

SITE ANALYSIS

25.01.29 - 29 Gregory Street, Yagoona.pln
SCALE 1:500



EAST ELEVATION

25.01.29 - 29 Gregory Street, Yagoona.pln
SCALE 1:500



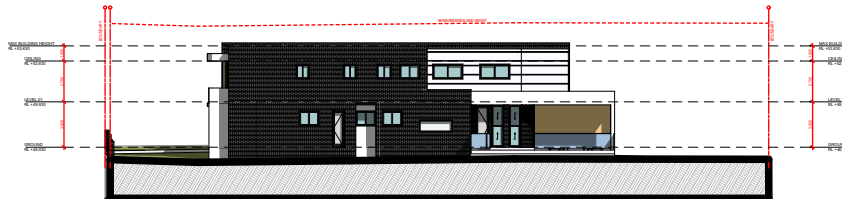
WEST ELEVATION

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NORTH ELEVATION

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SOUTH ELEVATION

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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
- 30 SET DOWN IN BATHROOMS
- ⊕ XXXX 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 maximum 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 structure 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 provided as per Engineers Details and/or in accordance with A.S. 3600 and approved by relevant authorities.
 8. All plumbing works to be carried out in accordance with A.S. 3600 and approved by relevant authorities.
 9. All drawings are to be read in conjunction with the Engineer's Structural Drawings.
 10. All anchors and plateings to comply with A.S. 1288 & A.S. 2342.
 11. Builders to comply with appropriate soil classification described in Table 3.1.1.1 BCA vol 2.
 12. Engineer to provide design to address footing/fault in close proximity to sewer, stormwater easements.
 13. Ventilation crosswall to be constructed as per Council requirements.
 14. Articulated joints in accordance with BCA 3.3.1.8 (1402).
 15. Ventilation to be in accordance with BCA 3.3.1.8 (1402).
 16. Provide cold water connection & go to dishwasher space.
 17. Ventilation system to comply with A.S. 3600.
 18. Downpipes to be a maximum 12m spacing and adjacent to valley intersections.
 19. Downpipes to be in accordance with part 3 of the BCA, joint of discharge to meet local authority requirement.

PLATFORM 5
DESIGN

GREYSTANES, NSW, SYDNEY - 2134-
EMAIL: INFO@PLATFORMFIVE.COM.AU
WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE
29 GREGORY STREET, YAGONNA - 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: **A4 Notification Plan**PROJECT NUMBER: **24-002**

DRAWING NUMBER: **DA6304**

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

D01

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION