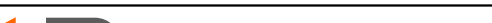


PROPOSED NEW TWO STOREY DWELLING

Lot: 29, No.2 Garden Place, Picnic Point NSW 2213



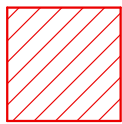
FIGURED DIMENSIONS TO BE USED IN
PREFERENCE TO SCALING THIS DRAWING
DO NOT ASSUME - IF IN DOUBT ASK.

 <p>Phone: 0401 482 401 Email: info@taylorreddesigns.com.au</p> <p>Copyright. © This plan is the property of Taylored Designs & Drafting and may not be used in whole or part</p>	GENERAL NOTES 1. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR. 2. ENGINEERS DRAWINGS ARE REQUIRED AND THOSE DRAWINGS MUST TAKE PREFERENCE TO THESE DRAWINGS. 3. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR. 4. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS. 5. IN CASE OF ALTERNATIONS OR DISCREPANCIES, NOTICE TAYLORED DESIGNS & DRAFTING IMMEDIATELY.	REF:	DATE:	AMENDMENT:	PROPOSED: Two Storey Dwelling AT: Lot: 29, DP: 30534 No.2 Garden Place, Picnic Point NSW 2213	CLIENT: Marcello Bortone
		A	18.11.24	PRELIMINARY PLANS		
		B	10.12.24	PLAN AMENDMENTS		
		C	05.02.25	DA PLANS		Job No: 240109 Date: 18.11.24 Drawn: MT Sheet Size: A2 LGA: Canterbury-Bankstown Sheet: COVER SHEET

Proposed Demolition Plan

1:200

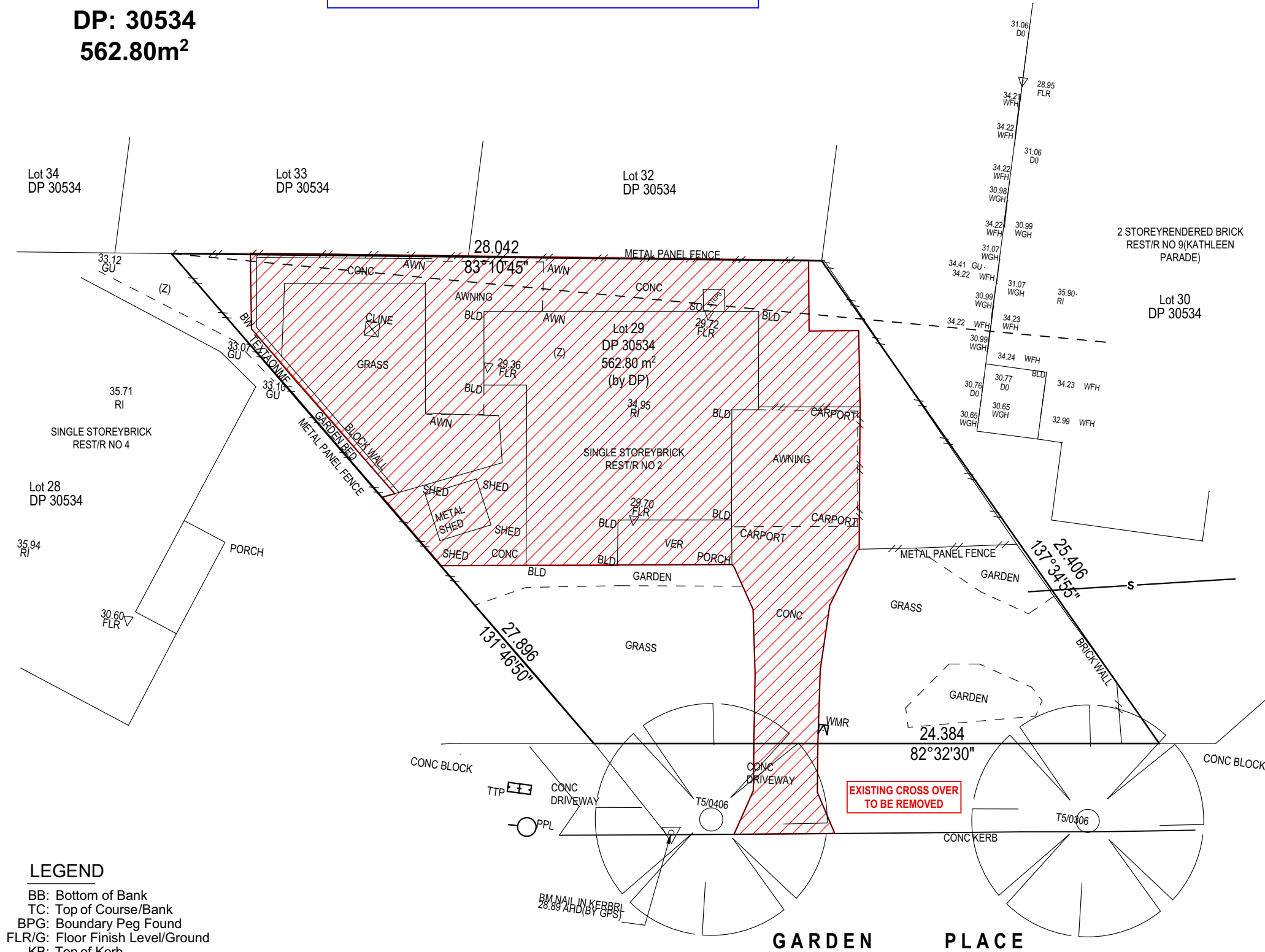
DEMOLITION NOTES:



HATCHING REPRESENTS DWELLING AND ASSOCIATED STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

LOT 29
DP: 30534
562.80m²

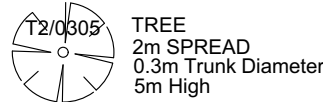


LEGEND

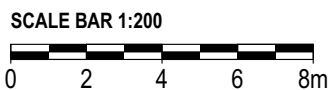
BB: Bottom of Bank
TC: Top of Course/Bank
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KO: Invert Of Kerb Outlet
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SO: Steps
DO: Door
WFH: Window Head First Floor
WGH: Window Head Ground Floor

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Proposed Site Plan

1:200

STORMWATER NOTE:

ALL STORMWATER WORKS TO BE INSTALLED TO COUNCIL CODES & REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3-2018

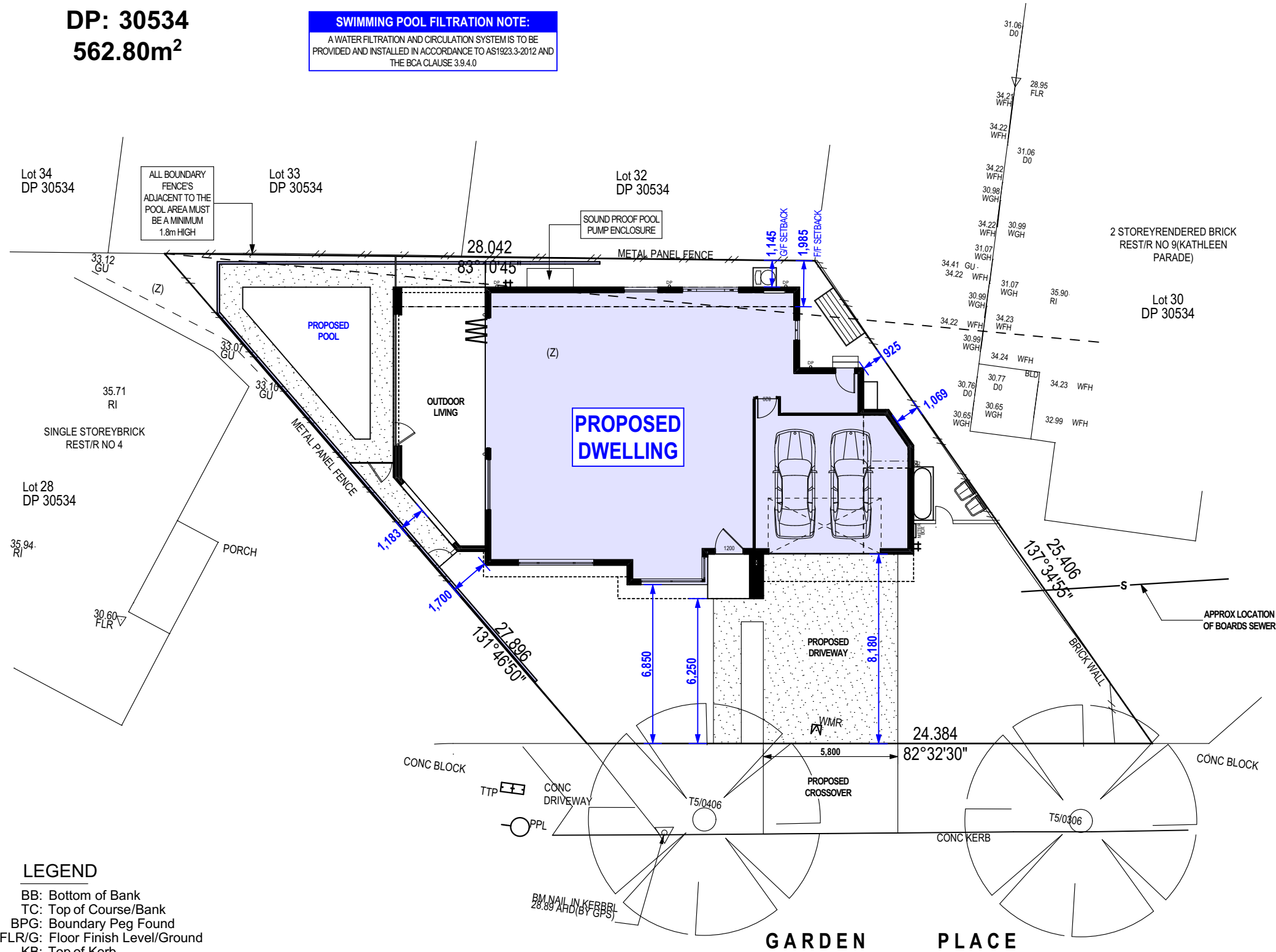
POOL FENCE NOTE:

THE POOL FENCE IS TO COMPLY WITH AS1926.1-2012
ALL FENCING SHALL ALSO COMPLY WITH THE FOLLOWING:
- THE OPENINGS UNDER TO FENCE SHALL NOT EXCEED 100mm.
- 900mm NON CLIMBABLE ZONE FREE OF HANDHOLDS, FOOTHOLDS, STEPS AND ANY OTHER OBSTRUCTIONS. THIS INCLUDES OUTDOOR SHOWERS AND LANDSCAPING.
- ANY POOL GATES/DOORS SHALL BE FITTED WITH A SELF-CLOSING DEVICE AND LATCH THAT COMPLIES WITH AS1926.1-2012

SWIMMING POOL FILTRATION NOTE:

A WATER FILTRATION AND CIRCULATION SYSTEMS IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE TO AS1923.3-2012 AND THE BCA CLAUSE 3.9.4.0

LOT 29
DP: 30534
562.80m²

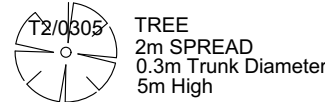


LEGEND

BB: Bottom of Bank
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(Z) COVENANTS (A659513)

