



27 Omaha Street, BELFIELD

- R1

Render 1
Manuf: Dulux
Colour: Grey Splendor or eq.
- R2

Render 2
Manuf: Dulux
Colour: Vivid White or eq.
- CF

Concrete Feature
Manuf: Sarbico
Colour: Concrete or eq.
- NS

Natural Stone Clad
Manuf: Stone
Colour: Natural Stone or eq.
- BF

Brick Face
Manuf: Austral
Colour: Urban One Silver or eq.
- GD

Garage/Entry Door
Manuf: Aluminium
Colour: Silver Tea or eq.
- AS

Aluminium slats
Manuf: Aluminium
Colour: Grey Cabin Color or eq.
- RF

Roof
Manuf: Colorbond
Colour: Otto's Boy or eq.
- W

Window Frames
Manuf: Aluminum
Colour: Black or eq.
- G

Glass Balustrade
Colour: Clear Anodised.



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LEGENDS:

Smoke Alarm to be interconnected with each other in accordance with Part 9.5.2 and 9.5.4 of BCA 2022

Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	20.09.24

Address:
LOT: 15
DP: 14365
27 Omaha Street,
BELFIELD, NSW

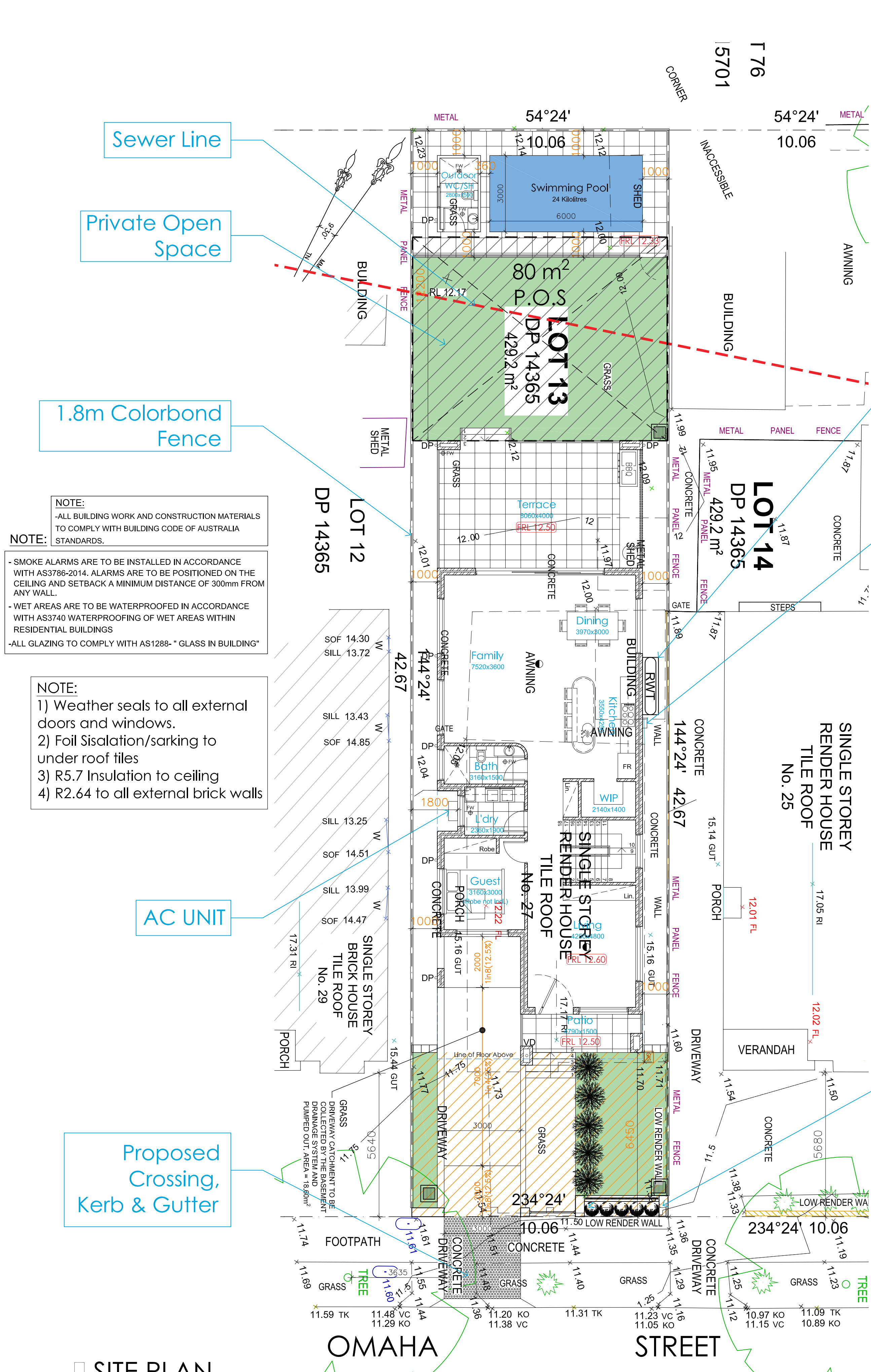
Project:
Demolition of Existing Structures,
Proposed Construction of 2 Storey
Dwelling Above Basement,
Swimming Pool and Front Fence

Title:
Color Schedule

Council:
Canterbury-Bankstown Council
DA DRAWINGS

Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
Checked:	Scale:	Draw. No.
B.E	NTS (A1)	
Sheet	of	Issue
01	08	A

DA-100



ALL WET AREAS TO BE STEPPED DOWN 50mm FROM FFL

ALL SMOKE ALARMS TO COMPLY WITH AS 3789 AND BCA 3.7.5.5 HARDWIRED TO THE CONSUMER POWER MAINS AND INTERCONNECTED TO EACH OTHER

2000L Rainwater Tank as per BASIX Requirements

6 Star Instantaneous HWS as per BASIX Requirements

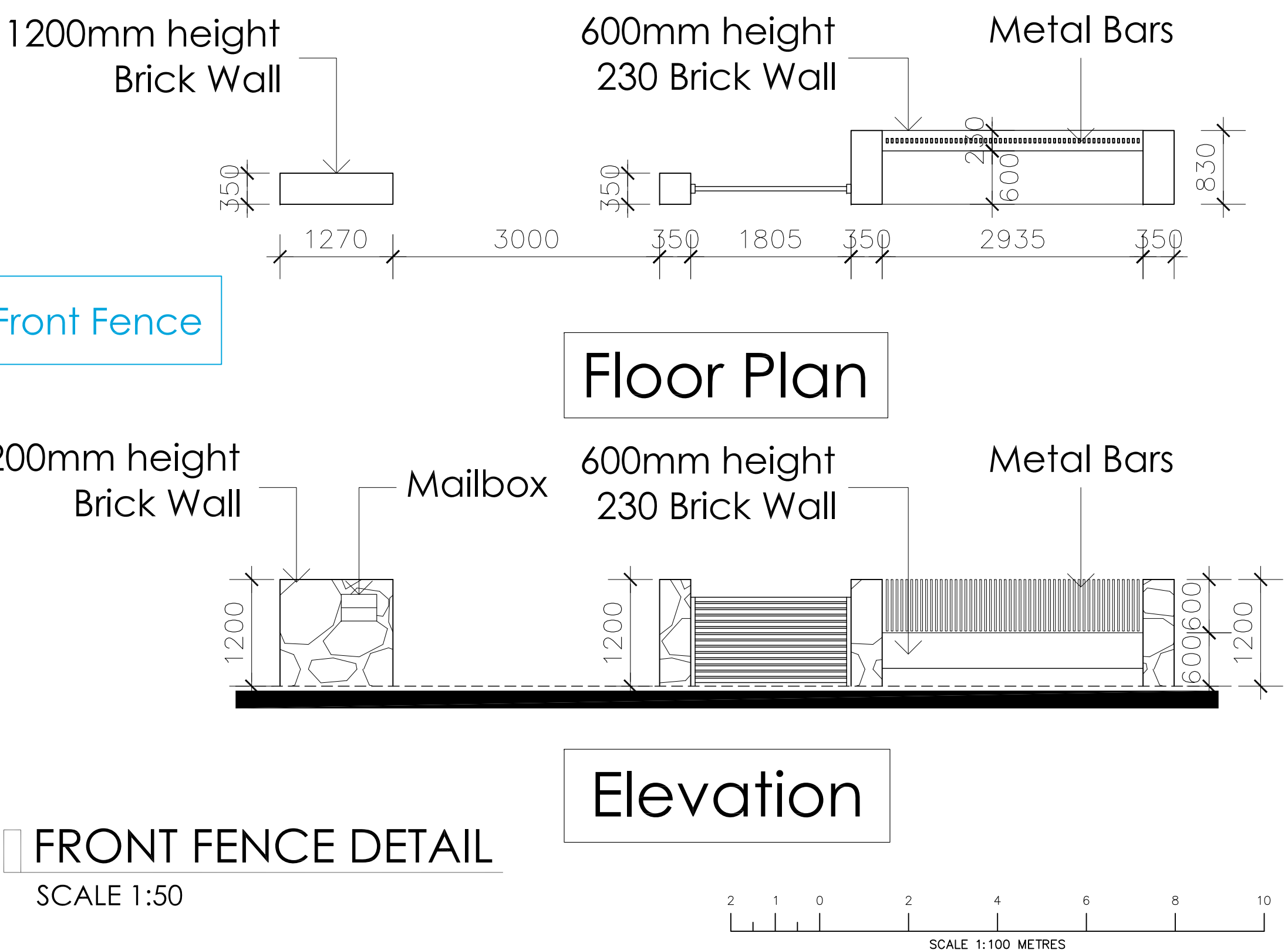
REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL

ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS

REFER TO LANDSCAPE PLAN FOR MORE DETAILS

REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

BASIX NOTE: SINGLE DWELLING REFER TO BASIX REPORTS FOR FURTHER DETAILS CERTIFICATE NUMBER: 1763593S		THERMAL PERFORMANCE AND MATERIALS COMMITMENTS		
WATER COMMITMENTS		GLAZED WINDOWS< DOORS AND SKYLIGHTS		
ALTERNATE WATER RAINWATER TANK		ENERGY COMMITMENTS		
SWIMMING POOL		HOT WATER		
THERMAL PERFORMANCE AND MATERIALS COMMITMENTS		NATURAL LIGHTING		
GENERAL FEATURES		ALTERNATIVE ENERGY		
FLOOR, WALLS AND CEILING/ROOF				
CEILING FANS				
CONSTRUCTION	AREA - M2	ADDITIONAL INSULATION REQUIRED	OPTIONS TO ADDRESS THERMAL BRIDGING	OTHER SPECIFICATIONS
Floor - concrete slab on ground, waffle pod slab	110	nil; not specified	nil	
Floor - above habitable rooms or mezzanine, particle board; frame: timber - untreated softwood	96	nil/none	nil	
Floor - suspended floor above garage, particle board; frame: timber - untreated softwood	127	nil/fibreglass batts or roll	nil	
garage floor - concrete slab on ground, waffle pod slab	127	none	nil	
external wall: brick veneer; frame: timber - untreated softwood	all external walls	2.64 (or 2.70 including construction); fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: brick veneer; frame: timber - untreated softwood	142	fibreglass batts or roll	nil	
internal wall shared with garage; plasterboard; frame: timber - untreated softwood	31	nil/none	nil	
internal wall: plasterboard; frame: timber - untreated softwood	168	none	nil	
ceiling and roof - flat ceiling/flat roof, framed - metal roof, timber - untreated softwood	201	ceiling: 5.7 (up), roof: foil backed blanket; ceiling: fibreglass batts or roll; roof: foil backed blanket	nil	roof colour: medium (solar absorptance 0.48-0.59), 0.5 to <=1.0% of ceiling area uninsulated



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LEGENDS:

Smoke Alarm to be interconnected with each other in accordance with Part 9.5.2 and 9.5.4 of BCA 2022

Issue	Amendment	Initials	CcTe
A	Issued for DA Approval	A.T	20.09.24

Address:

LOT: 15

DP: 14365

27 Omaha Street, BELFIELD, NSW

Project:

Demolition of Existing Structures, Proposed Construction of 2 Storey Dwelling Above Basement, Swimming Pool and Front Fence

Title:

Site Plan, BASIX Notes and Front Fence

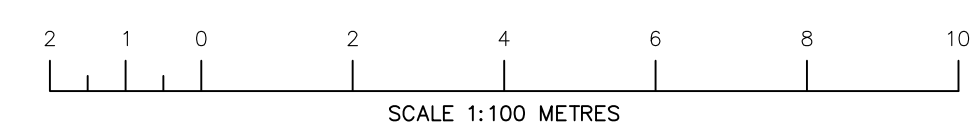
Council:

