





**Certificate No. #HR-Q1JXT5-02**  
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Assessor name

Fadi Sweis

Accreditation No.

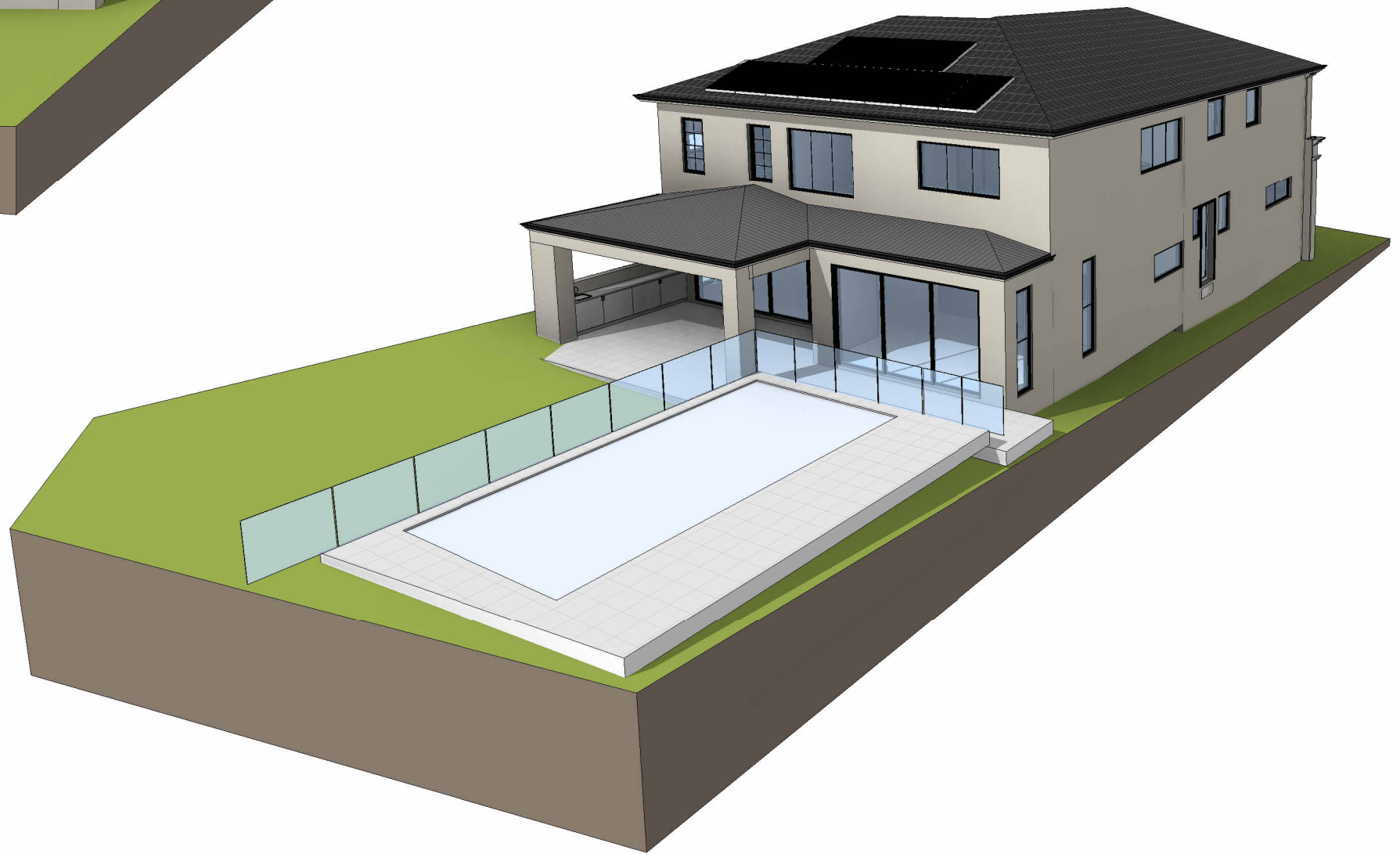
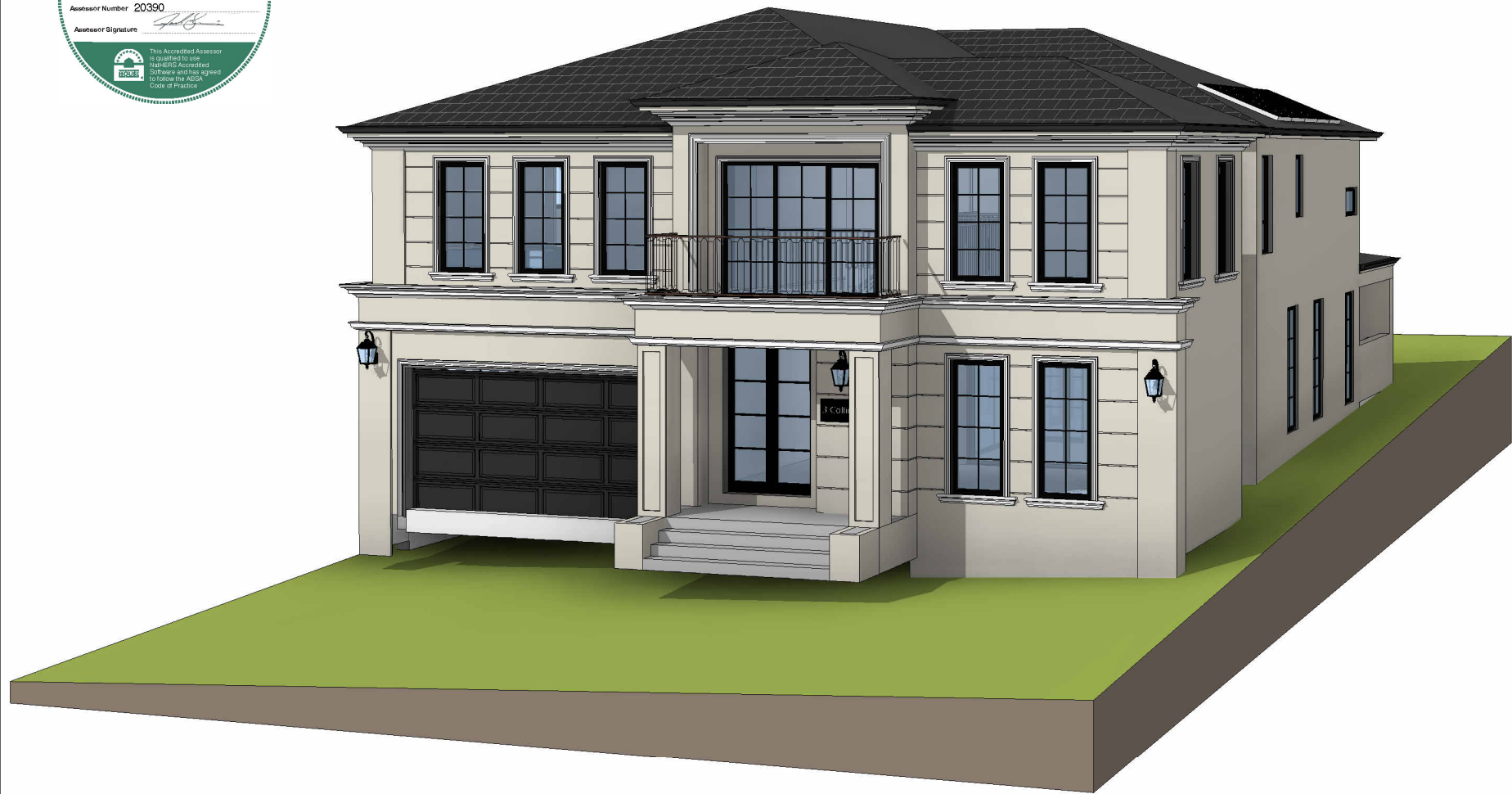
ABSA 20390

Property Address

3 Collingwood Avenue,  
Earlwood , NSW, 2206

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client.	SRINIVSAN RESIDENCE	Rev.A	DA Plans	18/06/24	JP
address.	3 Collingwood Ave, EARLWOOD	Rev.B	Amended Plans	05/07/24	RK
		Rev.C	Amended Plans	19/12/24	IZ
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size.	A3				
		page no. 1 of 14			

### SITE BENCHING NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY GRADIENTS AND FLOOD RELATED DEVELOPMENT

### BEFORE ENTERING SITE:

BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN

### GENERAL NOTES:

ANY PROPOSED STORMWATER IS TO BE DISCHARGED INTO DESIGNATED DISCHARGE POINT THAT IS COMPLIANT WITH COUNCIL/PCA REQUIREMENTS

ANY SEWER WORKS ARE TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS.

ALL PROPOSED LEVELS SHOWN ON THESE PLANS DO NOT TAKE INTO ACCOUNT FINAL FINISHES. THIS TO BE VERIFIED BY THE BUILDING PRIOR TO COMMENCEMENT ON SITE.

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. BUILDER TO CONFIRM THAT ALL SELECTED FINISHES AND PRODUCTS REFLECT SIZING AND PROVISIONS SHOWN ON THESE PLANS. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO RCK DESIGN BEFORE PROCEEDING

GARBAGE & RECYCLE BINS TO BE STORED IN REAR COURTYARDS AND PLACED OUT FOR COLLECTION ON KERB & GUTTER ON COLLECTION NIGHT ONLY

ALL ELEMENTS OF THE PROPOSAL MUST BE CONTAINED WHOLLY WITHIN THE CURRENT BOUNDARIES OF THE SUBJECT SITE.

ALL DETAILS TO BE REVIEWED AND UNDERSTOOD BY THE BUILDER. BUILDER TO REVIEW ALL SPECIFICATIONS RELATED TO LISTED MATERIALS AND PRODUCTS TO ENSURE PRODUCT AND MATERIAL INSTALLATION MEETS RELEVANT CODES.

ALL PROPOSED WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.

