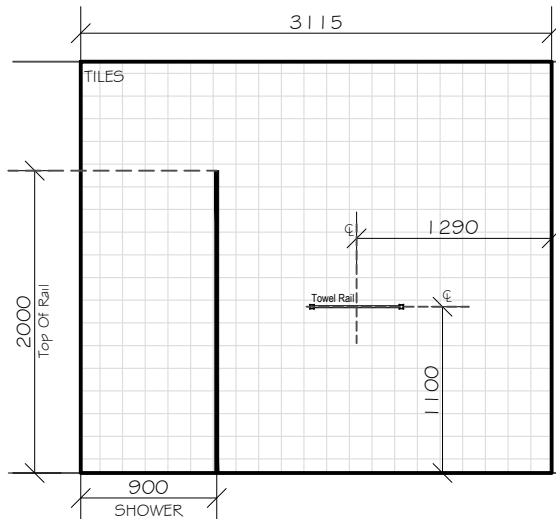
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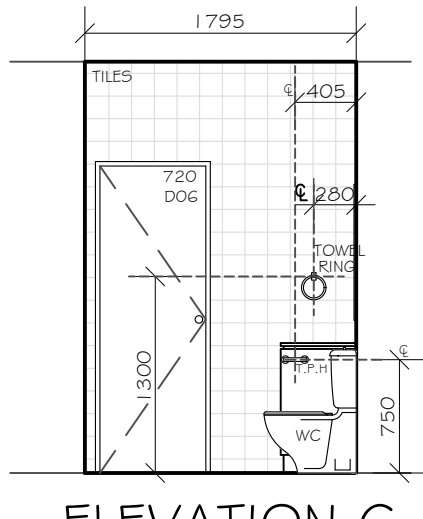
GROUND FLOOR BATHROOM PLAN



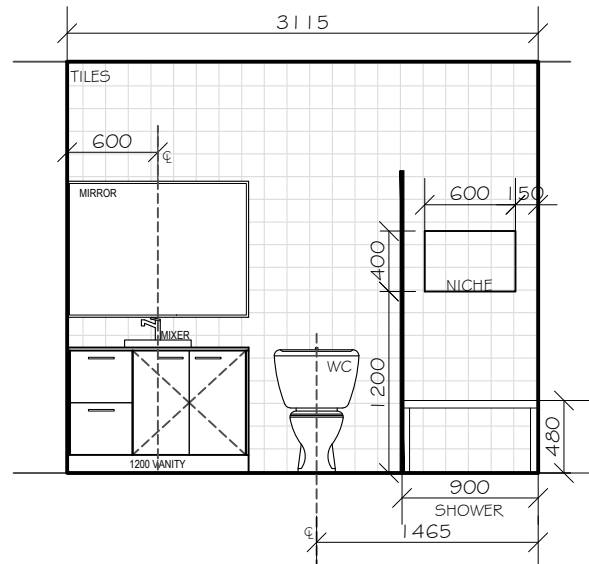
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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25.06.24

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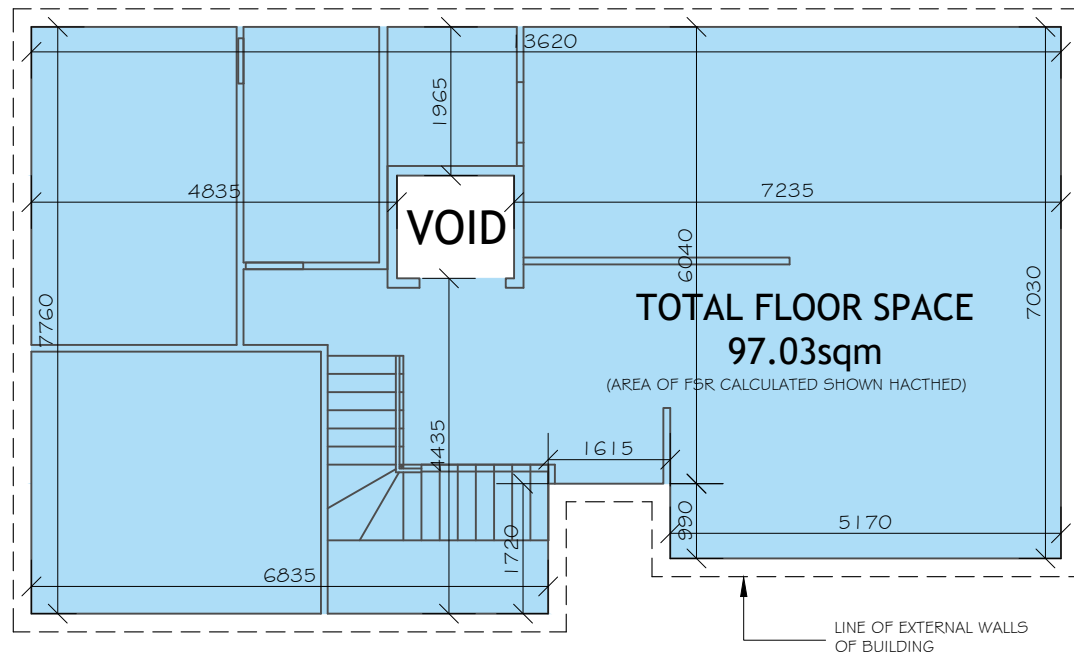
CLIENT'S SIGNATURE: _____

