

LOT 6
DP 168523

BUILDING

HIGH BRICK WALL

CONCRETE
DRIVEWAY








VERANDAH

VERANDAH

GOODLET



GUT	GUTTER
RIDGE	RIDGE
FL	FINISHED FLOOR LEVEL
TK	TOP OF KERB
VC	VEHICLE CROSSING
KO	KERB OUTLET
W	WINDOW
SIL	WINDOW SILL
SOFF	WINDOW SOFFIT
D	DOOR

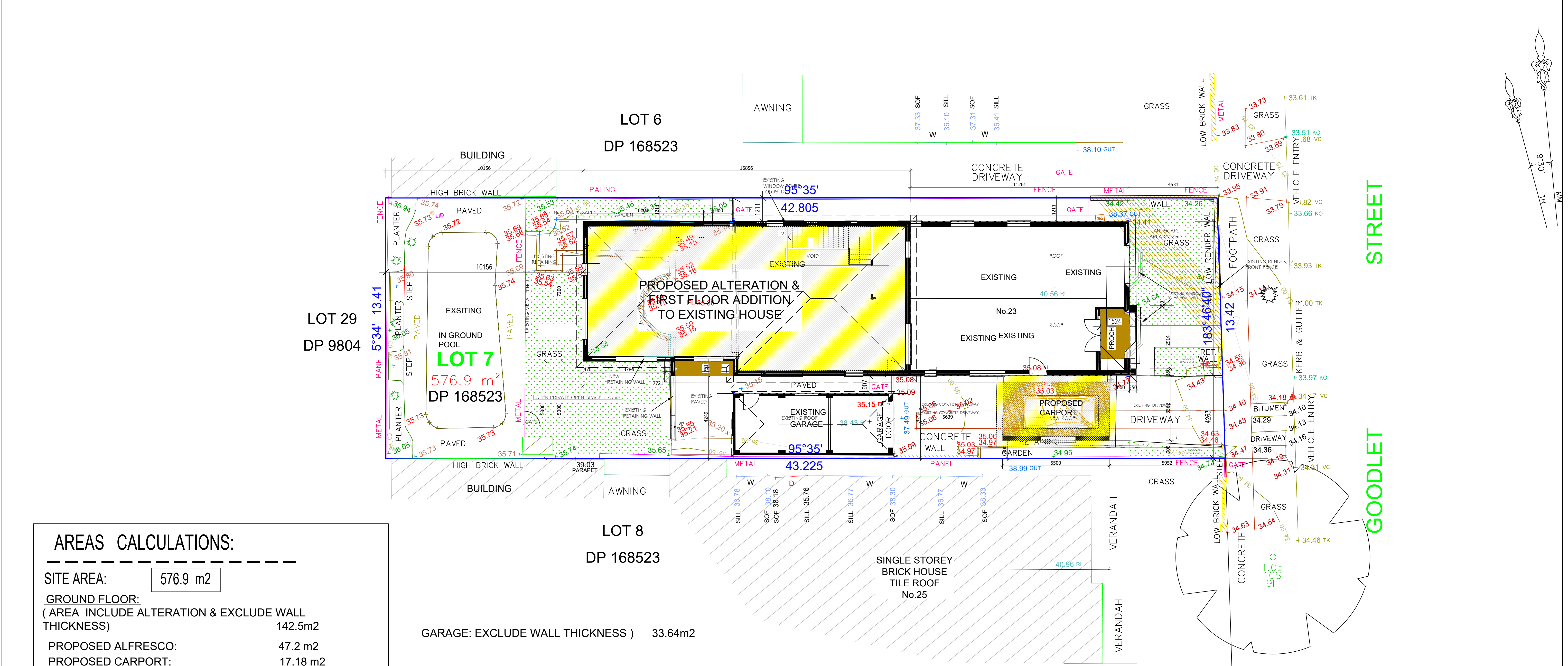
- TREE**
0.1 Ø ← TRUNK DIAMETER
1 S ← TREE SPREAD
1 H ← TREE HEIGHT

-  POWER POLE WITH LIGHT
-  POWER POLE
-  COMMUNICATIONS PIT
-  GAS VALVE BOX
-  SEWER INSPECTION POINT
-  WATER METER
-  WATER HYDRANT
-  SHRUB

- BOUNDARY
- BUILDING EDGE
- - - GUTTER / RIDGE LINE / AWNING
- / — FENCE
- AERIAL ELECTRICITY LINE
- BRICK WALL
- MAJOR CONTOURS
- - - MINOR CONTOURS

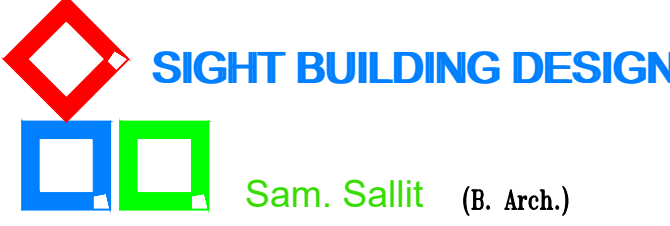
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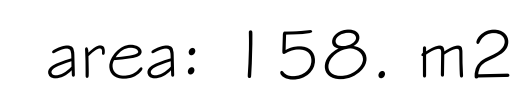
						DRAWN: D.P.	A3	<div>Ensure Consulting Pty Ltd</div> <div></div> <div>Ensure Consulting Pty Ltd</div> <div>ABN: 20 624 253 032</div> <div>Unit 8, 10-12 Sylvester Avenue, Unanderra NSW 2526 Australia</div> <div>Po Box 283, Unanderra NSW 2526</div> <div>Tel: 02 4210 4143</div> <div>Email: office@ensureco.com.au</div>	REGISTERED SURVEYOR Ziemowit Tomasz Wierchowski No 8651 			
						CHECKED: J.E.			DATE: 22/01/2024	SHEET 1 OF 1		
						DATUM: A.H.D.			DRAWING No:			
						ORIGIN OF LEVELS: CORSNET GNSS			PLAN SHOWING LEVELS, DETAILS AND CONTOURS OVER LOT 7 DP 168523 23 Goodlet Street Ashbury			
						CONTOUR INTERVAL: 0.25m			240632-DE-01 A			
						SCALE: 1:150						
A	22/01/2024	ORIGINAL ISSUE			D.P.	J.E.						
Rev	DATE		Drn	Chk								