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REF:	DATE:	AMENDMENT:	PROPOSED:	CLIENT:
A	18.11.24	PRELIMINARY PLANS	Two Storey Dwelling	Marcello Bortone
B	10.12.24	PLAN AMENDMENTS	AT: Lot 29, DP: 30534	
C	05.02.25	DA PLANS	No.2 Garden Place, Picnic Point NSW 2213	
				JOB NO: 240109
				DATE: 18.11.24
				DRAWN: MT
				SHEET SIZE: A2
				LGA: Canterbury-Bankstown
				SHEET: 1 of 10

Proposed Site Analysis Plan

1:200

LOT 29
DP: 30534
562.80m²

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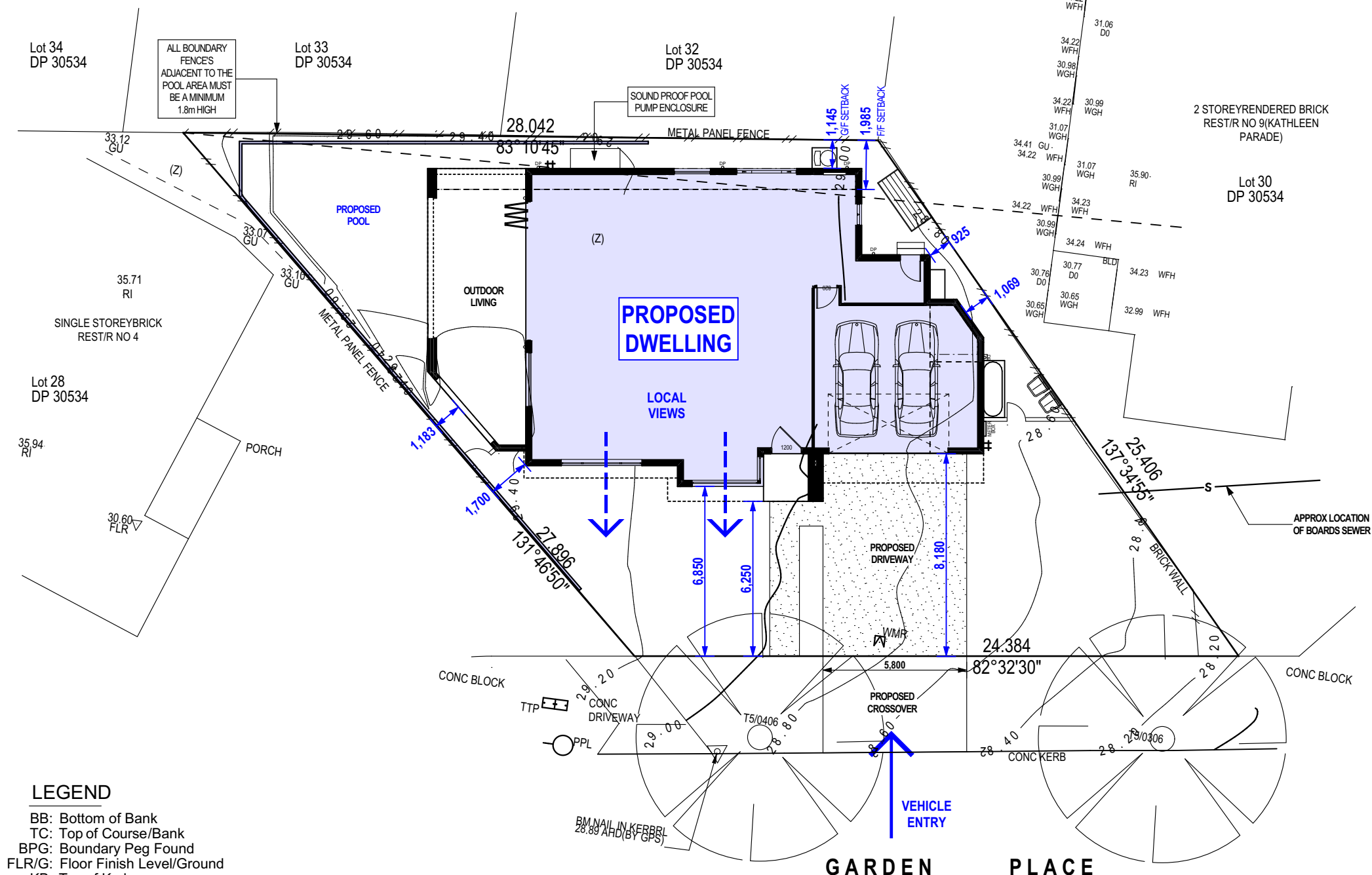
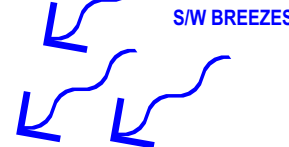
CANTERBURY-BANKSTOWN
DEVELOPMENT REQUIREMENTS

FLOOR SPACE RATIO:
ALLOWED: 0.50:1 (281.40m²)
ACHIEVED: 0.50:1 (281.34m²)

PRIVATE OPEN SPACE: (Min 5m Wide)
REQUIRED: 80m²
ACHIEVED: 84.45m²

FRONT YARD LANDSCAPING:
(FRONT YARD = 170.83m²)
REQUIRED: 45% (76.87m²)
ACHIEVED: 70% (120.29m²)

CAR PARKING:
REQUIRED: 2 Spaces
ACHIEVED: 2 Spaces

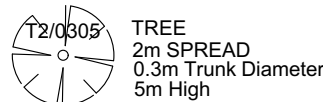


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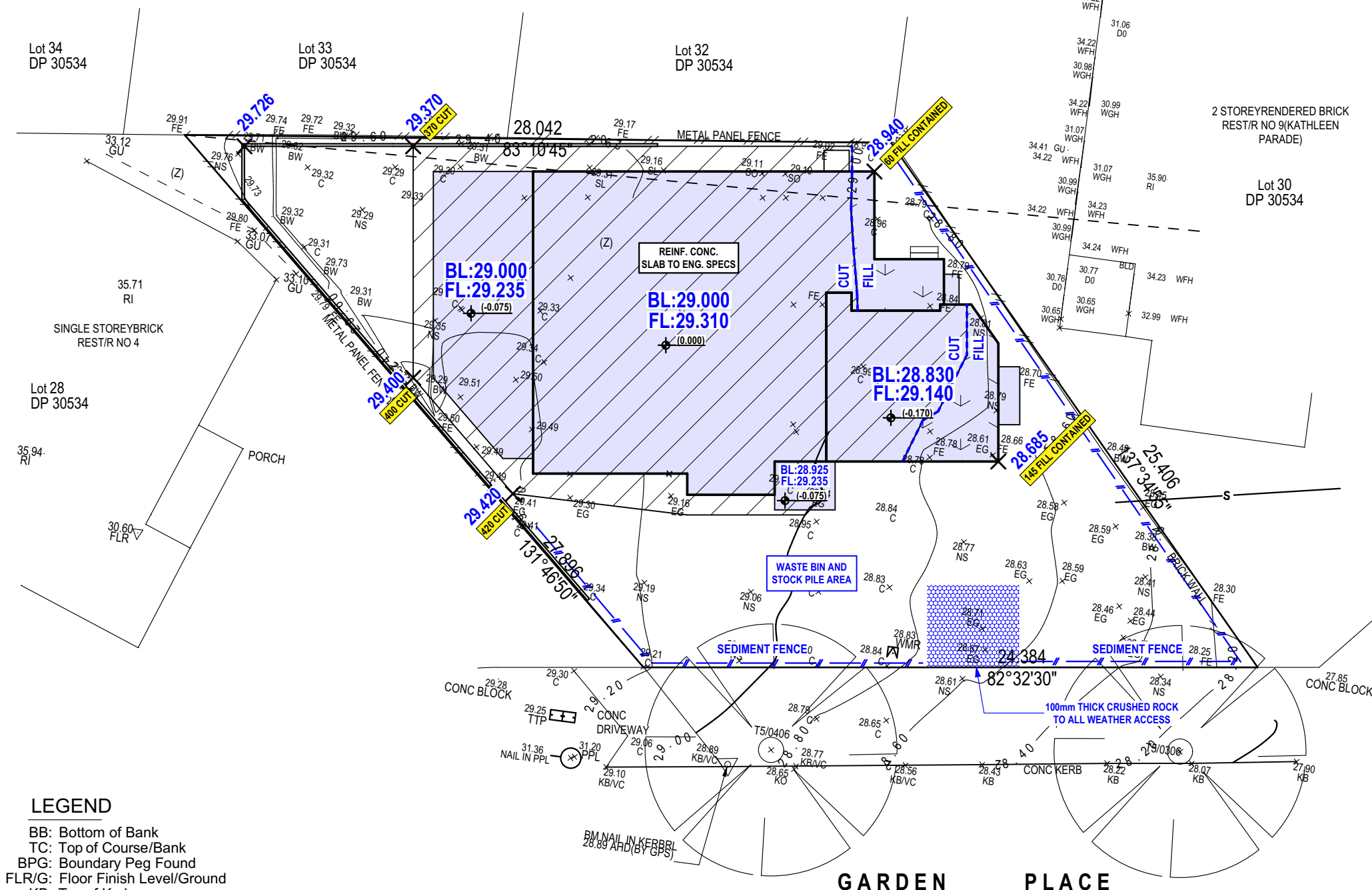
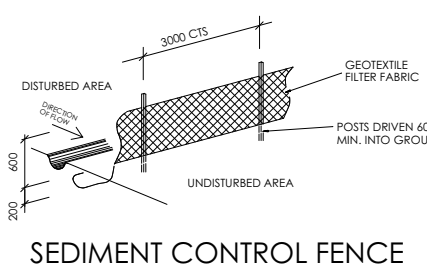
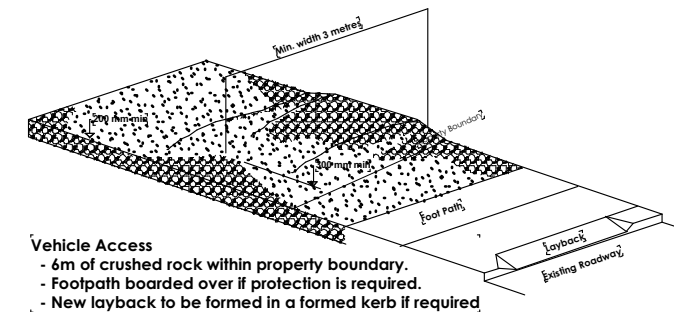
PROPOSED:	Two Storey Dwelling
AT:	Lot: 29, DP: 30534 No.2 Garden Place, Picnic Point NSW 2213

CLIENT:		
Marcello Bortone		
JOB NO: 240109	DATE: 18.11.24	DRAWN: MT
Sheet Size:	LGA:	Sheet:

Proposed Erosion & Sediment Control Plan

1:200

LOT 29
DP: 30534
562.80m²



LEGEND

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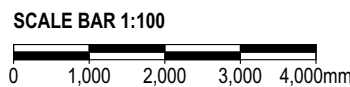
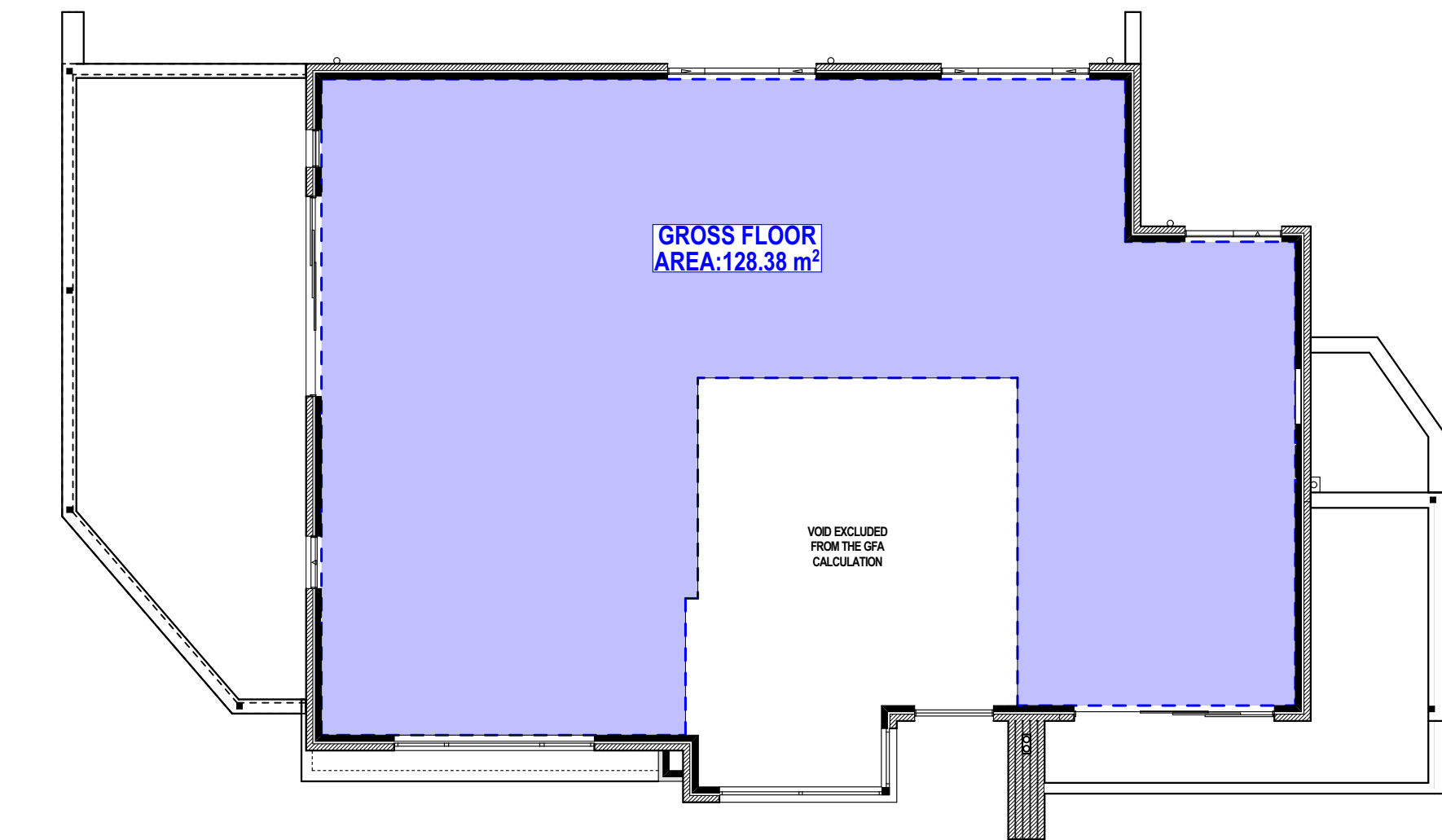
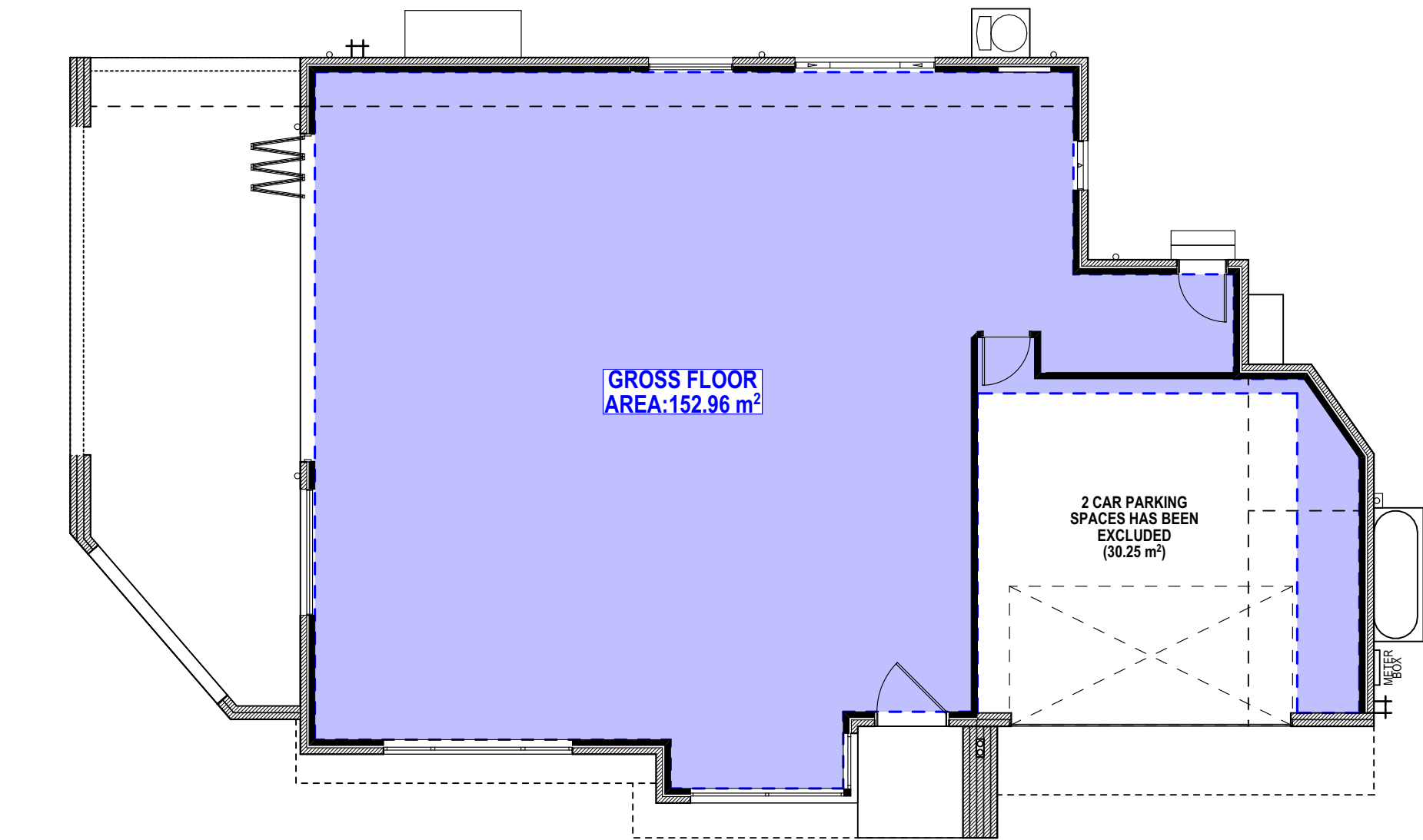
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CANTERBURY-BANKSTOWN
DEVELOPMENT REQUIREMENTS

FLOOR SPACE RATIO:
ALLOWED: 0.50:1 (281.40m²)
ACHIEVED: 0.50:1 (281.34m²)

TAYLORED
DESIGNS & DRAFTING

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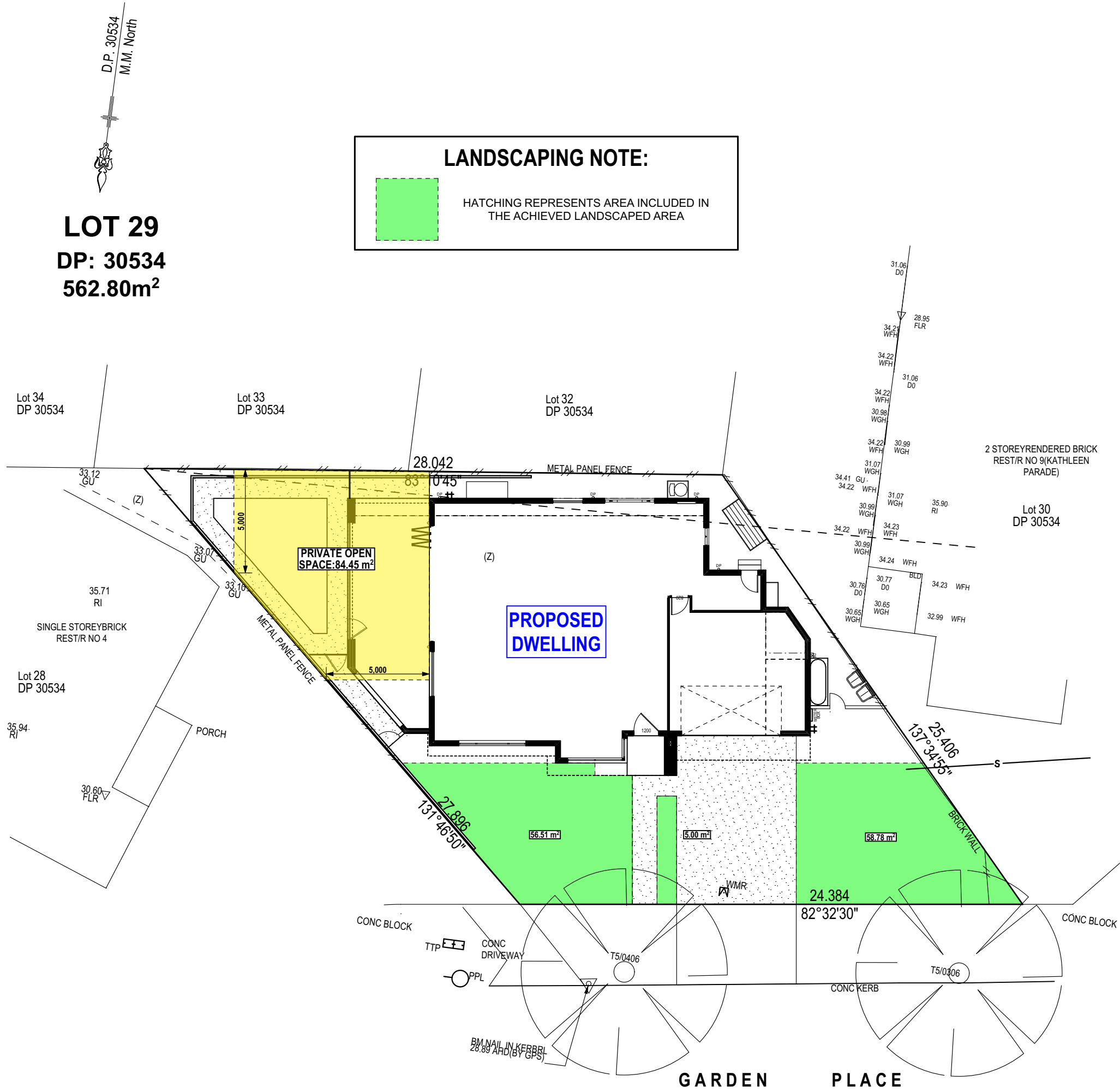
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PROPOSED: Two Storey Dwelling