DATE: _____

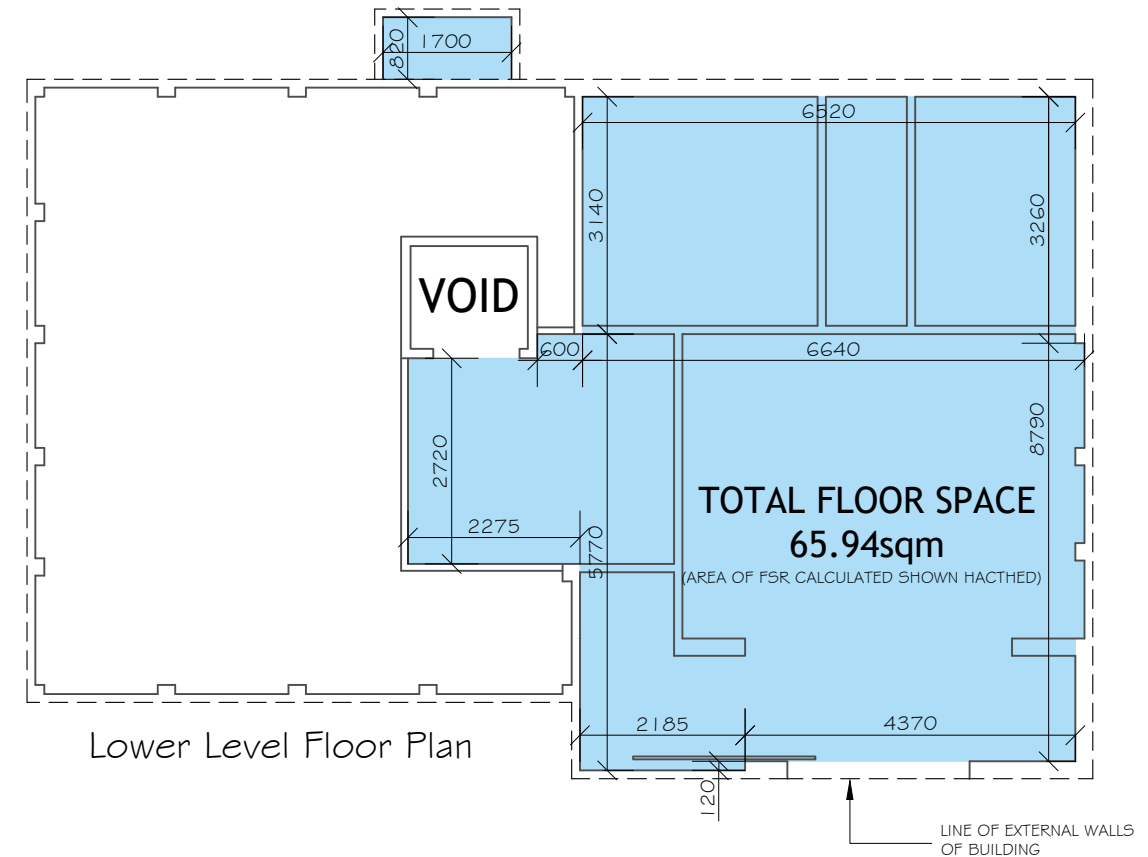
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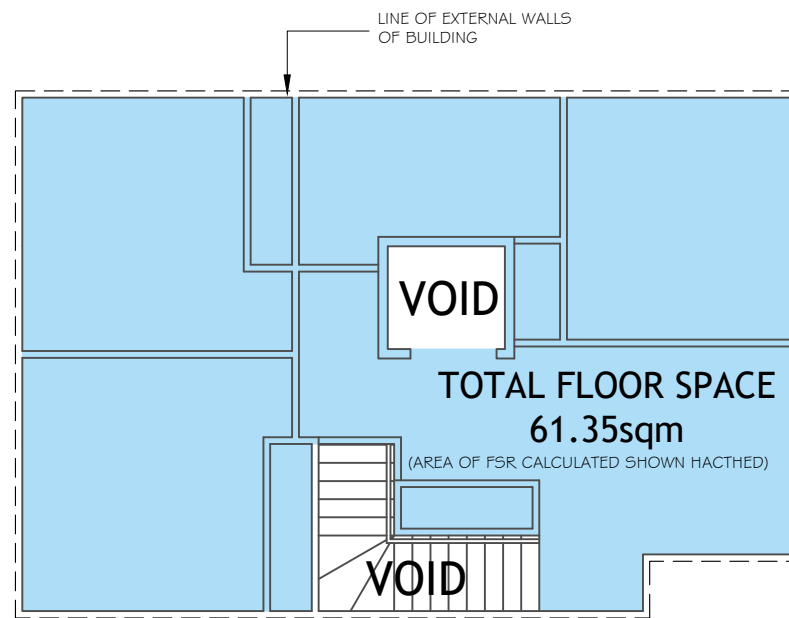
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Ground Floor Plan



Lower Level Floor Plan



First Floor Plan

**FINAL
CONSTRUCTION**

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER



FLOOR SPACE RATIO (FSR)

*Areas are measured from the internal face of external walls and excludes First floor; voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)

| | |
|------------------------|-----------------------|
| SITE AREA | 682.90 m ² |
| GROUND FLOOR | 162.97 m ² |
| FIRST FLOOR | 61.35 m ² |
| TOTAL GROSS FLOOR AREA | 224.32 m ² |
| PROPOSED FSR | 32.8481 % |
| | 48 |
| ALLOWABLE FSR | 50.00 % |

FLOOR SPACE RATIO BREAKDOWN

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
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HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:100

GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu

SITE ADDRESS:
**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**

JOB No:
24035

DRAWN: SDC DATE: 25.06.24 Rev: 6

CHECKED: -- SHEET: 19

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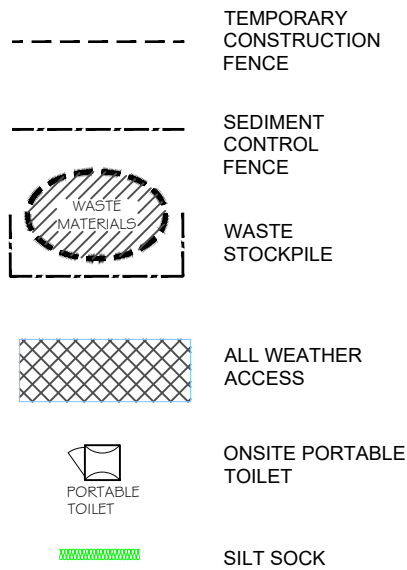
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LEGEND



FINAL CONSTRUCTION

ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER

LOT B
D.P: 400662
L.G.A: Canterbury-Bankstown

NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

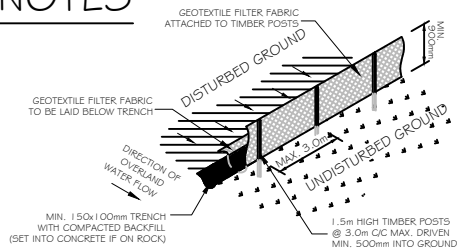
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.

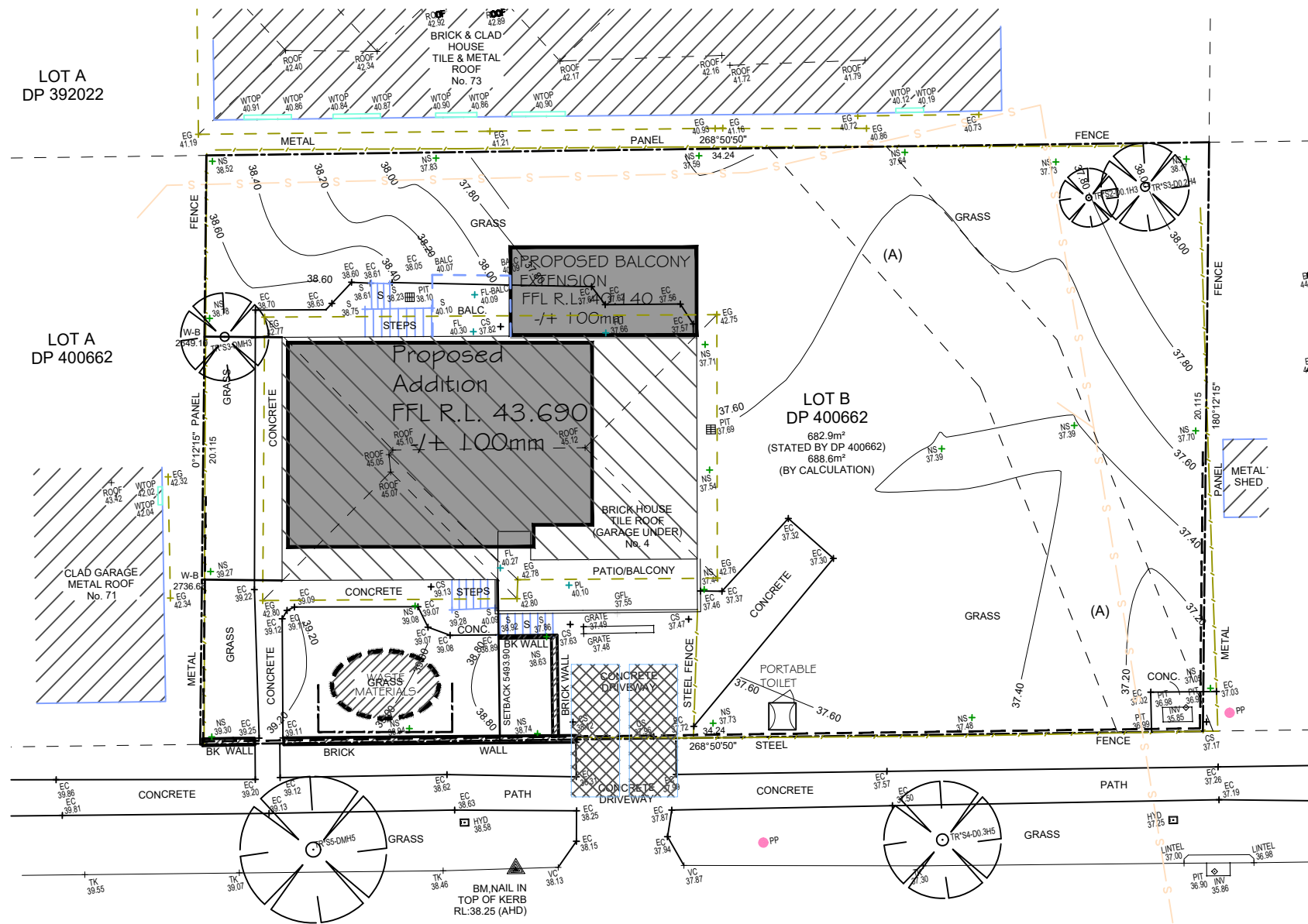
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN EROSION & SEDIMENT CONTROL PLAN



SITE INDUCTION

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS

www.dialbeforeyoudig.com.au



NOTE:
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HOUSE NAME:
Custom Design
FACADE:
Traditional
SPECIFICATION:
STANDARD
SCALE:
1:200
GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu
SITE ADDRESS:
**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**

JOB No:
24035
DRAWN:
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DA Application