ALL ELEMENTS OF THE PROPOSED CONSTRUCTION WORKS ARE TO BE IN ACCORDANCE WITH THE CURRENT ISSUE OF THE NCC & ALL OTHER RELEVANT CODES

### CONSTRUCTION NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING

NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING

DOORWAY OPENINGS WITH INWARD OPENING DOORS TO ROOMS CONTAINING TOILETS WHICH ARE CLOSER THAN 1200MM TO THE TOILET ARE TO BE FITTED WITH HINGES TO ALLOW THE DOOR TO BE REMOVED FROM THE OUTSIDE WHEN THE DOOR IS CLOSED

DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCEMENT OF WORK

ALL TIMBER FRAMING TO BE CARRIED OUT TO THE REQUIREMENTS OF AUSTRALIAN STANDARDS (AS 1684) AS A MINIMUM

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA AND THE RELEVANT LOCAL AUTHORITY

REFER TO THE BUILDERS SCOPE OF WORKS FOR INCLUSIONS & EXCLUSIONS

ALL SERVICE POSITIONS, AIR CONDITIONING DROPPERS, OUTLETS, RETURN AIR GRILLS, MANHOLES AND BULKHEADS TO BE DETERMINED ON SITE AT SUPERVISOR/ CONTRACTORS DISCRETION

ALL REINFORCED CONCRETE, STEEL BEAMS INCLUDING SUPPORTS, AND NOMINATED BEAMS INCLUDING SUPPORTS TO ENGINEERS DETAILS

TERMITE PROTECTION IN ACCORDANCE WITH AUSTRALIAN STANDARDS

REFER TO BASIX CERTIFICATE FOR ENERGY, WATER & THERMAL REQUIREMENTS

ALL FIRST FLOOR WINDOWS WITH A SILL HEIGHT LESS THAN 1.7M TO HAVE A MAX OPENING WIDTH OF 125MM

FINAL CONSTRUCTION JOINTS, STEEL POSTS & BEAMS, FLOOR JOISTS TO STRUCTURAL ENGINEERING PLANS

METER BOX AND GAS METER TO BE CONFIRMED BY BUILDER ON SITE.

REFER TO HYDRAULIC ENGINEERING PLANS FOR DOWNPIPE LOCATIONS

CONTACT "DIAL BEFORE YOU DIG" PRIOR TO ANY EXCAVATIONS OR WORKS COMMENCING ON SITE.

### CANTERBURY-BANKSTOWN DCP 2023 Chapter 5 Residential Accomodation (former Canterbury LGA) Summary of key controls - Section 2 Dwelling Houses and Outbuildings Site Area: 598.4m² Frontage: 15.85m

DETAILS	CONTROL	PROPOSED	COMPLIES
2.1 Min lot size and frontage	Min primary Street frontage required = 15m	15.85m	Yes
2.2 Site coverage	450-499m² = 50% 598.4 x 50% = 299.2m²	37.6% (225.2m²)	Yes
	Max area of building footprint = 330m²	267.6m²	Yes
2.3 Landscaping	Min deep soil area 450-599m² = 20% 598.4 x 20% = 119.7m²	20% (120.0m²)	Yes
2.5 Height	(b) Max building height (LEP) = 8.5	8.5m	Yes
	(c) Max external wall height = 7.0m	6.5m	Yes
2.6 Setbacks	Front Setback (min) = 6m	7.0 m	Yes
	Max recess for entrance = 2m	0 m	Yes
	Side setbacks (min) - 1.0m	1.087m (min)	Yes
	Rear Setback (min) = 6m	10.4m (min)	Yes
2.6 Solar Access	50% of PPOS should receive at least 3 hours of sunlight between 8am and 4pm on 21 June	3 hours (min)	Yes
2.14 Swimming Pools	Minimum setback of 1m from any side and rear boundaries	1 m (min)	Yes



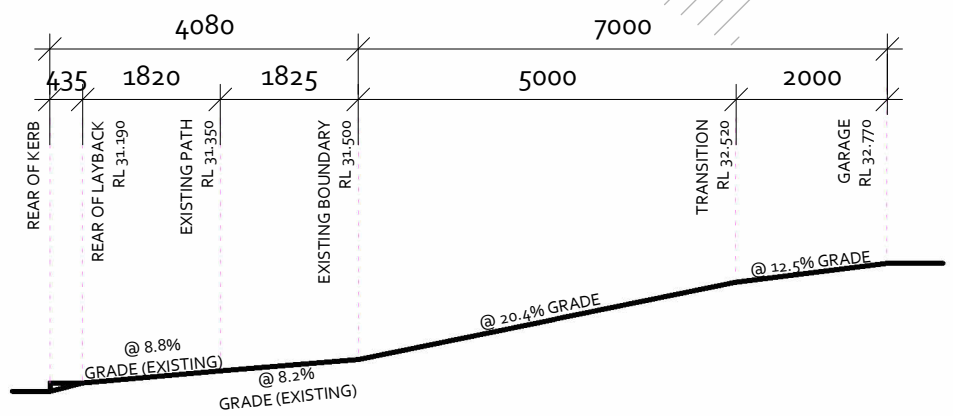
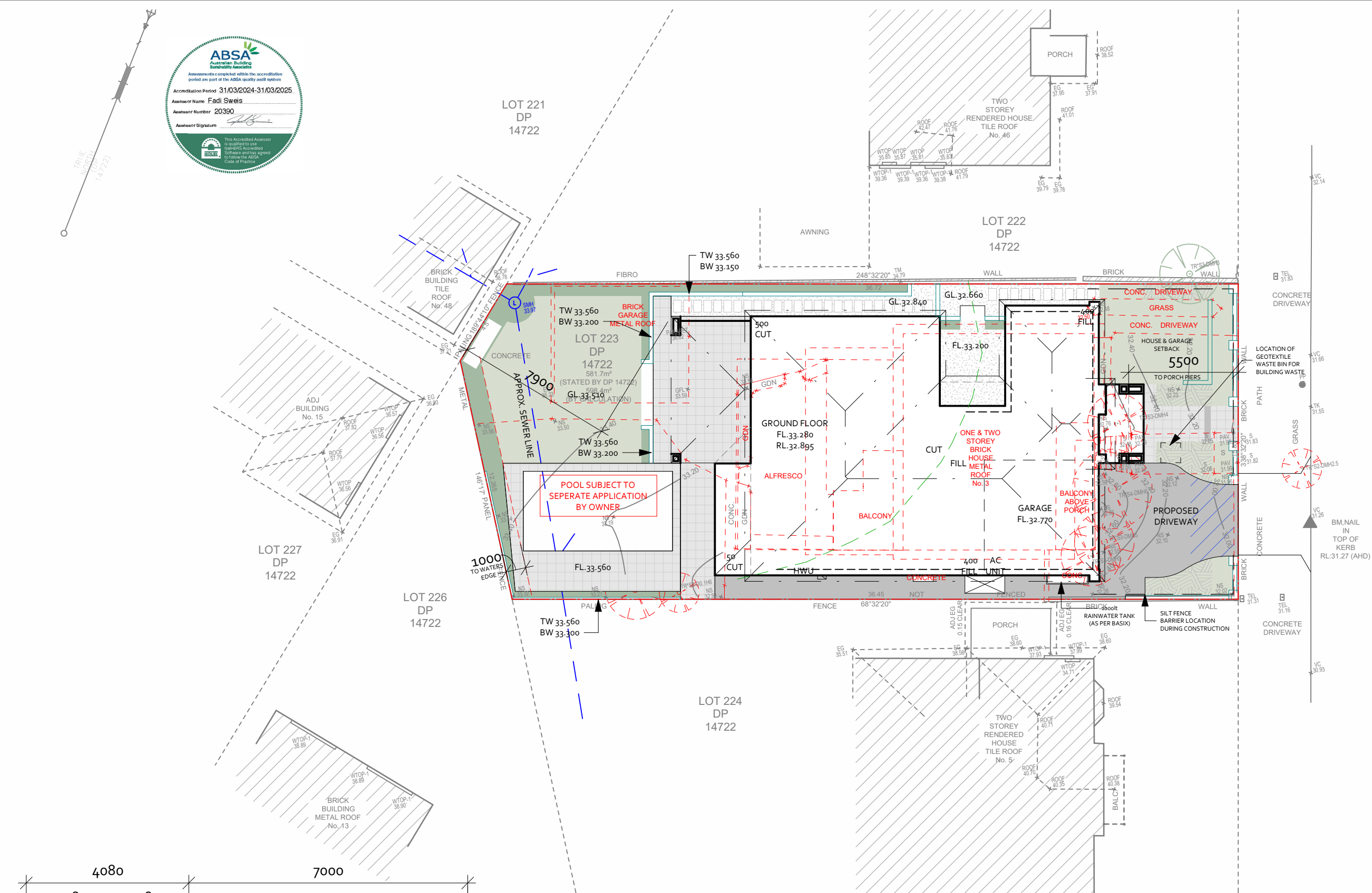
REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS, SITE PLAN TO BE CROSSED REFERENCED WITH HYDRAULIC PLANS. ANY DESCREPANCIES ARE TO BE VARIFIED BEFORE PROCEEDING