Canterbury-Bankstown Council

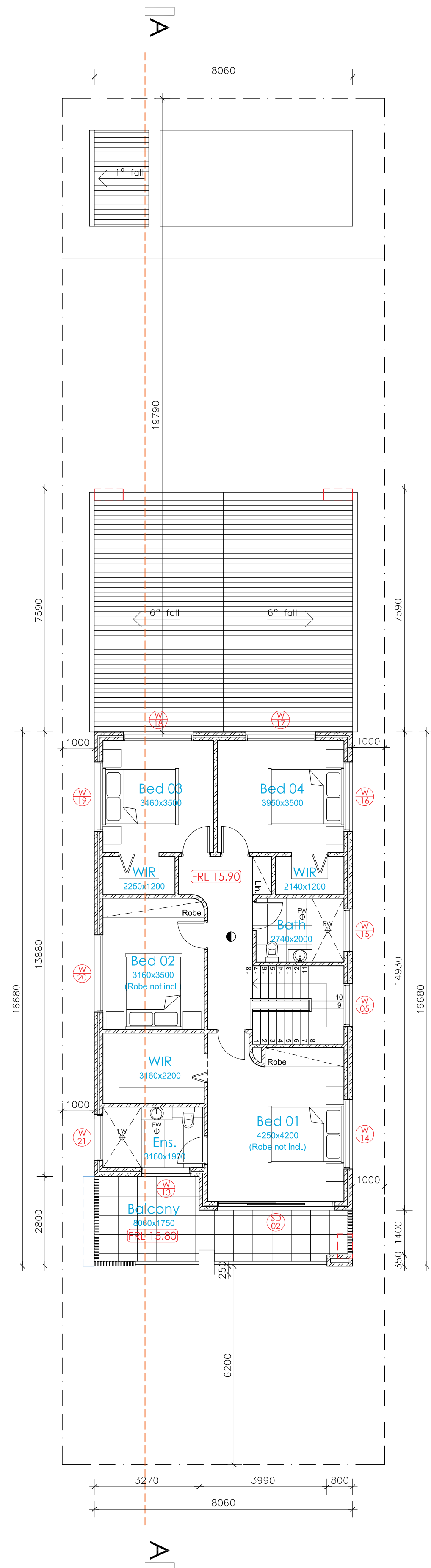
DA DRAWINGS

Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
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B.E	1:50/100(A1)	
Sheet	of	Issue
02	08	A

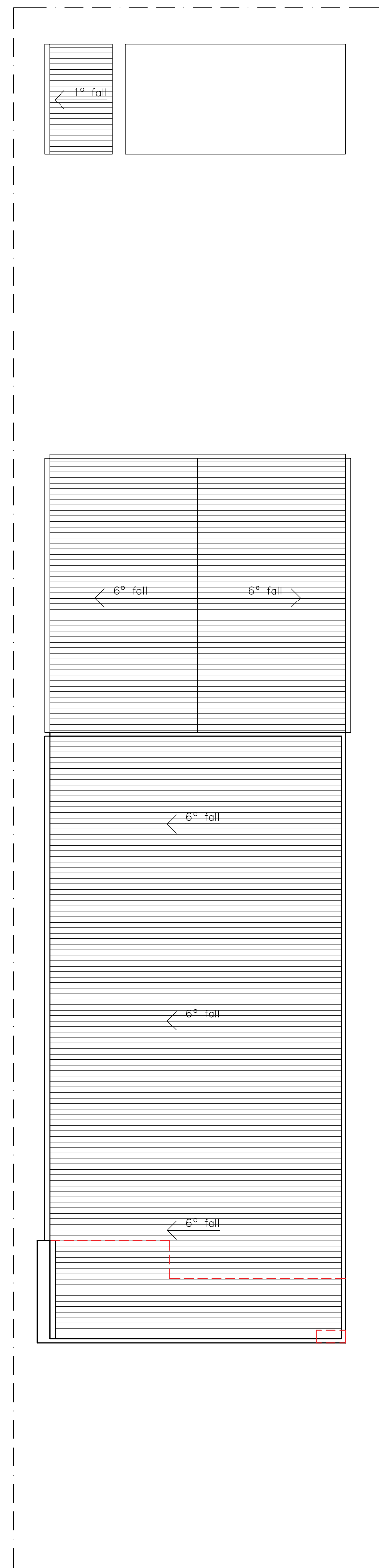
DA-200



Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
Checked:	Scale:	
B.E	1:100(A1)	Draw. No.
Sheet	of	Issue
03	08	A
		DA-300



FIRST FLOOR
SCALE 1:100



ROOF PLAN
SCALE 1:100

NOTE:
-ALL BUILDING WORK AND CONSTRUCTION MATERIALS TO COMPLY WITH BUILDING CODE OF AUSTRALIA STANDARDS.

NOTE:
- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-2014. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SETBACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.

- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

-ALL GLAZING TO COMPLY WITH AS1288- " GLASS IN BUILDING"

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL

ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS

REFER TO LANDSCAPE PLAN FOR MORE DETAILS

REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

ALL WET AREAS TO BE STEPPED DOWN 50mm FROM FFL

ALL SMOKE ALARMS TO COMPLY WITH AS 3789 AND BCA 3.7.5.5 HARDWIRED TO THE CONSUMER POWER MAINS AND INTERCONNECTED TO EACHOTHER

NOTE:
1) Weather seals to all external doors and windows.
2) Foil Sisalation/sarking to under roof tiles
3) R5.7 Insulation to ceiling
4) R2.64 to all external brick walls

