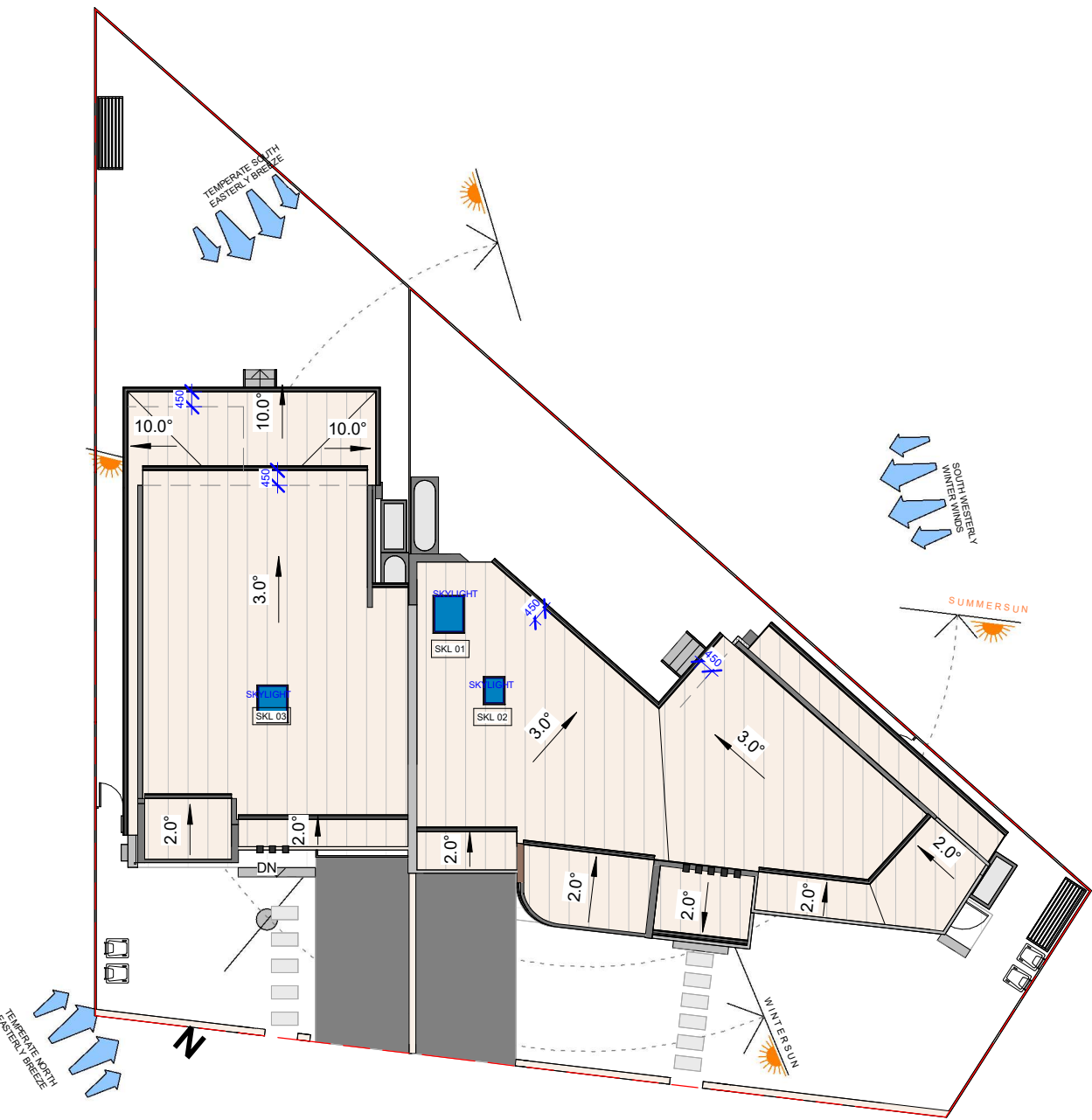


PROPOSED CONSTRUCTION OF DOUBLE STOREY DUPLEX DWELLING

LOT 35, 41 Napoli Street, Padstow, NSW 2211

LOT 35 IN DP 27883 IN L.G.A. CANTERBURY-BANKSTOWN



1 SITE ANALYSIS AND ROOF PLAN
DA.00 1 : 200



SHEET LIST	
SHEET NO	SHEET NAME
DA.00	COVER PAGE
DA.01	SITE PLAN
DA.03	GROUND FLOOR PLAN
DA.03A	GROUND FLOOR PLAN DETAIL
DA.04	FIRST FLOOR PLAN
DA.04A	FIRST FLOOR PLAN DETAIL
DA.05	ELEVATION 01
DA.06	ELEVATION 02
DA.07	SECTIONS
DA.09	COLOR SCHEDULE
DA.10	SHADOW ANALYSIS
DA.11	DEMOLITION PLAN
DA.12	CUT AND FILL PLAN
DA.13	WASTE MANAGEMENT PLAN
DA.14	CONCEPT STORMWATER PLAN
DA.15	NEIGHBOUR NOTIFICATION PLAN



AusDream Built
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ACN: 630091226

Owner : DHROUV 41 NAPOLI ST, PADSTOW, NSW 2211 Glazing surface and orientation may vary according to BASIX requirements and Certifier's suggestions.	COVER PAGE	
	Sheet	DA.00
	Project number	: ADB25126
	Date	: 04.12.2024
	Drawn by	: Ananya Bhattacharya
	Checked by	: Sudipto Chakroborty
		Scale @ A's indicated

- Proposed Driveway and crossovers size location may differ from approved plan due to council requirements.
- Aircon bulkhead to be decided on site during aircon rough-in. - Niche sizes to be decided on site by the builder during construction based on structural supports.
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**Site: LOT 35, 41 Napoli Street, Padstow, NSW 2211
IN DP 27883 IN L.G.A. CANTERBURY-BANKSTOWN**

U1-GROUND FLR	77 m ²	GROUND FLOOR
U1-ALFRESCO	8 m ²	GROUND FLOOR
U1-PORCH	6 m ²	GROUND FLOOR
U1-GARAGE	18 m ²	GROUND FLOOR
U1-FIRST FLR	67 m ²	FIRST FLOOR
U1-BALCONY	3 m ²	FIRST FLOOR
U1-BALCONY	5 m ²	FIRST FLOOR
U1-VOID	16 m ²	FIRST FLOOR

U2-GROUND FLR	82 m ²	GROUND FLOOR
U2-GARAGE	19 m ²	GROUND FLOOR
U2-ALFRESCO	14 m ²	GROUND FLOOR
U2-PORCH	8 m ²	GROUND FLOOR
U2-PATIO	1 m ²	GROUND FLOOR
U2-FIRST FLR	84 m ²	FIRST FLOOR
U2-BALCONY	13 m ²	FIRST FLOOR
U2-BALCONY	12 m ²	FIRST FLOOR
U2-VOID	6 m ²	FIRST FLOOR

N-12 BARS EACH
WAY 75mm COVER,
REFER TO SCHEDULE BELOW

150 STEM WIDTH

150 MIN.

G.L.

300

600 LAP

IN12 CROSS BAR

CONTROLLED OR ROLLED FILL
REFER TO GENERAL NOTES

OFF- CUTS FORM POLYSTYRENE
PODS OR BACKFILL

BEAM BOTTOM STEEL
REFER TO TABLE

150

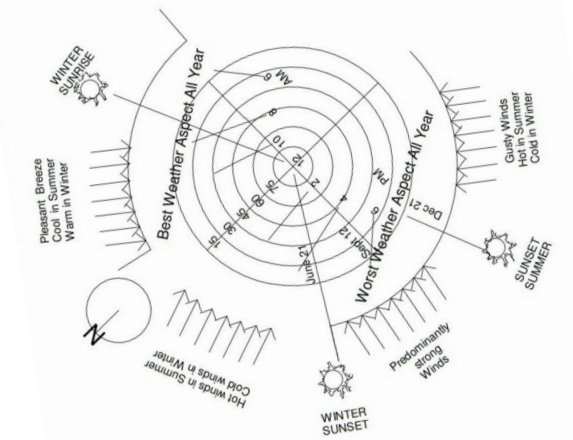
300

600

150

D

CLIMATE SITE ANALYSIS



2 GROUND FLOOR-FSR
DA.01 1 : 500

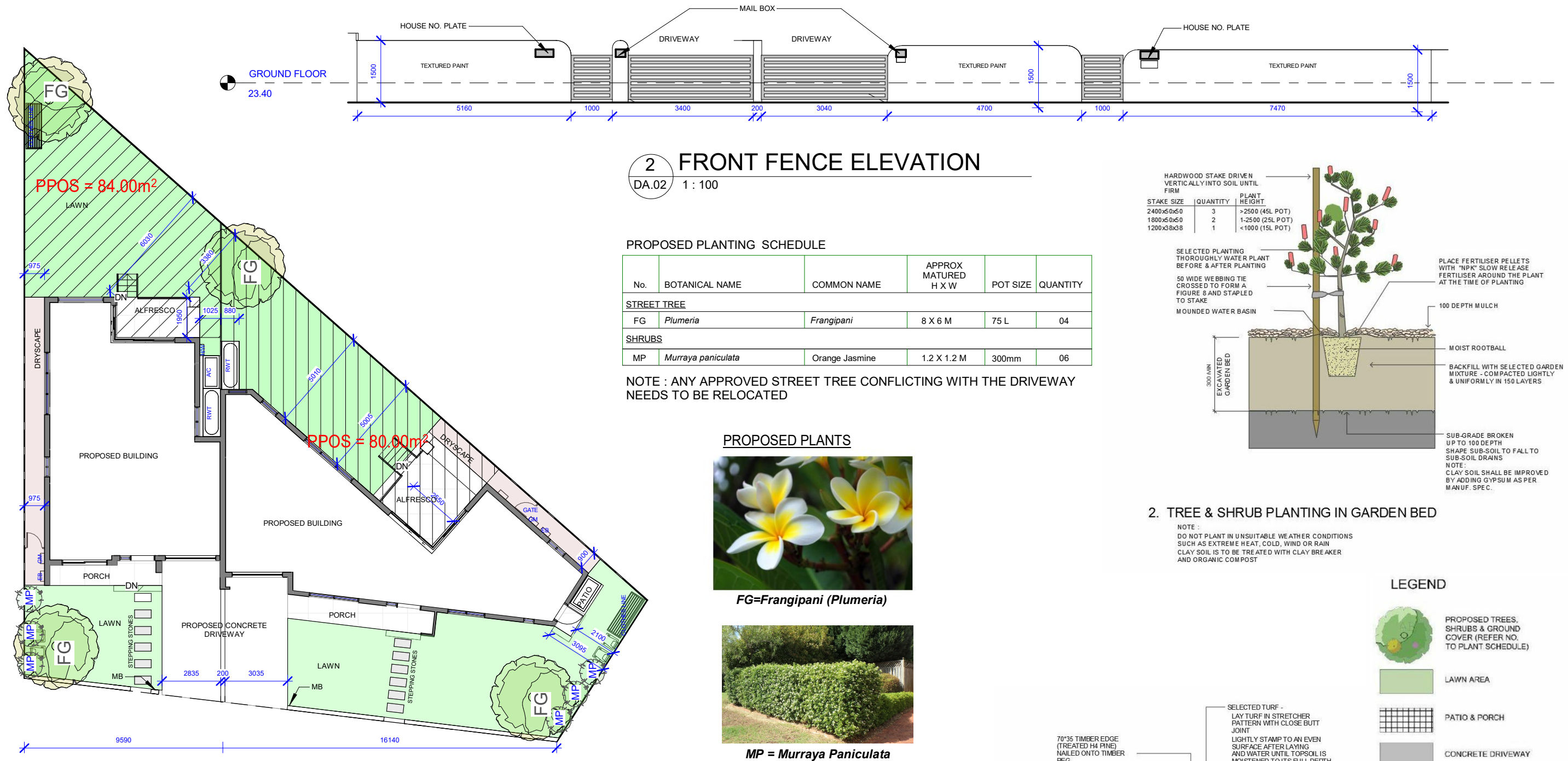
3 FIRST FLOOR-FSR
DA.01 1 : 500



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1 04 LANDSCAPE PLAN_DA
DA.02 1 : 200

2 FRONT FENCE ELEVATION
DA.02 1 : 100

PROPOSED PLANTING SCHEDULE

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED H X W	POT SIZE	QUANTITY
STREET TREE					
FG	Plumeria	Frangipani	8 X 6 M	75 L	04
SHRUBS					
MP	Murraya paniculata	Orange Jasmine	1.2 X 1.2 M	300mm	06

NOTE : ANY APPROVED STREET TREE CONFLICTING WITH THE DRIVEWAY NEEDS TO BE RELOCATED

PROPOSED PLANTS



FG=Frangipani (Plumeria)



MP = Murraya Paniculata

LANDSCAPE COMPLIANCE TABLE

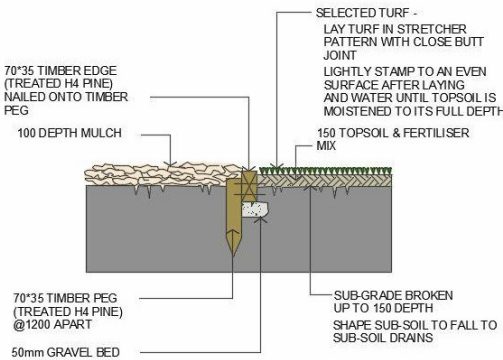
	MIN. REQUIRED	AREA PROVIDED
LOT AREA		550.10 SQ.M.
TOTAL LANDSCAPED AREA		239.808 sq.m. = 43.59%
MIN FRONT LANDSCAPE AREA	45% OF 57.10 = 25.695 SQ.M. 45% OF 97.22 = 43.749 SQ.M.	29.265 sq.m. 74.62 sq.m.
COMBINED PPOS	160.00 sq.m.	164.00 sq.m.

2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

LEGEND

- PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
- LAWN AREA
- PATIO & PORCH
- CONCRETE DRIVEWAY
- SELECTED CONCRETE FOOTPATH
- CRUSHED RECYCLED AGGREGATE
- RAIN WATER TANK
- SELECTED CLOTHES LINE
- MAIL BOX



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



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LANDSCAPE PLAN

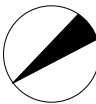
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Project number : ADB25126

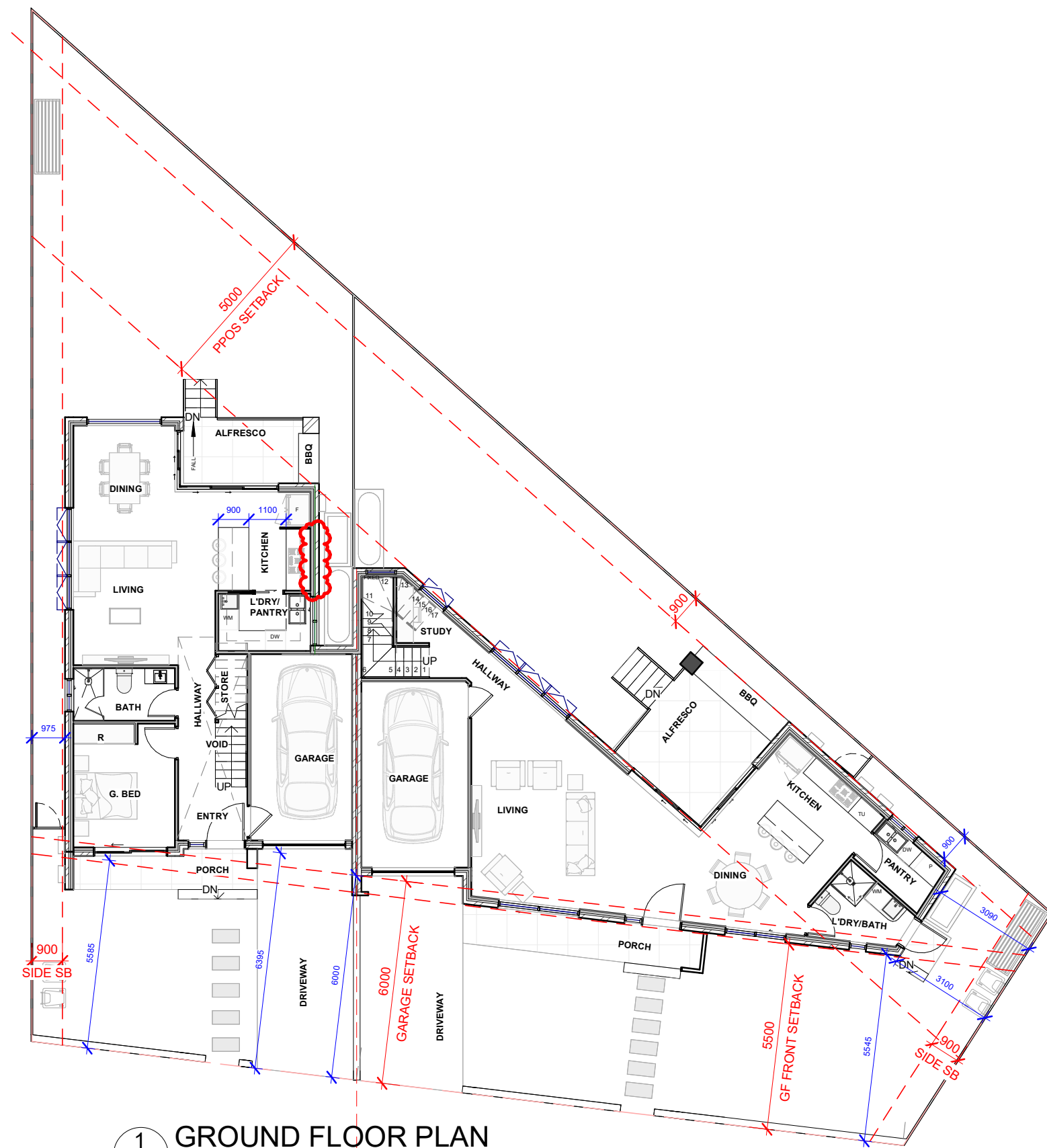
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty



Scale @ A's indicated



1 GROUND FLOOR PLAN
DA.03 1 : 150



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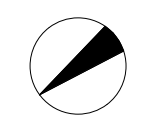
Owner : DHROUV

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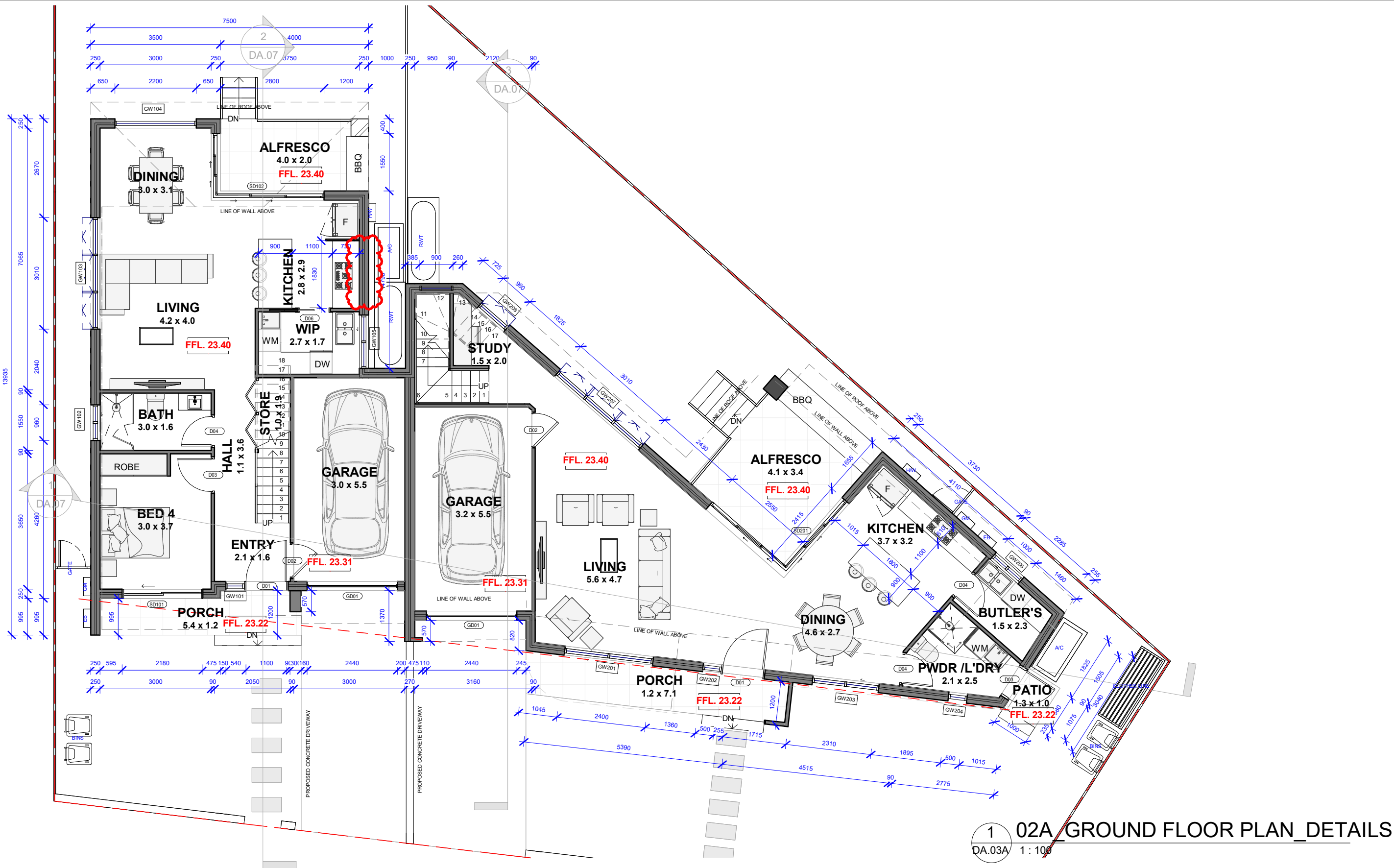
GROUND FLOOR PLAN