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DRIVEWAY PROFILE 1:100



## SITE PLAN & SITE ANALYSIS PLAN 1:200 @ A3

ALL WEATHER ACCESS DURING CONSTRUCTION

LOCATION OF GEOTEXTILE WASTE BINE FOR BUILDING WASTE

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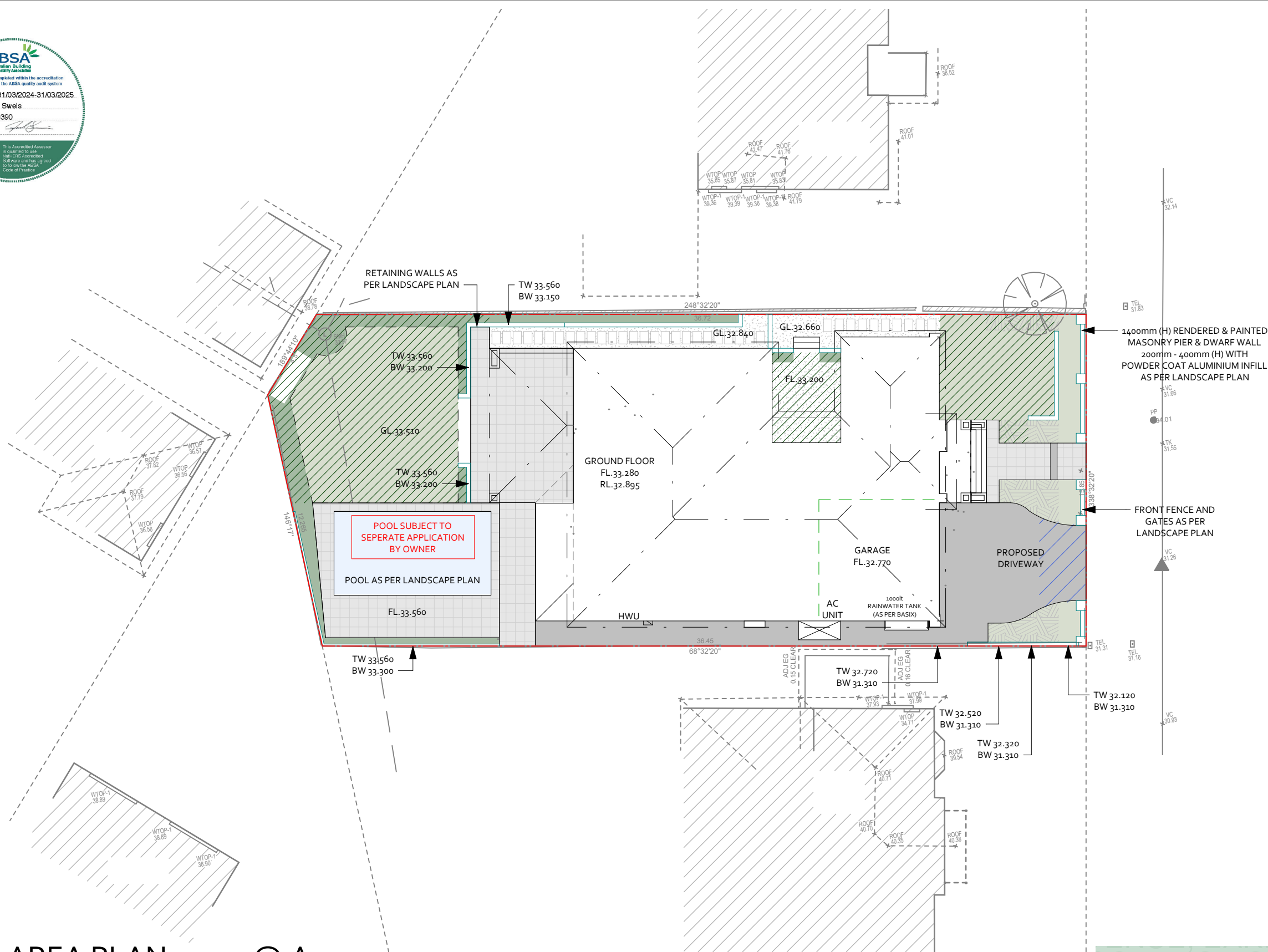
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## LANDSCAPE AREA PLAN 1:200 @ A3

PLAN FOR REFERENCE ONLY. REFER TO ED LANDSCAPES PLAN REF:SRI FOR DETAILED PLANS

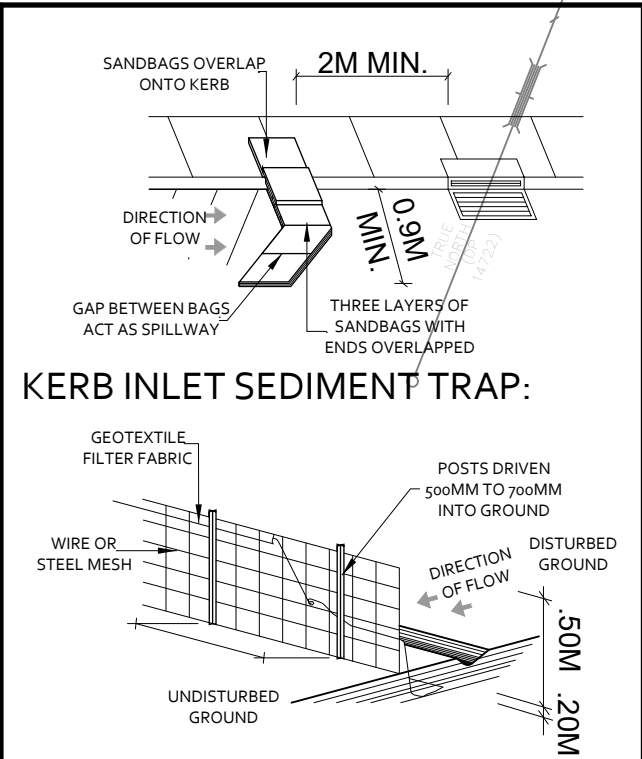


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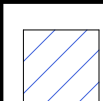




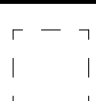
**SEDIMENT CONTROL NOTES:**

- ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF N.S.W.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND 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 MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

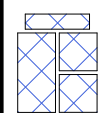
## SEDIMENT & WASTE MANAGEMENT PLAN 1:200 @ A3



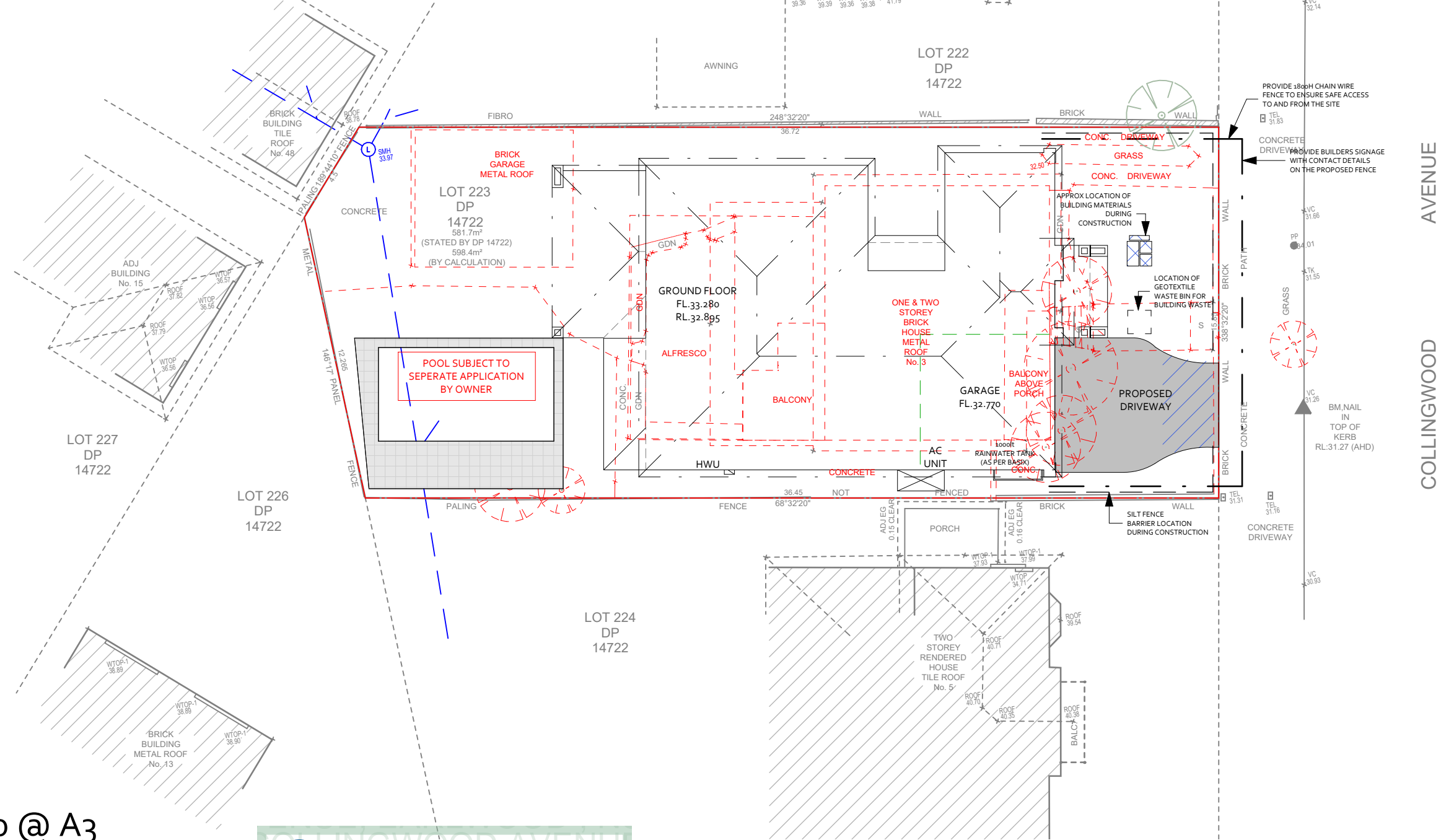
ALL WEATHER ACCESS DURING CONSTRUCTION



LOCATION OF GEOTEXTILE WASTE BINE FOR BUILDING WASTE



APPROX. LOCATION OF BUILDING MATERIALS DURING CONSTRUCTION



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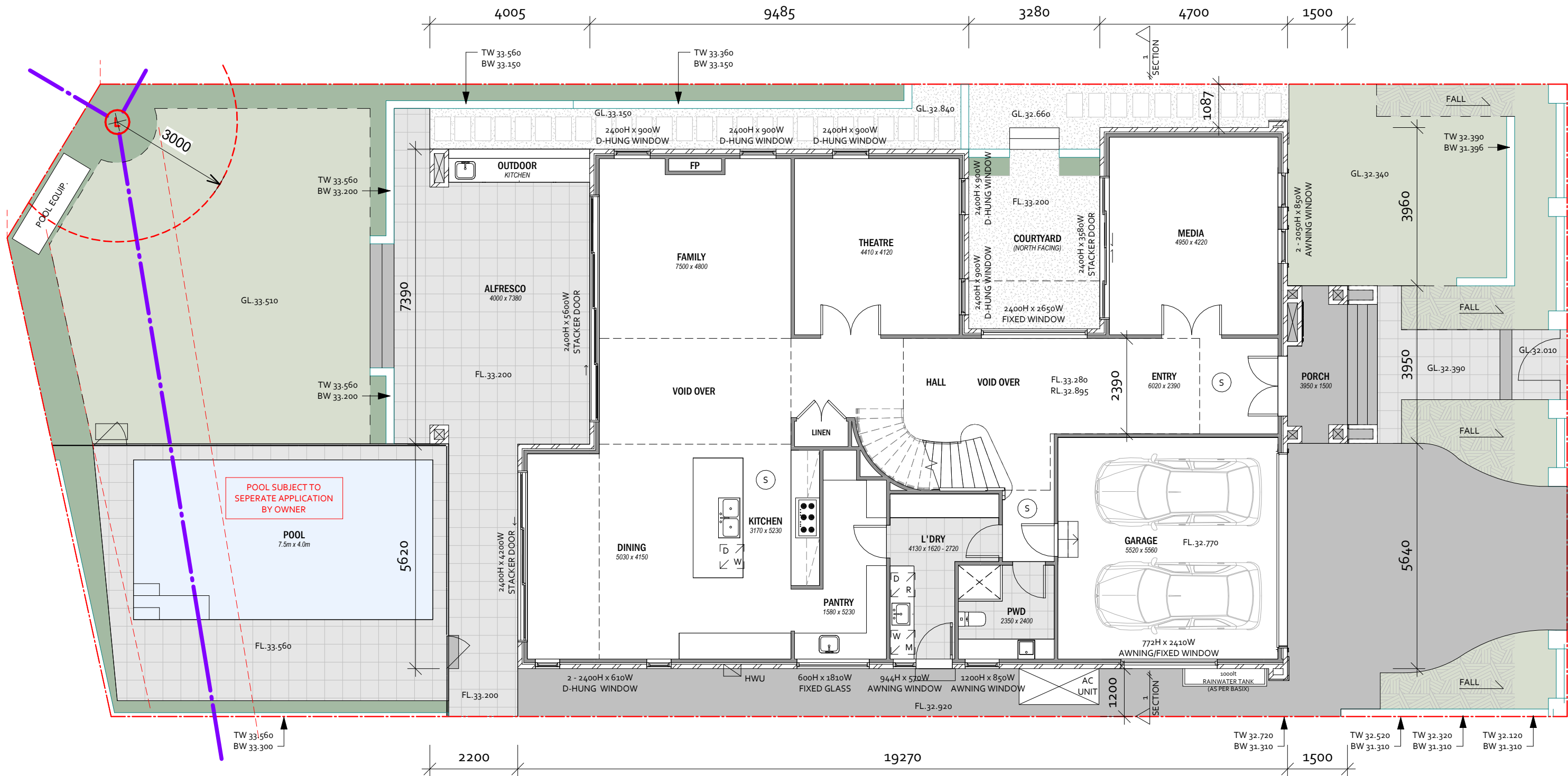
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## GROUND FLOOR PLANS 1:100

(S) DENOTES LOCATION OF  
INTERCONNECTED  
HARDWIRED SMOKE DETECTOR

1200H POOL FENCING  
TO COMPLY WITH AS1926.1-2012  
AS SELECTED

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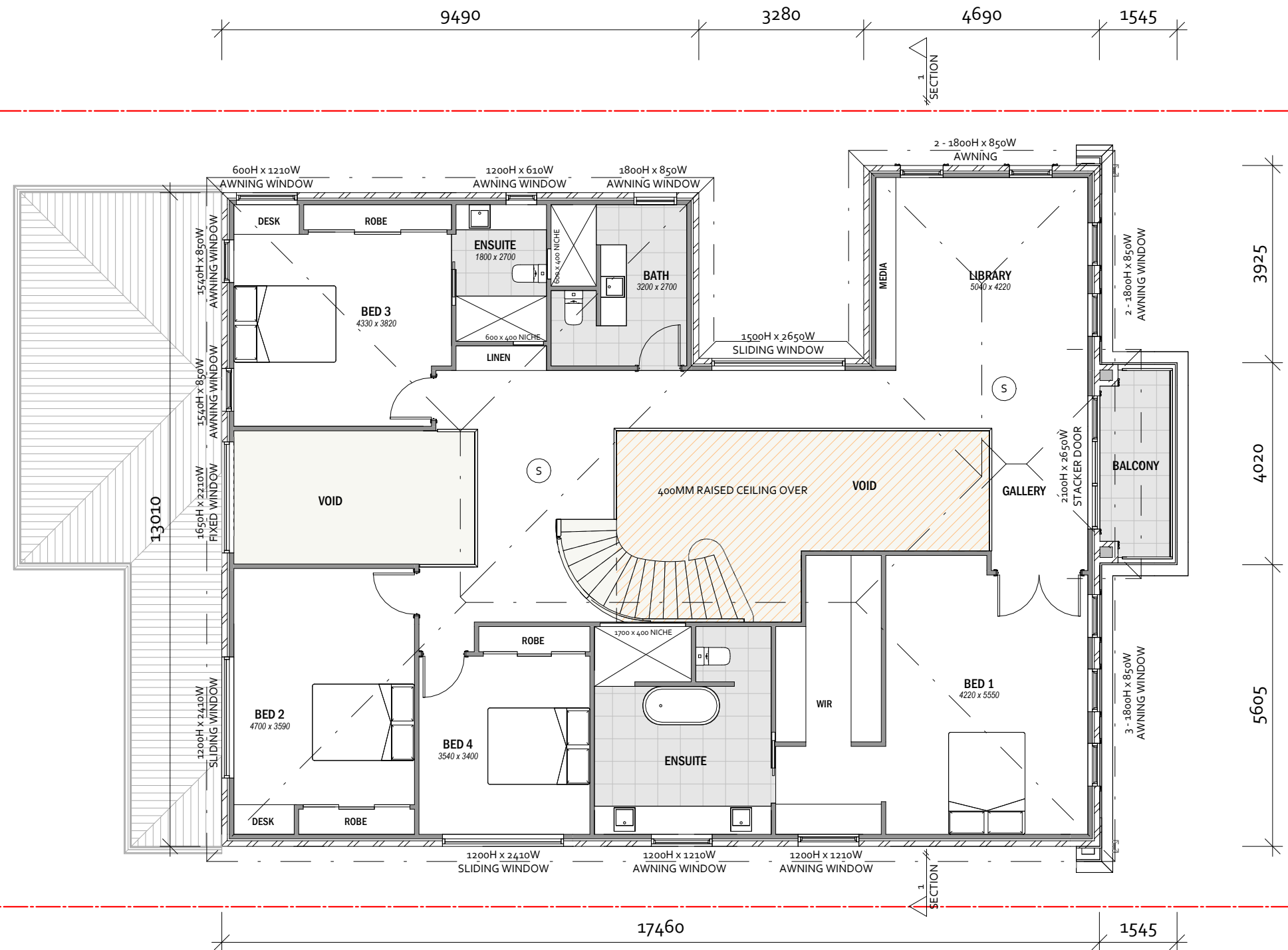


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## FIRST FLOOR PLANS 1:100

S DENOTES LOCATION OF  
INTERCONNECTED  
HARDWIRED SMOKE DETECTOR



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**SARPEL**HOMES

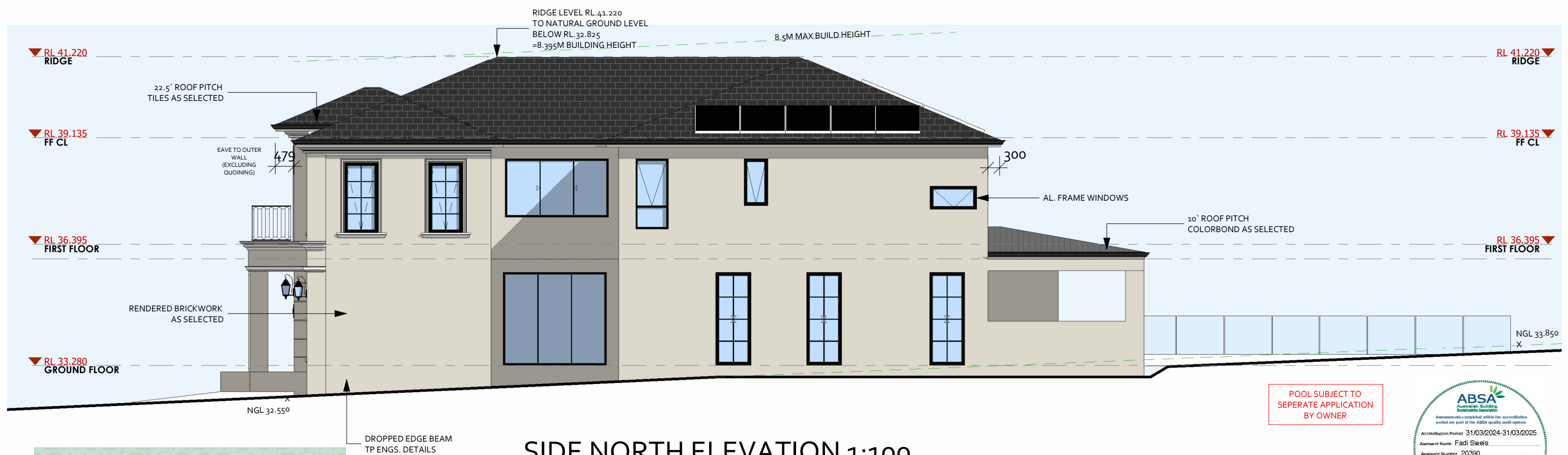
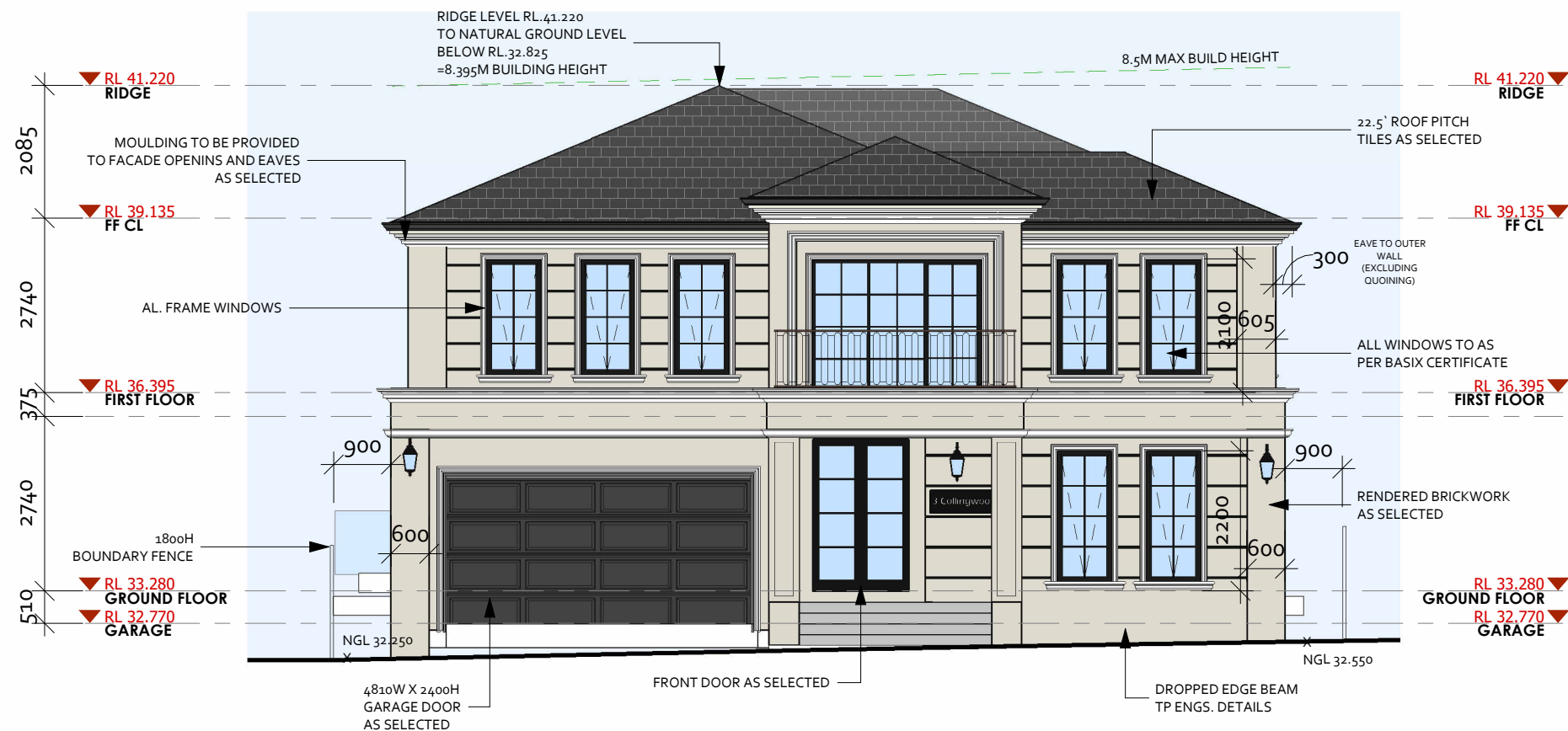
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RCK DESIGN

