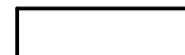







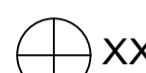
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LEGEND

-  200MM DINCEL WALL
-  250MM BRICK VENEER CONSTRUCTION
-  270MM DOUBLE BRICK CONSTRUCTION
-  110MM SINGLE BRICK CONSTRUCTION
-  110MM STUD WALL
-  200MM BLOCK WALL CONSTRUCTION

EX XXXX EXISTING NATURAL GROUND LEVELS

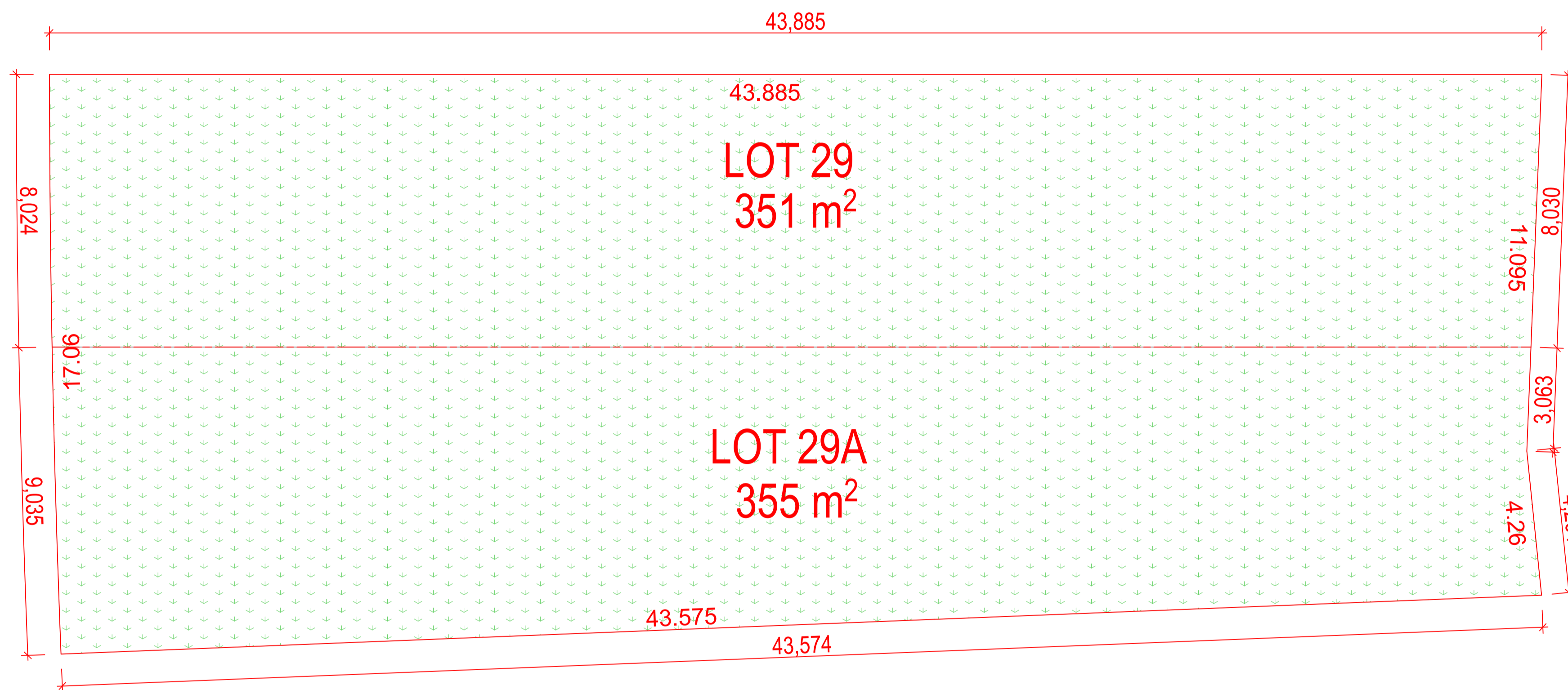
 SET DOWN IN BATHROOMS

 SSL - STRUCTURAL SLAB LEVEL

 EXISTING STRUCTURES TO BE DEMOLISHED.