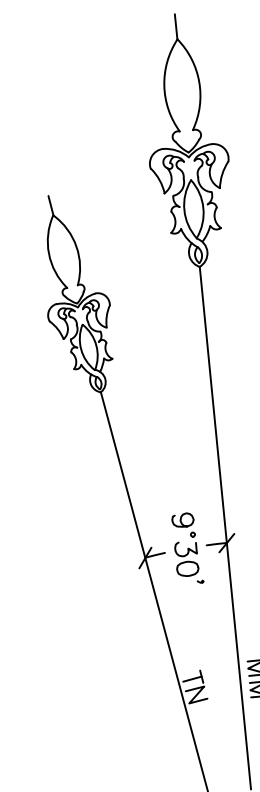
AREAS CALCULATIONS:	
SITE AREA:	576.9 m2
GROUND FLOOR:	
(AREA INCLUDE ALTERATION & EXCLUDE WALL THICKNESS)	142.5m2
PROPOSED ALFRESCO:	47.2 m2
PROPOSED CARPORT:	17.18 m2
EXISTING BUILDING *GARAGE _ STORAGE:	16.15 m2
PORCH :	4.45 m2
PROPOSE FIRST FLOOR ADDITION:	
(AREA EXCLUDE WALL THICKNESS + VOID)	= 103.8 m2
TOTAL AREA (GROUND + FIRST FLOOR) :	246.3m2
FLOOR SPACE RATIO :	42.69 %
FRONT AREA AT FRONT OF BUILDING LINE :	60.80m2
LANDSCAPE AREA AT FRONT OF BUILDING	= 36.2 m2 = 59.53%
EXISTING SWIMMING POOL :	36m2
COURT YARD OPENS PACE :175 m2=	30.33% OF SITE AREA
TOTAL LANDSCPAE :	125 m2