Sheet	DA.03
Project number	: ADB25126
Date	: 04.12.2024
Drawn by	: Ananya Bhattacharya
Checked by	: Sudipto Chakroborty



Scale @ A3 1 : 150

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GROUND FLOOR PLAN DETAIL

Sheet DA.03A

Project number : ADB25126

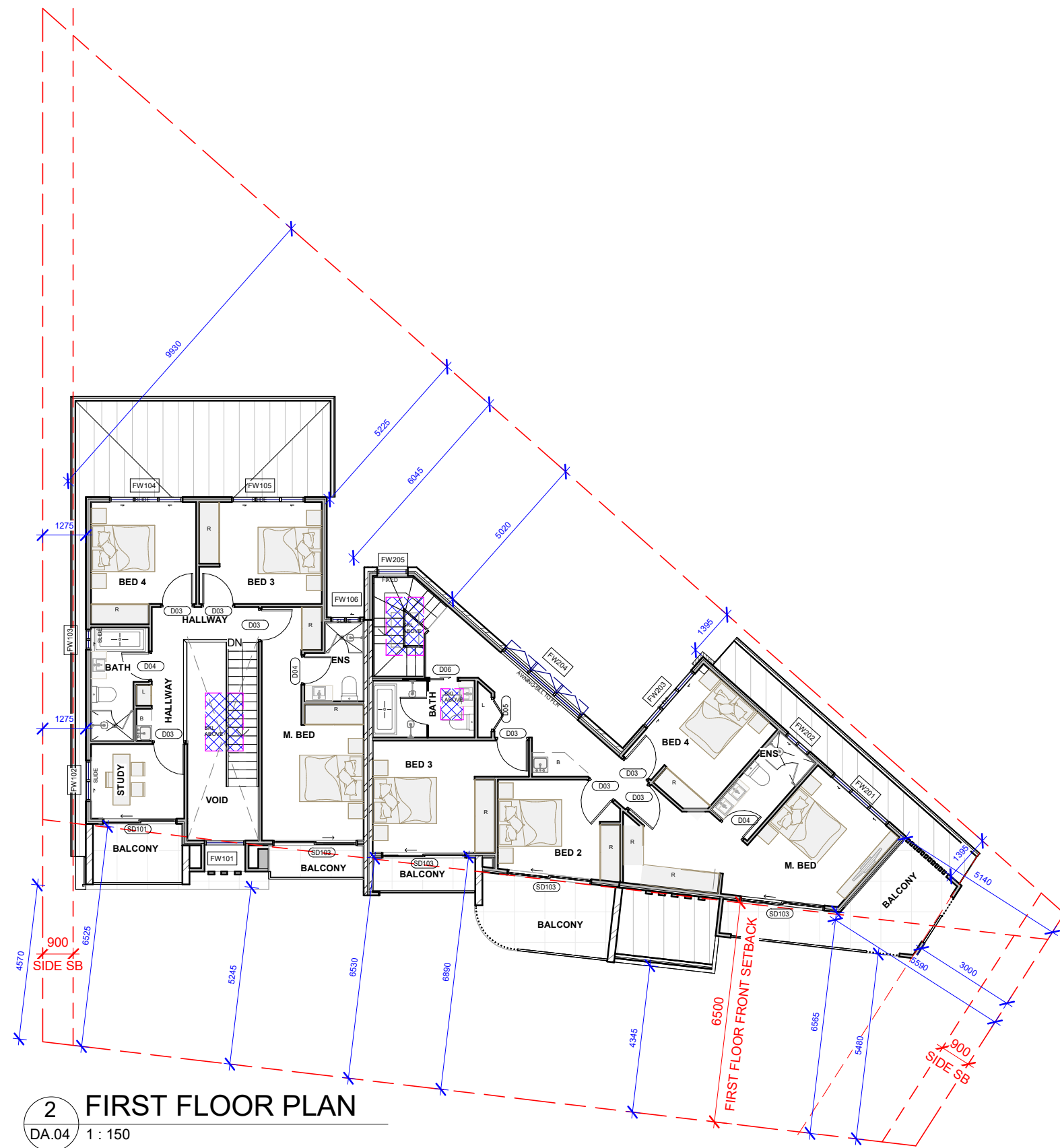
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty



Scale @ A3 1 : 100



2 FIRST FLOOR PLAN
DA.04 1 : 150



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FIRST FLOOR PLAN

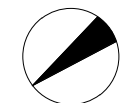
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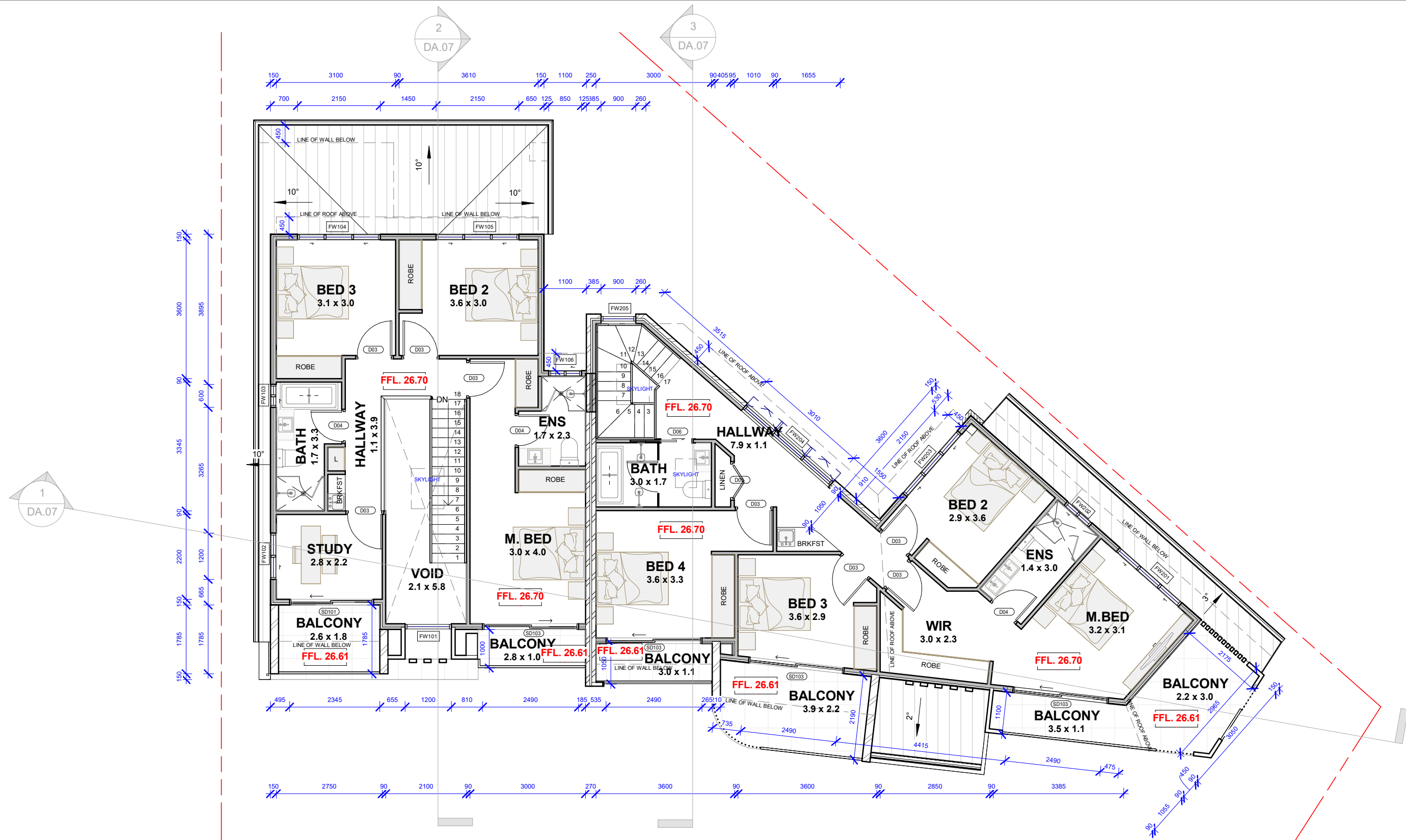
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty



Scale @ A3 1 : 150



1 03A_FIRST FLOOR PLAN_DETAILS
DA.04A 1 : 100



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FIRST FLOOR PLAN DETAIL

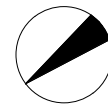
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Project number : ADB25126