AT: Lot: 29, DP: 30534
No.2 Garden Place,
Picnic Point NSW 2213

CLIENT: Marcello Bortone

JOB NO: 240109	DATE: 18.11.24	DRAWN: MT
Sheet Size: A2	LGA: Canterbury-Bankstown	Sheet: 3 of 10



SLIP RESISTANCE NOTE:
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WITH THE SLIP RESISTANCE
REQUIREMENTS AS PER
NCC REQUIREMENTS

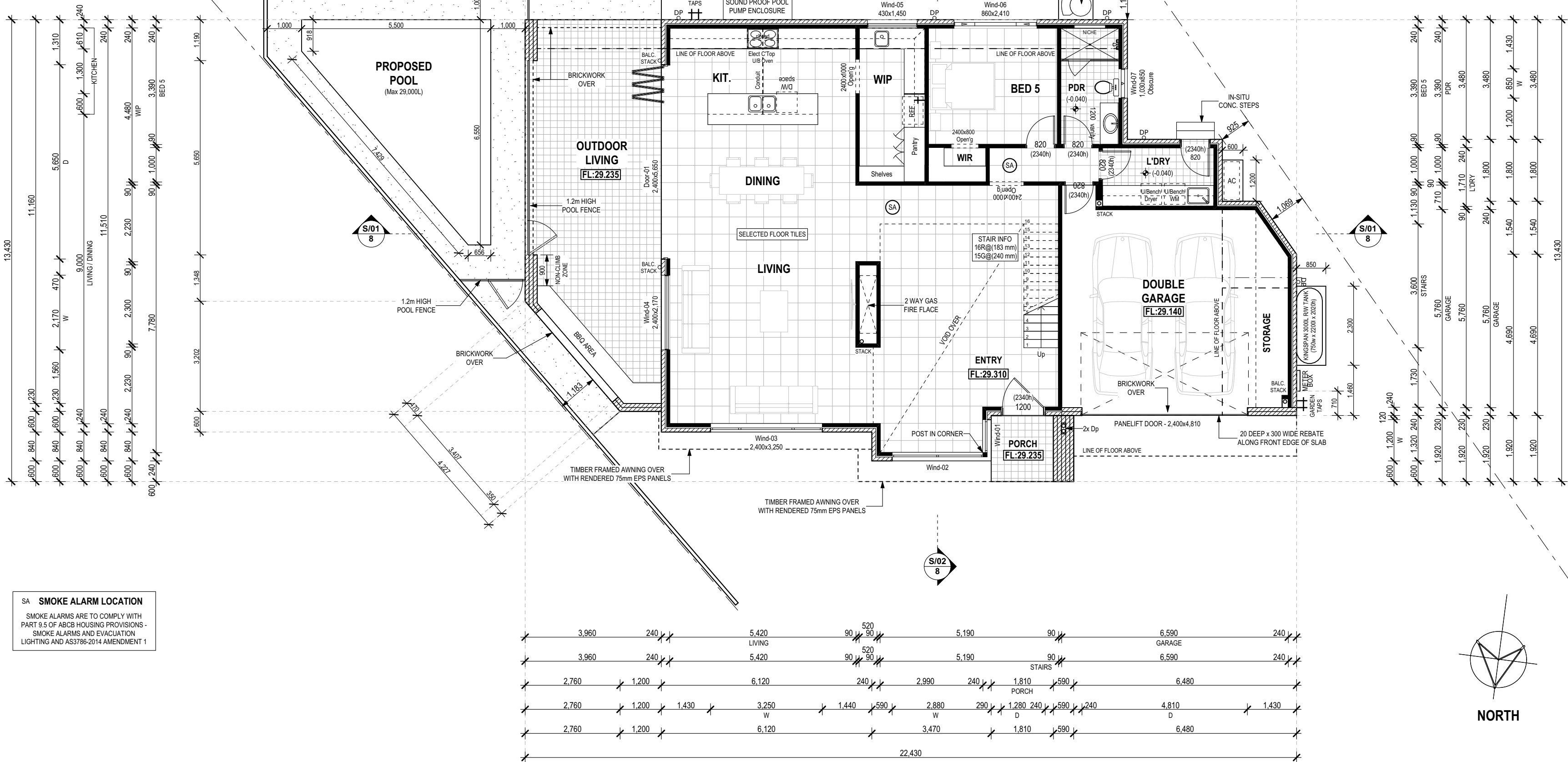
NOTE:
TILER TO ALLOW FOR
WEEPHOLES WHEN SLIRT
TILING OUTDOOR AREAS

**PROTECTION OF
OPENABLE WINDOWS:**
PROTECTION OF OPENABLE
WINDOWS IS TO COMPLY
WITH PART 11.3.7 & PART
11.3.8 OF ABCB HOUSING
PROVISIONS

KITCHEN NOTE:
KITCHEN DIMENSIONS ARE
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REFER TO KITCHEN
MANUFACTURE PLANS

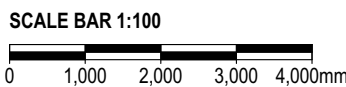
GLAZING REQUIREMENTS
GLAZY TO COMPLY WITH AS
2047-2014 AMENDMENT 1 & 2
AND AS 1288-2006
AMENDMENT 1 & 2. AS
REQUIRED BY PART 13.3 OF
ABCB HOUSING PROVISIONS
- EXTERNAL GLAZING.

HANDRAIL NOTE:
BARRIERS AND HANDRAILS
ARE TO COMPLY WITH H403
OF NCC 2022 - BARRIERS
AND HANDRAILS.



SA SMOKE ALARM LOCATION
SMOKE ALARMS ARE TO COMPLY WITH
PART 9.5 OF ABCB HOUSING PROVISIONS -
SMOKE ALARMS AND EVACUATION
LIGHTING AND AS3786-2014 AMENDMENT 1

Dwelling Areas	
Area Name	Area m2
BALCONY (BED 1)	37.36
BALCONY (SITTING)	12.58
FIRST FLOOR	171.90
GARAGE	41.35
GROUND FLOOR	156.92
OUTDOOR LIVING	40.69
PORCH	5.54
	466.34 m²



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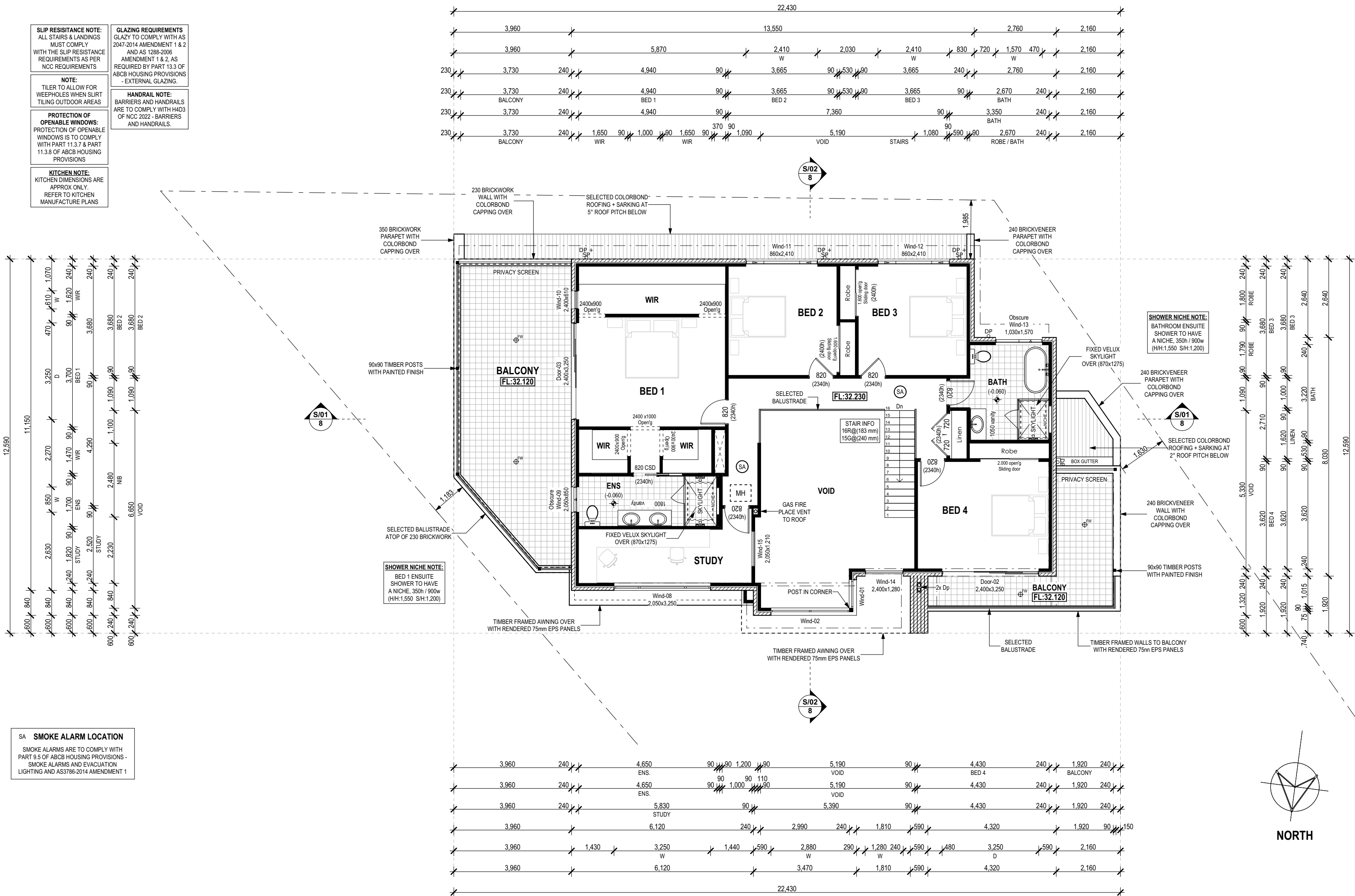
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240109	18.11.24	MT
Sheet Size:	LGA:	Sheet:
A2	Canterbury-Bankstown	4 of 10

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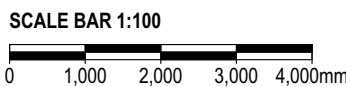
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LIGHTING AND AS3786-2014 AMENDMENT 1

Dwelling Areas	
Area Name	Area m2
BALCONY (BED 1)	37.36
BALCONY (SITTING)	12.58
FIRST FLOOR	171.90
GARAGE	41.35
GROUND FLOOR	156.92
OUTDOOR LIVING	40.69
PORCH	5.54
	466.34 m²