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A certificate from Nationwide House Building Surveyors. The header features the organization's logo, which consists of a blue semi-circle with white stars above a green square containing a white house icon and the text "NATIONWIDE HOUSE BUILDING SURVEYORS". To the right of the logo, the text "Certificate No. #HR-Q1JXT5-02" is displayed in a large, bold, green font. Below this, a black text instruction reads "Scan QR code or follow website link for rating details." The main body of the certificate is a table with three rows and two columns. The first row lists "Assessor name" as "Fadi Sweis". The second row lists "Accreditation No." as "ABSA 20390". The third row lists "Property Address" as "3 Collingwood Avenue, Earlwood ; NSW, 2206". To the right of the table is a large black and white QR code. At the bottom of the certificate, a URL is provided: "http://www.hero-software.com.au/pdf/HR-Q1JXT5-02". The entire certificate is overlaid on a background of large, faint, light green numbers and letters.



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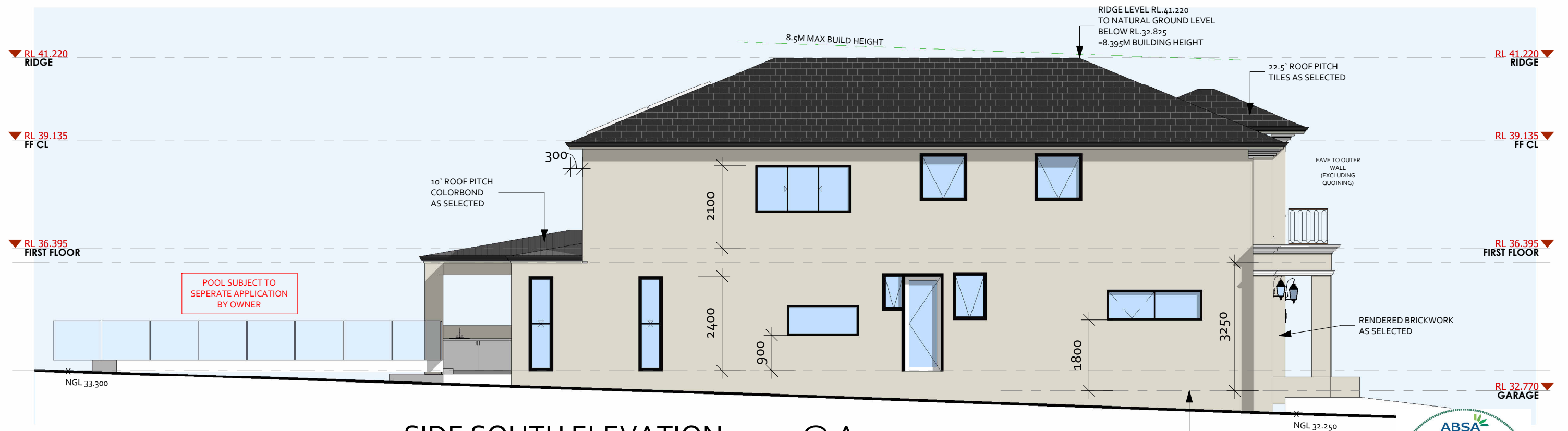


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REAR WEST ELEVATION 1:100 @ A3



SIDE SOUTH ELEVATION 1:100 @ A3

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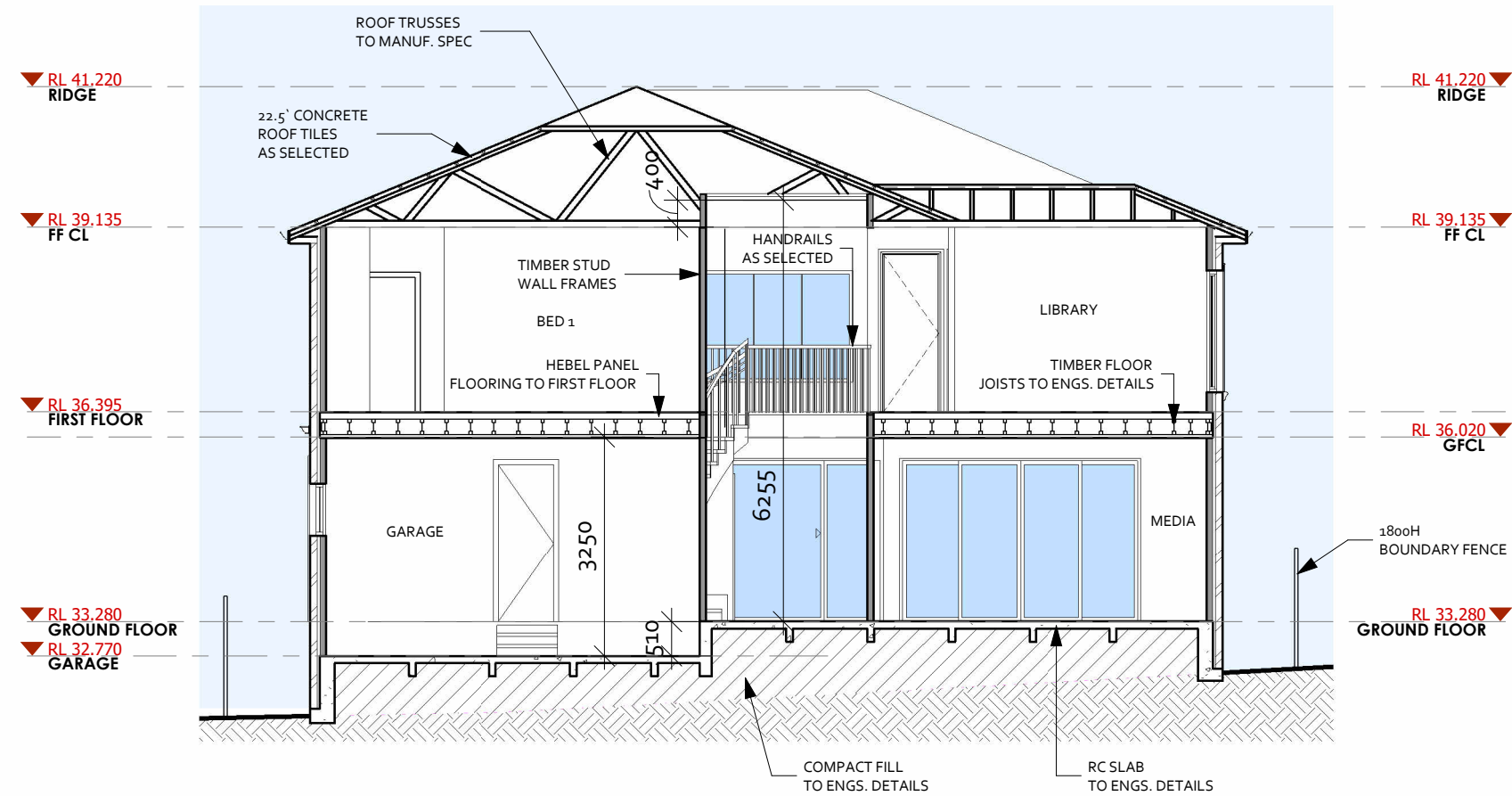


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SECTION 1-1 SCALE 1:100 @ A3