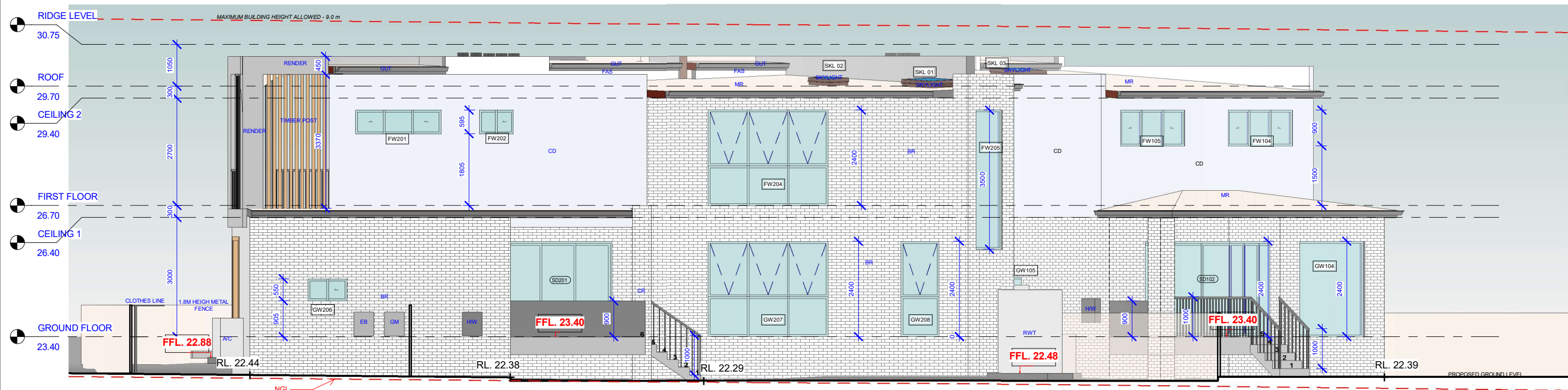
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

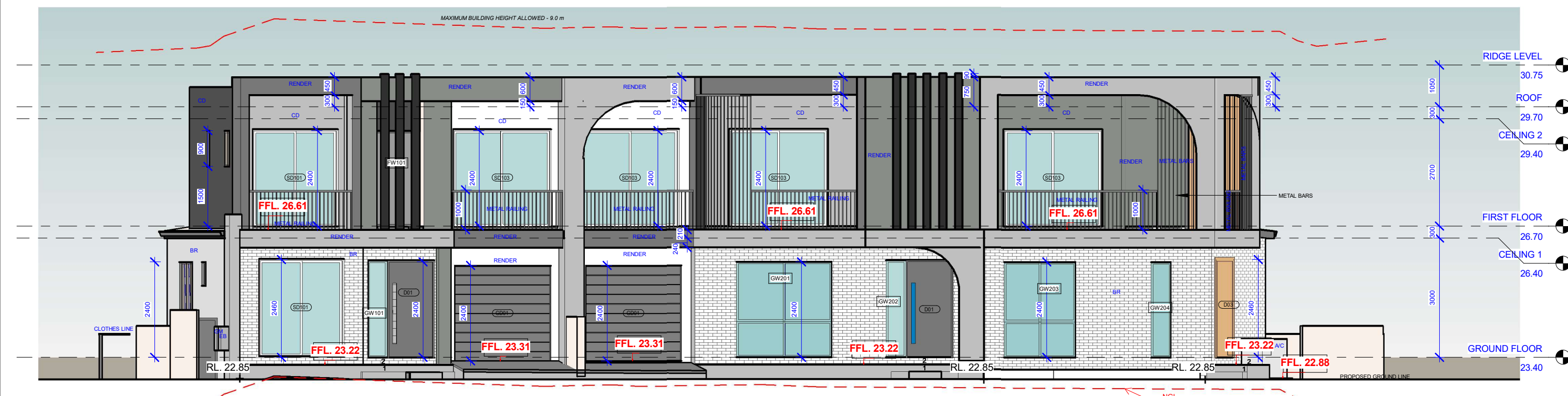
Checked by : Sudipto Chakroborty



Scale @ A3 1 : 100



3 SOUTH ELEVATION
DA.05 1:100



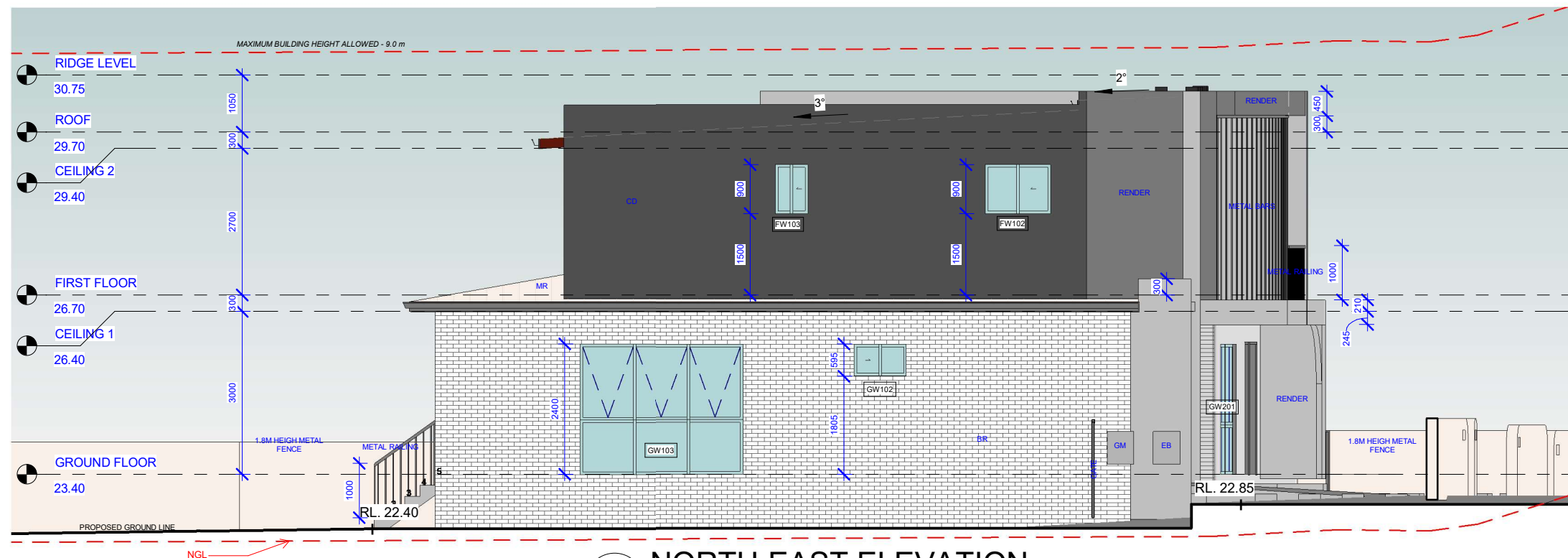
1 NORTH-WEST ELEVATION
DA.05 1:100



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Owner : DHROUV	ELEVATION 01	
	Sheet	DA.05
41 NAPOLI ST, PADSTOW, NSW 2211	Project number	: ADB25126
	Date	: 04.12.2024
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	Checked by	: Sudipto Chakroborty
		Scale @ A3 1:100

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1 NORTH-EAST ELEVATION
DA.06 1 : 100