SITE PLAN 1/100

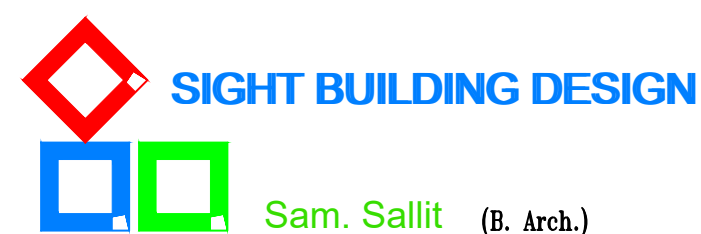
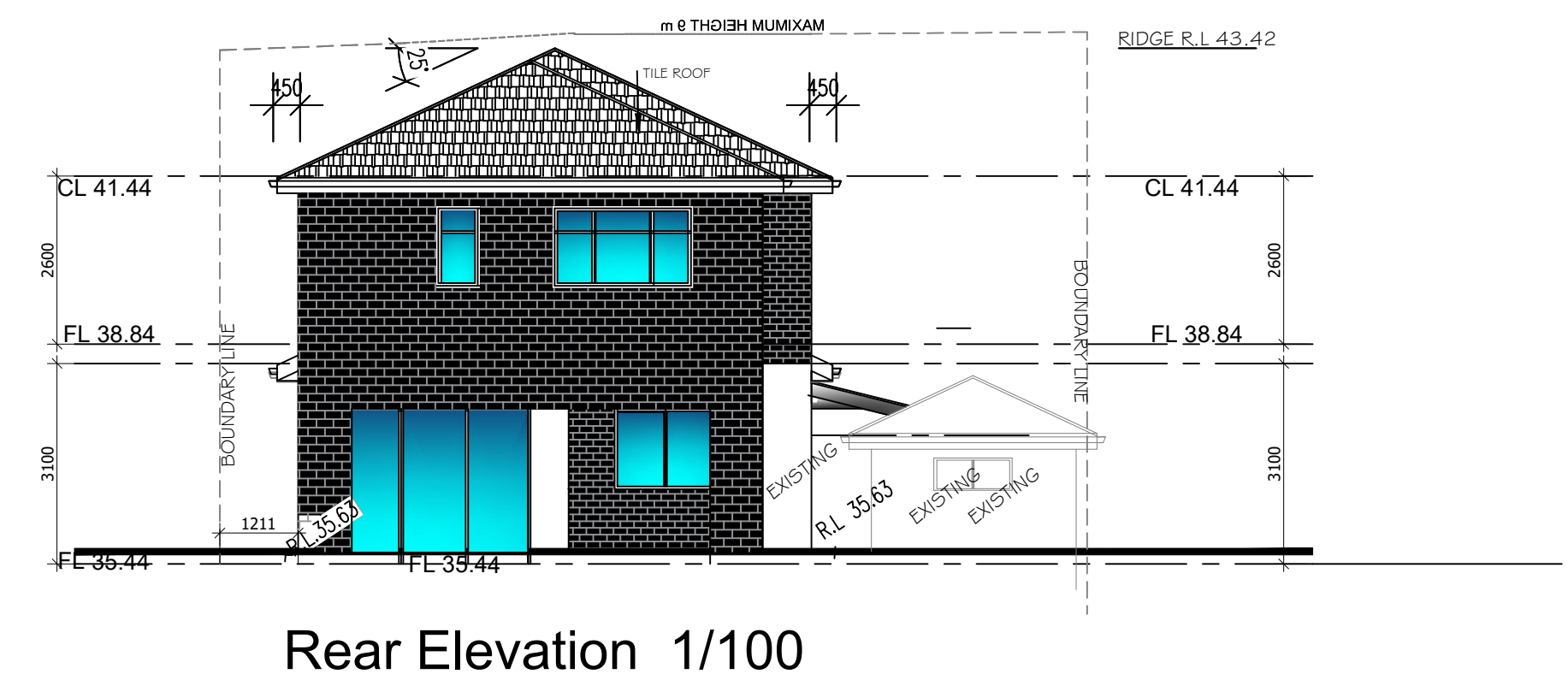
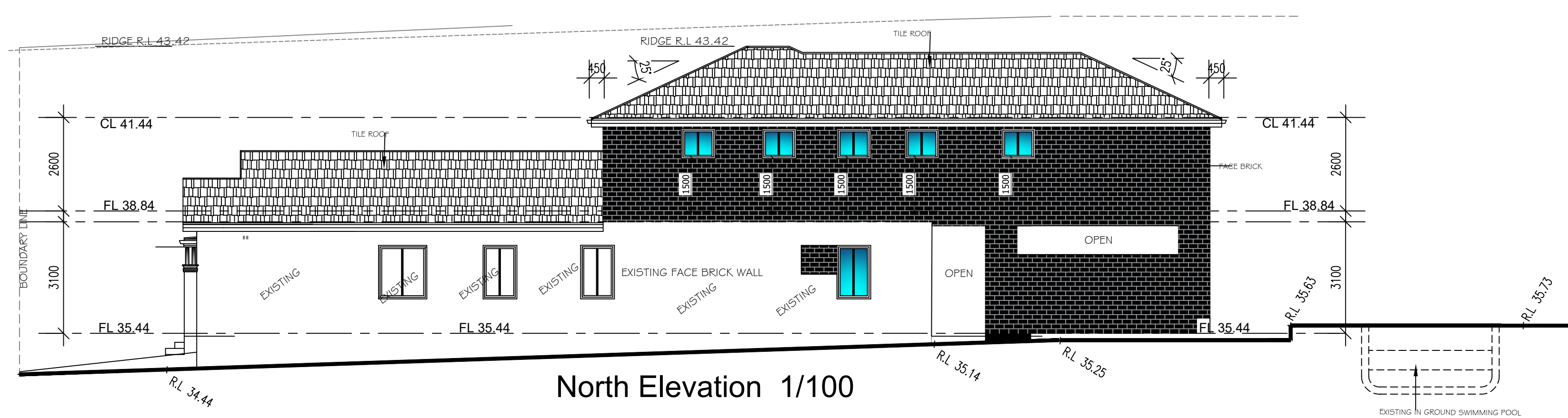
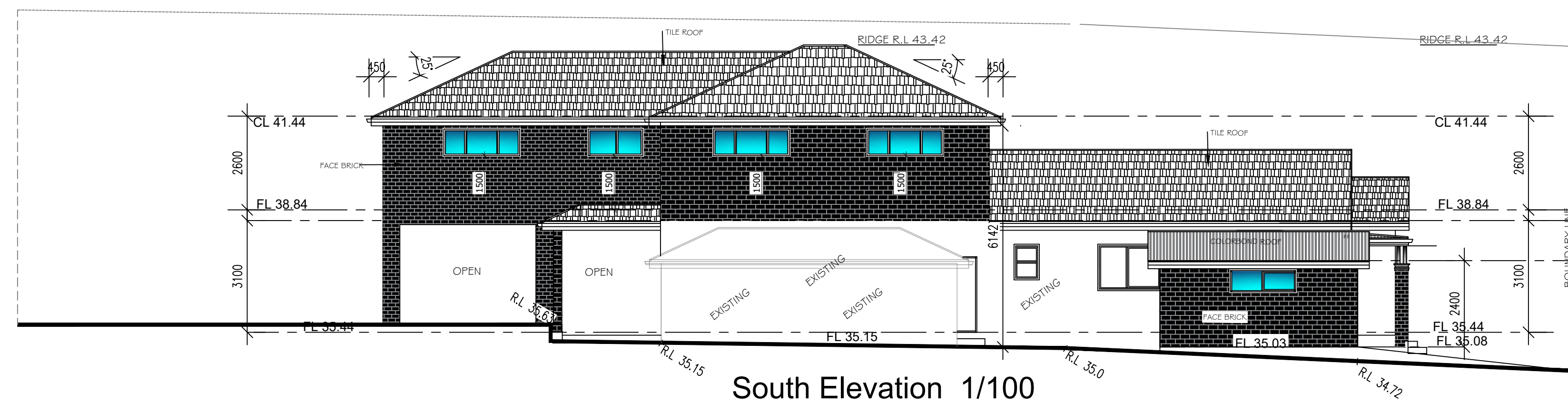
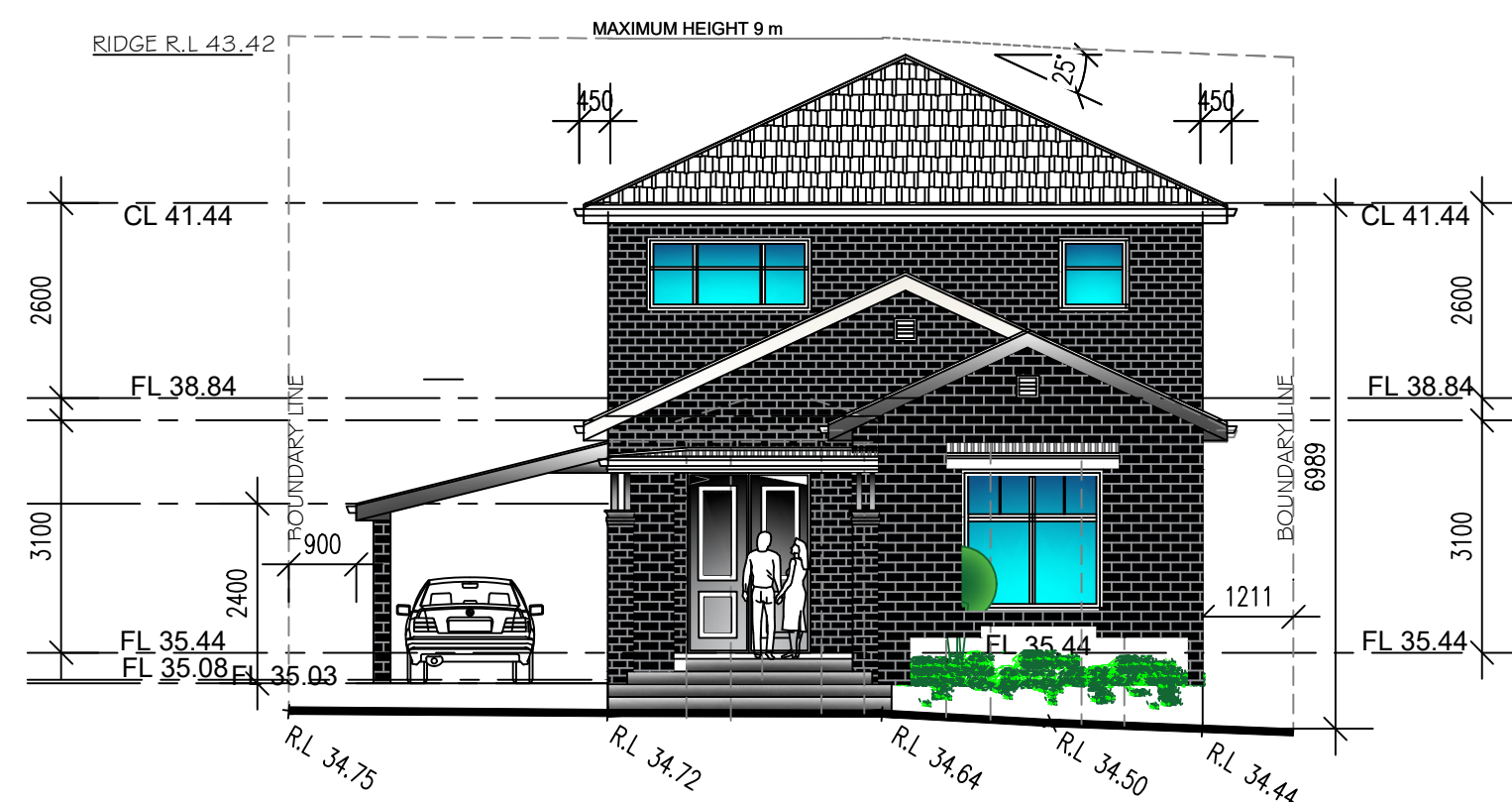
 Sam. Sallit (B. Arch.) MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW) (Tel - fax) 9637 1491 Mob: 0410 316 294 31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au	JOB DESCRIPTION PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT AT: NO: 23 GOODLET STREET, ASHBURY LOT 7 DP 168523	DRAWING TITLE SITE PLAN CLIENT NAME MR. Charbel Bouchahine 0416 029 747 MRS. Christen Bouchahine 0415318977	NOTES - ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE. - SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. - WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	DRAWN SS + DATE 18/04/2024 CHECKED SS SCALE 1/100 JOB NUMBER 927 NUMBER IN SET 2 ISSUE	NORTH	ISSUE	AMENDMENT	BY	DATE



