

PROPOSED DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A DUAL OCCUPANCY WITH ASSOCIATED POOLS @ 29 GREGORY STREET, YAGOONA



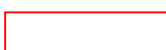

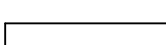

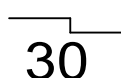




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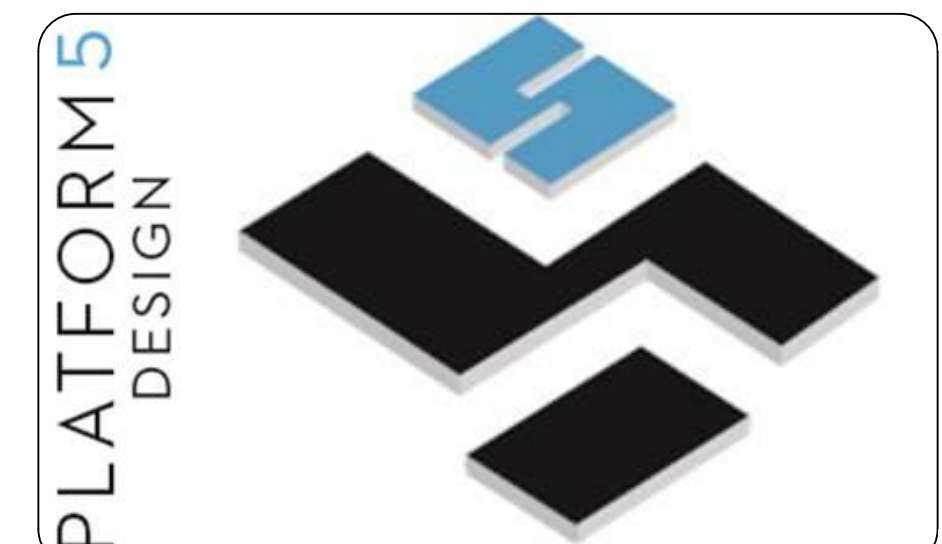
Do not scale drawings
Verify all dimensions on site

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 |
|  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 conditions and site set out dimensions prior to commencing 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 concerns.
5. All structures and site drainage to be subject to the Engineers details and certification where required by Council.
6. All Cuts and Fills to be provided as per Engineers Details and/or in accordance with AS 2868 Clause 3.3
7. Retaining walls are required to be engineer designed and certified where required.
8. All plumbing works to be strictly in accordance with AS 3500 and approved by relevant authority
9. All drawings are to be read in conjunction with the Engineer's Structural Drawings.
10. All windows and glazing to comply with AS 1298 & AS 3047.
11. Batter to be in accordance with the Engineering description in table 3.1.1 BCA V2
12. Engineer to provide design to address footings if built in close proximity to sewer, stormwater easements.
13. Vehicle access/way to be constructed as per Council requirements
14. Articulated pits in accordance with BCA 3.3.16 (Voz)
15. Ventilation to be to an exhaust fan in accordance with BCA 4.5 & AS 1668.2
16. Provide hot water circulation & gas to hot water heater space
17. Hot water system to comply with AS 3500
18. Downpipes to be a maximum 12m spacing and angled to valley intersections
19. Drains to be in accordance with AS 1546 and AS 1547
20. All works to meet local authority requirement



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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:

SITE LOCATION & ANALYSIS

PROJECT NUMBER:

24-002

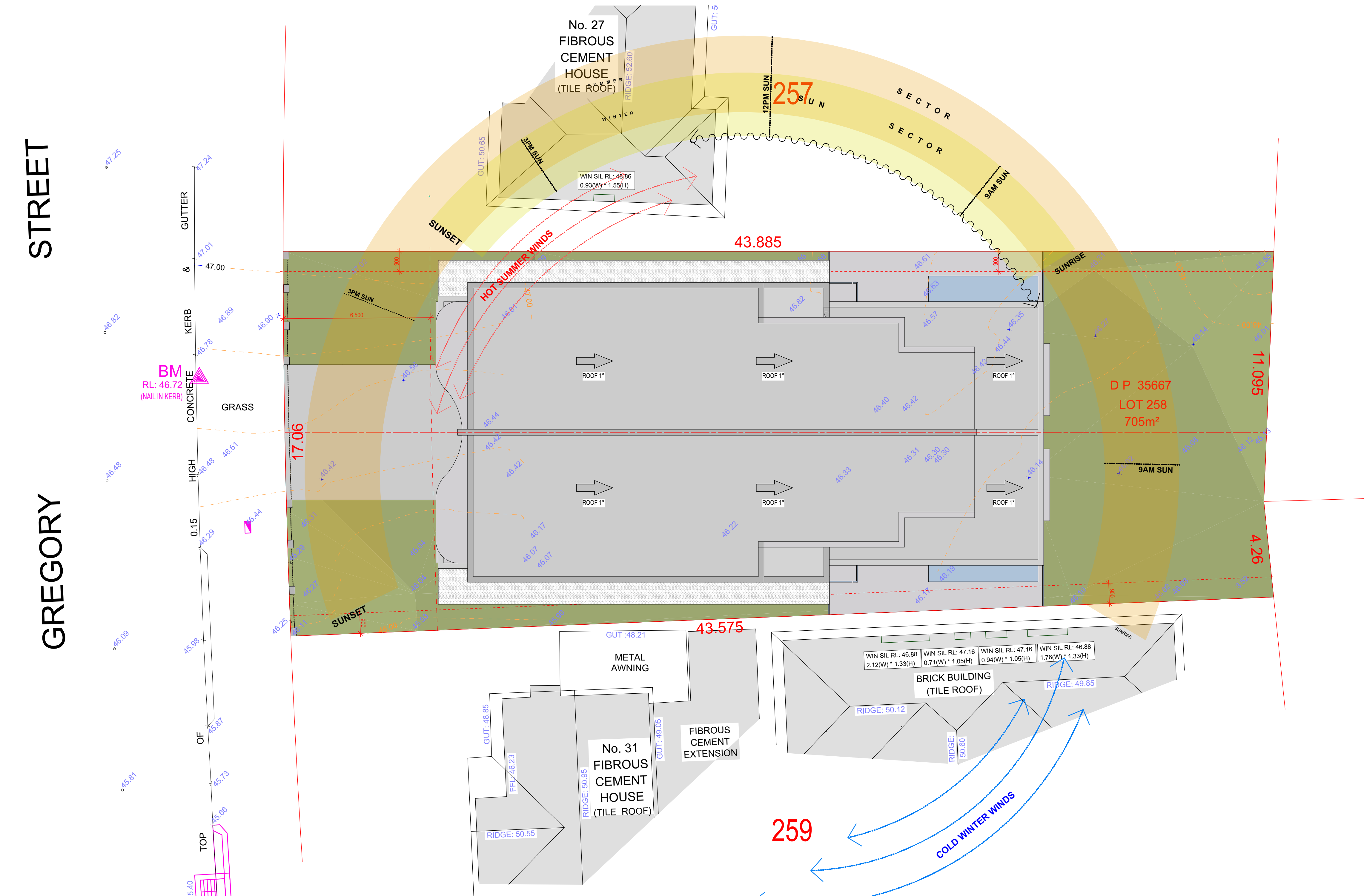
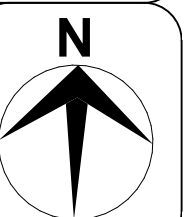
DRAWING NUMBER: **DA1001**