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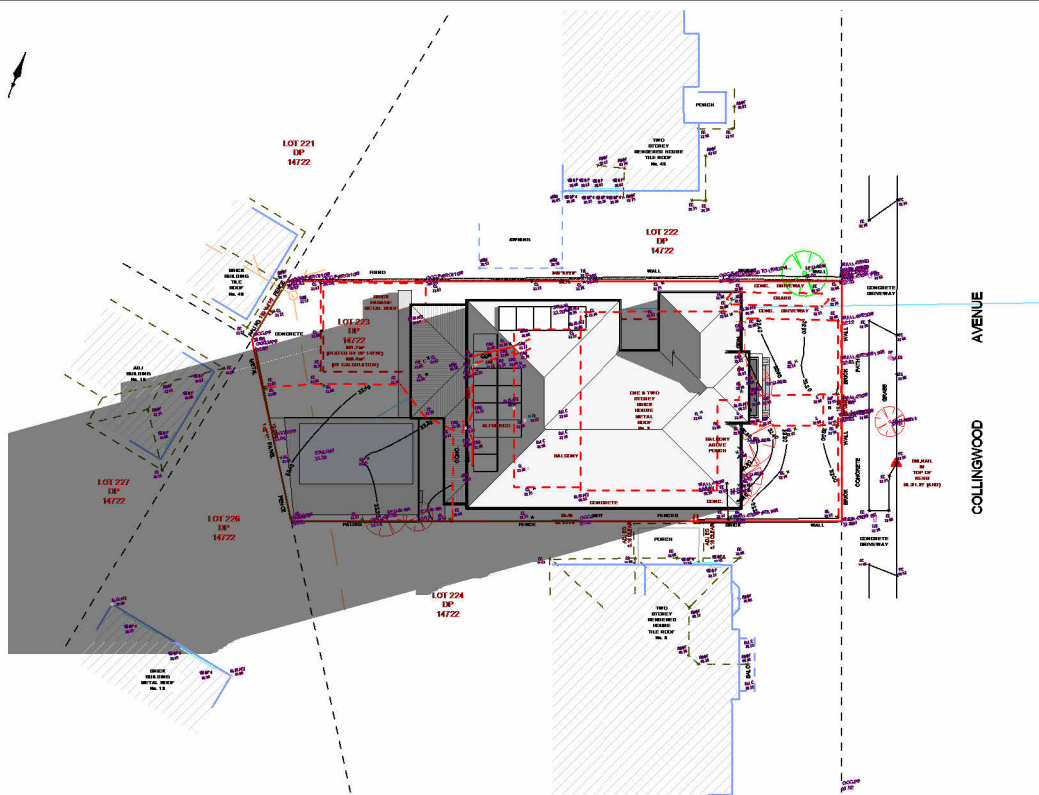
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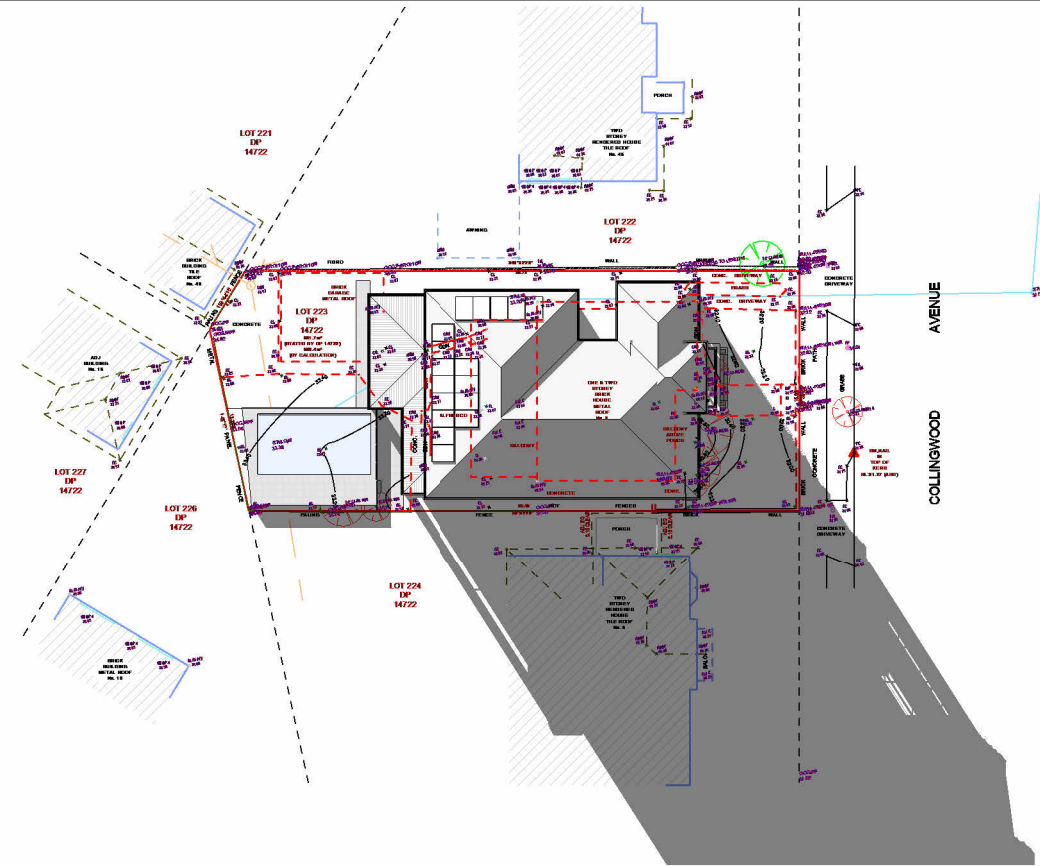
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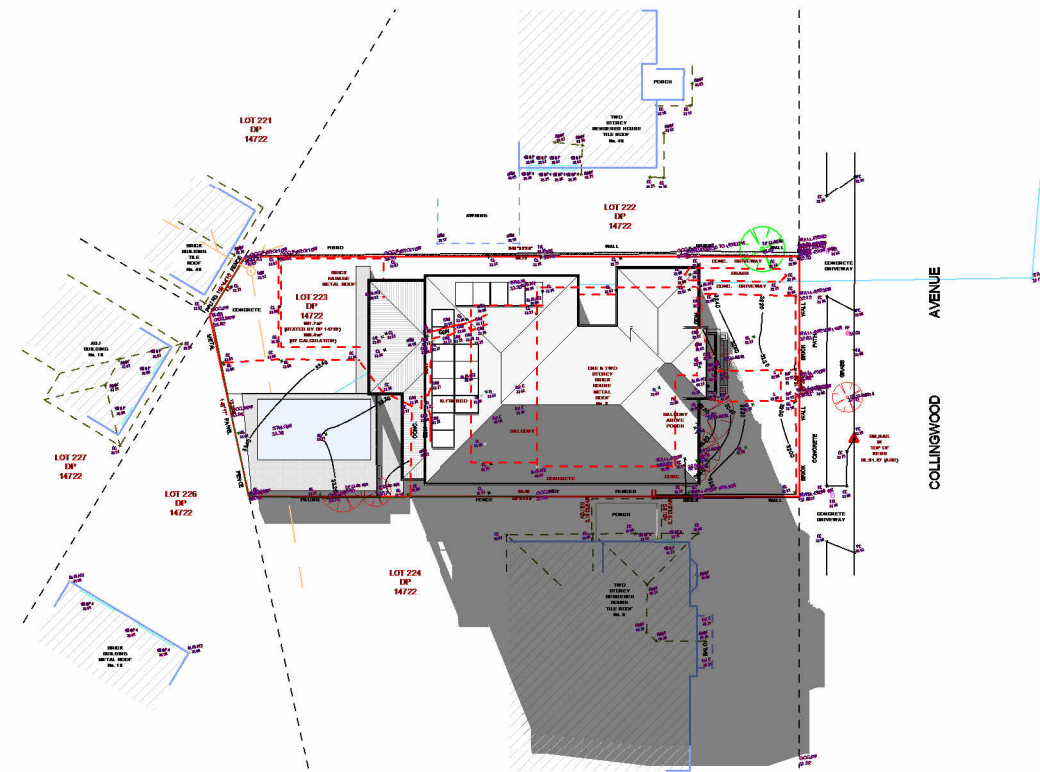
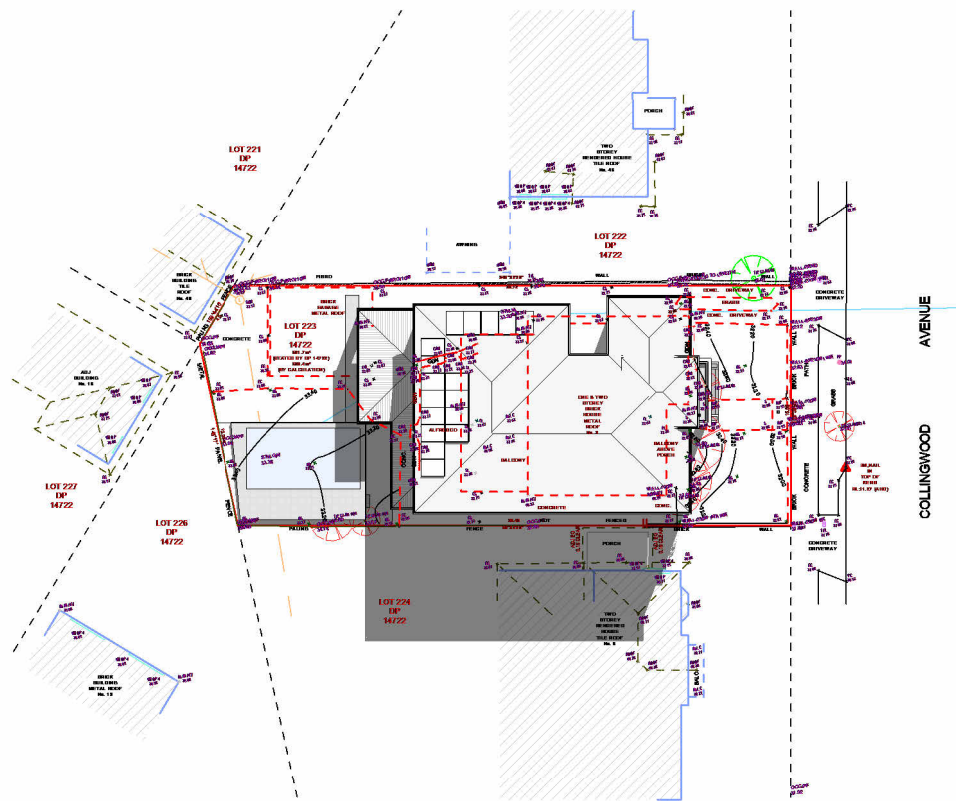
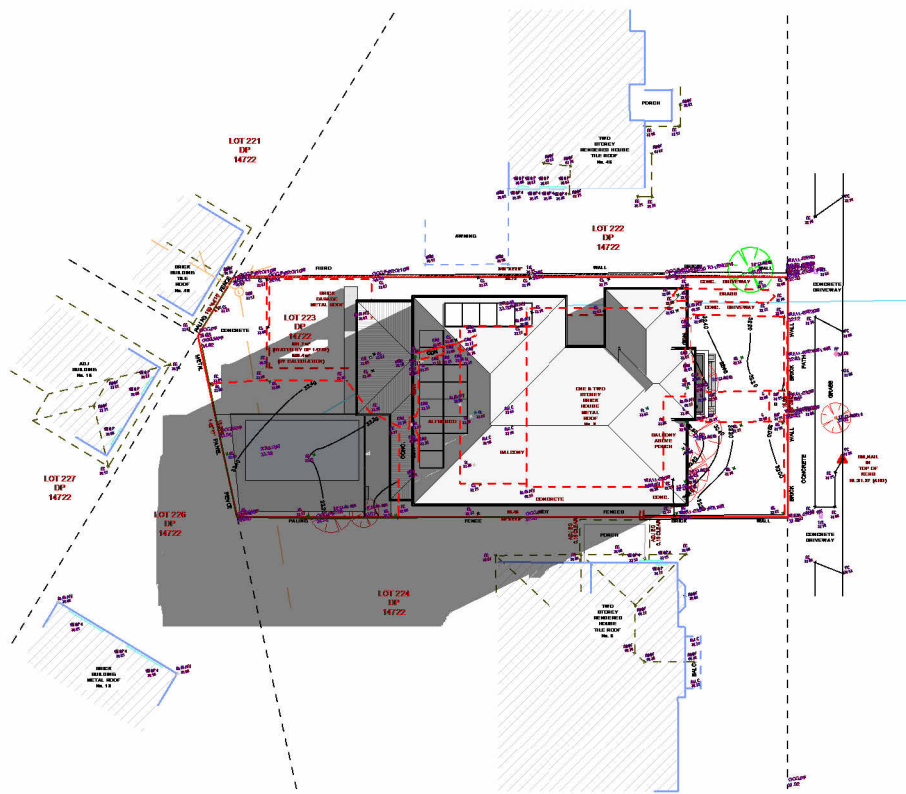
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POOL SUBJECT TO SEPERATE APPLICATION BY OWNER