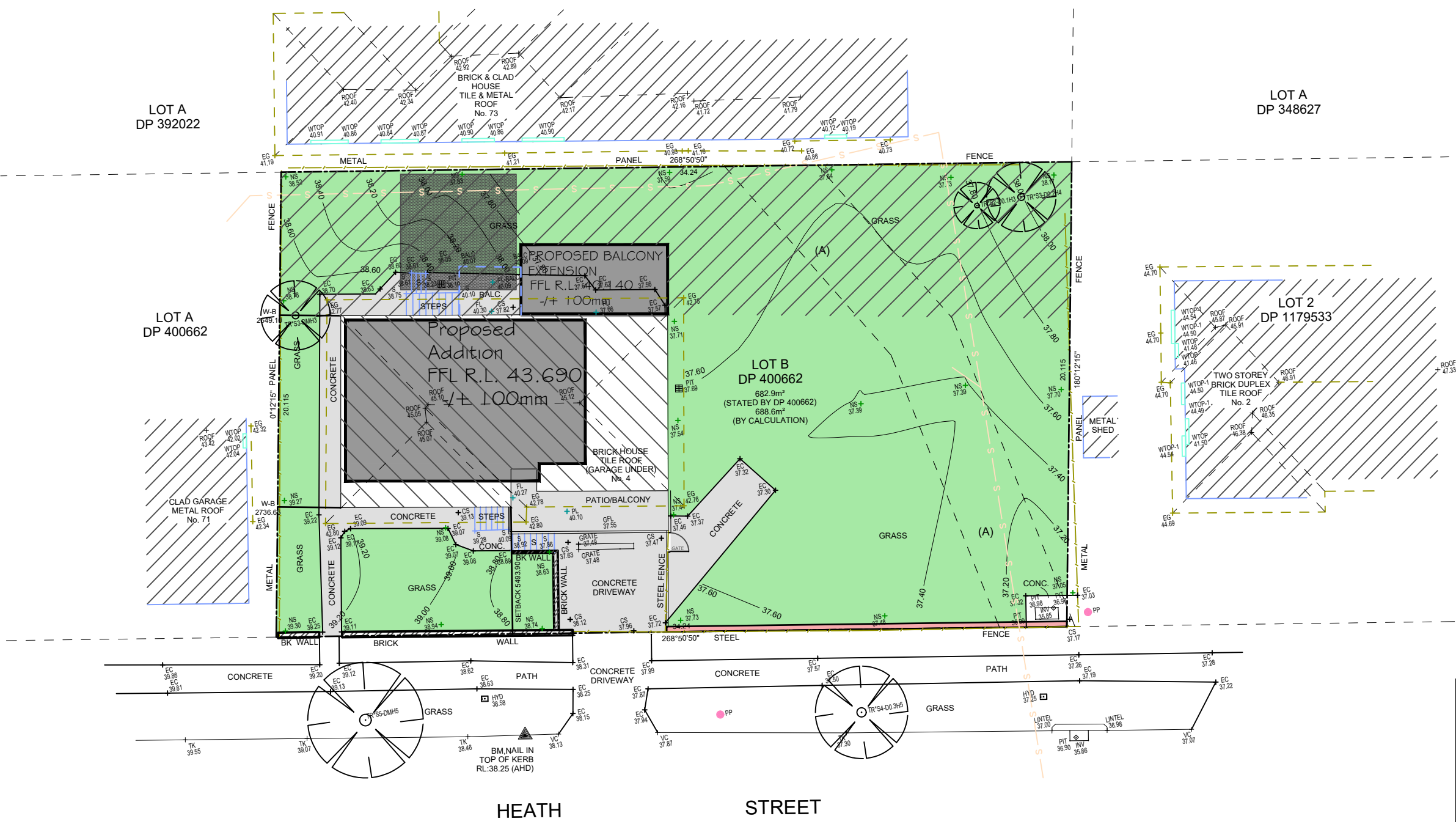
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L.G.A: Canterbury-Bankstown



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SITE INDUCTION
Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

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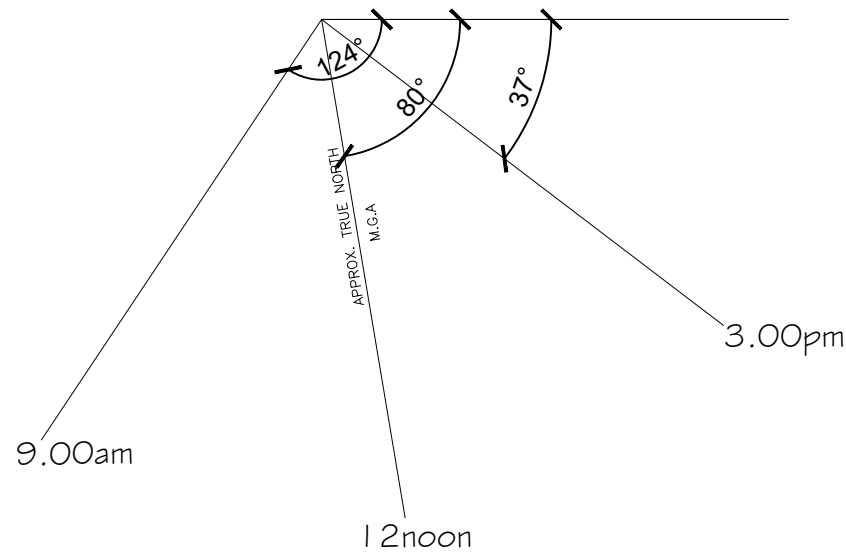
ALL EXISTING LANDSCAPING AND HARD SURFACES TO REMAIN UN ALTERED AS PER CURRENT SITE CONDITIONS