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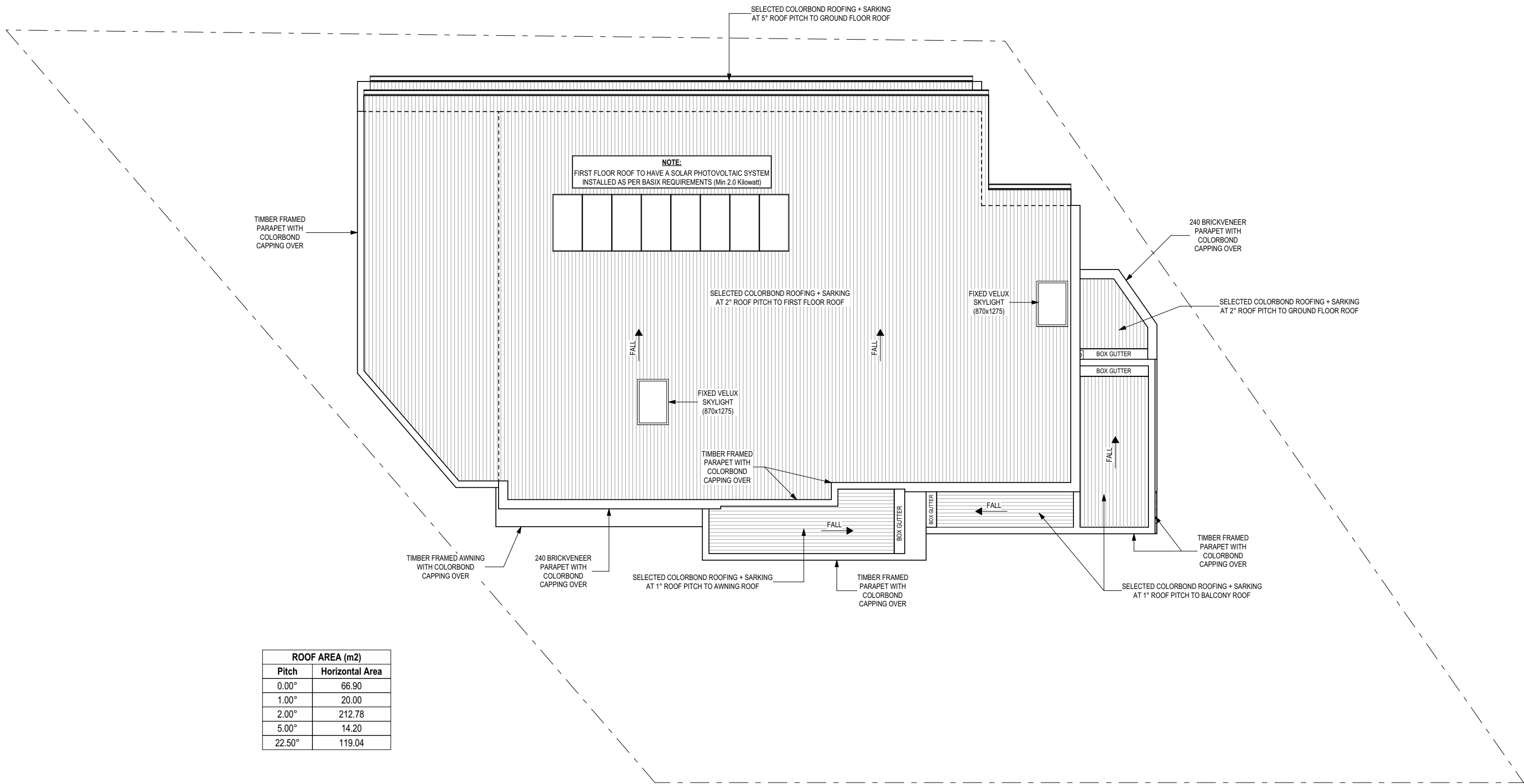
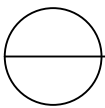
REF:	DATE:	AMENDMENT:
A	18.11.24	PRELIMINARY PLANS
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C	05.02.25	DA PLANS

PROPOSED: Two Storey Dwelling

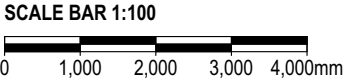
AT: Lot: 29, DP: 30534
No.2 Garden Place,
Picnic Point NSW 2213

CLIENT:		
Marcello Bortone		
JOB NO: 240109	DATE: 18.11.24	DRAWN: MT
Sheet Size: A2	LGA: Canterbury-Bankstown	Sheet: 5 of 10


FIGURED DIMENSIONS TO BE USED IN
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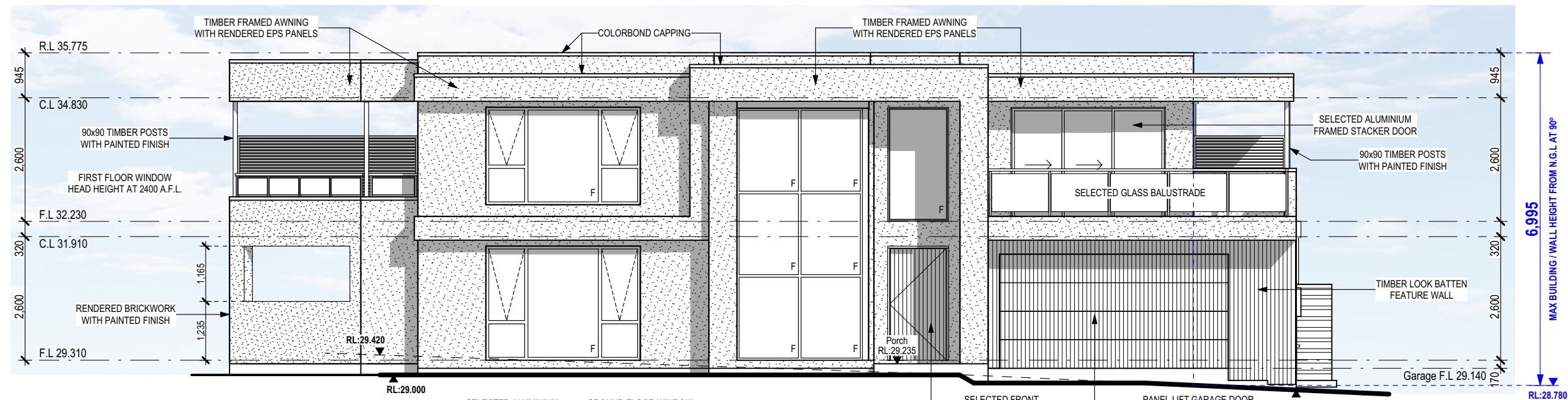


ROOF AREA (m2)	
Pitch	Horizontal Area
0.00°	66.90
1.00°	20.00
2.00°	212.78
5.00°	14.20
22.50°	119.04

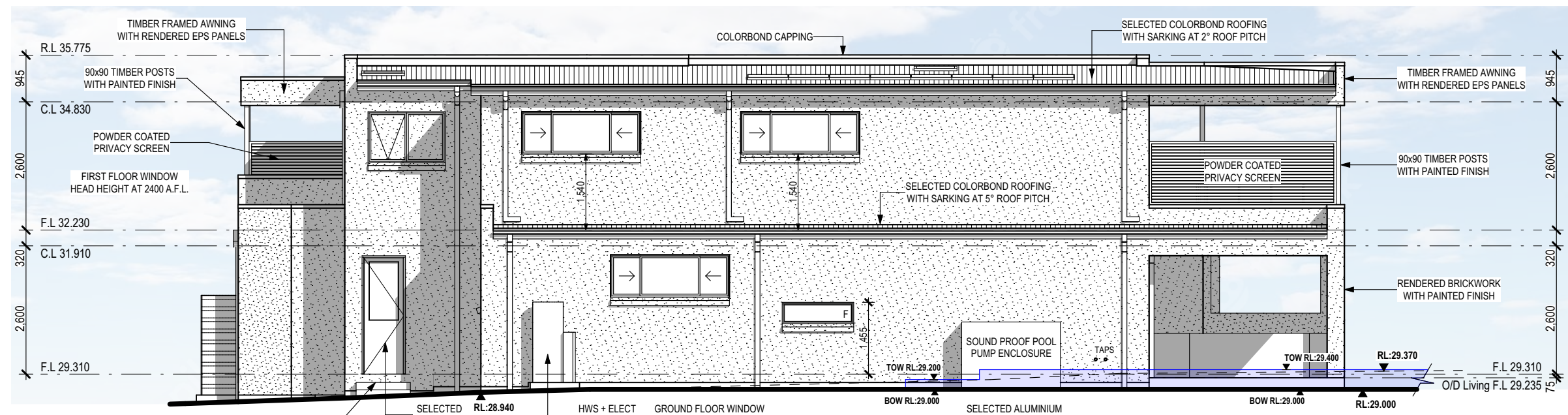


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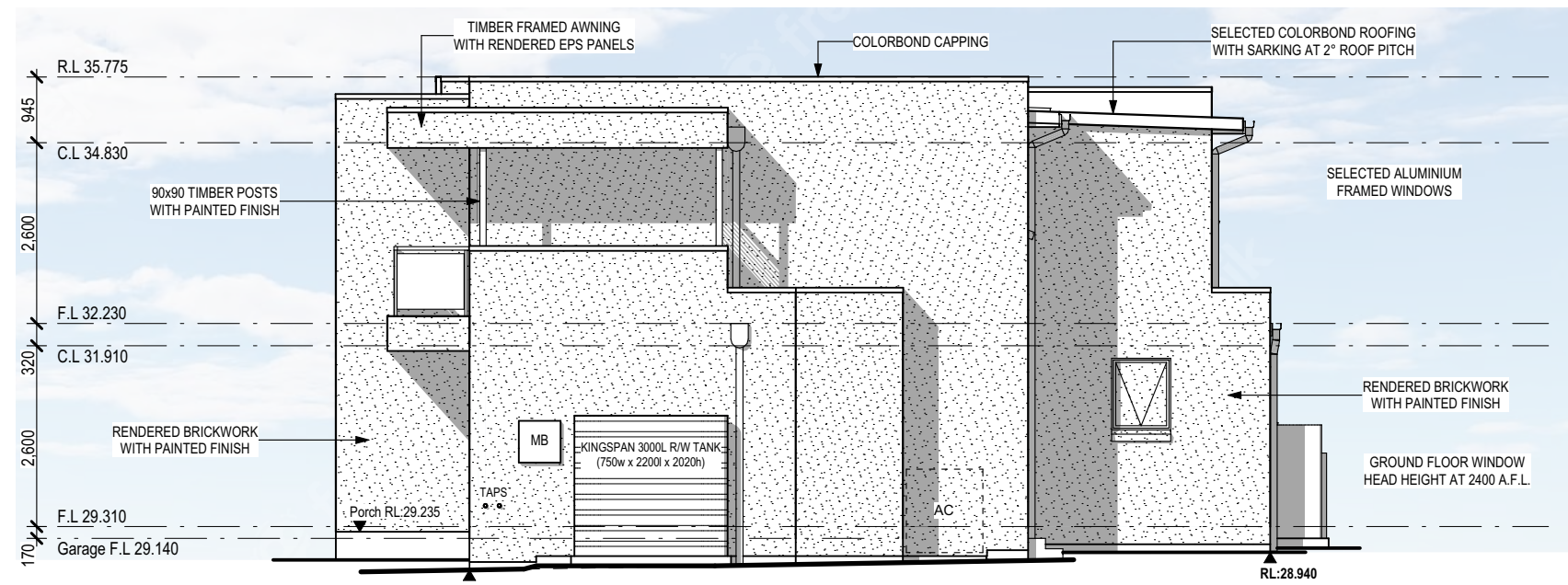
<div></div> <div>TAYLORED DESIGNS & DRAFTING</div> <div>Phone: 0401 482 401 Email: info@tayloreddesigns.com.au</div> <div>Copyright. © This plan is the property of Taylored Designs & Drafting and may not be used in whole or part</div>	<div>GENERAL NOTES</div> <div>1. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.</div> <div>2. ENGINEERS DRAWINGS ARE REQUIRED AND THOSE DRAWINGS MUST TAKE PREFERENCE TO THESE DRAWINGS.</div> <div>3. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.</div> <div>4. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.</div> <div>5. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TAYLORED DESIGNS & DRAFTING IMMEDIATELY.</div>	REF:	DATE:	AMENDMENT:	<div>PROPOSED: Two Storey Dwelling</div> <div>AT: Lot: 29, DP: 30534</div> <div> No.2 Garden Place,</div> <div> Picnic Point NSW 2213</div>	<div>CLIENT:</div> <div>Marcello Bortone</div> <div>JOB NO: DATE: DRAWN:</div> <div>240109 18.11.24 MT</div> <div>Sheet Size: LGA: Sheet:</div> <div>A2 Canterbury-Bankstown 6 of 10</div>
		A	18.11.24	PRELIMINARY PLANS		
		B	10.12.24	PLAN AMENDMENTS		
		C	05.02.25	DA PLANS		