21 JUNE - 8AM SHADOWS 1:500

21 JUNE - 4PM SHADOWS 1:500



21 JUNE - 9AM SHADOWS 1:500

21 JUNE - 12PM SHADOWS 1:500

21 JUNE - 3PM SHADOWS 1:500

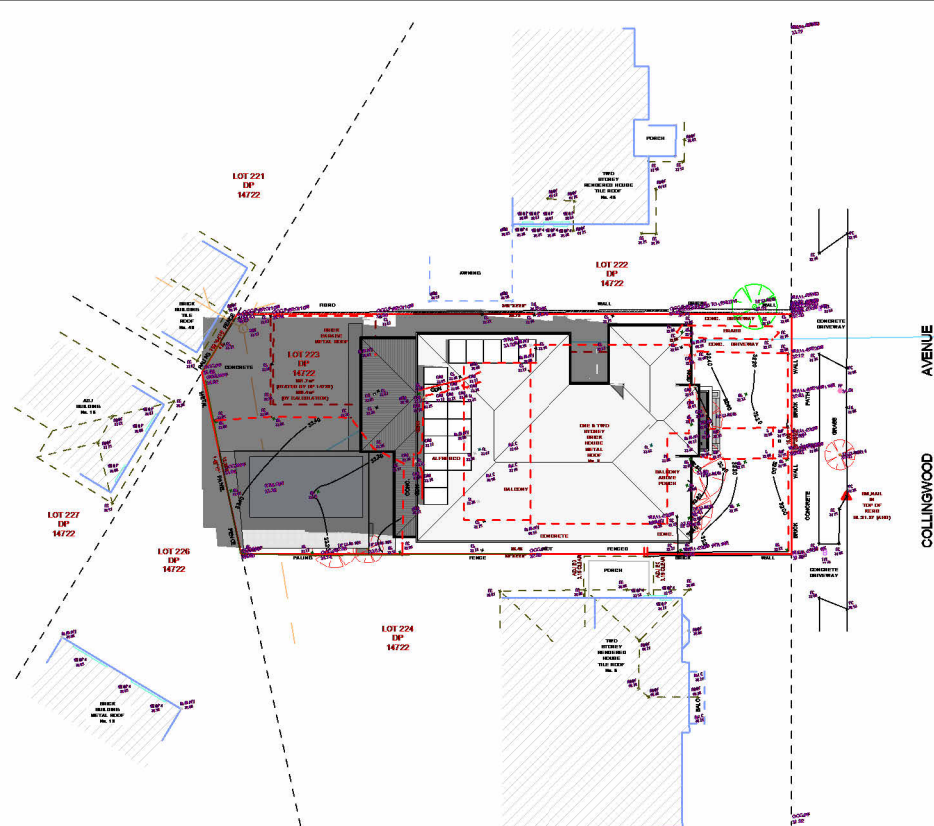


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21 MARCH - 8AM SHADOWS 1:500



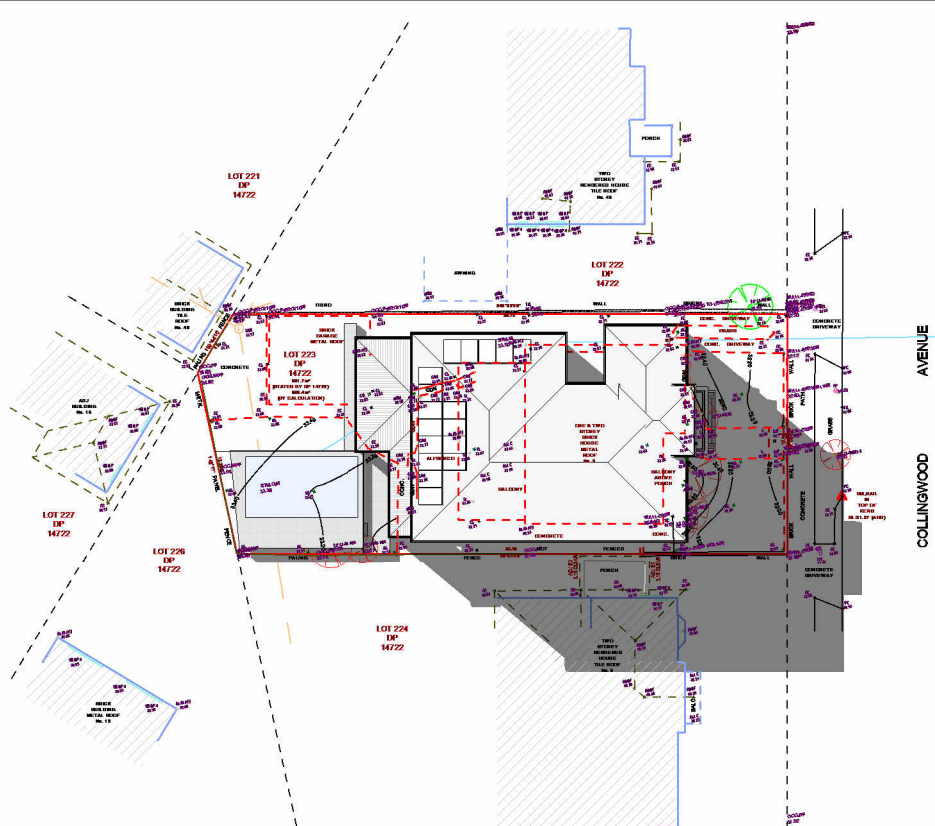
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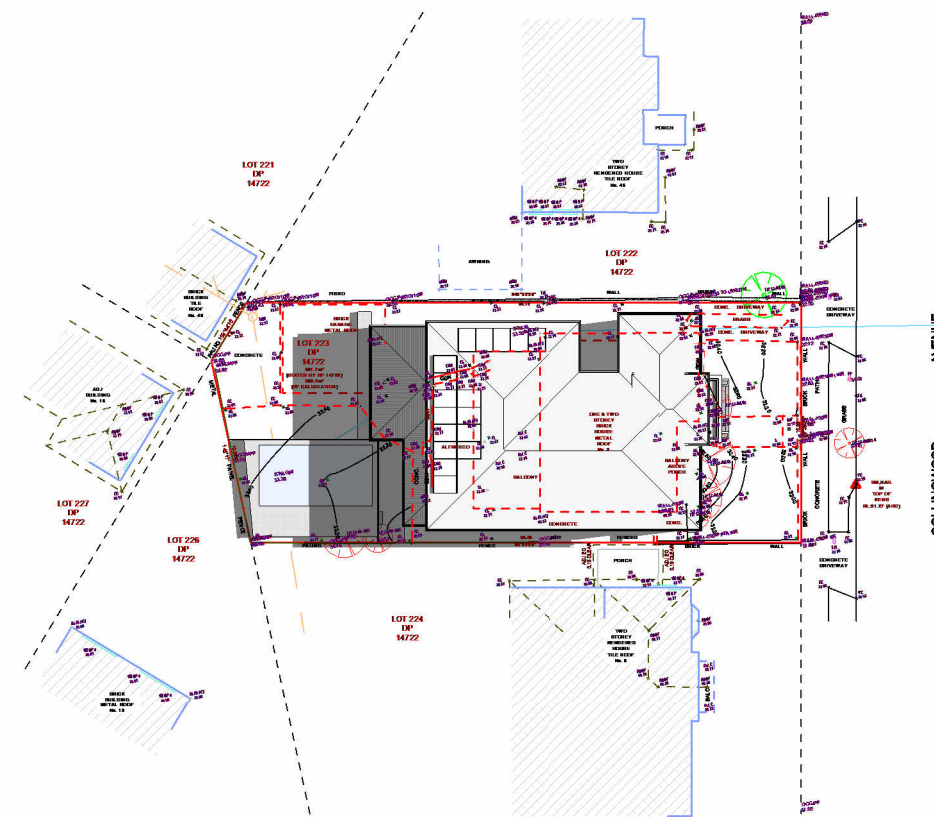
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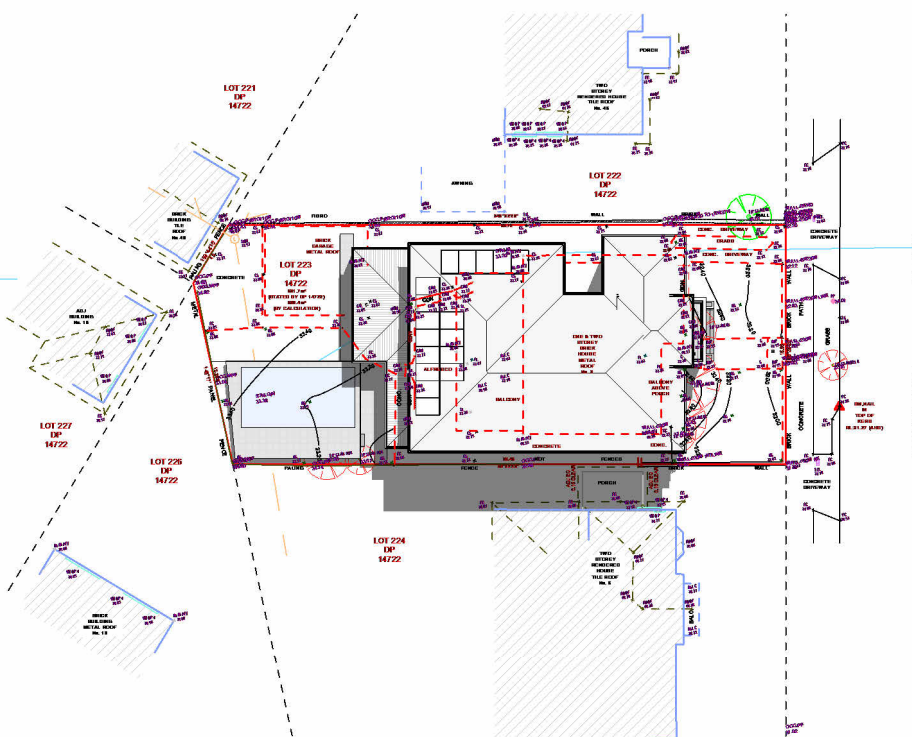
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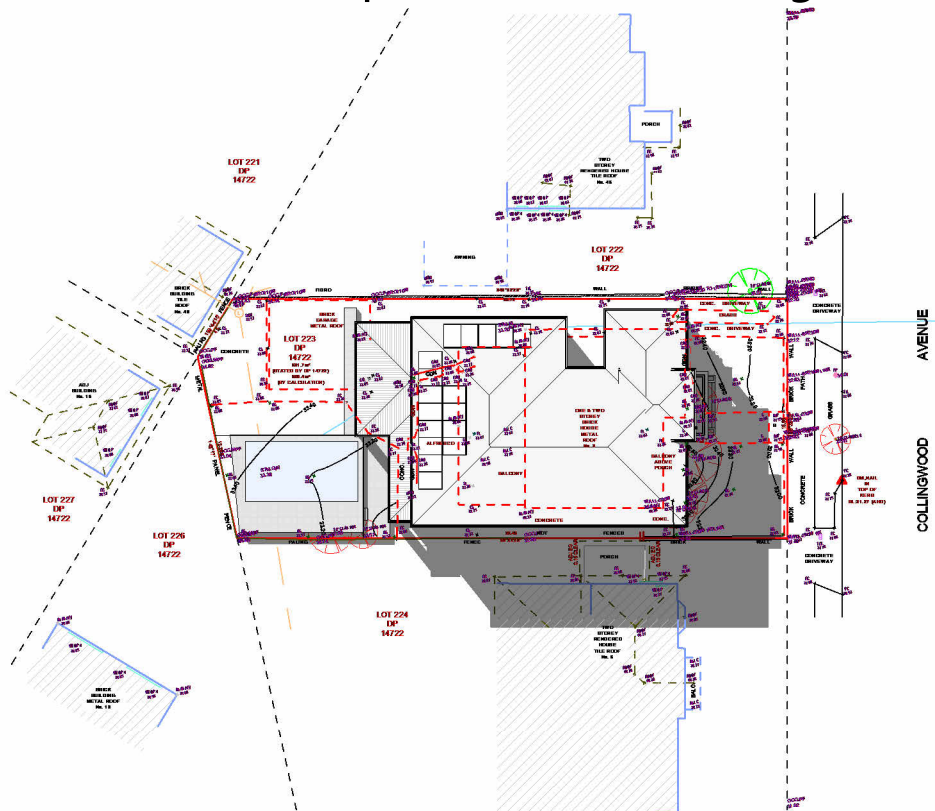
21 MARCH - 4PM SHADOWS 1:500