LEGEND:

- GRASS AREA
- HARDSTAND / CONCRETE AREA
- PROPOSED EXTENSION
- EXISTING RESIDENCE

LANDSCAPE PLAN

| | | | | | | | | |
|---|-------------------------------------|---|---|--|---|--|---|---|
| NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS. | HOUSE NAME: Custom Design | CLIENT: Mr & Mrs Yu SITE ADDRESS: Lot B in DP 400662, No 4 Heath Street, Bankstown NSW 2200. | JOB No: 24035 DRAWN: SDC DATE: 25.06.24 Rev: CHECKED: -- SHEET: 21 6 DA Application | | P: (02) 4647-2324 E: info@32degreesbuilding.com.au A: Unit 1/14 Bluett Drive, Smeaton Grange, NSW, 2567 CONNECT WITH US: f t in @ | | P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au | CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting Concepts & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting Concepts & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting Concepts & Design Pty Ltd. © COPYRIGHT |
| | FACADE: Traditional | | | | | | | |
| | SPECIFICATION: STANDARD | | | | | | | |
| | SCALE: 1:200 RH | | | | | | | |



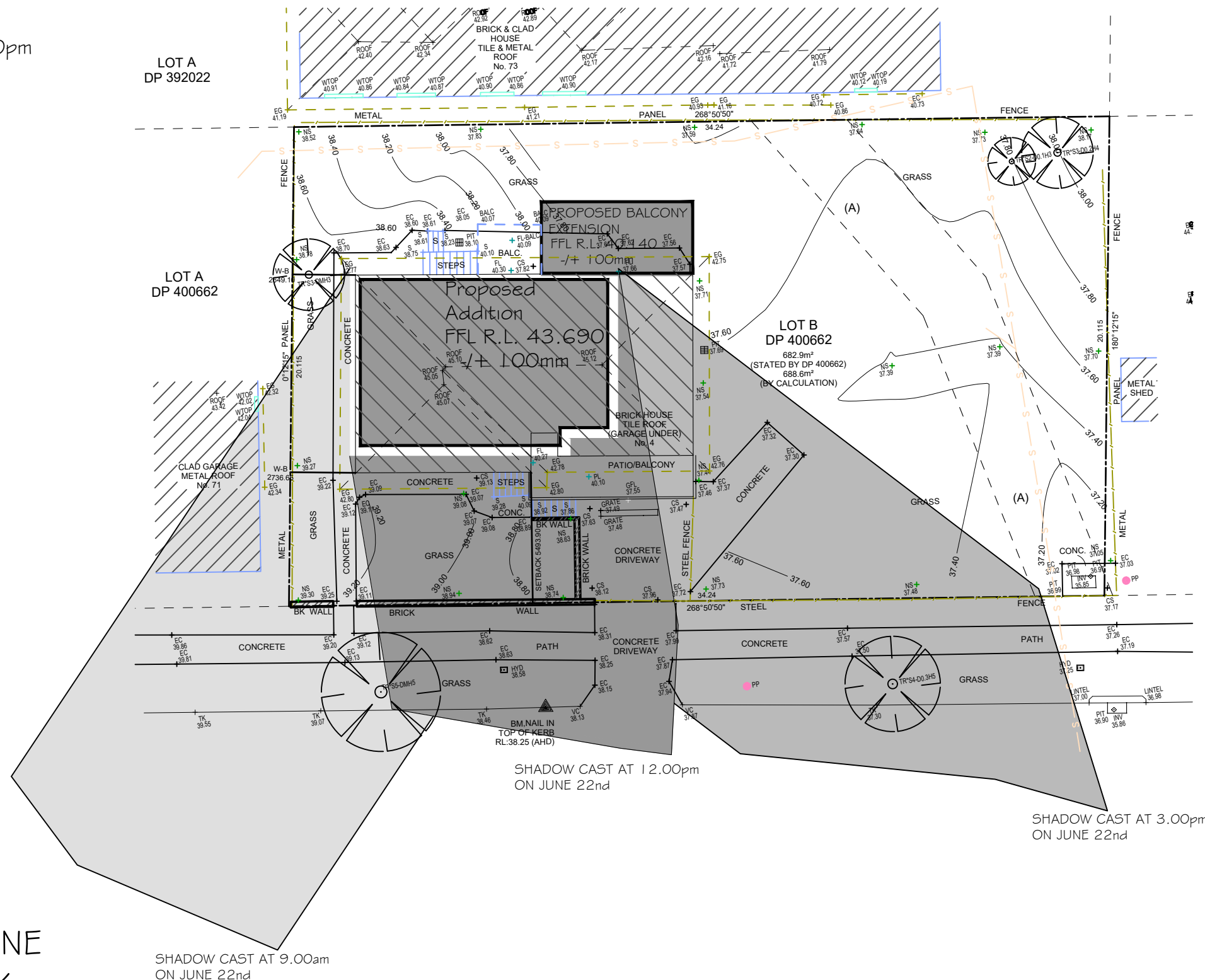
**FINAL
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ALL DIMENSIONS TO BE
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LOT 1306
D.P: 126151
L.G.A: CAMDEN