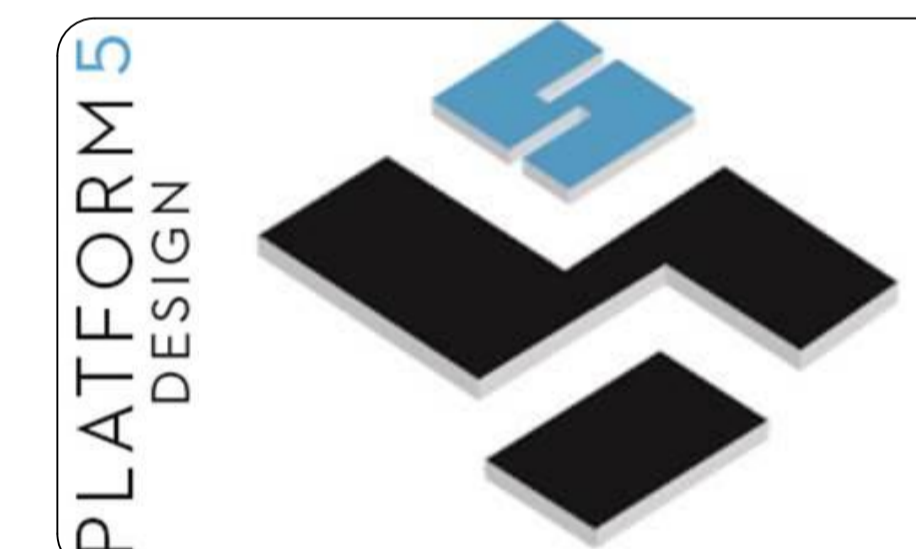
GENERAL NOTES:

1. Written dimensions to take precedence over scale.
2. Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction.
3. Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
5. All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
6. Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.8.
7. Retaining walls are required to be engineer designed and certified where required.
8. All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
9. All drawings are to be read in conjunction with the Engineer's Structural Drawings.
10. All windows and glazing to comply with A.S. 1288 & A.S. 2047.
11. Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
12. Engineer to provide design to address footings if built in close proximity to sewer, stormwater easements.
13. Vehicular crossover to be constructed as per Council requirements.
14. Articulated joints in accordance with BCA 3.3.1.8 (Vol2)
15. Ventilation to air to be an exhaust fan in accordance with BCA-44.5 & As-1668.2
16. Provide cold water connection & gpo to dishwasher space
17. Hotwater system to comply with A.S.3500
18. Downpipes to be a maximum 12m spacing and adjacent to valley intersections
19. Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement



SUBDIVISION PLAN
 SCALE 1:100

SUBDIVISION CALCULATIONS	
29 GREGORY STREET, YAGOONA	
29 GREGORY STREET, YAGOONA EXISTING SITE AREA = 705 m ² D P 35667 LOT 258	
29 GREGORY STREET, YAGOONA PROPOSED SITE AREA = 351 m ² D P 35667 LOT 258	29a GREGORY STREET, YAGOONA PROPOSED SITE AREA = 351 m ² D P 35667 LOT 258



GREYSTANES, NSW, SYDNEY - 2134-
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PROJECT TITLE
 29 GREGORY STREET, YAGOONA - NSW

CLIENT
 MR. CHARBEL TAOUK

REV	DESCRIPTION	DATE
A01	DRAFT ISSUE FOR REVIEW	24/10/2024
B01	ISSUE TO CONSULTANTS	12/12/2024
C01	ISSUE TO COUNCIL FOR DA APPROVAL	27/12/2024
D01	ISSUE TO COUNCIL FOR DA APPROVAL	29/01/2024

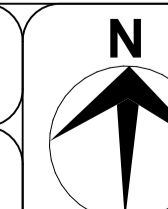
DRAWING TITLE: **SUBDIVISION PLAN** PROJECT NUMBER: **24-002**

DRAWING NUMBER: **DA1004**

DATE OF ISSUE: **27/12/2024**

D01

SCALE: **AS SHOWN**



DEVELOPMENT APPLICATION