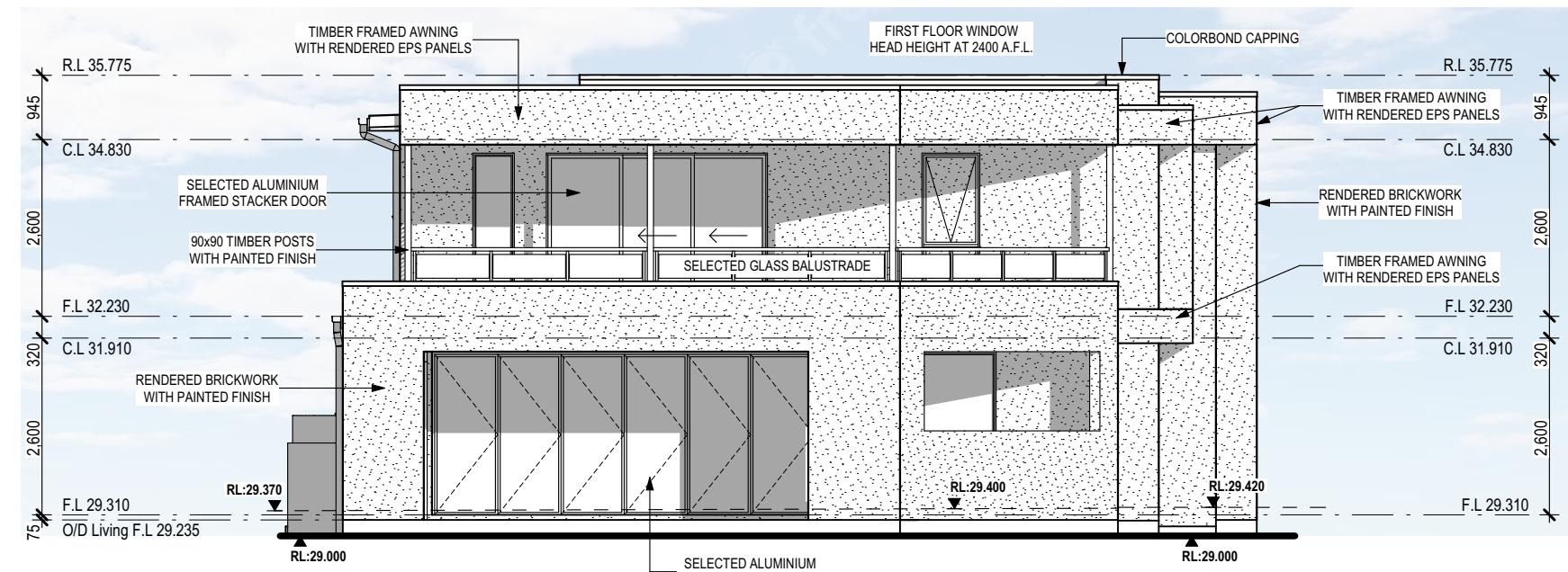
Northern Elevation
1:100



Southern Elevation
1:100

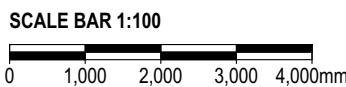


Western Elevation
1:100



Eastern Elevation
1:100

Window / Door Schedule					
ID	Plan Symbol	Type	Glazing Type	Height	Width
Door-01		ALUMINIUM BIFOLD	CLEAR	2,400	5,650
Door-02		ALUMINIUM STACKER	CLEAR	2,400	3,250
Door-03		ALUMINIUM STACKER	CLEAR	2,400	3,250
Wind-01		ALUMINIUM FIXED	CLEAR	5,300	960
Wind-02		ALUMINIUM FIXED	CLEAR	5,300	2,640
Wind-03		ALUMINIUM AWNING	CLEAR	2,400	3,250
Wind-04		ALUMINIUM FIXED	CLEAR	2,400	2,170
Wind-05		ALUMINIUM FIXED	CLEAR	430	1,450
Wind-06		ALUMINIUM SLIDING	CLEAR	860	2,410
Wind-07		ALUMINIUM AWNING	OBSCURE	1,030	850
Wind-08		ALUMINIUM AWNING	CLEAR	2,050	3,250
Wind-09		ALUMINIUM AWNING	OBSCURE	2,050	850
Wind-10		ALUMINIUM FIXED	CLEAR	2,400	610
Wind-11		ALUMINIUM SLIDING	CLEAR	860	2,410
Wind-12		ALUMINIUM SLIDING	CLEAR	860	2,410
Wind-13		ALUMINIUM AWNING	OBSCURE	1,030	1,570
Wind-14		ALUMINIUM FIXED	CLEAR	2,400	1,280
Wind-15		ALUMINIUM FIXED	CLEAR	2,050	1,210



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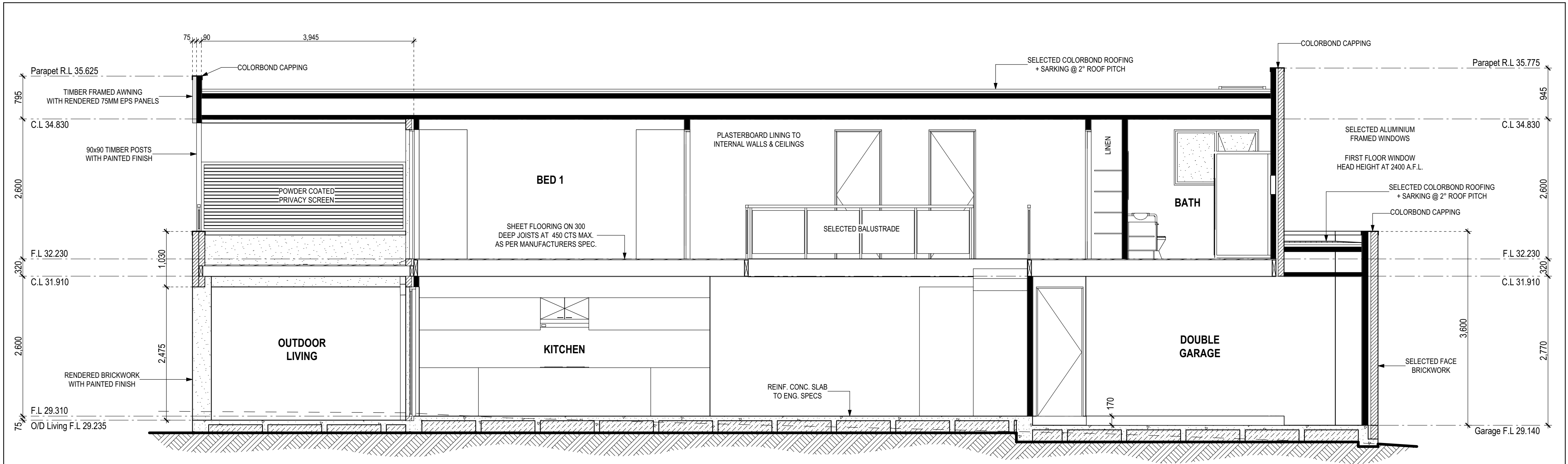
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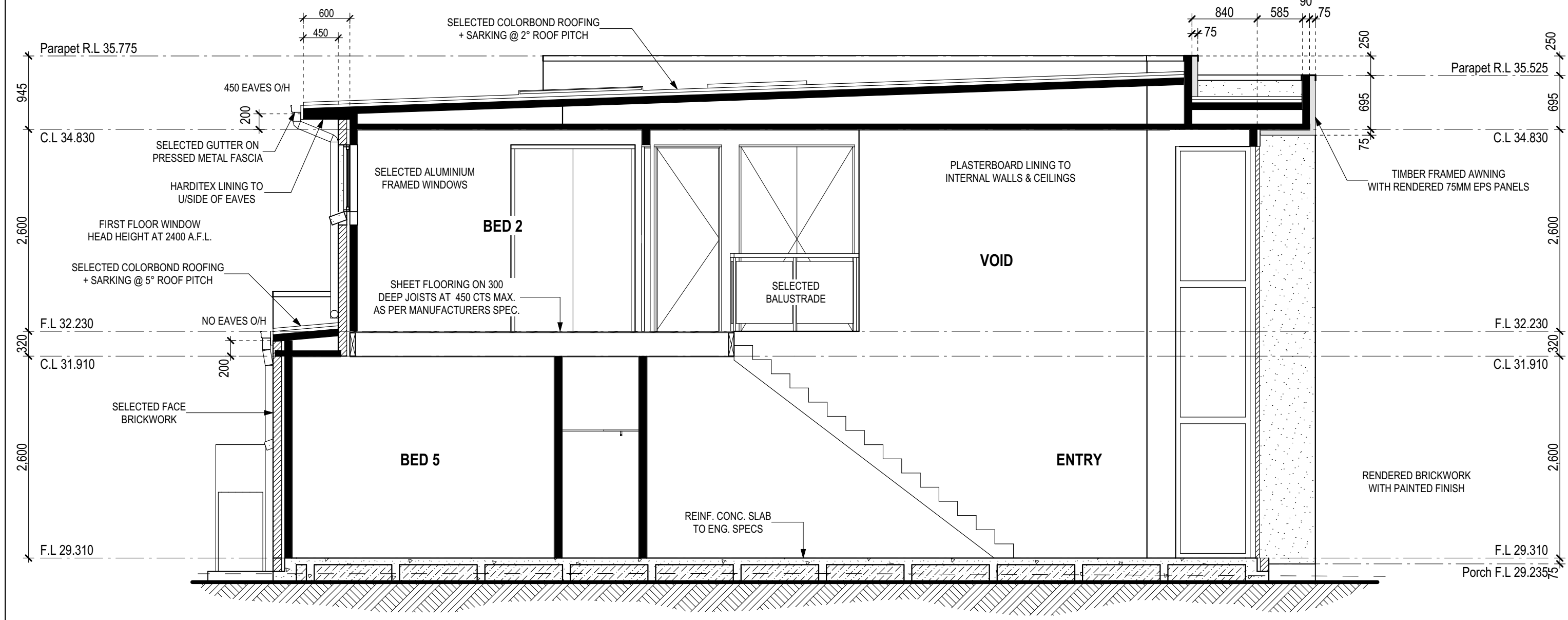
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No.2 Garden Place,
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CLIENT:		
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SHEET SIZE: A2	LGA: Canterbury-Bankstown	SHEET: 7 of 10