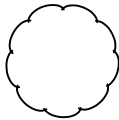
- SHADOW CAST AT 9.00am
ON JUNE 22nd
- SHADOW CAST AT 12.00pm
ON JUNE 22nd
- SHADOW CAST AT 3.00pm
ON JUNE 22nd

SHADOW DIAGRAM - 22nd JUNE FIRST FLOOR OF HOUSE ONLY




| | | | | | | |
|---|---------------------------------------|---|---|---|--|--|
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| | SCALE: 1:200 GARAGE HAND: RH | | | | | |

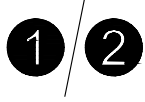
LEGEND



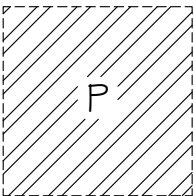
DENOTES EXISTING TREES TO BE RETAINED




DENOTES EXISTING TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION




NUMBER OF STOREYS




PRINCIPAL PRIVATE OPEN SPACE



MAIN VIEWS

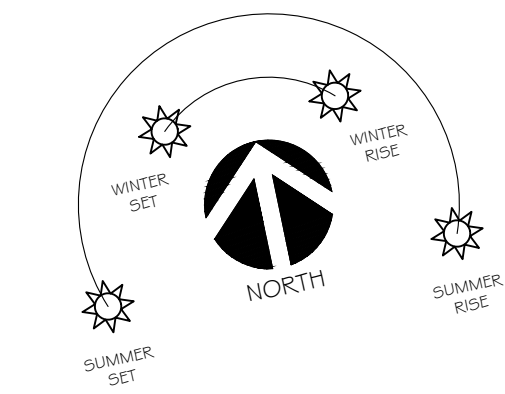


NOISE IMPACT



PREVAILING WINDS

FINAL CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER



SITE ANALYSIS PLAN

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS.
ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:200

GARAGE HAND:
RH

CLIENT:
Mr & Mrs Yu

SITE ADDRESS:
**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**

JOB No:
24035

DRAWN:
SDC

CHECKED:
--

DATE:
25.06.24

SHEET:
23

Rev:
6

DA Application



32
Degrees
Building

P: (02) 4647-2324
E: info@32degreesbuilding.com.au
A: Unit 1/14 Bluett Drive,
Smeaton Grange, NSW, 2567

MEMBER
you're in good hands

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SYDNEY DRAFTING
CONCEPTS & DESIGN

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E: info@sydneydraftingconceptsanddesign.com.au
A: Suite 106, Level 1, 351 Oran Park Drive,
Oran Park, NSW, 2570.
W: Sydneydraftingconcepts.com.au