JOB DESCRIPTION	DRAWING TITLE	NOTES		DRAWN	SS +	NORTH	ISSUE	AMENDMENT	BY	DATE	
PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	EXISTING FLOOR PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.	DATE	18/04/2024						
		- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.	- THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.	CHECKED	SS						
		- THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS.	- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS	SCALE	1/100						
	CLIENT NAME	- THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.		JOB NUMBER	927						
AT: NO: 23 GOODLET STREET, ASHBURY LOT 7 DP 168523	MR. Charbel Bouchahine 0416 029 747 MRS. Christen Bouchahine 0415318977	- STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM		NUMBER IN SET	3						
		- DONT SCALE.		ISSUE							



<div></div> <div>Sam. Sallit (B. Arch.)</div> <div>MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT</div> <div>REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)</div> <div>(Tel - fax) 9637 1491 Mob: 0410 316 294</div> <div>31 Farnell Street, Merrylands 2160 margsam2@outlook.com.au</div>	JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS +	NORTH	ISSUE	AMENDMENT	BY	DATE	
	PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	FIRST FLOOR ADDITION PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE.	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK 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	DATE		18/04/2024				
					CHECKED		SS				
					SCALE		1/100				
					JOB NUMBER		927				
					NUMBER IN SET		5				
	AT: NO: 23 GOODLET STREET, ASHBURY LOT 7 DP 168523	CLIENT NAME MR. Charbel Bouchahine 0416 029 747 MRS. Christen Bouchahine 0415318977		ISSUE							



MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS
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31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au

JOB DESCRIPTION

PROPOSED
FIRST FLOOR ADDITION &
ALTERATION TO EXISTING
HOUSE AND ATTACHED
CARPORT

AT: NO: 23

GOODLET STREET, ASHBURY
LOT 7 DP 168523

DRAWING TITLE

ELEVATIONS

CLIENT NAME

MR. Charbel Bouchahine
0416 029 747
MRS. Christen Bouchahine
0415318977

NOTES

- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN
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- STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM
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- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK 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

DRAWN

$$SS +$$

DATE 18/04/2024

CHECKED	SS
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SCALE 1/100

JOB NUMBER 927

NUMBER IN SET	6
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ISSUE

NORTH

ISSUE

AMENDMENT

BY	
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DATE _____

Alterations and Additions

Certificate number: A1780484

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 21 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



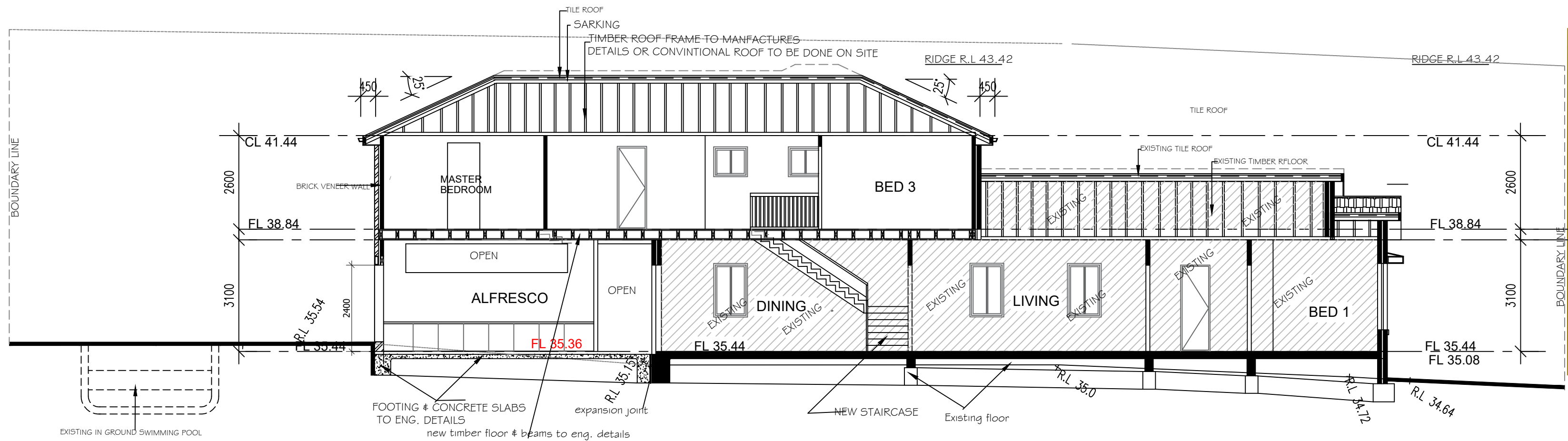
page 1/9

Project address	
Project name	23 GOODLET STREET, ASHBURY
Street address	23 GOODLET Street ASHBURY 2193
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP168523
Lot number	7
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Samir Salit	
ABN (if applicable):	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.			
The following requirements must also be satisfied in relation to each window and glazed door:			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓



SECTION A- A (HOUSE) 1/100

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	1.10	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	0.59	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W3	N	0.59	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W4	N	0.59	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	N	0.59	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	N	0.59	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	E	3.25	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	E	0.76	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	E	1.8	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	S	0.54	0	0	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W11	S	0.81	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	S	1.47	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	S	1.47	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	S	1.06	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W15	S	1.47	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W16	W	2.53	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W17	W	7.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W18	W	1.47	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W19	W	0.73	0	0	external louvre/blind (adjustable)	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)