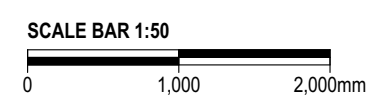
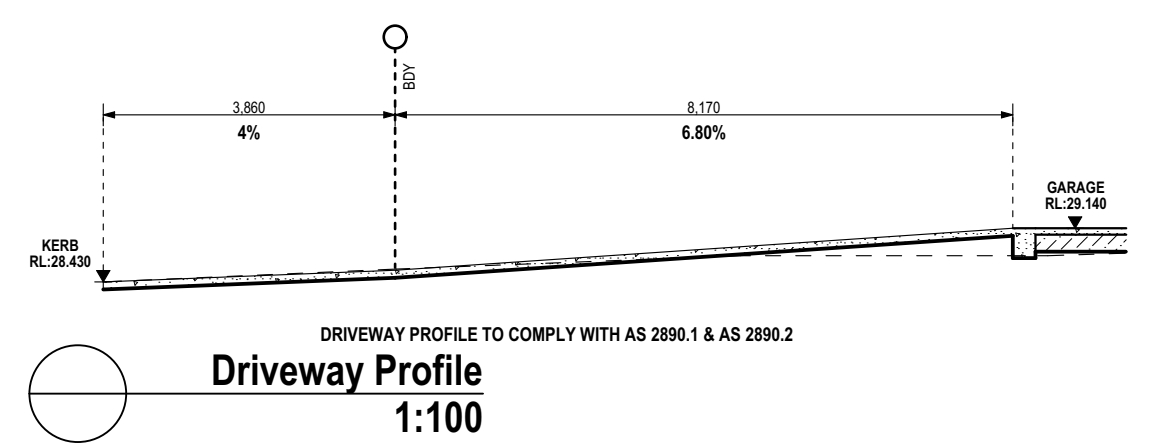
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Section 01
1:50



Section 02
1:50



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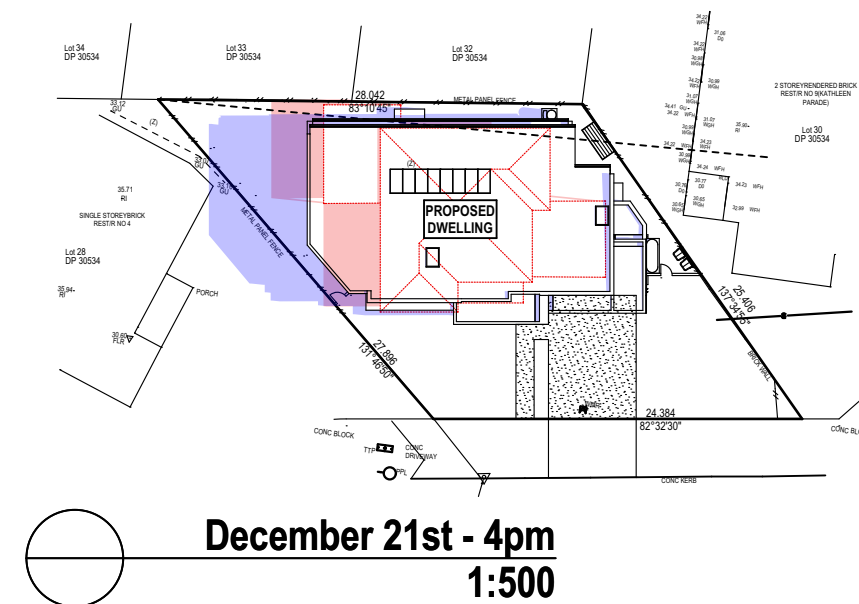
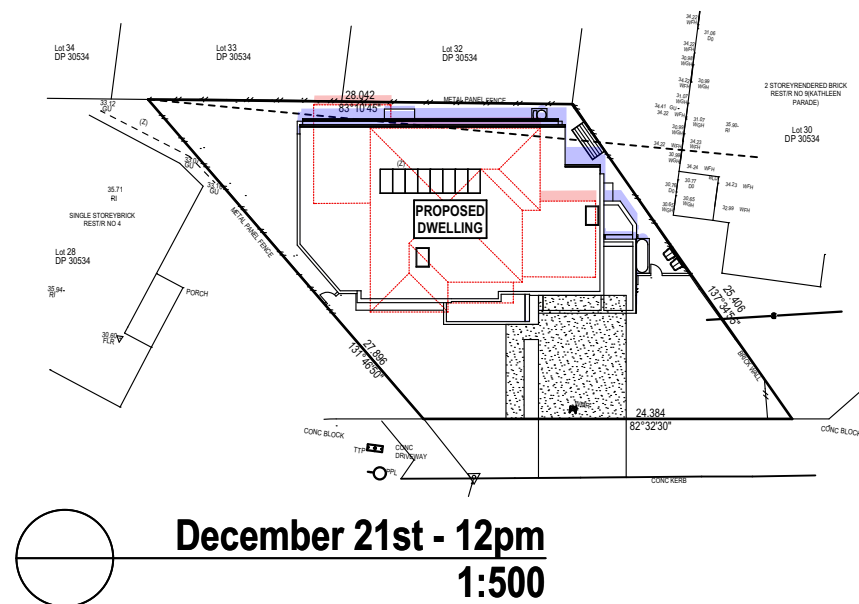
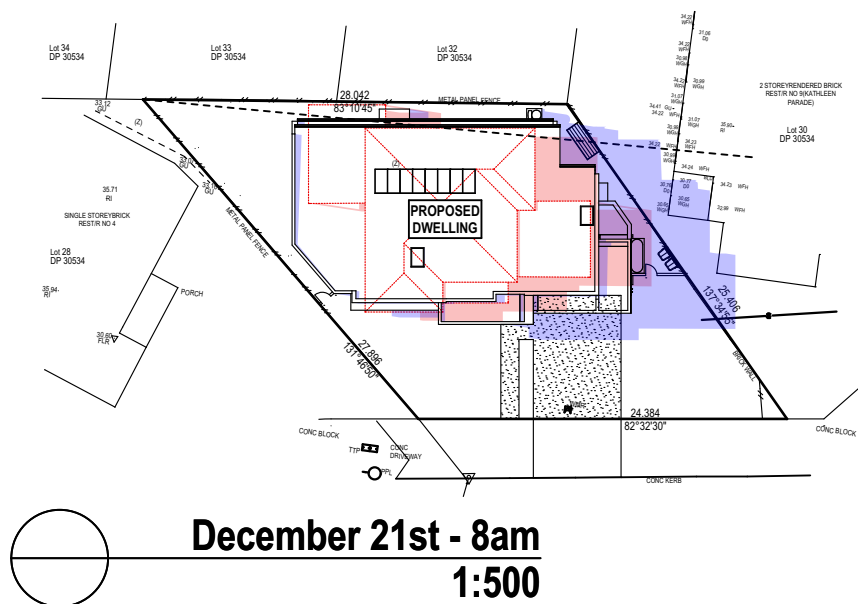
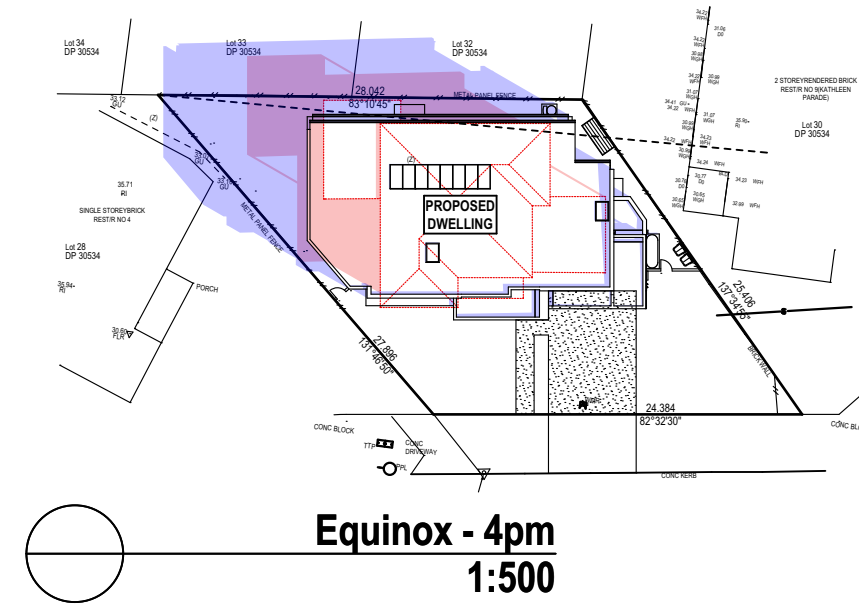
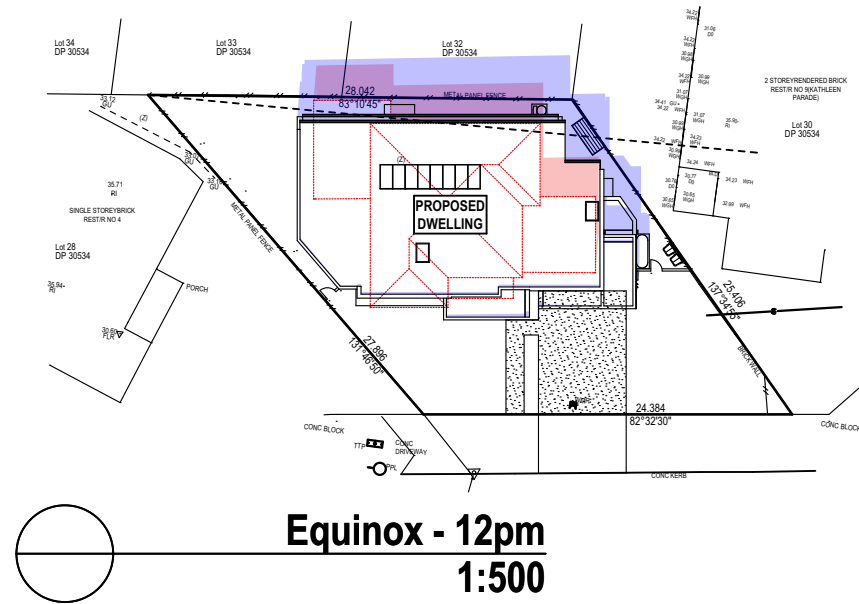
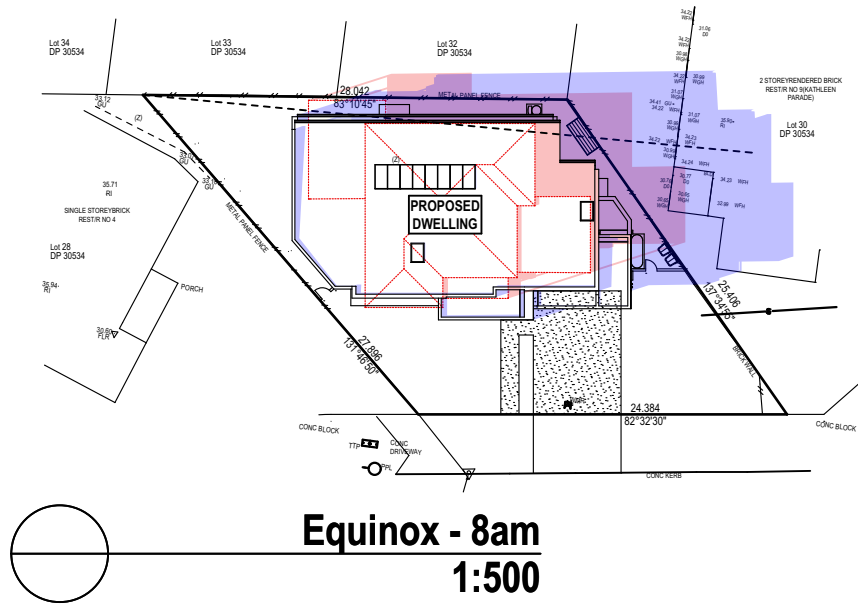
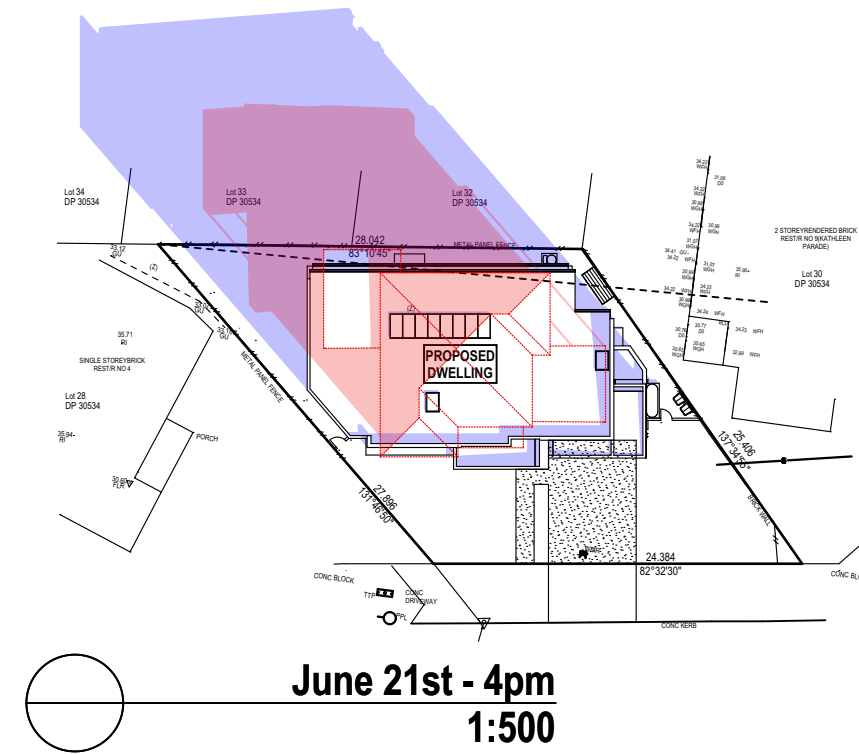
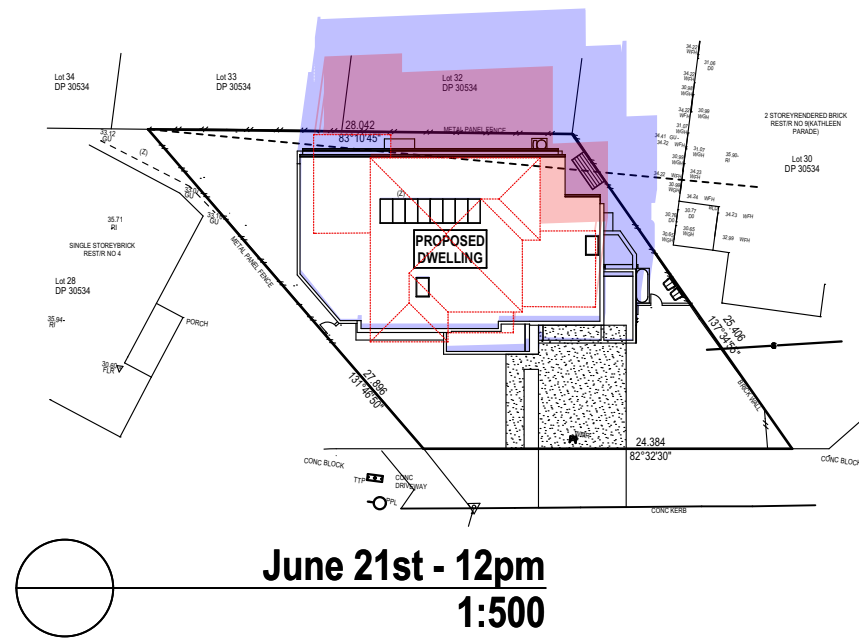
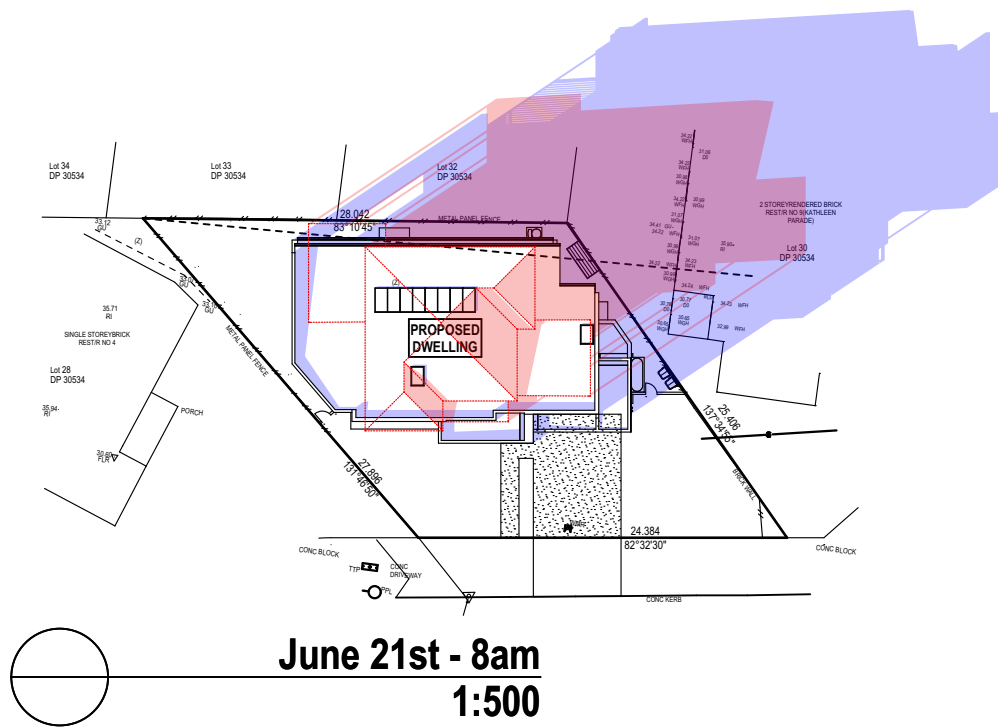
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PROPOSED: Two Storey Dwelling