21 MARCH - 9AM SHADOWS 1:500



21 MARCH - 12PM SHADOWS 1:500



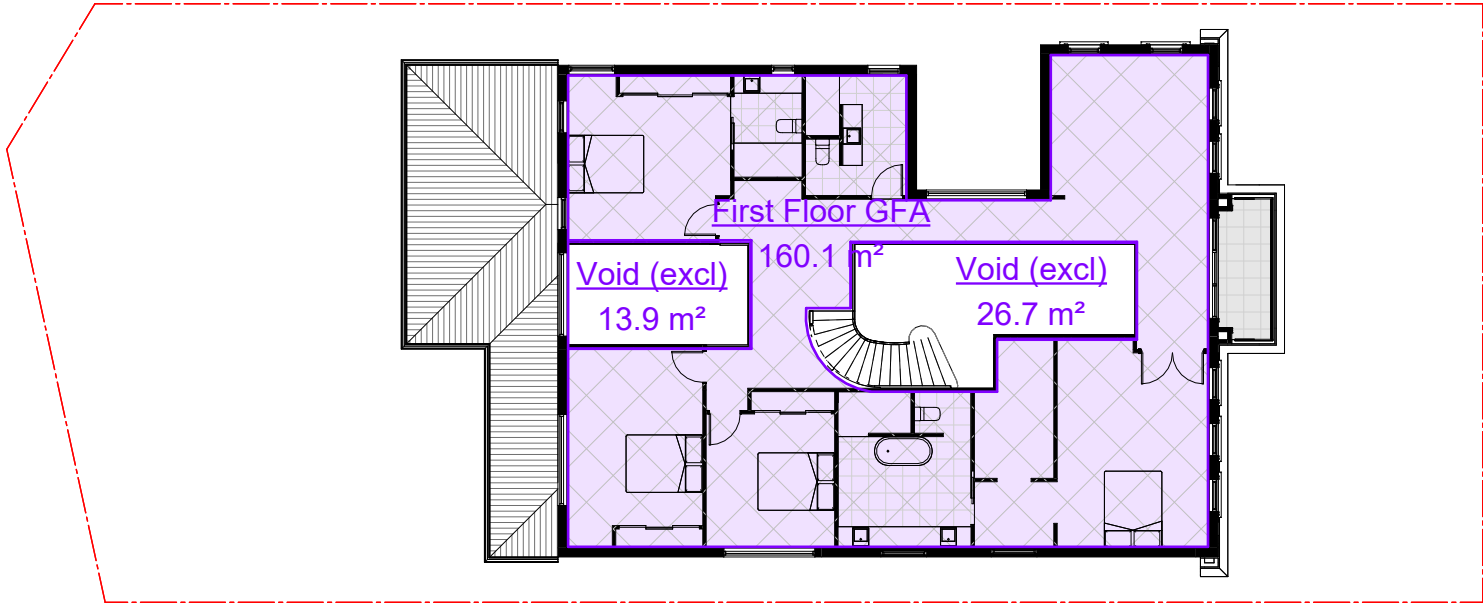
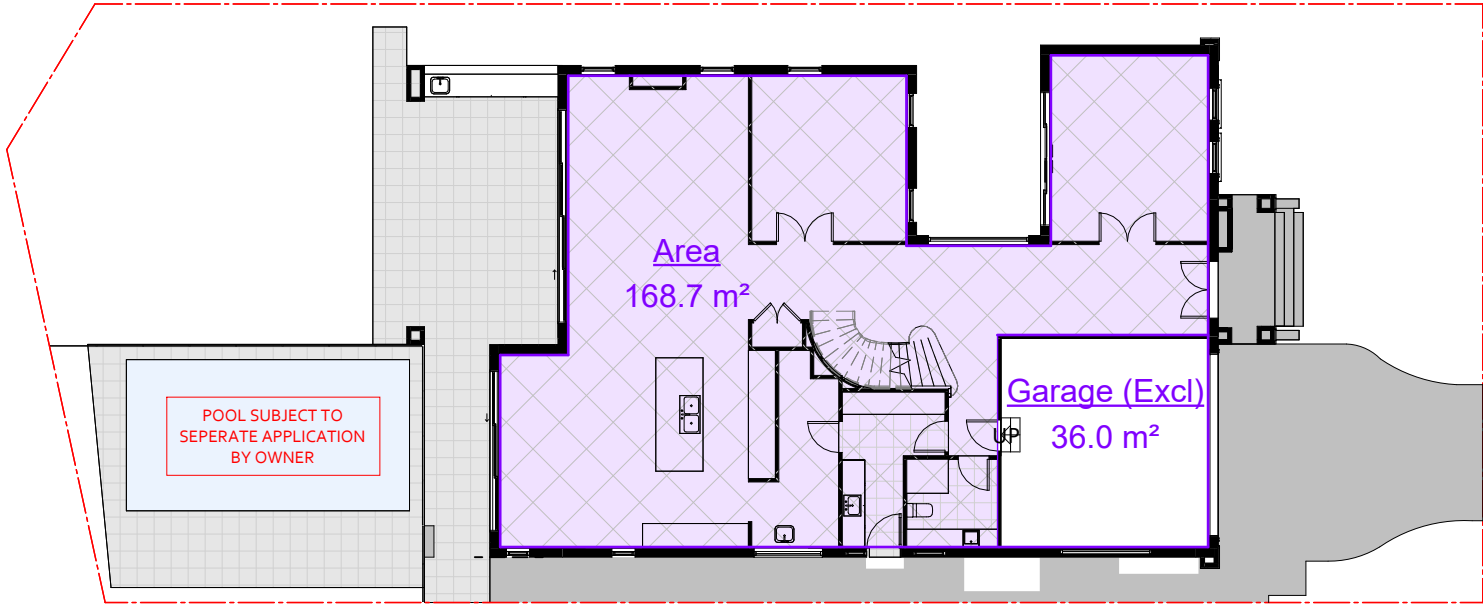
21 MARCH - 3PM SHADOWS 1:500



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client.	SRINIVSAN RESIDENCE	Rev.A	DA Plans	18/06/24	JP
address.	3 Collingwood Ave, EARLWOOD	Rev.B	Amended Plans	05/07/24	RK
		Rev.C	Amended Plans	19/12/24	IZ
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size.	A3				
	page no. 12 of 14				



AREAS SCHEDULE - DA APPROVAL

Site Area	598.4 m²
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FLOOR SPACE RATIO	
>200m² - <600m²	0.55:1*
598.4m² x 0.55	329.1m²

\* Excludes 36m² for garage, external walls & voids

PROPOSED GROSS FLOOR AREA (Walls 240mm)

Ground Floor	168.7 m²
First Floor	160.1 m²
TOTAL	328.8 m²
Garage	36 m²
Complies	YES



**Certificate No. #HR-Q1JXT5-02**  
Scan QR code or follow website link for rating details.

Assessor name Fadi Sweis  
Accreditation No. ABSA 20390  
Property Address 3 Collingwood Avenue,  
Earlwood , NSW, 2206



<http://www.hero-software.com.au/pdf/HR-Q1JXT5-02>



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**Property Address** 3 Collingwood Avenue,  
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