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JOB DESCRIPTION
PROPOSED
FIRST FLOOR ADDITION &
ALTERATION TO EXISTING
HOUSE AND ATTACHED
CARPORT

AT: NO: 23
GOODLET STREET, ASHBURY
LOT 7 DP 168523

DRAWING TITLE
SECTION A-A
+BASIX COMMITMENTS

CLIENT NAME
MR. Charbel Bouchahine
0416 029 747
MRS. Christen Bouchahine
0415318977

NOTES
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DRAWN SS +
DATE 18/04/2024
CHECKED SS
SCALE 1/100
JOB NUMBER 927
NUMBER IN SET 7
ISSUE

NORTH

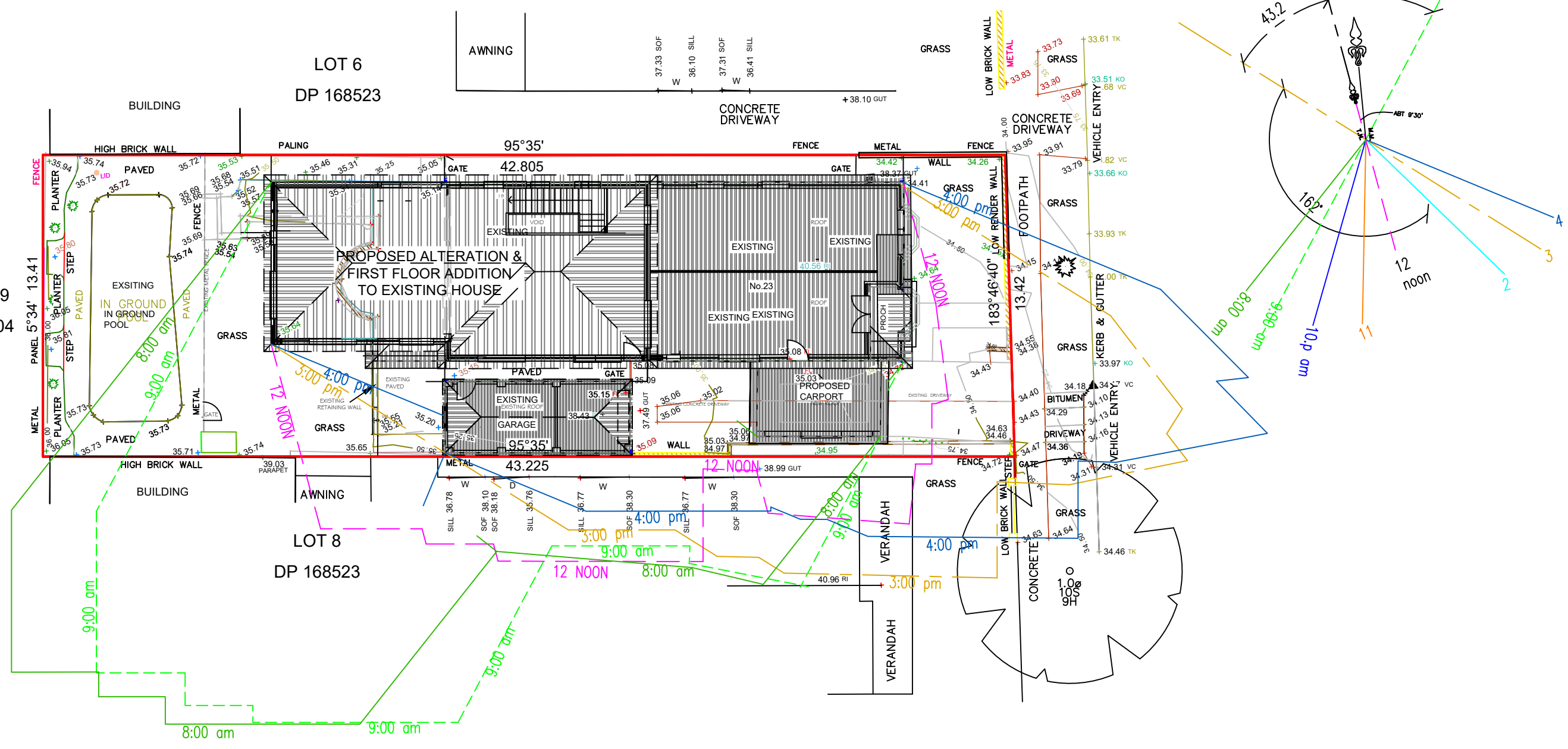
ISSUE AMENDMENT

BY DATE

LOT 29
DP 9804

LOT 6
DP 168523

LOT 8
DP 168523



SHADOW DIAGRAM AT 21 JUNE
8 A.M -9 A.M -12 NOON- 3 P.M- 4P.M

SIGHT BUILDING DESIGN
Sam. Sallit (B. Arch.)
MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT
REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)
(Tel - fax) 9637 1491 Mob: 0410 316 294
31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au

JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS +	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	SHADOW DIAGRAM AT 21 JUNE 8 AM-9 A.M -12 NOON -3 P.M- 4P.M	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE.	DATE	18/04/2024					
			CHECKED	SS					
			SCALE	1/200					
			JOB NUMBER	927					
			NUMBER IN SET	8					
			ISSUE						

LEGEND

2

PROPOSED FIRST FLOOR ADDITION

PROPOSED CARPORT

1

EXISTING SINGLE STOREY BRICK HOUSE WITH TILE ROOF (PROPOSED SITE)