2 SOUTH-WEST ELEVATION
DA.06 1 : 100



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ELEVATION 02

Sheet DA.06

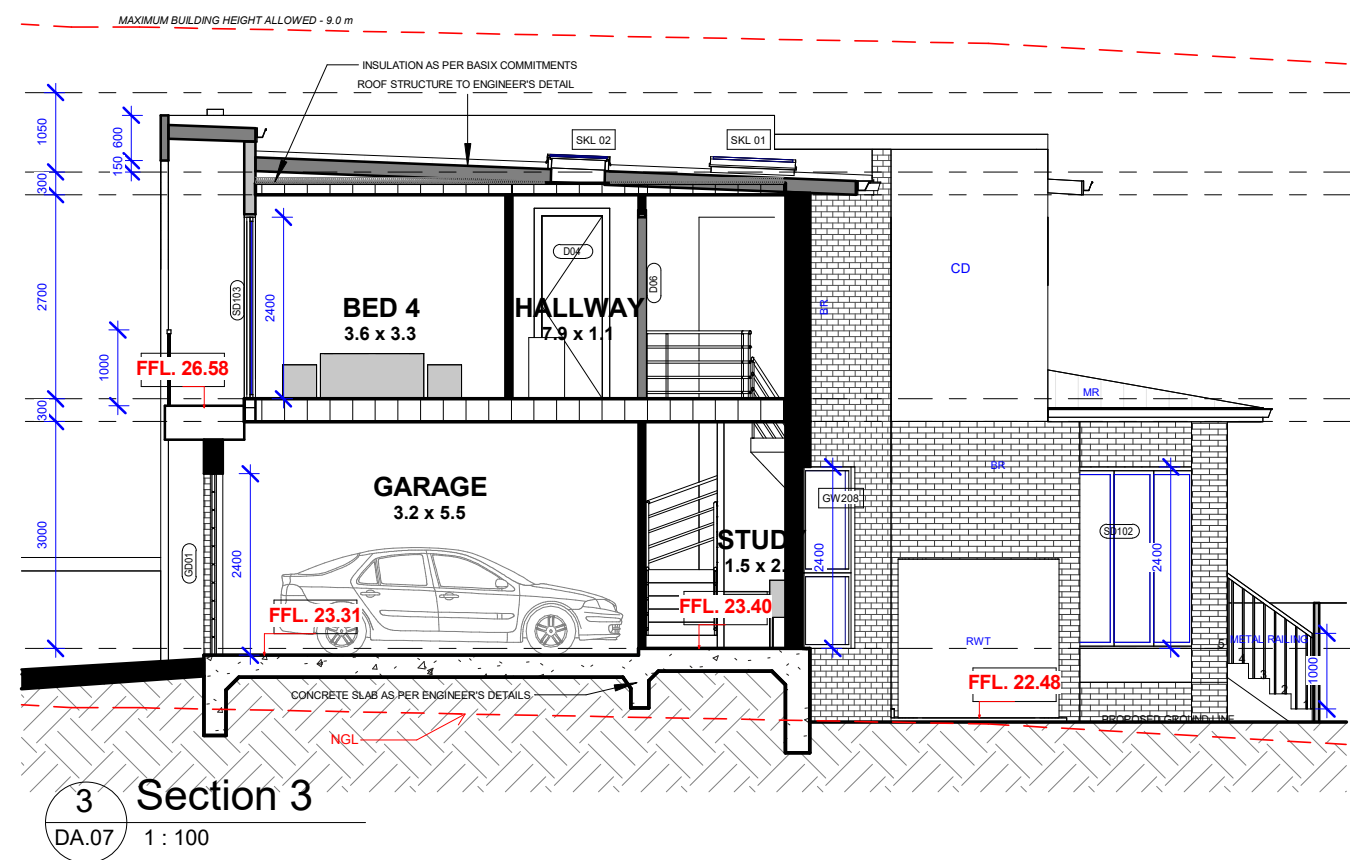
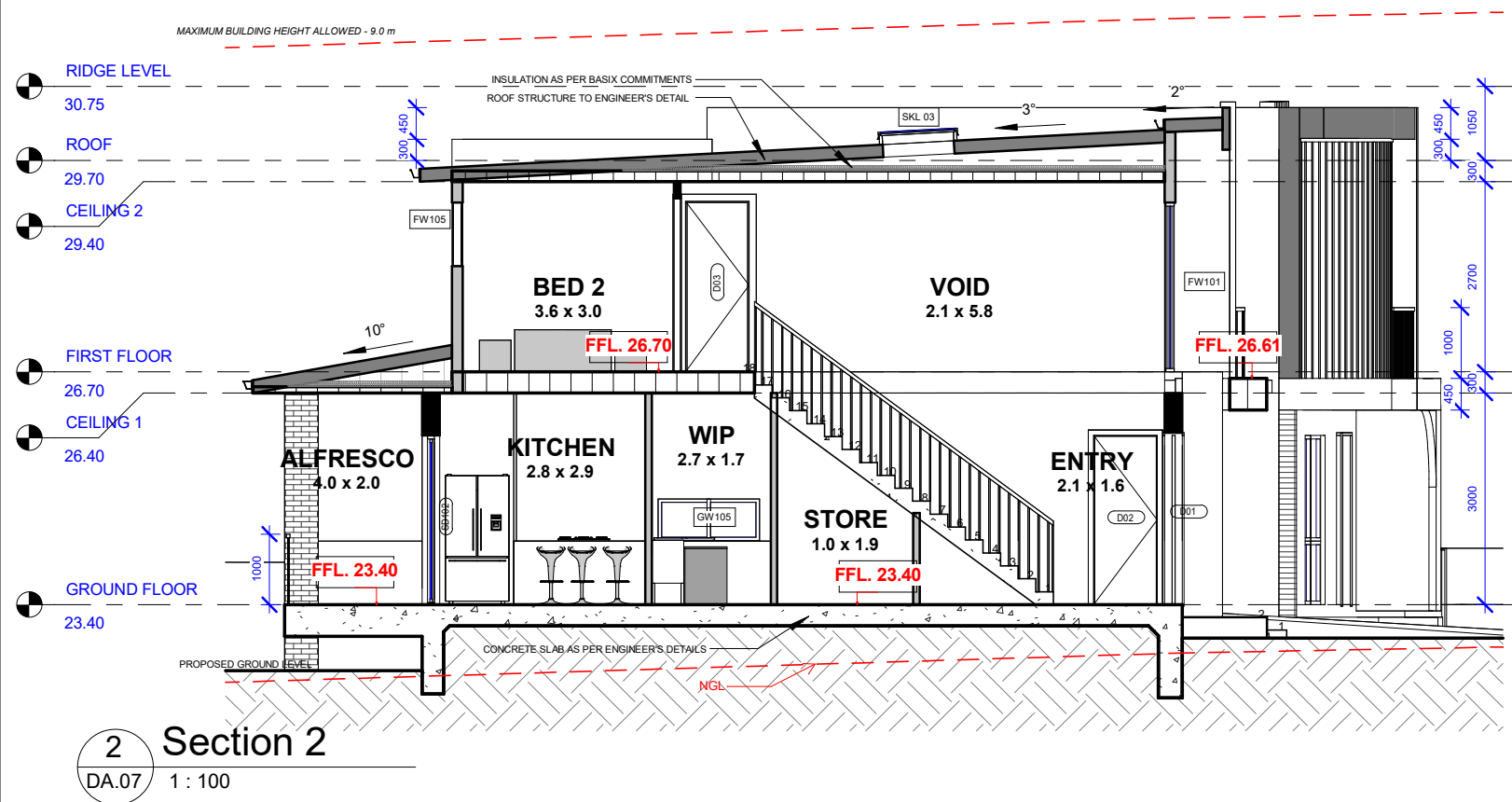
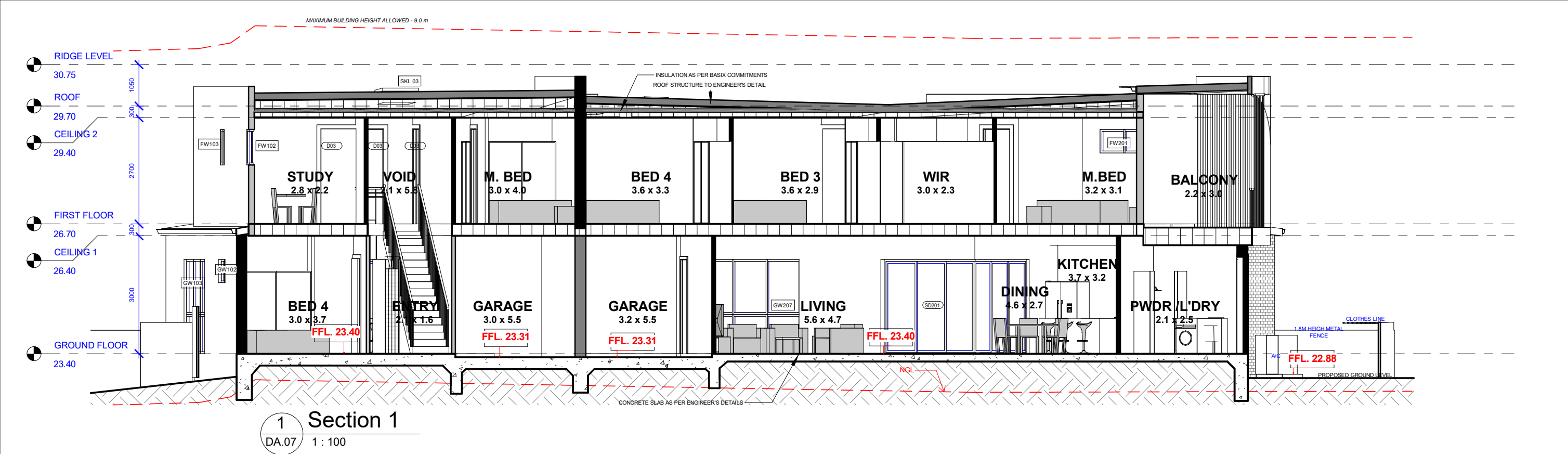
Project number : ADB25126

Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty

Scale @ A3 1 : 100



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41 NAPOLI ST, PADSTOW, NSW 2211

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SECTIONS

Sheet DA.07

Project number : ADB25126

Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty

Scale @ A3 1 : 100

Window Schedule					
Mark	Height	Width	Sill Height	Head Height	Description
GROUND FLOOR					
GW101	2440	500	0	2440	SINGLE PANEL FIXED WINDOW
GW102	595	962	1805	2400	SLIDING WINDOW (OBSCURED)
GW103	2400	3010	0	2400	AWNING WINDOW WITH FIXED BOTTOM PANELS
GW104	2400	2200	0	2400	SINGLE PANEL FIXED WINDOW
GW105	595	1440	905	1500	SLIDING WINDOW
GW201	2400	2400	0	2400	SLIDING WINDOW WITH FIXED BOTTOM PANELS
GW202	2440	500	0	2440	SINGLE PANEL FIXED WINDOW
GW203	2400	1800	0	2400	SLIDING WINDOW WITH FIXED BOTTOM PANELS
GW204	2400	500	0	2400	SINGLE PANEL FIXED WINDOW (OBSCURED)
GW206	550	1000	905	1455	SLIDING WINDOW (OBSCURED)
GW207	2400	3010	0	2400	AWNING WINDOW WITH FIXED BOTTOM PANELS
GW208	2400	962	0	2400	AWNING WINDOW WITH FIXED BOTTOM PANELS
FIRST FLOOR					
FW101	2400	1200	0	2400	SINGLE PANEL FIXED WINDOW
FW102	900	1200	1500	2400	SLIDING WINDOW
FW103	900	600	1500	2400	SLIDING WINDOW (OBSCURED)
FW104	900	2150	1500	2400	SLIDING WINDOW
FW105	900	2150	1500	2400	SLIDING WINDOW
FW106	595	850	1805	2400	SLIDING WINDOW (OBSCURED)
FW201	595	2150	1805	2400	SLIDING WINDOW
FW202	595	850	1805	2400	SLIDING WINDOW (OBSCURED)
FW203	900	2150	1500	2400	SLIDING WINDOW
FW204	2400	3010	0	2400	AWNING WINDOW WITH FIXED BOTTOM PANELS
FW205	3500	900	-1100	2400	SINGLE PANEL FIXED WINDOW
CEILING					
SKL 01	1100	900			SKYLIGHT
SKL 02	800	600			SKYLIGHT
SKL 03	1100	900			SKYLIGHT