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

D001 Y

SCALE: AS SHOWN

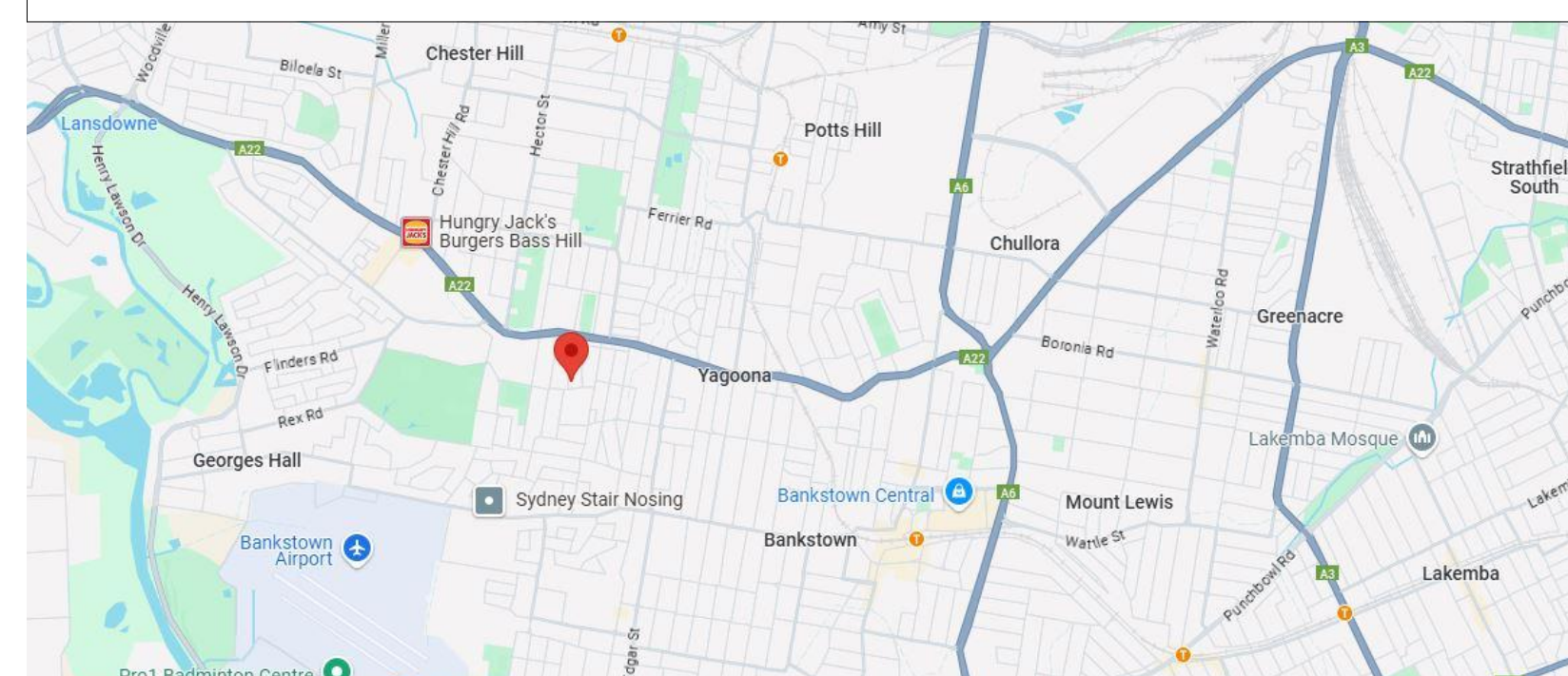
DEVELOPMENT APPLICATION



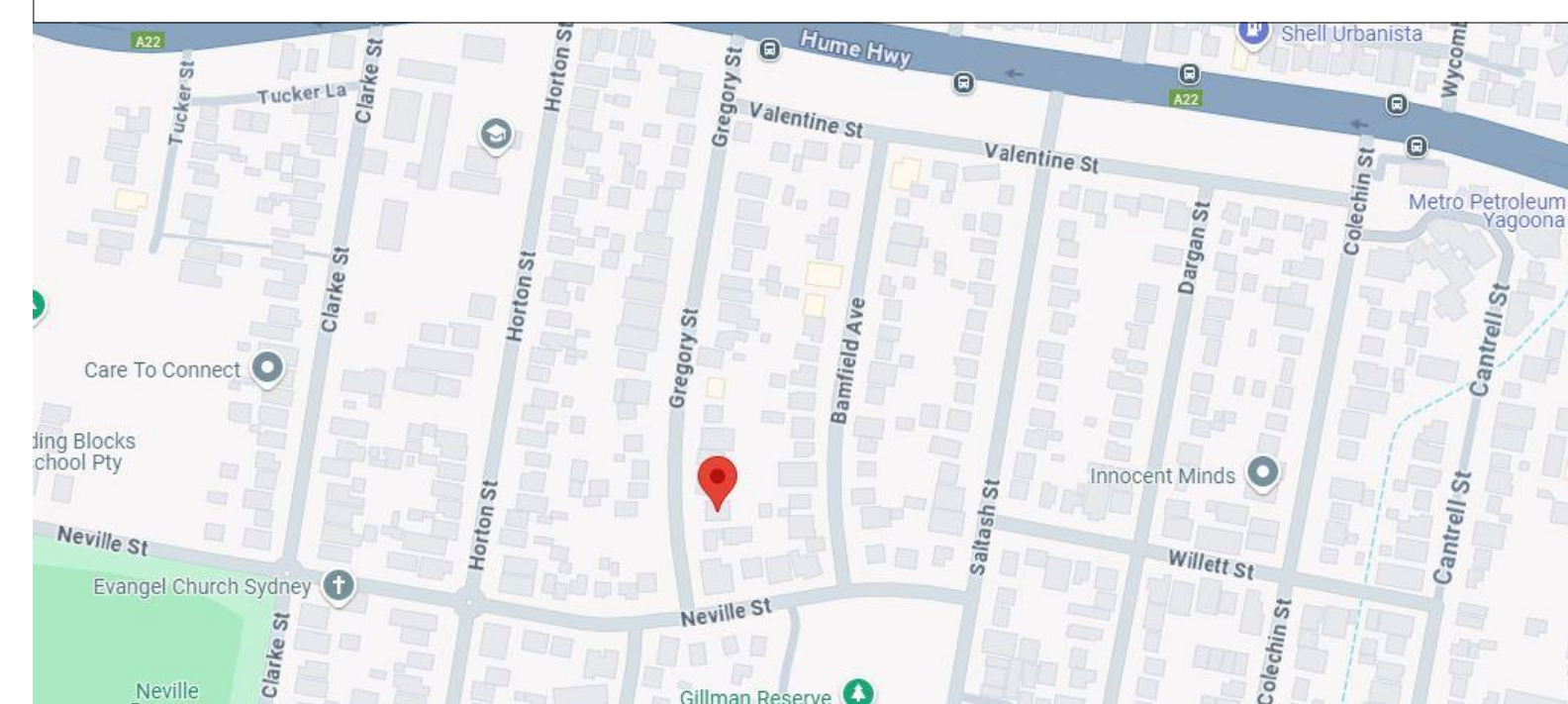
SITE ANALYSIS

25.01.20 - 29 Gregory Street, Yagoona.nh
SCALE 1:100

MACRO SITE ANALYSIS



MICRO SITE ANALYSIS



SUBDIVISION CALCULATIONS

29 GREGORY STREET, YAGOONA

29 GREGORY STREET, YAGOONA
EXISTING

LOT 258

29 GREGORY STREET, YAGOONA
PROPOSED
SITE AREA = 351 m²

DP 35667
LOT 258

**GREGORY STREET, YAGOONA
PROPOSED
SITE AREA = 351 m²**

D P 35667
LOT 258