EXISTING IN GROUND SWIMMING POOL

1

EXISTING SINGLE STOREY BRICK HOUSE WITH TILE ROOF

1

EXISTING SINGLE STOREY BRICK BUILDING

EXISTING AWNING

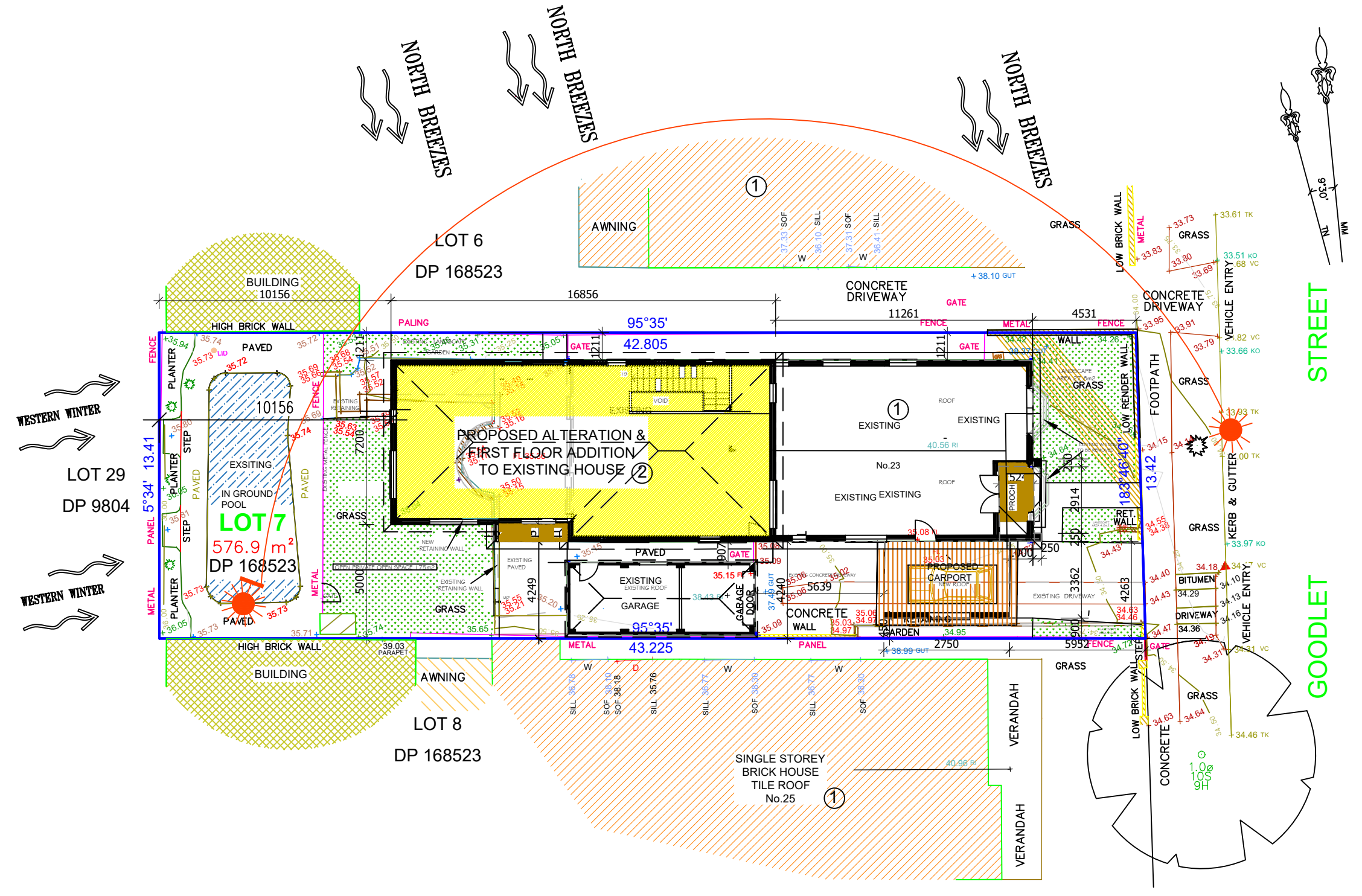
COURT YARD

PROPOSED BUILDINGS LINES

EXISTING TREE TO BE RETAIN

EXISTING SMALL TREE TO BE RETAIN

PREVAILING WINDS



SITE ANALYSIS 1/200

<div><div><div></div><div>SIGHT BUILDING DESIGN</div></div><div><div>Sam. Sallit (B. Arch.)</div><div>MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT</div><div>REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)</div><div>(Tel - fax) 9637 1491 Mob: 0410 316 294</div><div>31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au</div></div></div>	JOB DESCRIPTION PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	DRAWING TITLE SITE ANALYSIS	NOTES - ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE. - SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. - WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	DRAWN ss + DATE 18/04/2024 CHECKED SS SCALE 1/200 JOB NUMBER 927 NUMBER IN SET 9 ISSUE	NORTH	ISSUE	AMENDMENT	BY	DATE

SITE ANALYSIS (SAMPLES
DOUBLE STORY & FIRST FLOOR
ADDITION AT GOODLET STREET
ASHBURY)