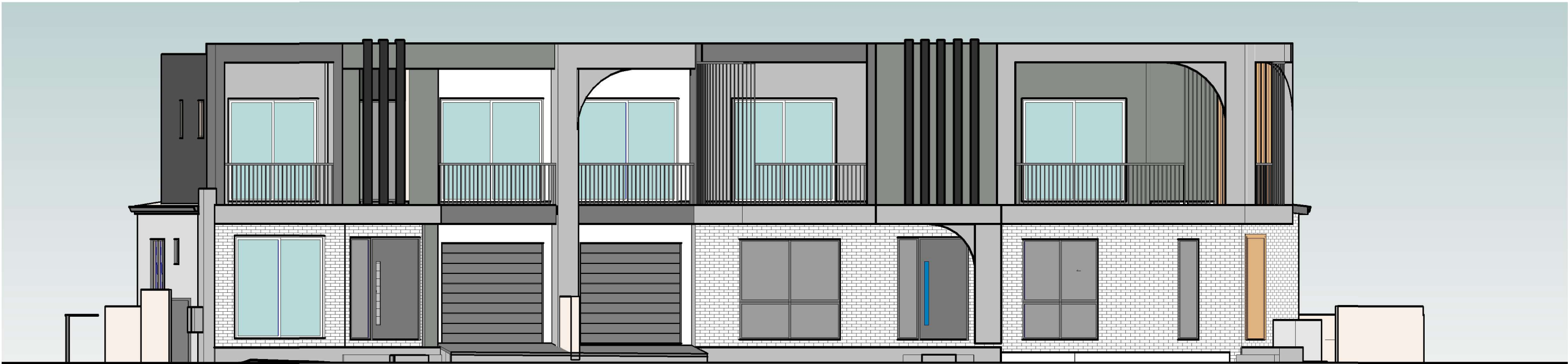
Door Schedule					
Type Mark	Height	Width	Head Height	Count	Description
GROUND FLOOR					
74	1800	1000	<varies>	2	GATE
D01	2400	1100	2400	2	EXTERNAL FLUSH DOOR WITH GLASS PANEL
D02	2400	900	2400	2	INTERNAL FLUSH SWING DOOR
D03	2400	900	2400	2	INTERNAL FLUSH HINGED DOOR
D04	2400	800	2400	3	INTERNAL FLUSH HINGED DOOR (WET AREAS)
D05	2400	1000	2400	2	INTERNAL DOUBLE LEAF BIFOLD HINGED DOOR
D06	2400	800	2400	1	INTERNAL CAVITY SLIDER DOOR
GD01	2400	2440	2310	2	EXTERNAL GARAGE DOOR
SD101	2400	2100	2440	1	GLASS SLIDING DOOR
SD102	2400	3000	2400	1	GLASS CORNER STACKER DOOR
SD201	2400	2500	2400	1	GLASS CORNER STACKER DOOR
FIRST FLOOR					
D03	2400	900	2400	8	INTERNAL FLUSH HINGED DOOR
D04	2400	800	2400	4	INTERNAL FLUSH HINGED DOOR (WET AREAS)
D05	2400	1000	2400	1	INTERNAL DOUBLE LEAF BIFOLD HINGED DOOR
D06	2400	800	2400	1	INTERNAL CAVITY SLIDER DOOR
SD101	2400	2100	2400	1	GLASS SLIDING DOOR
SD103	2400	2410	2400	4	GLASS SLIDING DOOR



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Owner : DHROUV	DOOR AND WINDOW SCHEDULE	
	Sheet	DA.08
41 NAPOLI ST, PADSTOW, NSW 2211	Project number	: ADB25126
	Date	: 04.12.2024
Glazing surface and orientation may vary according to BASIX requirements and Certifier's suggestions.	Drawn by	: Ananya Bhattacharya
	Checked by	: Sudipto Chakroborty
		Scale @ A3

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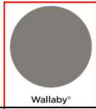
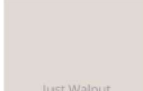


1
DA.09

Elevation 2 - a COLOR SCHEDULE

1 : 100

MATERIALS AND FINISHES SCHEDULE

MATERIAL	NAME	IMAGE	MATERIAL	NAME	IMAGE
ROOF	WALLABY		DRIVEWAY	CHARCOAL	
FACIA	SURF MIST		MAIN DOOR	PAINTED TIMBER DOOR	
GUTTER	MONUMENT		GARAGE DOOR	MONUMENT	
FACADE	PRIMARY COLOR - CR3 - DULUXE TERRACE WHITE		FRONT FENCE	TEXTURE PAINT- CHINCHILLA	
FACADE	SECONDARY COLOR - CR2 - DULUXE JUST WALNUT		WINDOW FRAME	MONUMENT	
FACADE	TERTIARY COLOR - CR1 - DULUXE WAYWARD GREY		SIDE FENCE	COLOURBOND FENCE - WOODLAND GREY	
BRICK	PGH - BLANCO		LIGHTWEIGHT WALL	CLADDING	



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COLOR SCHEDULE

Sheet DA.09

Project number : ADB25126

Date : 04.12.2024

Drawn by : Ananya Bhattacharya

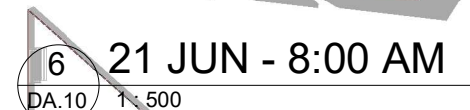
Checked by : Sudipto Chakroborty

Scale @ A3 1 : 100

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LIVING AREA SHADOW ANALYSIS AT MID WINTER SOLSTICE



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41 NAPOLI ST, PADSTOW, NSW 2211

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SHADOW ANALYSIS

Sheet	DA.10
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Project number	: ADB25126
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Date : 04.12.2024