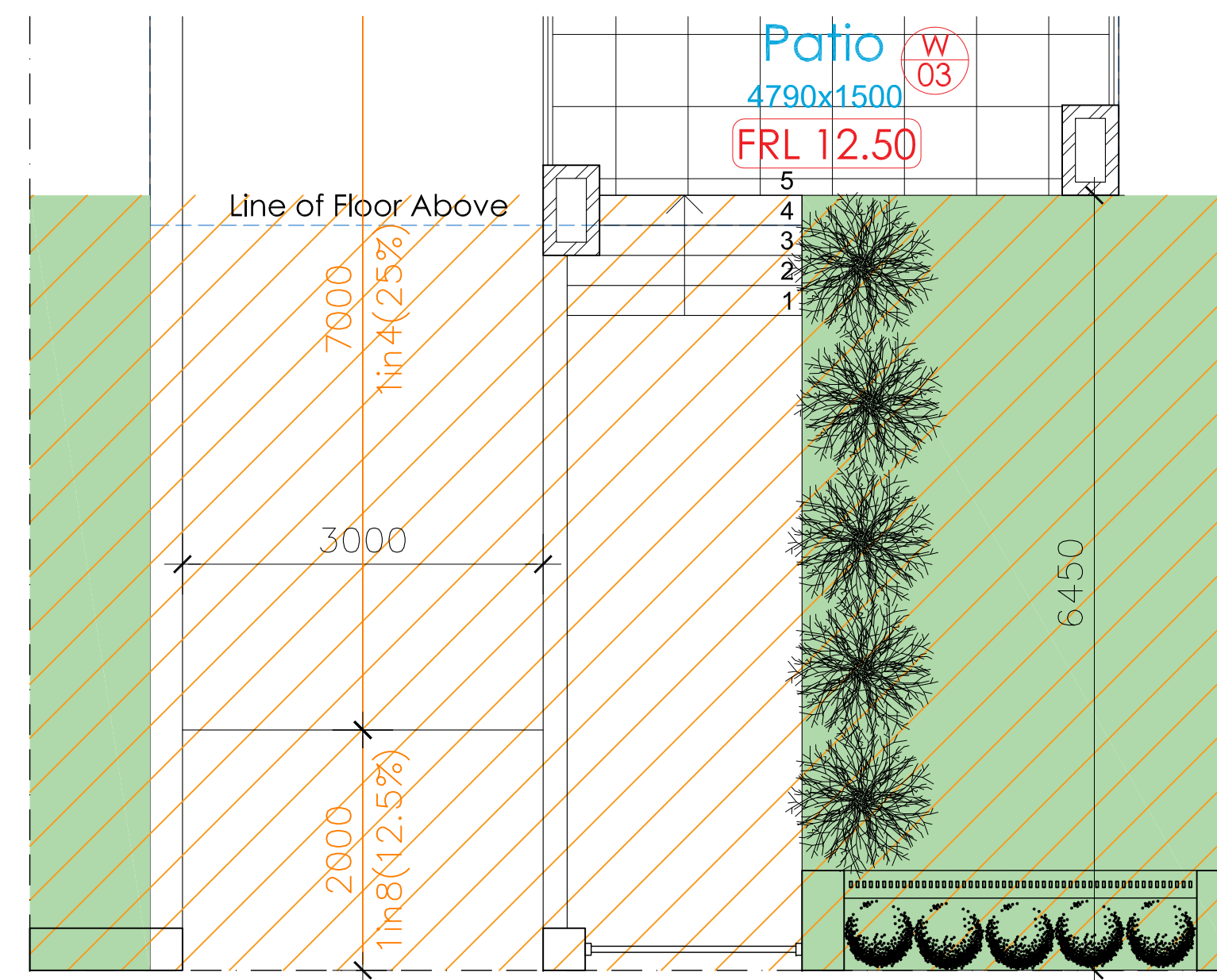
LANDSCAPE AREA

PROPOSED AREA: = 101.35 m²

FRONTAGE AREA: = 64.63 m²

MIN FRONTAGE LANDSCAPING 45%: = 29.08 m²

PROPOSED AREA: = 29.90 m²

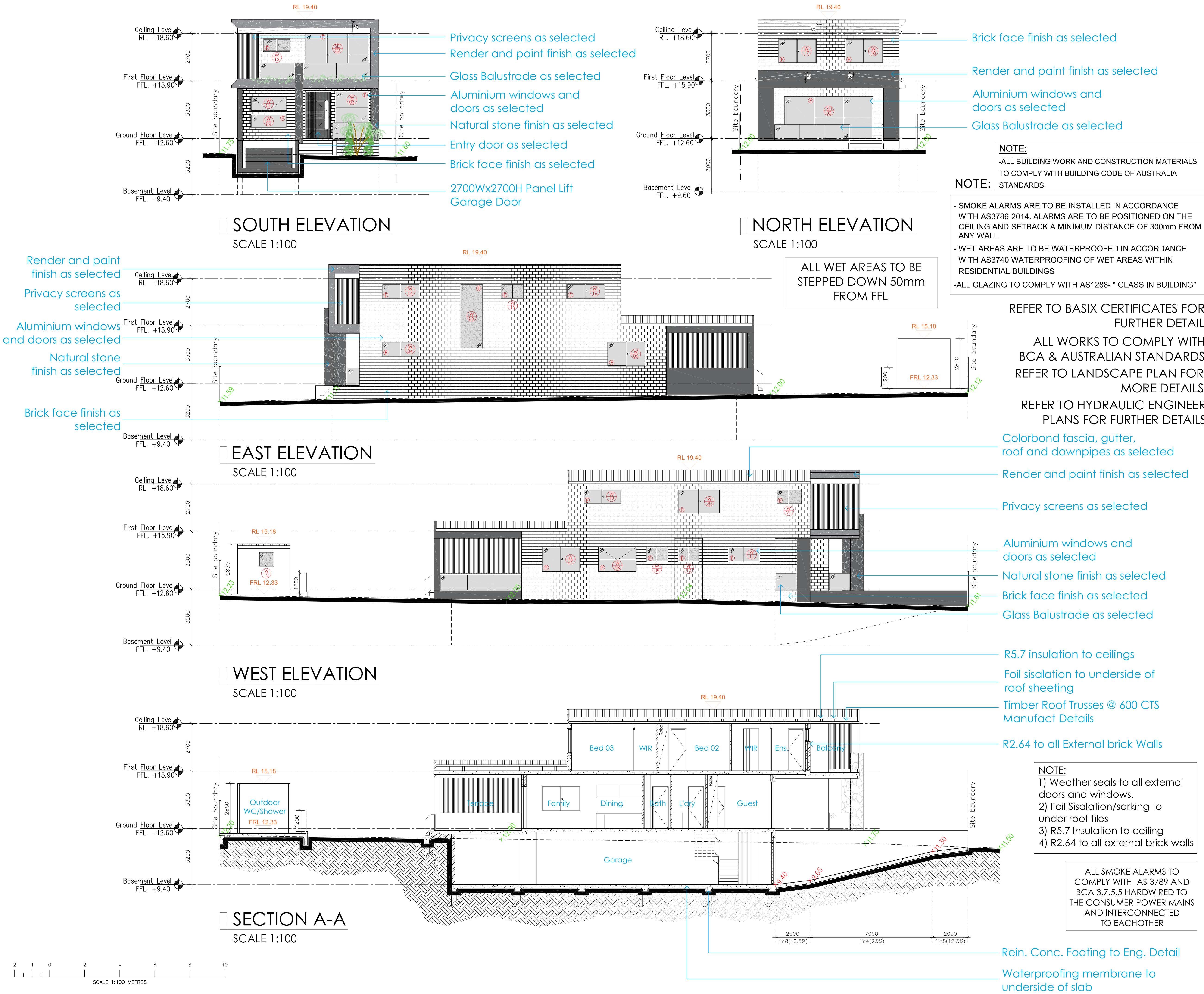


FRONT LANDSCAPE CALCULATION
SCALE 1:50

LEGENDS:

Smoke Alarm to be interconnected with each other in accordance with Part 9.5.2 and 9.5.4 of BCA 2022

Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	20.09.24



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NOTE:
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-ALL GLAZING TO COMPLY WITH AS1288- " GLASS IN BUILDING"

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL
ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS
REFER TO LANDSCAPE PLAN FOR MORE DETAILS
REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

Colorbond fascia, gutter, roof and downpipes as selected
Render and paint finish as selected
Privacy screens as selected
Aluminium windows and doors as selected
Natural stone finish as selected
Brick face finish as selected
Glass Balustrade as selected

R5.7 insulation to ceilings
Foil sisalation to underside of roof sheeting
Timber Roof Trusses @ 600 CTS Manufact Details
R2.64 to all External brick Walls

NOTE:
1) Weather seals to all external doors and windows.
2) Foil Sisalation/sarking to under roof tiles
3) R5.7 Insulation to ceiling
4) R2.64 to all external brick walls

ALL SMOKE ALARMS TO COMPLY WITH AS 3789 AND BCA 3.7.5.5 HARDWIRED TO THE CONSUMER POWER MAINS AND INTERCONNECTED TO EACHOTHER

Rein. Conc. Footing to Eng. Detail
Waterproofing membrane to underside of slab

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LEGENDS:

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Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	20.09.24

Address:
LOT: 15
DP: 14365
27 Omaha Street,
BELFIELD, NSW

Project:
Demolition of Existing Structures,
Proposed Construction of 2 Storey Dwelling Above Basement,
Swimming Pool and Front Fence

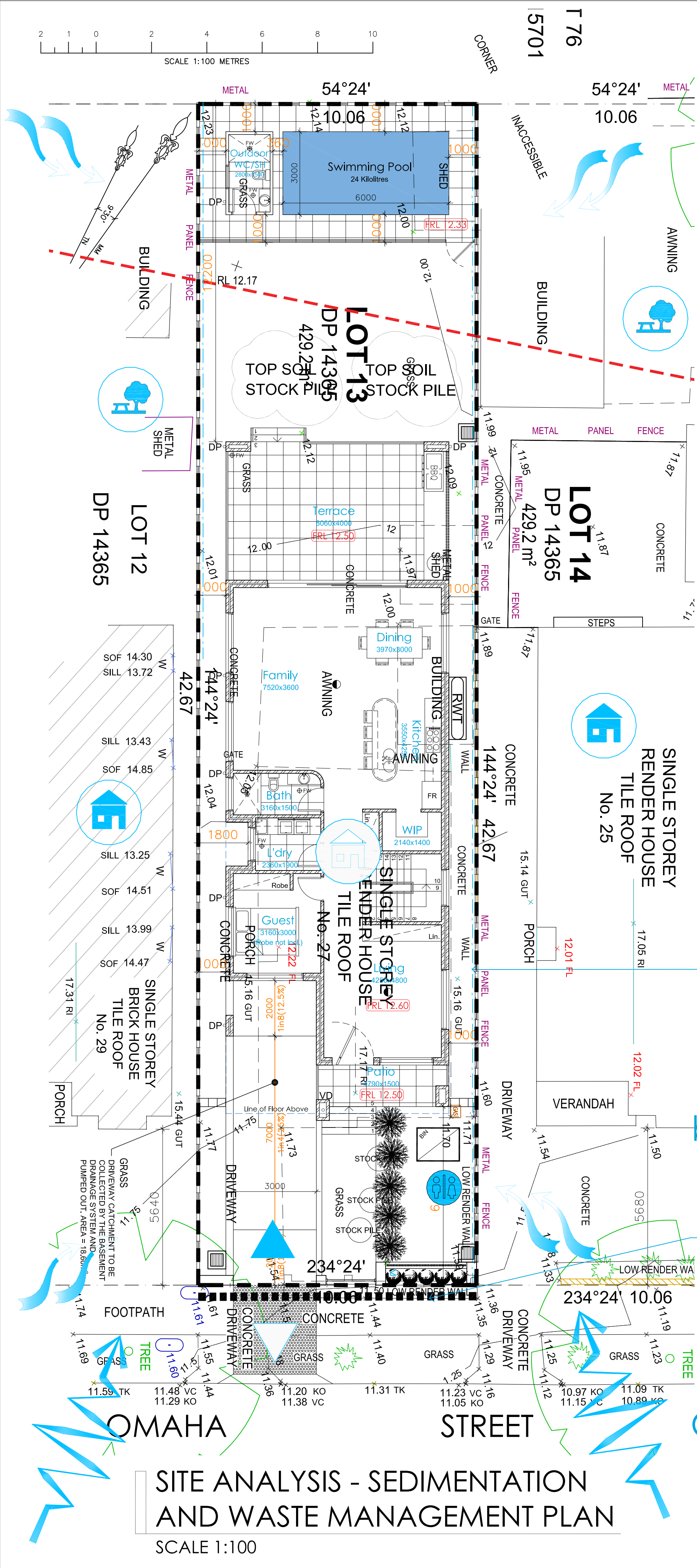
Title:
Elevations and Section A-A

Council:
Canterbury-Bankstown Council

DA DRAWINGS

Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
Checked:	Scale:	Draw. No.
B.E	1:100(A1)	
Sheet	of	Issue
05	08	A