27 Goodlet Street Ashbury



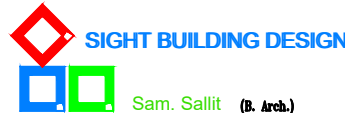
33 Goodlet Street Ashbury



24 Goodlet Street Ashbury

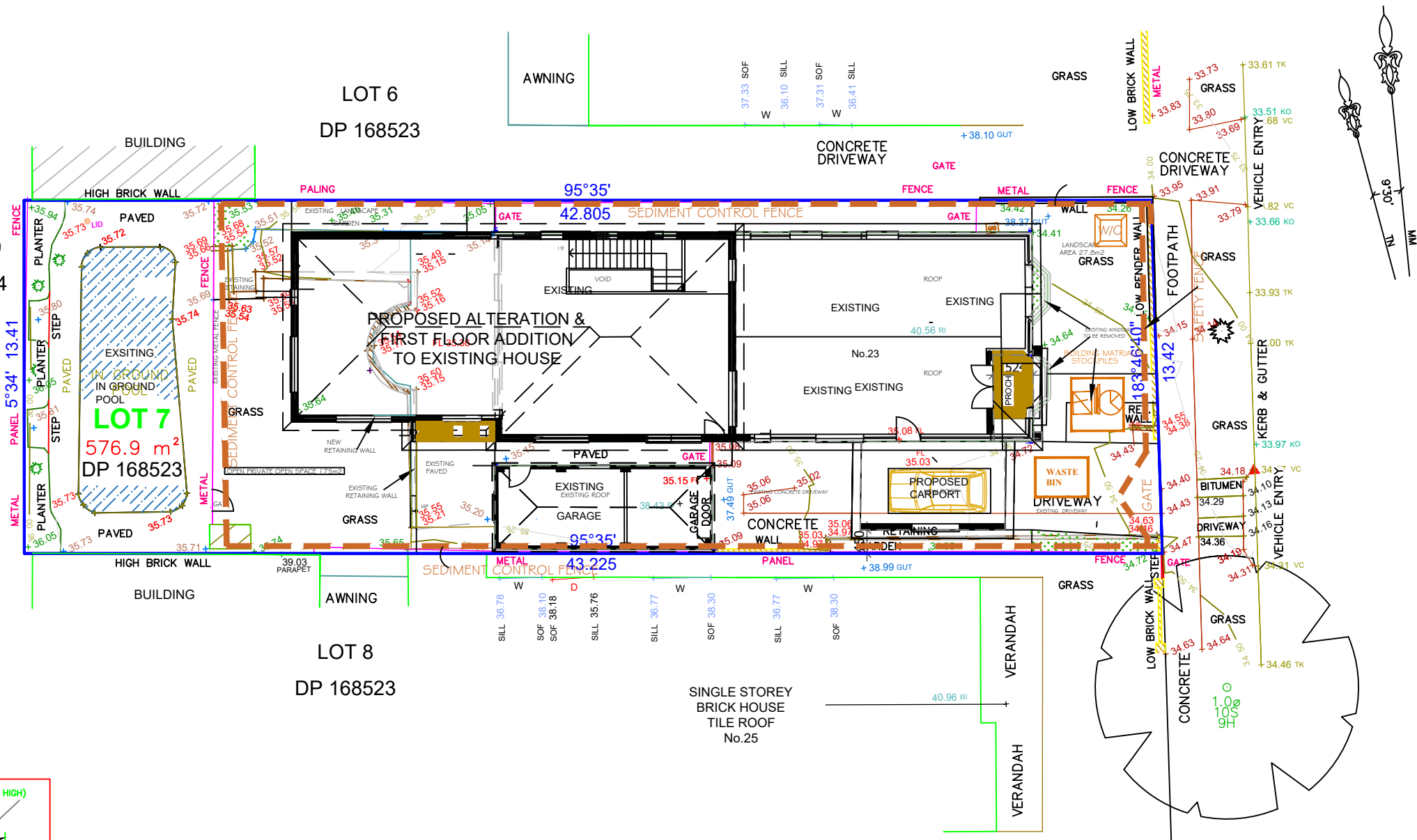


13 Goodlet Street Ashbury (First Floor Addition)

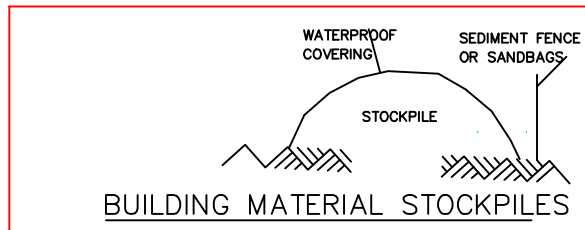
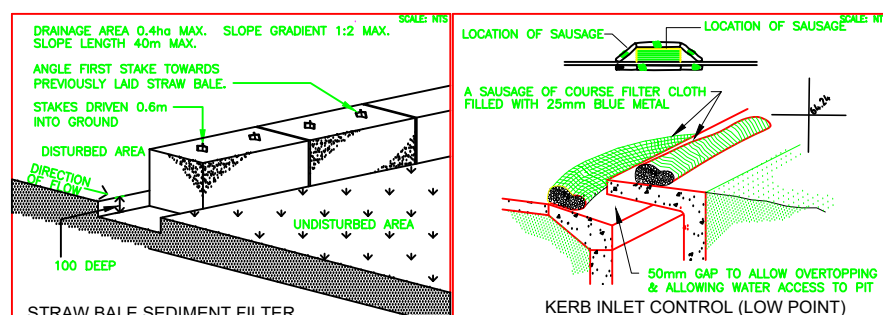
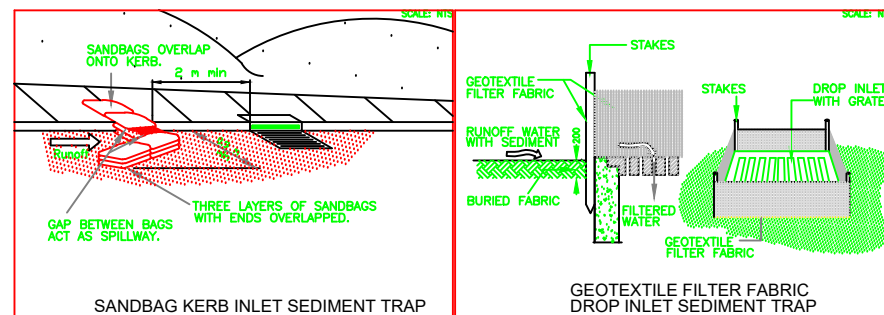
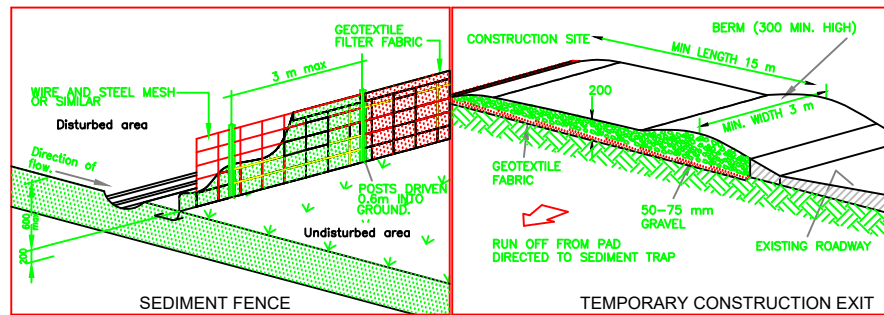
<div><div>Sam. Sallit (B. Arch.)</div><div>MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT</div><div>REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)</div><div>(Tel - fax) 9637 1491 Mob: 0410 316 294</div><div>31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au</div></div>	JOB DESCRIPTION		DRAWING TITLE		NOTES	DRAWN		NORTH	ISSUE	AMENDMENT		BY	DATE					
	PROPOSED		SITE ANALYSIS			DATE												
	FIRST FLOOR ADDITION &		EXISTING SAMPLES OF			CHECKED												
	ALTERATION TO EXISTING		2 STORY &			SCALE												
	HOUSE AND ATTACHED		FIRST FLOOR ADDITION			JOB NUMBER												
CARPORT		(photos)		CLIENT NAME		NUMBER IN SET												
AT: NO: 23		GOODLET STREET, ASHBURY		MR. Charbel Bouchahine		ISSUE												
LOT 7 DP 168523				0416 029 747														
				MRS. Christen Bouchahine														
				0415318977														

EROSION NOTES:

- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 2- MINIMISE DISTURBED AREAS.
- 3- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 4- DRAINAGE TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
- 5- ROAD AND FOOTPATH TO BE SWEEPED DAILY.
- 6- NO MATERIALS TO BE STORED ON FOOTPATH.
- 7- SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR DIRECTED BY COUNCIL'S REPRESENTATIVE. THE SILT FENCES ARE TO BE CLEARED OF SILT AND OTHER BUILT UP MATERIALS.