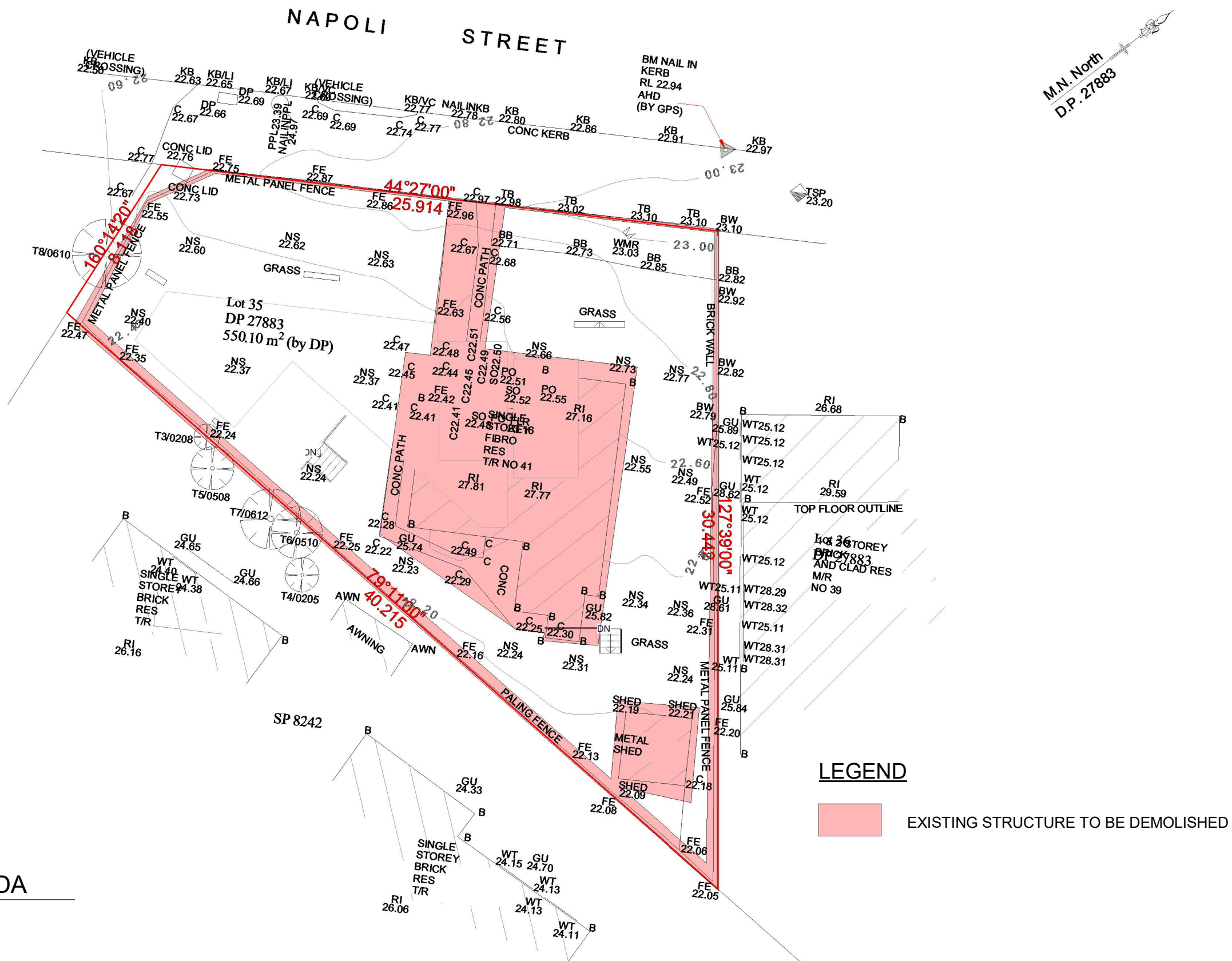
Drawn by : **Ananya Bhattacharya**

Checked by : **Sudipto Chakroborty**

Scale @ A3	1 : 500
------------	---------

1 05 DEMOLITION PLAN_DA

DA.11 1 : 200



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DEMOLITION PLAN

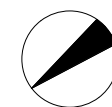
Sheet DA.11

Project number : ADB25126

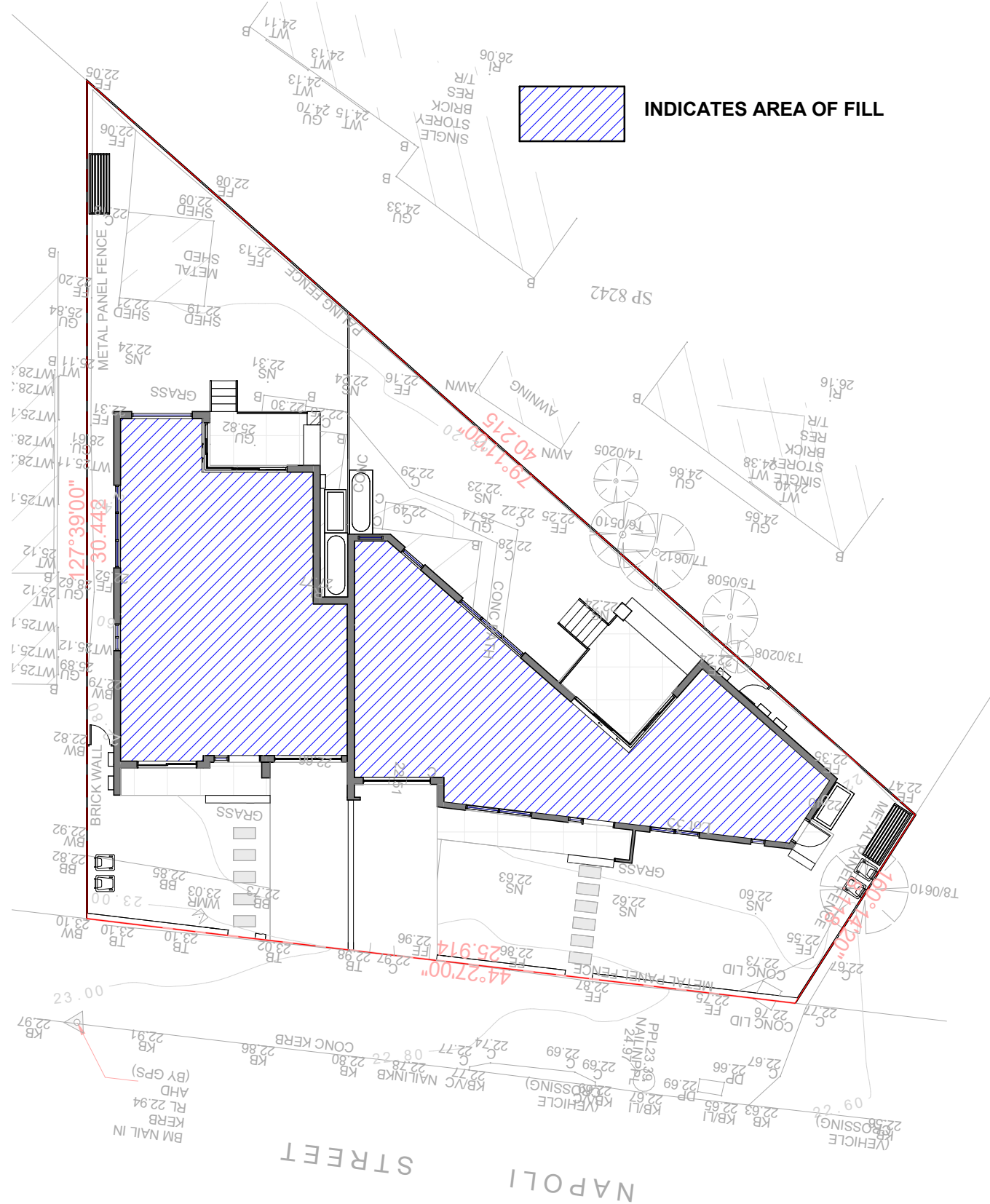
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty



Scale @ A3 1 : 200



1 01 SITE PLAN Copy 1
DA.12 1:200



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CUT AND FILL PLAN

Sheet DA.12

Project number : ADB25126

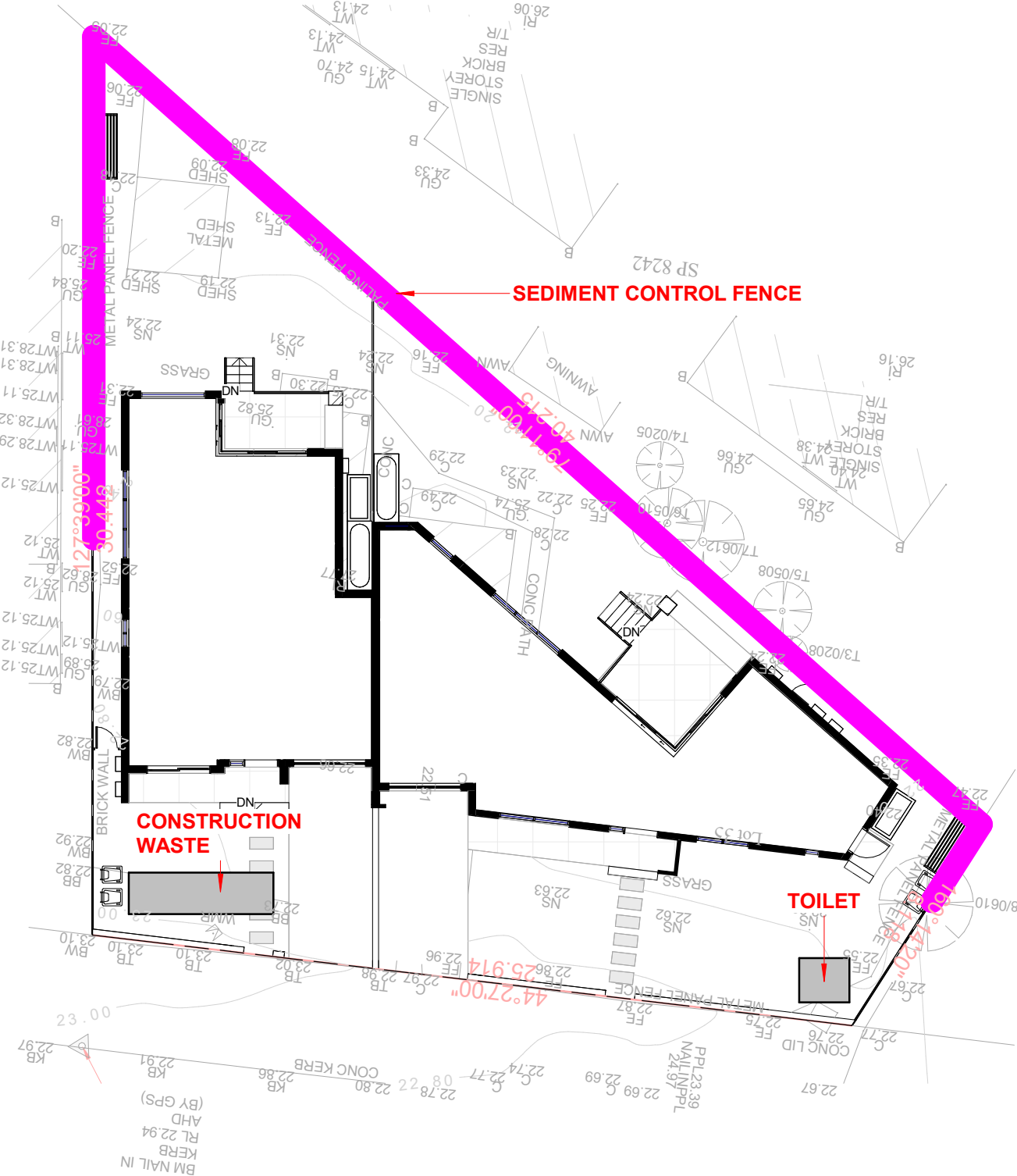
Date : 04.12.2024

Drawn by : Ananya Bhattacharya

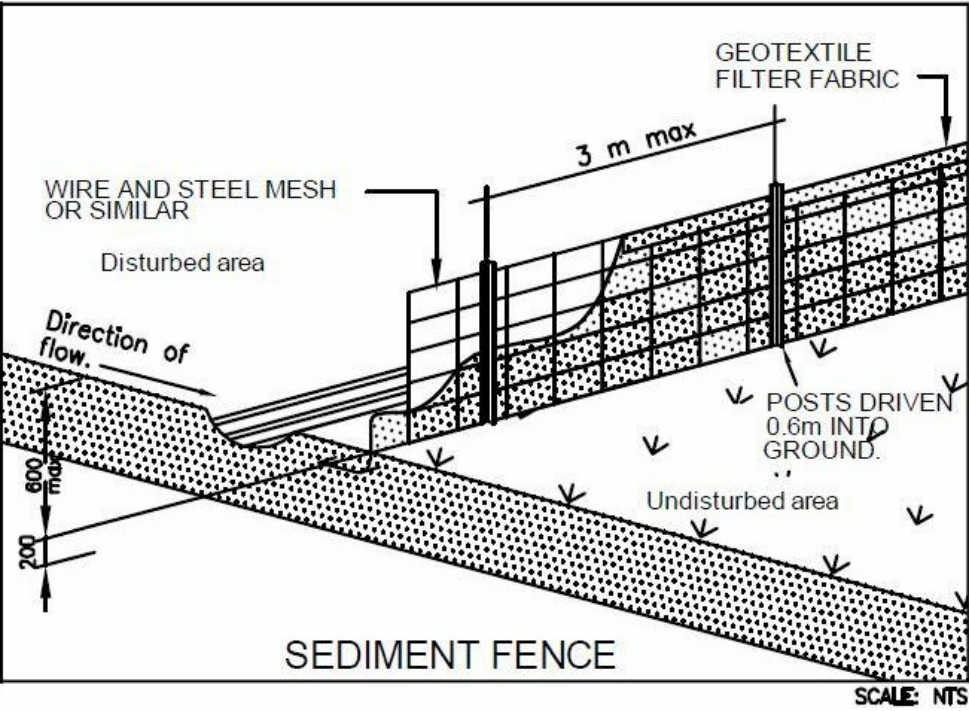
Checked by : Sudipto Chakroborty

Scale @ A3 1 : 200

- Proposed Driveway and crossovers size location may differ from approved plan due to council requirements.
- Aircon bulkhead to be decided on site during aircon rough-in. - Niche sizes to be decided on site by the builder during construction based on structural supports.
- Total 4 Plans will be made by the Architect (1 Concept plan + 3 Revised Plans); Any changes after 4th plan will occur \$500 additional per change. This fee will not be applicable if the change occurs due to developer/ council/ PCA requirements.