DA-400



Shed to be removed shown dotted

Metal shed to be removed shown dotted

Out building to be removed shown dotted

Demolish existing single storey render house shown dotted

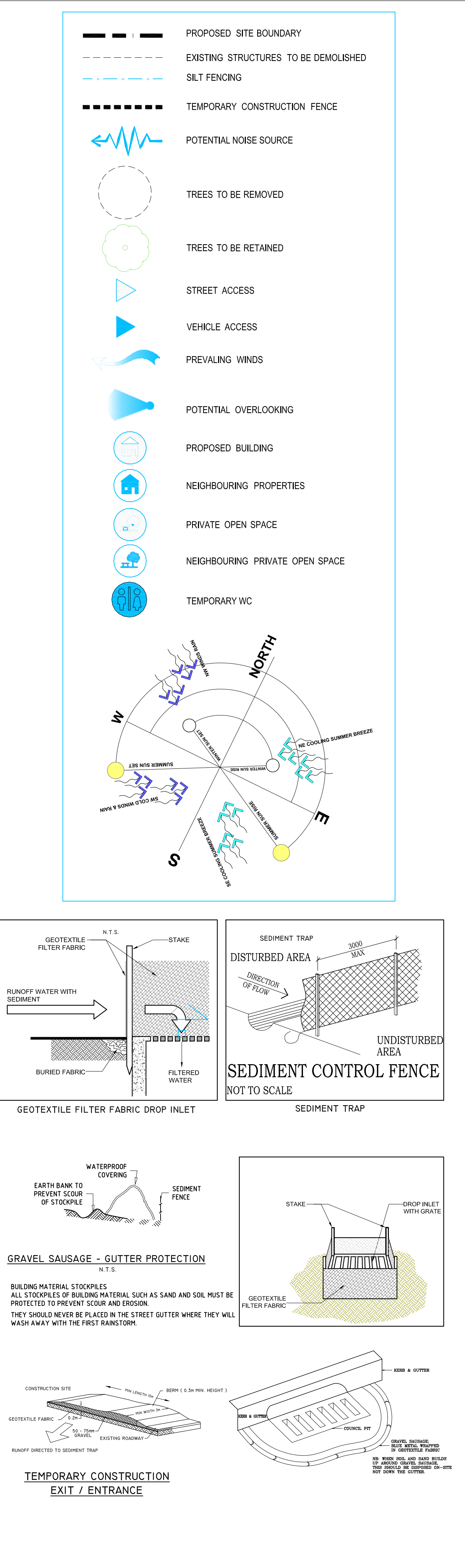
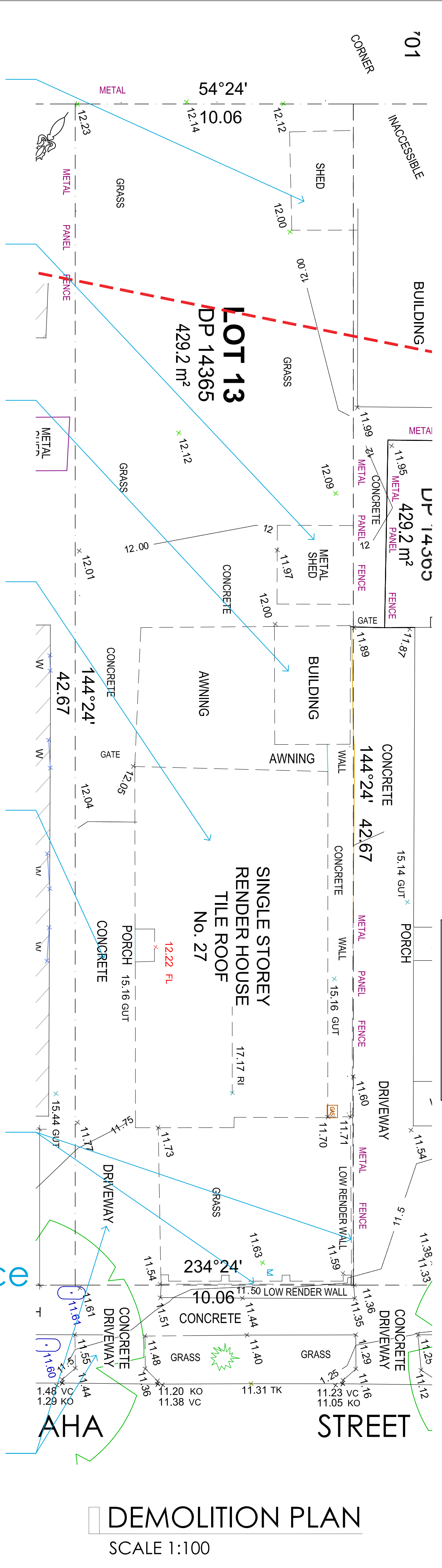
Concrete to be removed shown dotted

Sedimentation barrier shown dotted

Low render wall to be removed shown dotted

Temporary construction fence shown dotted

Concrete driveway to be removed shown dotted



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Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	20.09.24

Address:

LOT: 15
DP: 14365
27 Omaha Street,
BELFIELD, NSW

Project:

Demolition of Existing Structures,
Proposed Construction of 2 Storey Dwelling Above Basement,
Swimming Pool and Front Fence

Title: Site Analysis, Sedimentation and Waste Management Plan and Demolition Plan

Council:

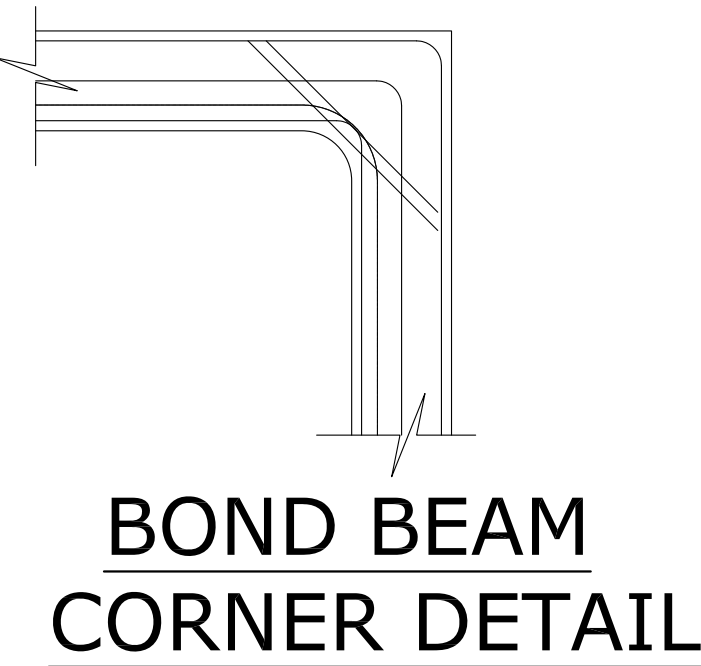
Canterbury-Bankstown Council
DA DRAWINGS

Drawn: A.T Date: 20.09.24 Project No. 21-2023

Checked: B.E Scale: 1:100(A1) Draw. No.

Sheet of Issue DA-500

06 08 A



Pool Safety Fence & Gate Min 1.2m high in Accordance with AS1926, BCA Part H7D2 Standards & Manufacturers Details.

1.8m Boundary fence

Proposed pool in Accordance with AS1926, BCA Part H7D2 Standards & Engineers Details

TYPICAL STAIR SECTION
IF REQUIRED

NOTE:
ANY FENCE TO THE POOL AREA, ARE TO BE 1.2m ABOVE ANY EXTERNAL FOOT HOLDS. EG. WATERPROOF BOXES, WATER METERS, BRICK EDGES ETC.
IN ACCORDANCE WITH AS1926, BCA Part H7D2 STANDARDS

POOL PLAN
SCALE 1:100

1.8m Boundary fence

Pool Safety Fence & Gate Min 1.2m high in Accordance with AS1926, BCA Part H7D2 Standards & Manufacturers Details.