ACCREDITED
BUILDING DESIGNER



CLIENT'S SIGNATURE: _____

DATE: _____

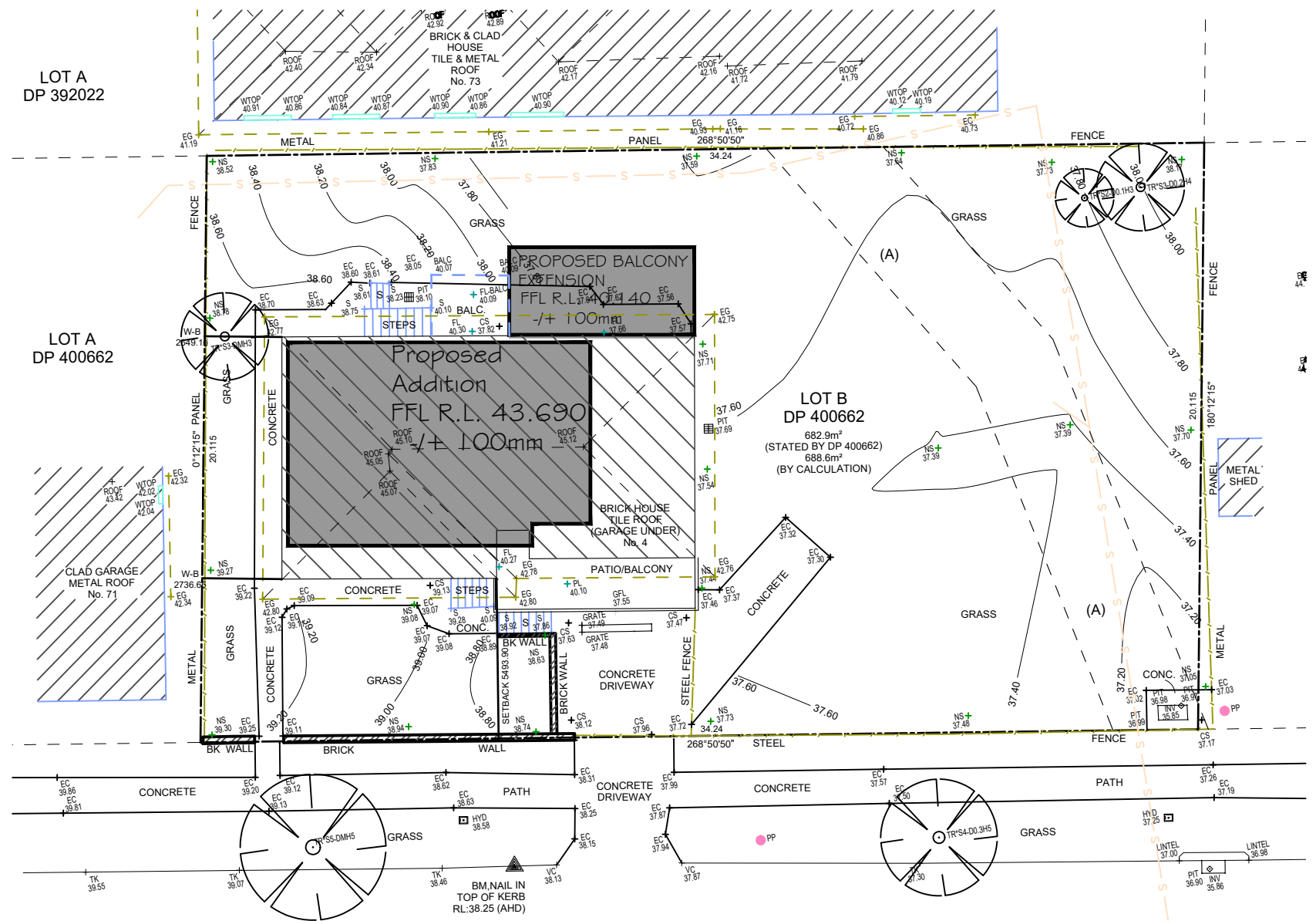
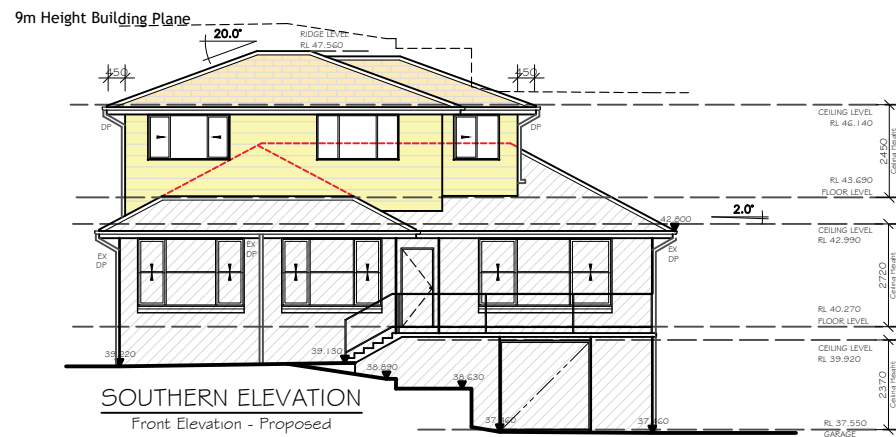
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