SEDIMENT CONTROL FENCE DETAILS



SEDIMENT CONTROL

- I. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- II. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- III. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION
- IV. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



AusDream Built

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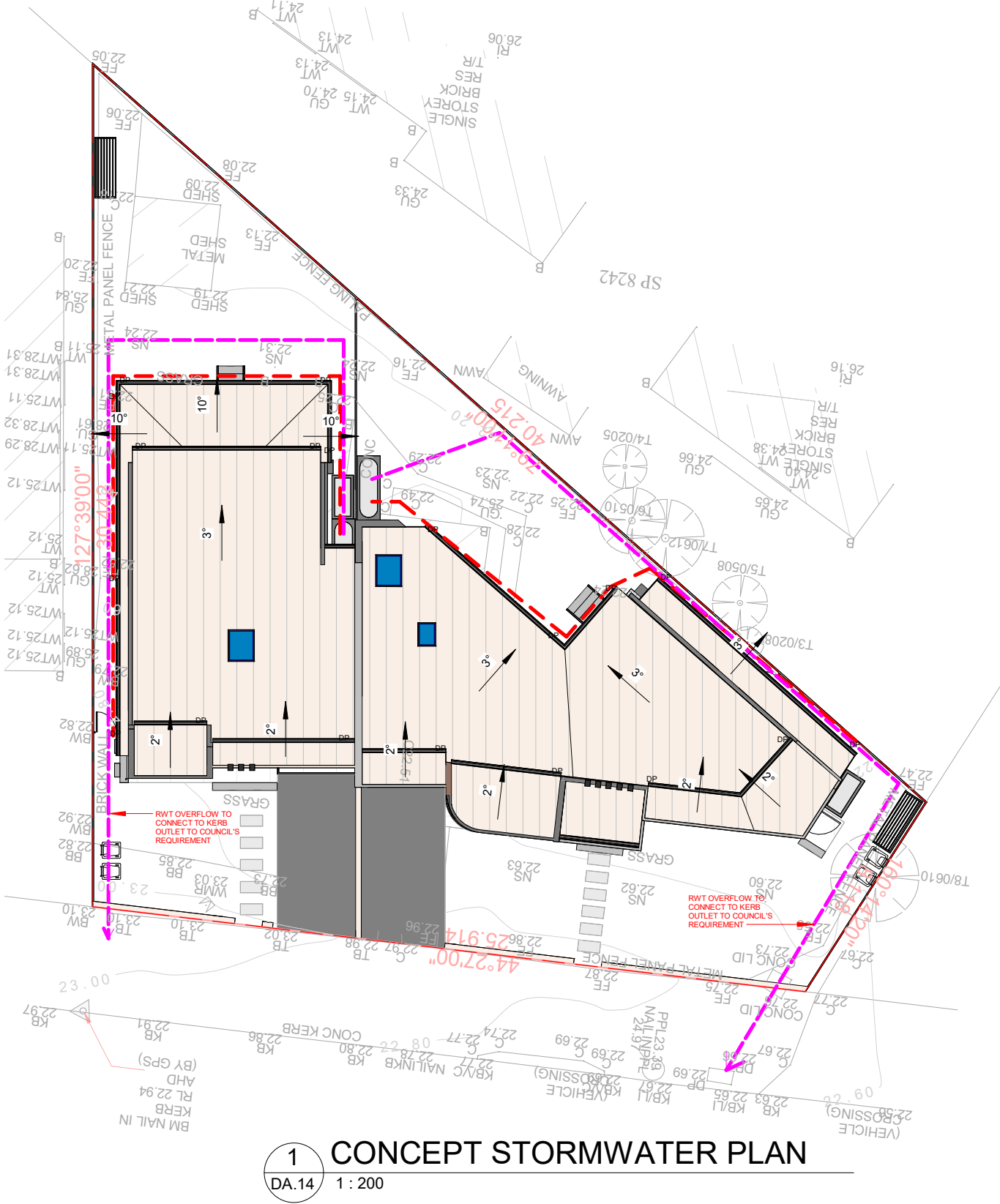
Owner : DHROUV	WASTE MANAGEMENT PLAN	
	Sheet	DA.13
41 NAPOLI ST, PADSTOW, NSW 2211	Project number	: ADB25126
	Date	: 04.12.2024
Glazing surface and orientation may vary according to BASIX requirments and Certifier's suggestions.	Drawn by	: Ananya Bhattacharya
	Checked by	: Sudipto Chakroborty
		Scale @ A3 1 : 200



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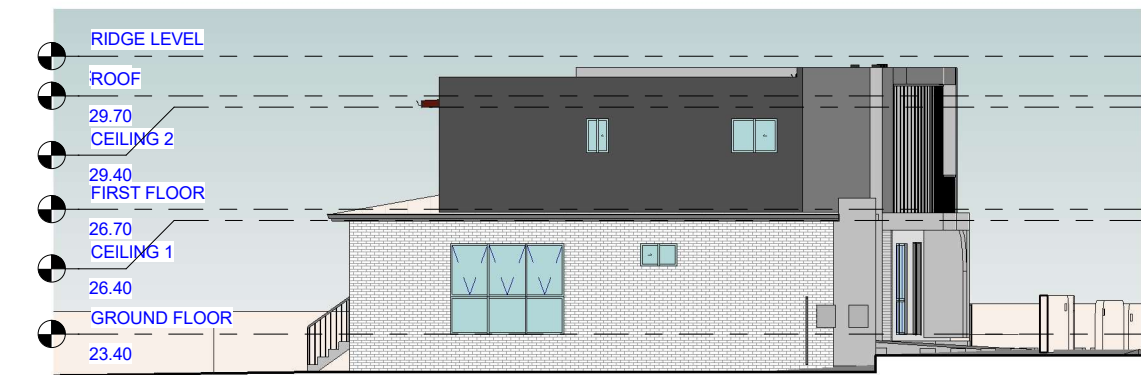
Owner : DHROUV	CONCEPT STORMWATER PLAN	
	Sheet	DA.14
41 NAPOLI ST, PADSTOW, NSW 2211	Project number	: ADB25126
	Date	: 04.12.2024
	Drawn by	: Ananya Bhattacharya
Glazing surface and orientation may vary according to BASIX requirments and Certifier's suggestions.	Checked by	: Sudipto Chakroborty
	Scale @ A3	1 : 200



1
DA.14

CONCEPT STORMWATER PLAN

1 : 200



2 NORTH-EAST ELEVATION_NP
DA.15 1 : 200



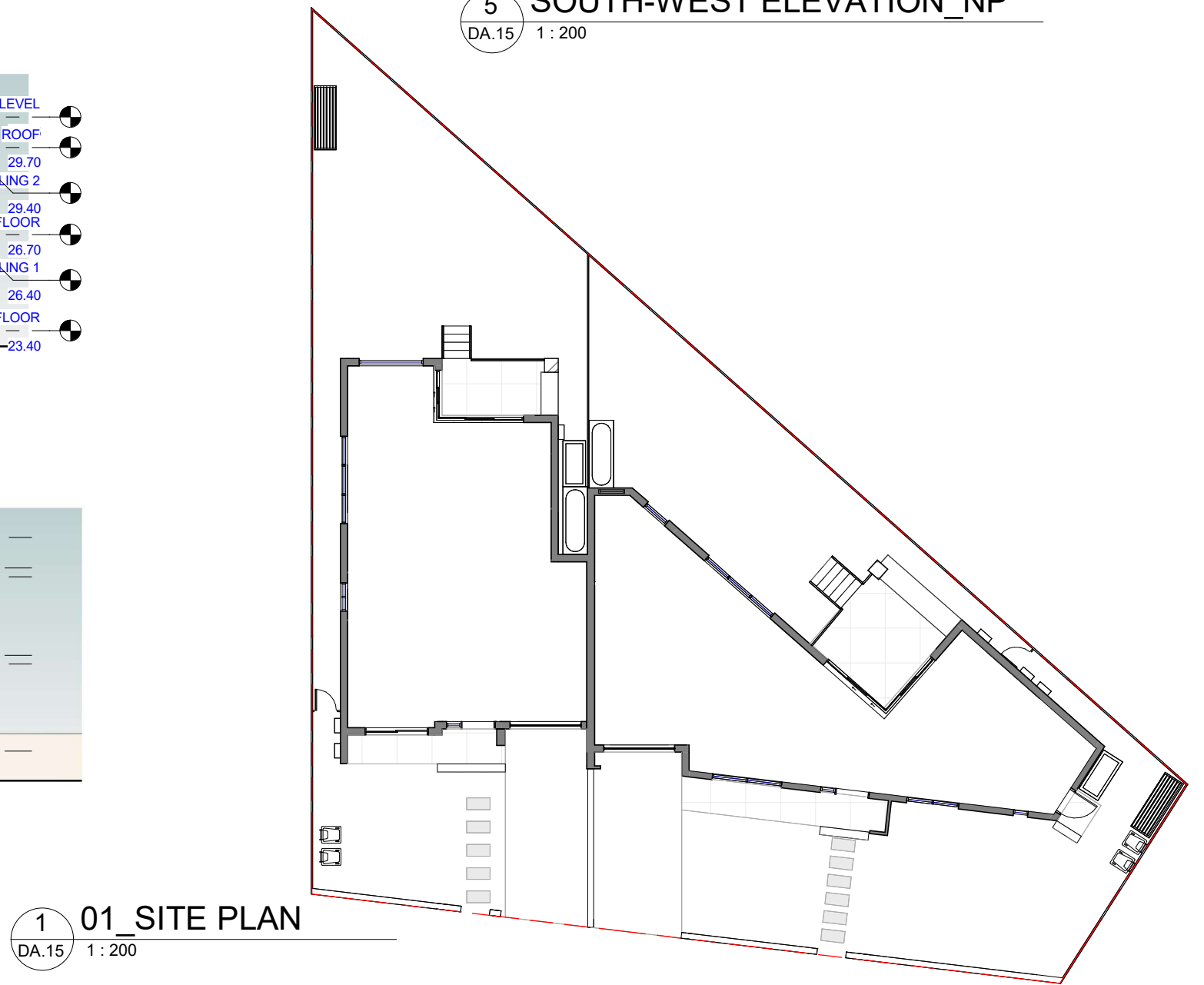
4 NORTH-WEST ELEVATION_NP
DA.15 1 : 200



3 SOUTH ELEVATION_NP
DA.15 1 : 200



5 SOUTH-WEST ELEVATION_NP
DA.15 1 : 200



1 01 SITE PLAN
DA.15 1 : 200



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Glazing surface and orientation may vary according to
BASIX requirements and Certifier's suggestions.

NEIGHBOUR NOTIFICATION PLAN

Sheet DA.15

Project number : ADB25126

Date : 04.12.2024

Drawn by : Ananya Bhattacharya

Checked by : Sudipto Chakroborty

Scale @ A3 1 : 200