AT: Lot: 29, DP: 30534
No.2 Garden Place,
Picnic Point NSW 2213

CLIENT:		
Marcello Bortone		
JOB NO: 240109	DATE: 18.11.24	DRAWN: MT
Sheet Size: A2	LGA: Canterbury-Bankstown	Sheet: 8 of 10

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SHADOWS LEGEND

SHADOWS CAST BY EXISTING DWELLING TO BE DEMOLISHED

SHADOWS CAST BY PROPOSED DWELLING

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AT: Lot: 29, DP: 30534
No.2 Garden Place,
Picnic Point NSW 2213

CLIENT: Marcello Bortone

JOB NO: 240109

DATE: 18.11.24

DRAWN: MT

SHEET SIZE: A2

LGA: Canterbury-Bankstown

SHEET: 9 of 10

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Single Dwelling

Certificate number: 1780197S_02

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: Monday, 20 January 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	Dwelling @ 2 Garden Place, Picnic Point_02	
Street address	2 GARDEN Place PICNIC POINT 2213	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP30534	
Lot no.	29	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 79	Target 72
Materials	✔ -47	Target n/a

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	143	nil:not specified	nil	
floor - above habitable rooms or mezzanine, particle board; frame: timber - untreated softwood..	127	nil:none	nil	
floor - suspended floor above garage, particle board; frame: timber - untreated softwood.	35	nil:none	nil	
garage floor - concrete slab on ground, waffle pod slab.	38	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.	24	fibreglass batts or roll	nil	
internal wall shared with garage: plasterboard; frame: timber - untreated softwood.	29	nil:none	nil	
internal wall: plasterboard; frame: timber - untreated softwood.	206	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	245	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

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Skylight no.	Maximum area (m²)	Skylight specification	Shading device
S01	1.11	aluminium, single clear (U: <=7.3, SHGC: 0.75 - 0.83)	no shading
S02	1.11	aluminium, single clear (U: <=7.3, SHGC: 0.75 - 0.83)	no shading

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
GW02	5300.00	2640.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 600 mm, 145 mm above head of window or glazed door	not overshadowed
GW03	2400.00	3250.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 500 mm, 125 mm above head of window or glazed door	not overshadowed
FW14	2400.00	1280.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 1920 mm, 125 mm above head of window or glazed door	not overshadowed
FW08	2050.00	3250.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 325 mm, 125 mm above head of window or glazed door	not overshadowed
FD02	2400.00	3250.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 1180 mm, 125 mm above head of window or glazed door	not overshadowed
East facing					
GW04	2400.00	2170.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 3635 mm, 0 mm above head of window or glazed door	not overshadowed
GD01	2400.00	5650.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 3960 mm, 0 mm above head of window or glazed door	not overshadowed
FW09	2050.00	850.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 3315 mm, 125 mm above head of window or glazed door	not overshadowed
FW10	2400.00	610.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 3960 mm, 125 mm above head of window or glazed door	not overshadowed
FD03	2400.00	3250.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 3960 mm, 125 mm above head of window or glazed door	not overshadowed
South facing					
GW05	430.00	1450.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	none	not overshadowed
GW06	860.00	2410.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	none	not overshadowed
FW11	860.00	2410.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 330 mm above head of window or glazed door	not overshadowed
FW12	860.00	2410.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 330 mm above head of window or glazed door	not overshadowed
FW13	1030.00	570.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 425 mm above head of window or glazed door	not overshadowed
West facing					
GW01	5300.00	960.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	solid overhang 2400 mm, 145 mm above head of window or glazed door	not overshadowed
GW07	1030.00	850.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	none	not overshadowed

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