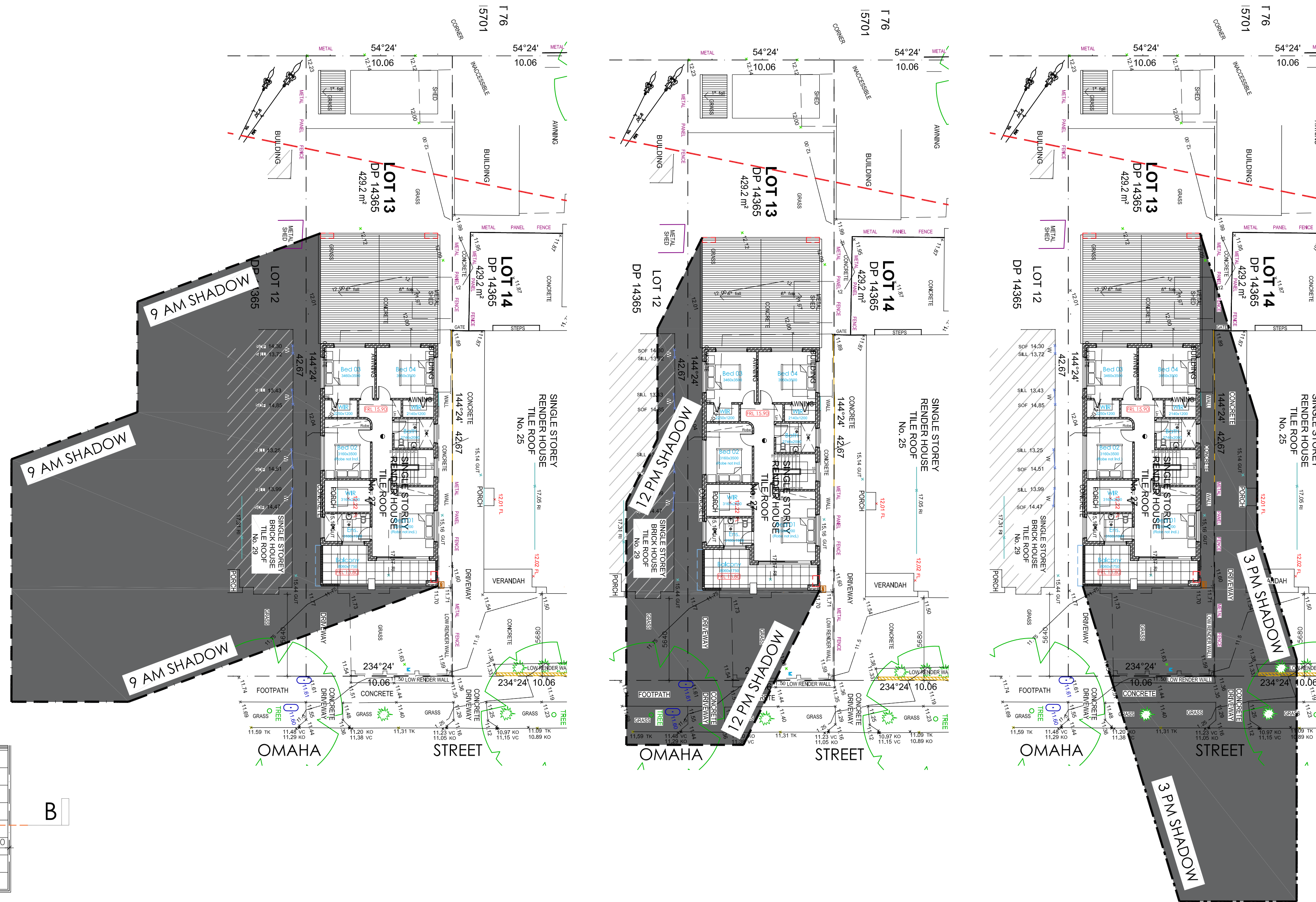
Proposed pool in Accordance with AS1926, BCA Part H7D2 Standards & Engineers Details

Hydrostatic relief valve

POOL SECTION B-B
SCALE 1:100

- There must be an appropriate warning sign, including details of resuscitation (CPR) techniques, in the immediate vicinity of the pool area and which can be easily read from a distance of 3 metres
- Metal pool fence spigots to be earthed in accordance with AS/NZS3000:2007 Section 5.6.2.5 & 5.6.2.6
- For resuscitation purposes, ensure there is a space measuring 2.0m x 2.0m clear of all obstructions located adjacent to at least one pool access point

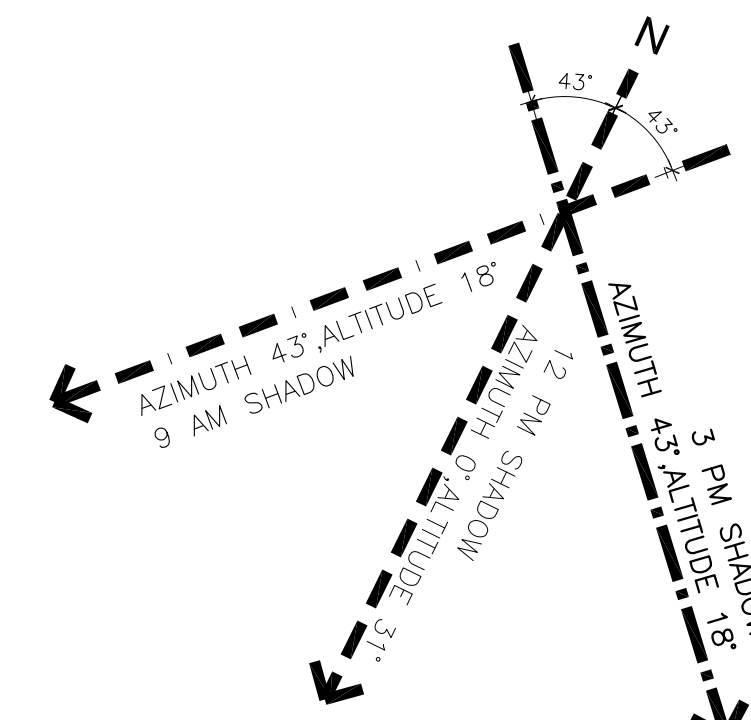
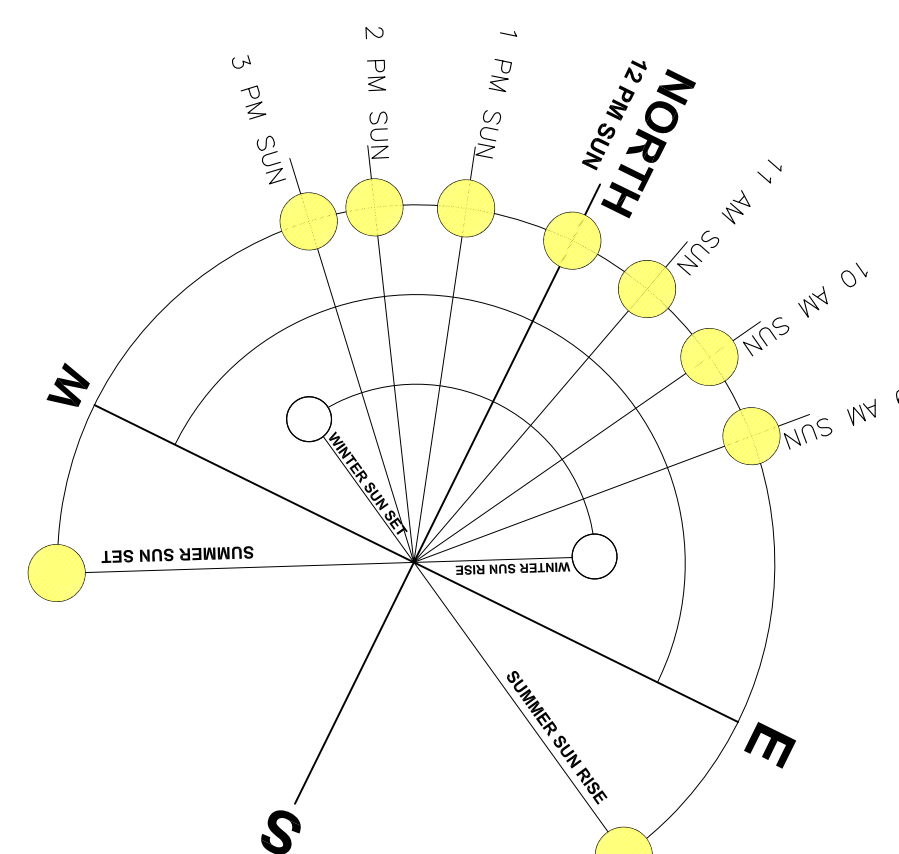
SHADOW DIAGRAM - JUNE 22



SHADOW DIAGRAM (9 AM SHADOW)
SCALE 1:200

SHADOW DIAGRAM (12 PM SHADOW)
SCALE 1:200

SHADOW DIAGRAM (3 PM SHADOW)
SCALE 1:200



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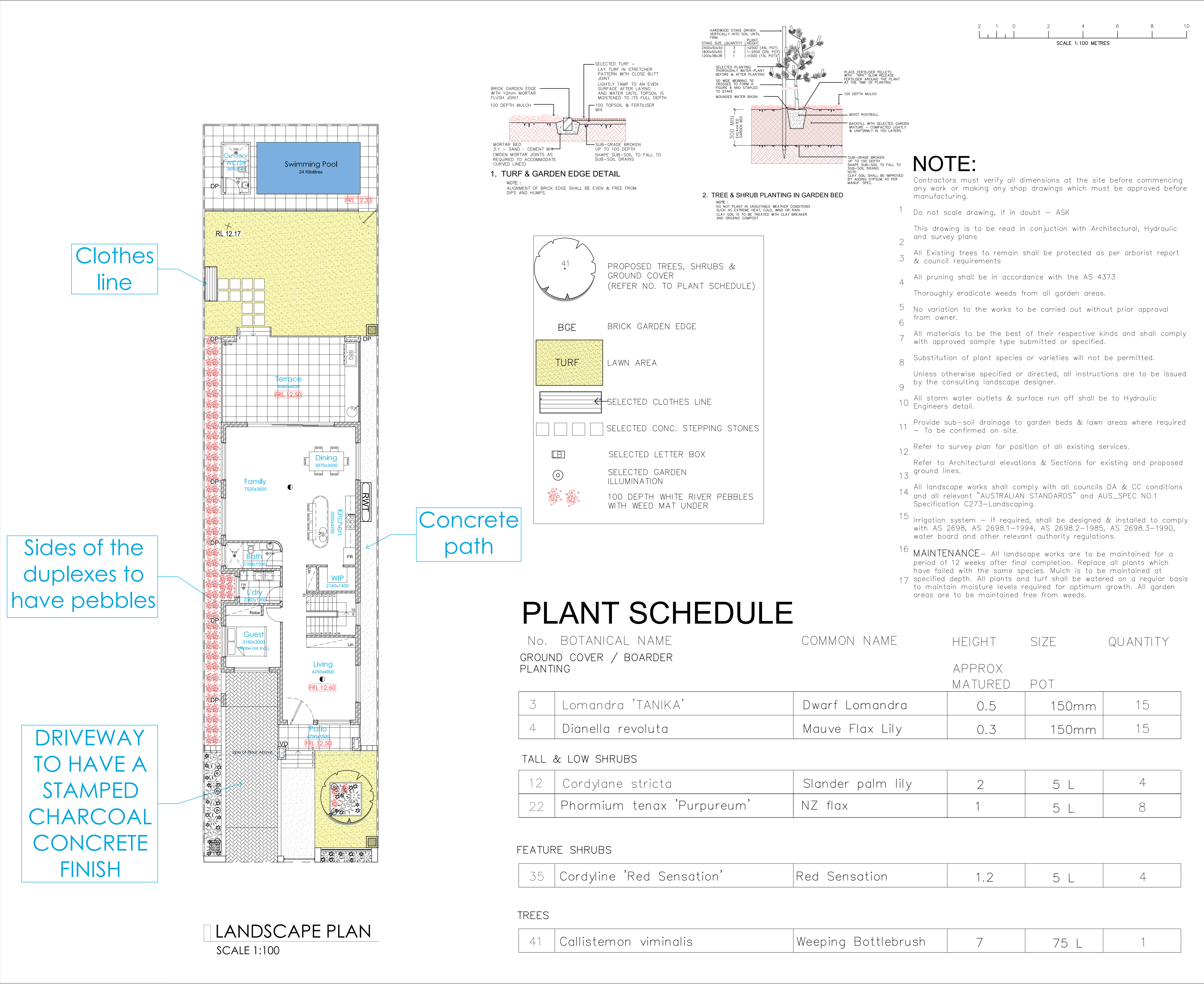
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A	Issued for DA Approval	A.T	20.09.24

Address:
LOT: 15
DP: 14365
27 Omaha Street,
BELFIELD, NSW

Project:
Demolition of Existing Structures,
Proposed Construction of 2 Storey
Dwelling Above Basement,
Swimming Pool and Front Fence

Title:
Landscape Plan

Council:
Canterbury-Bankstown Council

DA DRAWINGS

Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
Checked:	Scale:	Draw. No.
B.E	1:100(A1)	
Sheet	of	Issue
08	08	A

DA-700