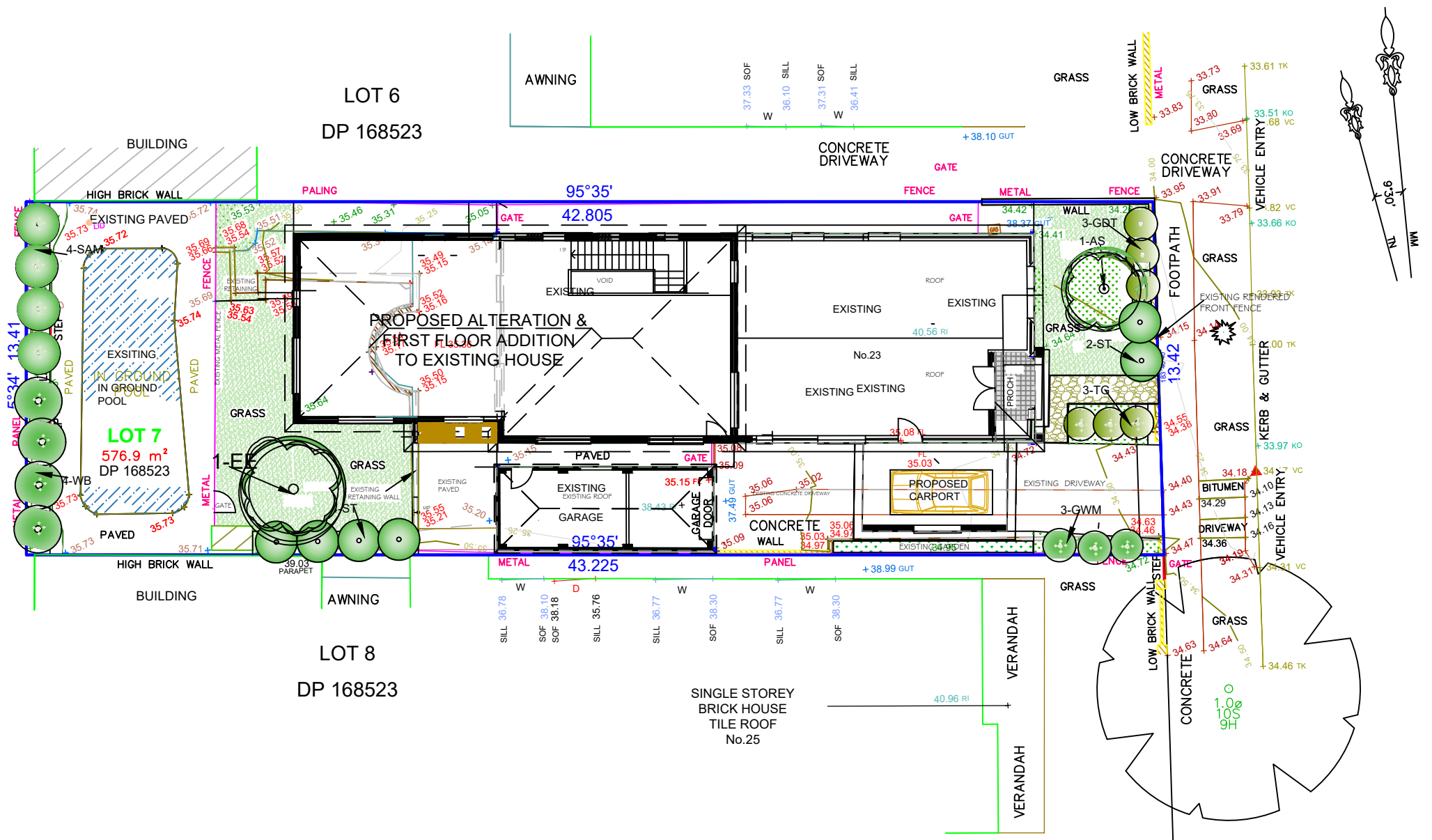


EROSION & SEDIMENT CONTROL PLAN 1/200

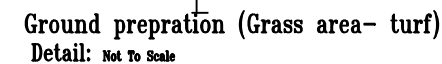


SIGHT BUILDING DESIGN
Sam. Sallit (B. Arch.)
MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS
REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)
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JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS +	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	EROSION & SEDIMENT CONTROL PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE.	DATE	18/04/2024					
			CHECKED	SS					
			SCALE	1/200					
			JOB NUMBER	927					
			NUMBER IN SET	1					
			ISSUE						
AT: NO: 23 GOODLET STREET, ASHBURY LOT 7 DP 168523	CLIENT NAME MR. Charbel Bouchahine 0416 029 747 MRS. Christen Bouchahine 0415318977								



Plant Schedule							
ID	Qty	Common Name	Botanical Name	SIZE	Mature Height	Mature Spread	Native (N)
Trees							
AS	1	Lillipili	Acmena Smithii	75Litre	6 - 8m	3.5 - 6m	N
EE	1	Eumundi Quandong	Elaeocarpus eumundi	75Litre	6 - 8m	3.5 - 6m	N
Shrubs							
ST	6	Tiny Trev	Syzygium australe 'Tiny Trev'	200mm	0.8 - 1m	0.6 - 0.8m	N
WB	4	Blue Gem	Westringia 'Blue Gem'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SAM	4	Minnie Magic	Acmena 'Minnie Magic'	200mm	0.8 - 1.0m	0.8 - 1.0m	N
Native Grasses & Ground Covers							
TJ	3	Star jasmine	Trachelospermum Jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GWM	3	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GDT	3	Flax Lilv	Dianella tasmanica 'Iasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N



 **SIGHT BUILDING DESIGN**

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JOB DESCRIPTION	DRAWING TITLE	NOTES		DRAWN	SS +	NORTH	ISSUE	AMENDMENT	BY	DATE	
PROPOSED FIRST FLOOR ADDITION & ALTERATION TO EXISTING HOUSE AND ATTACHED CARPORT	LANDSCAPE PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS.	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.	DATE	18/04/2024						
				CHECKED	SS						
				SCALE	1/200						
				JOB NUMBER	927						
				NUMBER IN SET	12						
				ISSUE							
AT: NO: 23 GOODLET STREET, ASHBURY LOT 7 DP 168523	CLIENT NAME MR. Charbel Bouchahine 0416 029 747 MRS. Christen Bouchahine 0415318977	- THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO DRAIN TO STREET GUTTER BY CHARGED SYSTEM - DONT SCALE.	-WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSSE								