
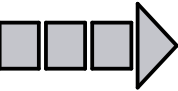



SITE ANALYSIS LEGEND



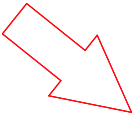
TRAFFIC NOISE




RESIDENTIAL PEDESTRIAN ACCESS POINTS



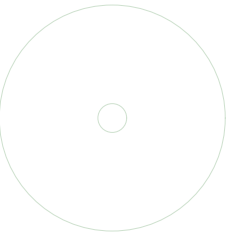
VEHICULAR ACCESS



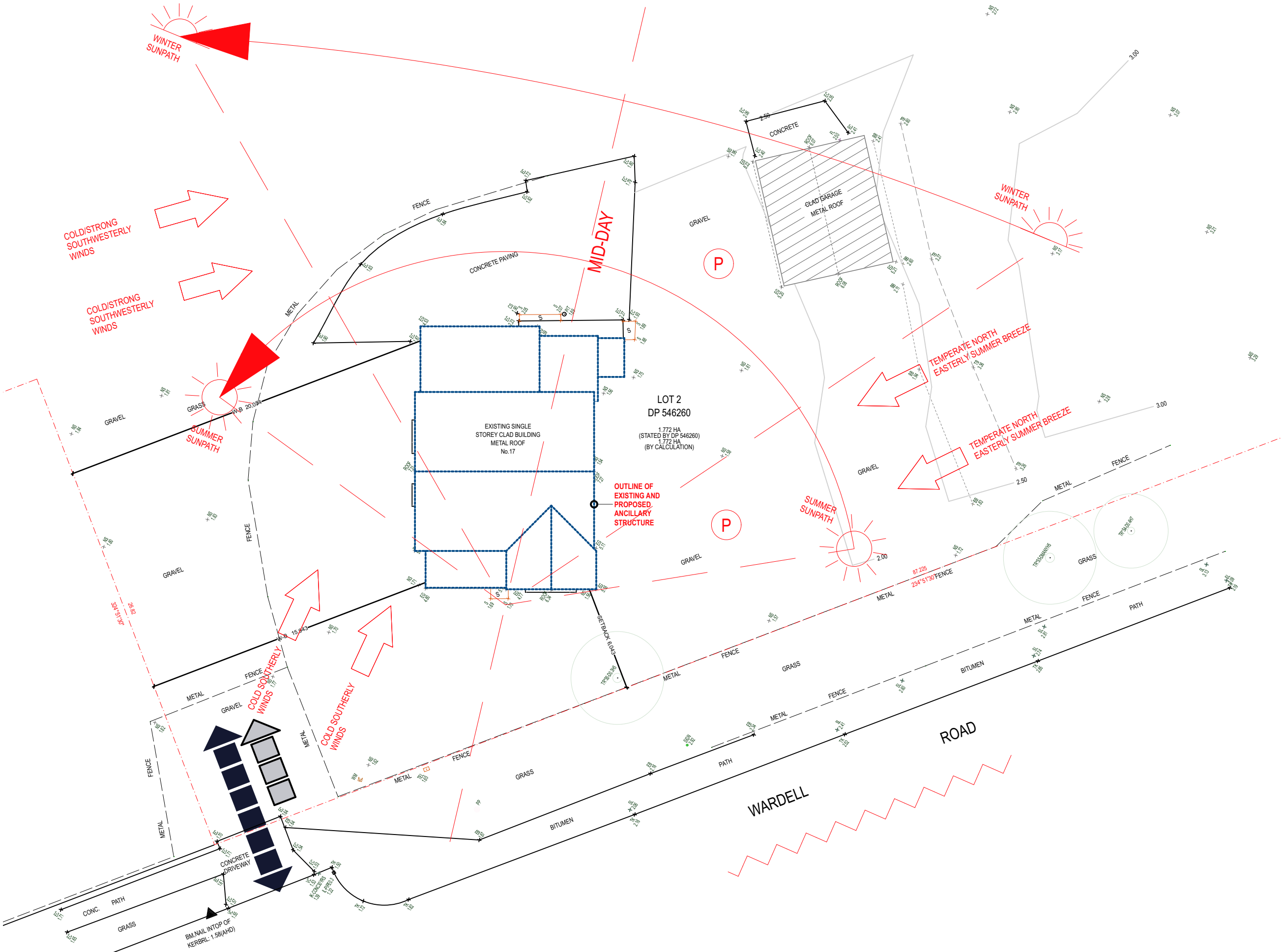
PREVAILING WIND/ BREEZE DIRECTION



PRIVATE OPEN SPACE



SIGNIFICANT TREES & SHRUBS



SITE ANALYSIS
PLAN 1:200

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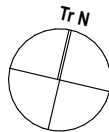
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CLUB
17 WARDELL ROAD EARLWOOD .
NSW
client

LIFTING OF EXISTING ANCILLARY STRUCTURE
TO ABOVE APPROVED FLOOD LEVEL
project
17 WARDELL ROAD
EARLWOOD
address

Ergo Designs P/L
building designers and consultants
334A homer st earlwood nsw 2206 ph: 9558 1233
e-mail: ergo-des@bigpond.net.au

bdaa
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BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP0001890



SITE ANALYSIS PLAN

drawing
125-173
project
A01
drawing no.
A
issue
31/1/25

ESD NOTES

WATER CONSERVATION

SELECTED WATER DEVICES TO ALL NEW WORKS
AREAS WITH THE FOLLOWING STAR RATINGS

ITEM	RATING
BATHROOM BASIN TAPS	3 STAR
BATHROOM BATH TAPS	3 STAR
SHOWER ROSE & MIXER	3 STAR
WC FLUSH SYSTEM	4 STAR
LAUNDRY TAPS	3 STAR

THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S INSTALLATION AND LABELLING OF PIPES TO BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES.

ENERGY CONSERVATION

THE BUILDING IS TO BE LIFTED UP AND FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM:

ITEM	REQUIREMENT
EXTERNAL WALLS	TIMBER WALLS
INTERNAL WALLS	TIMBER FRAME
FLOOR TYPE	TIMBER FRAME
WINDOW & FOLD. DOOR	ALUM FRAME WITH
GLASS TYPE	6.82mm LAMINATED GLAZING.
ROOF TYPE	METAL PITCHED ROOF.
ROOF INSULATION	FOIL SISALATION
CEILING INSULATION	TO BASIX CERTIFICATE
WALL INSULATION	TO BASIX CERTIFICATE
EXTERNAL WALL COLOUR	LIGHT COLOUR
ROOF CLADDING COLOUR	LIGHT COLOUR
WEATHER STRIPPING	TO ALL DOORS AND

ROOF VENTILATION	STANDARD
HOTWATER UNIT	SOLAR H/W UNIT
AIR CONDITIONING FOR	SINGLE PHASE WITH
HEATING AND COOLING	< 3.0 EER &
OF BEDROOMS AND	DAY/NIGHT ZONING
LIVING ROOMS	BETWEEN BEDROOM

BATHROOM EXHAUST INDIVIDUAL FAN
DUCTED TO FACADE
OR ROOF WITH
MANUAL SWITCH ON/OFF

LAUNDRY VENTILATION NATURAL
VENTILATION ONLY

LIGHTING: ALL FITTINGS AT LEAST 3 BEDROOMS
CAPABLE OF ACCEPTING LIVING, LOUNGE, DINING
FLUORESCENT LAMPS TO: & KITCHEN.

ALL NEW SELECTED WHITE GOODS AND OTHER PRIME COST ELECTRICAL APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: REFRIDGERATOR, DISHWASER, WASHING MACHINE. DRYER TO BE AT LEAST 2.5 STAR RATED. PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIDGERATOR TO MANUFACTURERS REQUIREMENTS.

ALL GAS APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: KITCHEN COOK TOP AND OVEN; AND A 3 STAR INSTANTANEOUS GAS HOT WATER SYSTEM FOR DOMESTIC HOT WATER SUPPLY.

PROVIDE EXTERNAL CLOTHES DRYING AREA AS INDICATED ON PLAN, AND RETRACTIBLE INTERNAL DRYING LINE IN LAUNDRY.

BASIX CERTIFICATE

THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH THE BASIX CERTIFICATE AND
SPECIFICATION AND REQUIREMENTS

SMOKE ALARM

(S) DENOTES

CEILING MOUNTED SMOKE ALARM CONNECTED TO MAINS
POWER SUPPLY WITH BATTERY BACK
AS PER: BCA; CLASS 1a BUILDING IN ACCORDANCE WITH
9.5.2 & 9.5.4: AS 1603; AS 1670; AS 3786 & AS 1851.8.

STORMWATER

ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3500 & COUNCIL'S REQUIREMENTS. DOWN PIPE & S/W PIPE LOCATIONS AND DOWNPIPES ARE INDICATIVE ONLY - TO BE DETERMINED BY PLUMBER.

ALL STORMWATER TO BE DISCHARGED TO THE STREET GUTTER USING NEW AND EXISTING UNDERGROUND PIPING. ALL NEW PIPING TO BE STORMWATER GRADE UPVC TO ALL RELEVANT AND CURRENT SAA CODE REQUIREMENTS.

ALL WATER RUN-OFF FROM PAVING TO BE
DIRECTED TO GRASS AREAS AND GARDEN BEDS.

REFER TO STORMWATER DRAINAGE CONCEPT
PLAN FOR FURTHER DETAILS.

TERMITE PROTECTION

PROVIDE TERMITE PROTECTION IN ACCORDANCE
WITH AS 3660.1 - 2000. PROVISIONS IN THIS DESIGN
INCLUDE:

- PESTICIDE RETICULATION SYSTEM BELOW THE GROUND SLAB WITH FREQUENT CHEMICAL INJECTION SERVICE TO MANUFACTURER'S MAINTENANCE RECOMMENDATIONS.

- WOVEN METAL MESH FABRIC LAID ACROSS
270MM BRICK WALL CAVITIES BELOW THE FLOOR
STRUCTURE LEVEL.




REFER TO SECTIONS FOR FURTHER DETAILS

SLIP RESISTANCE

ALL FLOOR SURFACES TO HAVE A SLIP-RESISTANT FINISH IN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES

WET AREA WATERPROOFING

WALLS AND FLOORS TO NEW WET AREAS
(BATHROOM & LAUNDRY) TO BE WATERPROOFED
IN ACCORDANCE WITH ALL RELEVANT AND
CURRENT SAA CODES.

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..	A	CLIENTS REVIEW	30.01.25	rev	notes	date												

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LAND ZONING	RE2-PRIVATE RECREATION (PUB.23-6-2023)
2	LOT SIZE & FRONTAGE	LOT SIZE= 1.772 HA LOT FRONTAGE = 87.225 m
3	SITE COVER 900m2 & above = 430m2	ACTUAL SITE COVER = 140.50m2
4	ANCILLARY STRUCTURE MAX. = 430.00m2 ALLOWED.	EXISTING FLOOR AREA = 101.93m2 PROPOSED ALTERATIONS =10.22m2 TOTAL ANCILLARY STRUCTURE AREA = 112.15m2
5	ANCILLARY STRUCTURE BLDNG HEIGHT MAX.= N/A	ACTUAL ANCILLARY STRUCTURE BLDNG HEIGHT = 7.428m
6	FRONT SETBACK REQUIRED = 6.0m MIN.	TO REMAIN EXISTING = 6.043m
7	SIDE S/BACK MIN.= 1.00mm	ACTUAL SIDE SETBACK MIN.= 15,943m min.
8	REAR SETBACK MIN.= 6.00m	ACTUAL REAR SETBACK = INFINITE
8	LANDSCAPED AREA MIN. = 25% = 4430 m2	ACTUAL LANDSCAPED AREA = 97.33% =17,247m2

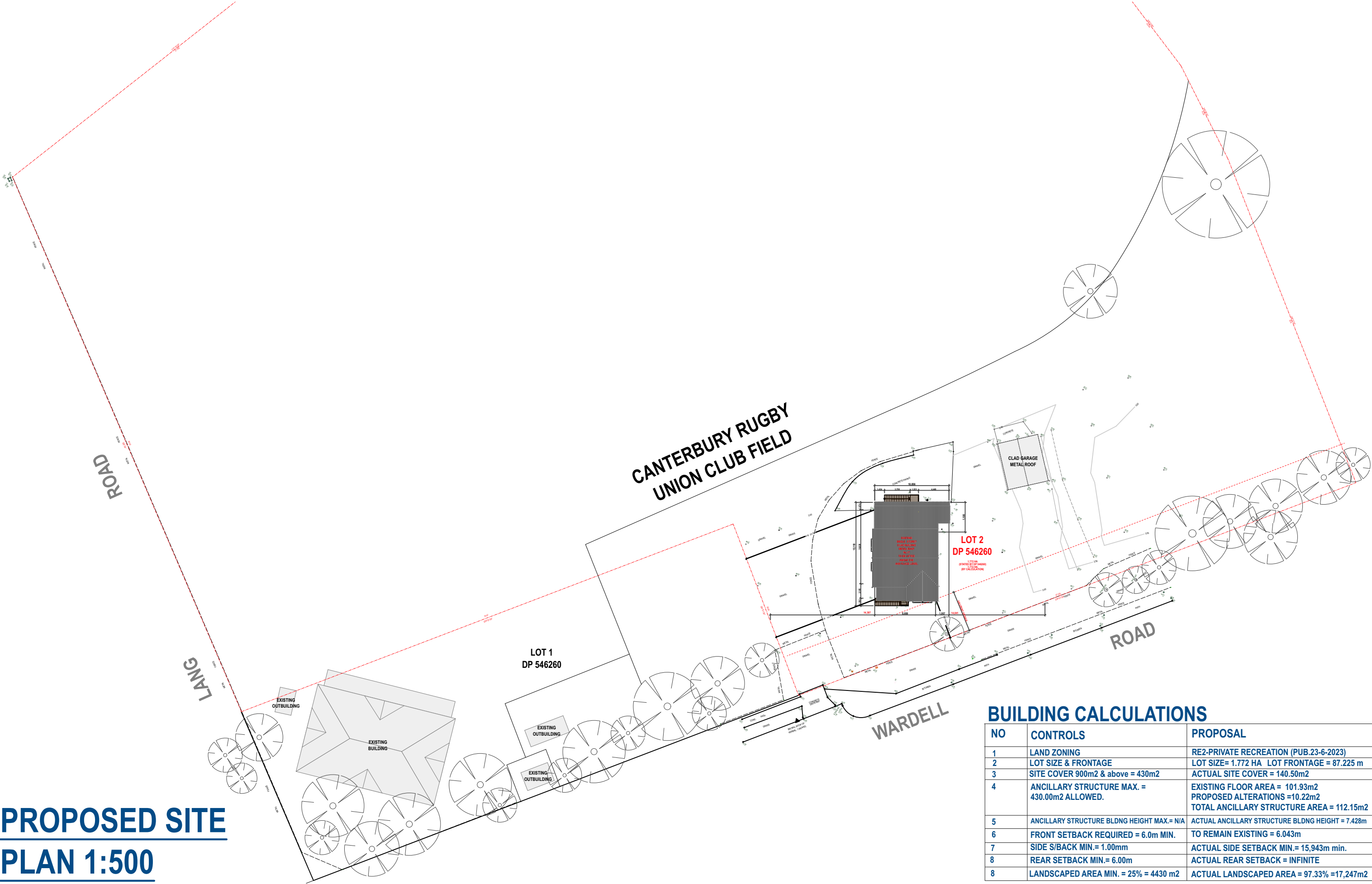
WINDOW SCHEDULE

WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION <small>STRUCTURAL OPENING CHECK ON SITE</small>	Y (VERTICAL). DIMENSION <small>STRUCTURAL OPENING CHECK ON SITE</small>	SILL HEIGHT. FROM FFL
W 01	AL. FRAME SL. WINDOW.	1200mm	1000mm	1100mm
W 02	HIGH AL. FRAME VENT WINDOW FROSTED GLASS	600mm	900mm	1500mm

DOOR SCHEDULE

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
<div> <div>D01</div> <div>D02</div> </div>	SOLID CORE W/P SWINGING DOORS	900 mm	2100mm

PROPOSED SITE
PLAN 1:500



BUILDING CALCULATIONS

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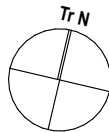
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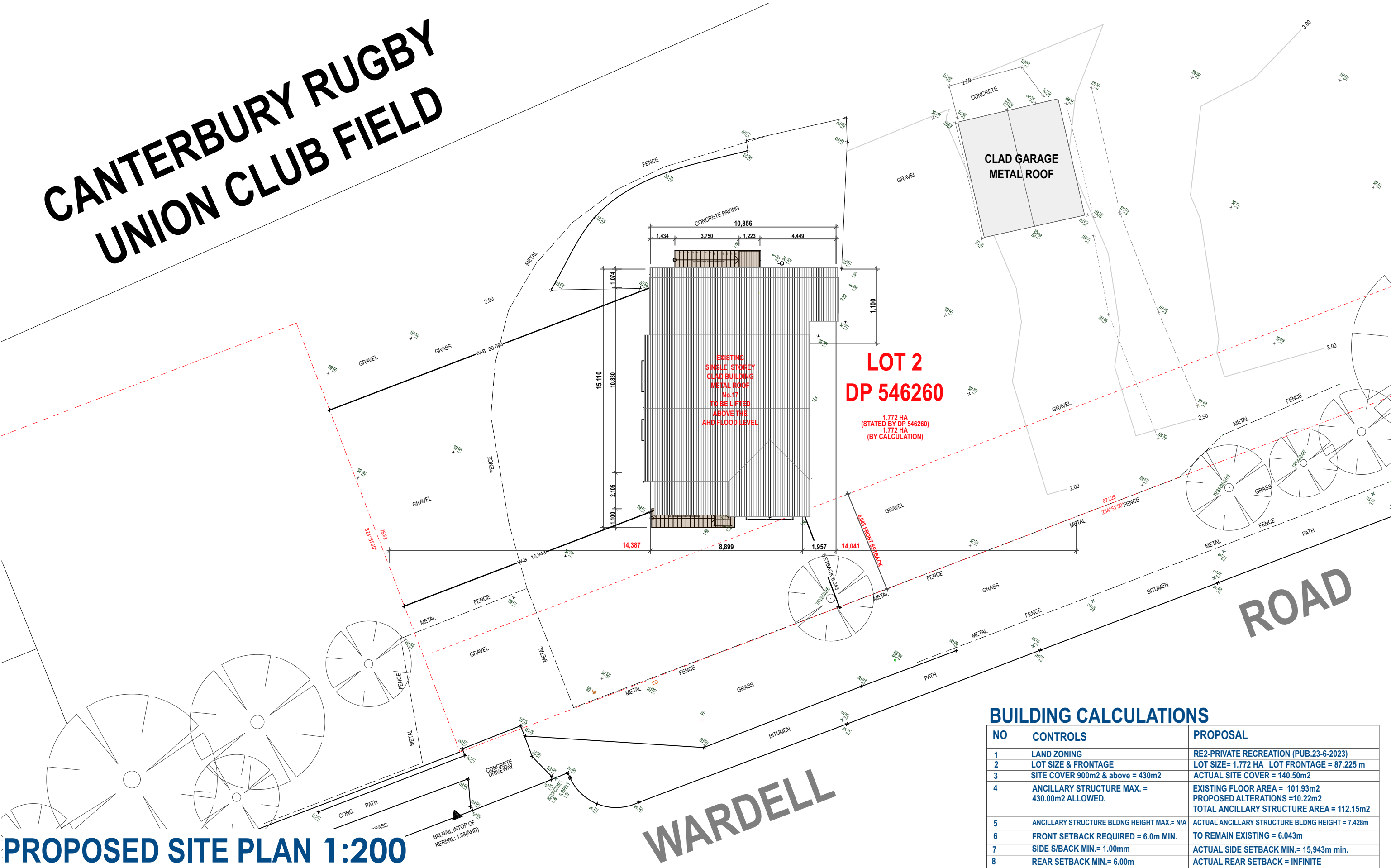
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SITE PLAN 1:500
drawing

125-173	A03	A
project	drawing no.	issue
		31/1/25

CANTERBURY RUGBY UNION CLUB FIELD



BUILDING CALCULATIONS

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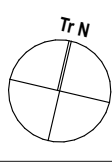
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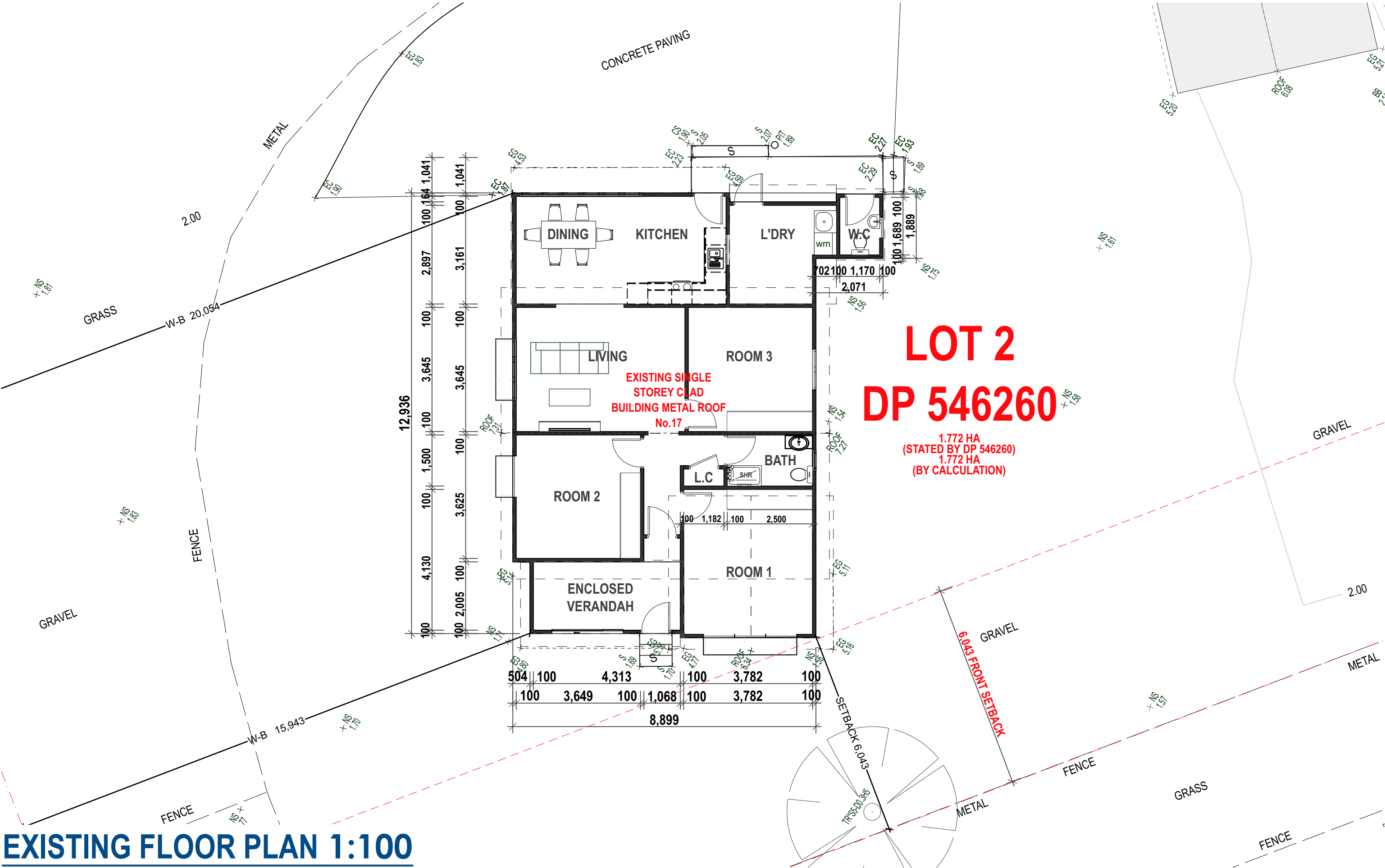
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project
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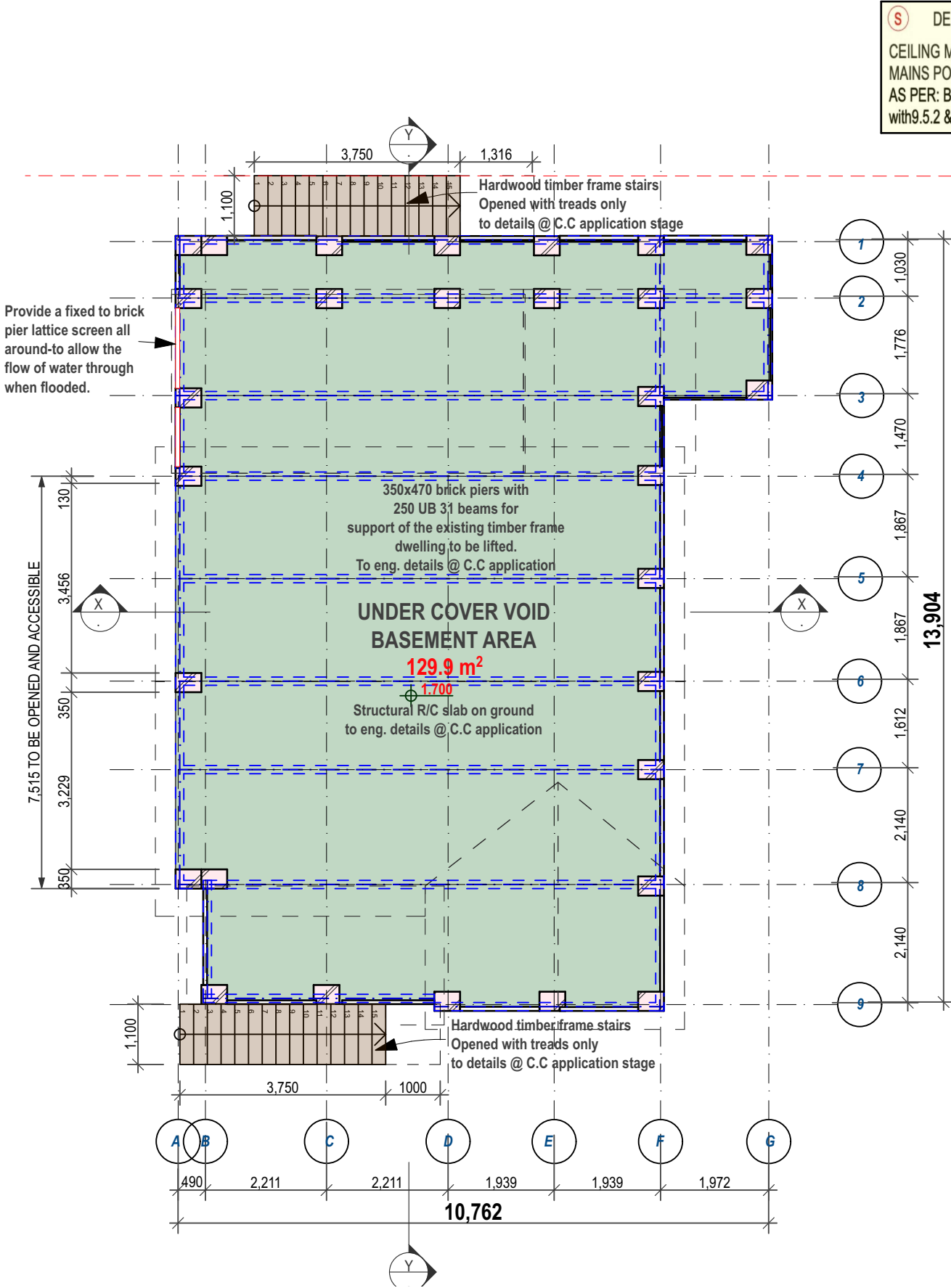


SITE PLAN 1:200
drawing
125-173
project
A04
drawing no.
A
issue
31/1/25

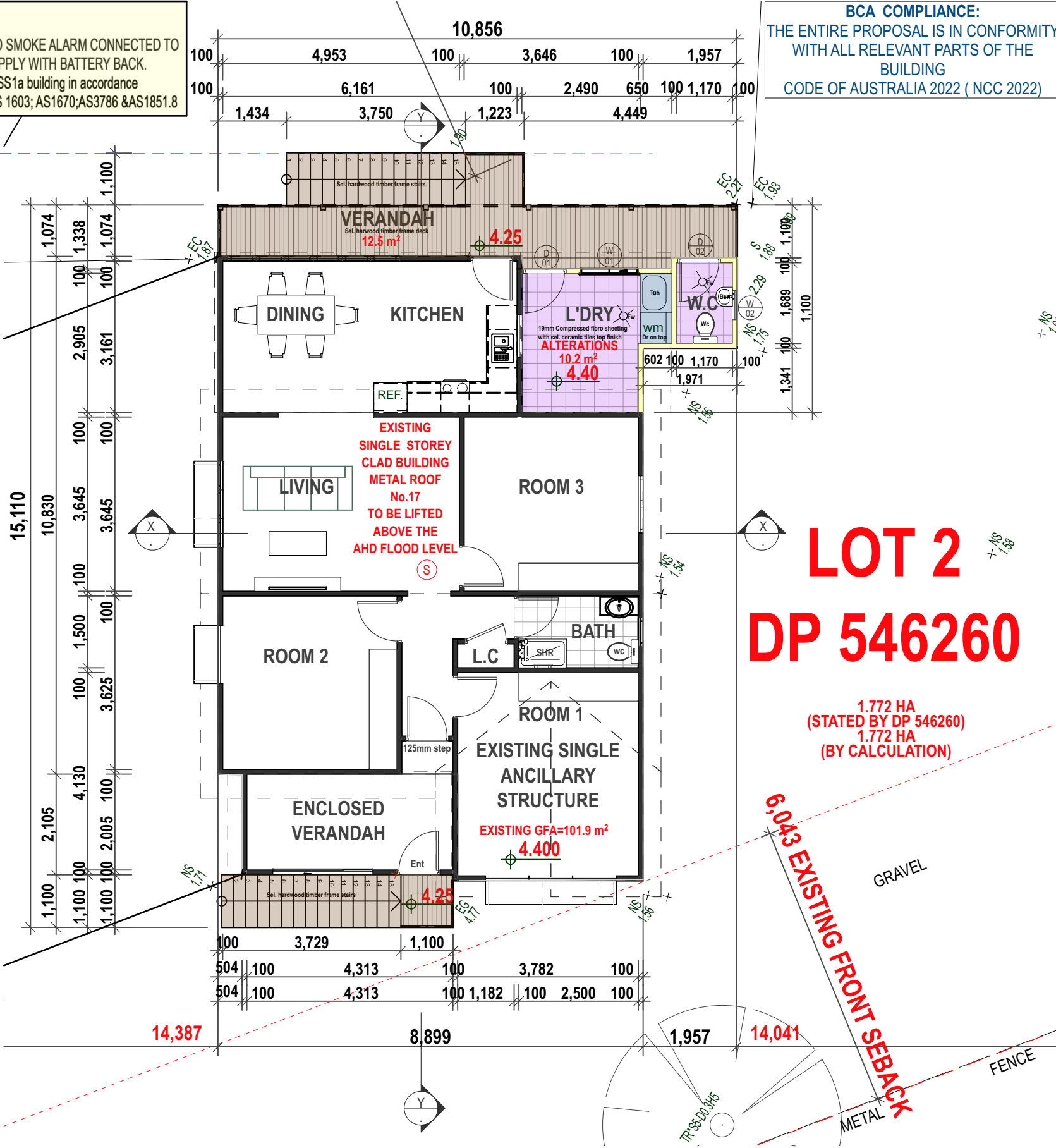


EXISTING FLOOR PLAN 1:100

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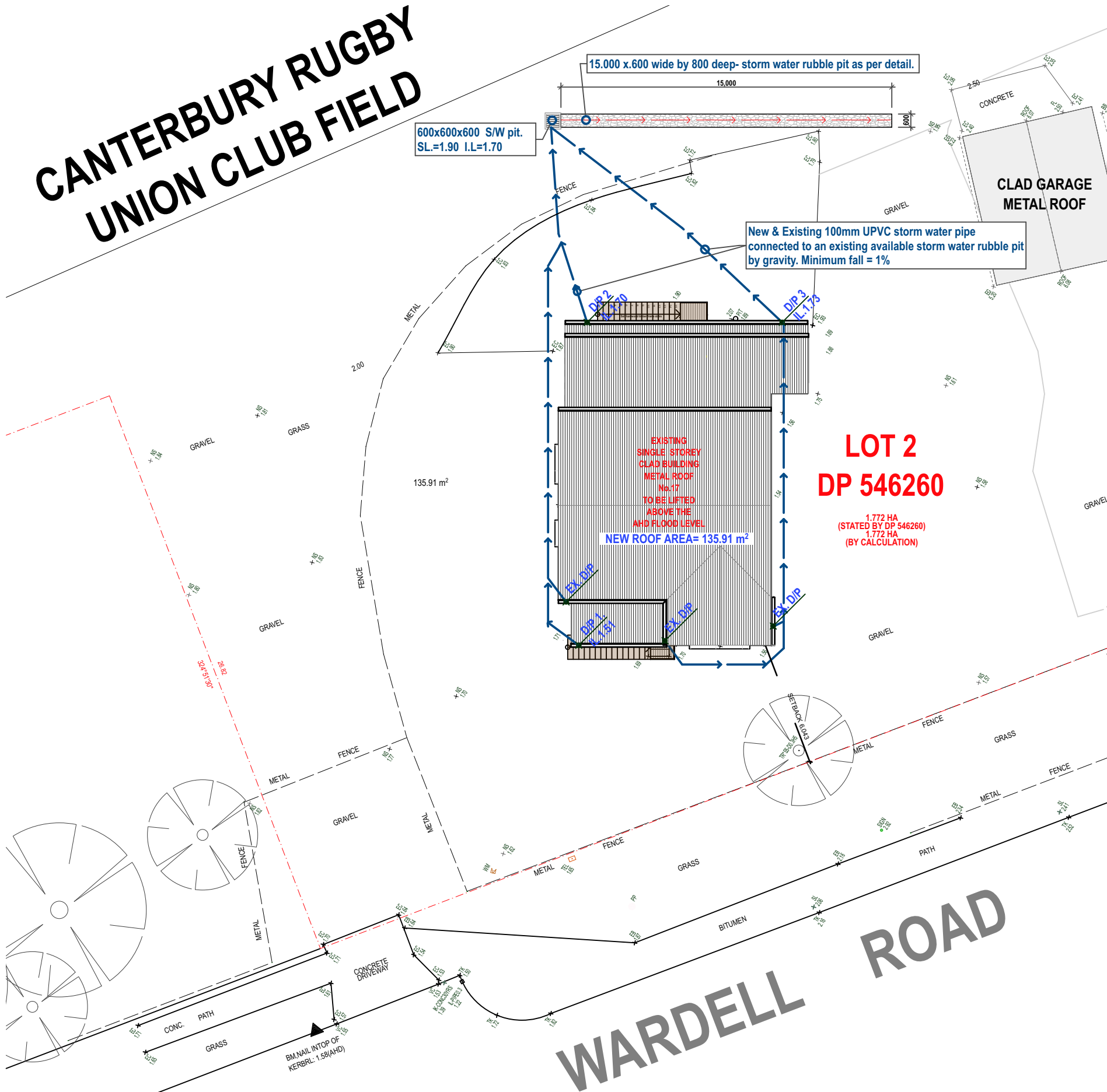


PROPOSED BASEMENT FLOOR PLAN 1:100
(NON HABITABLE)

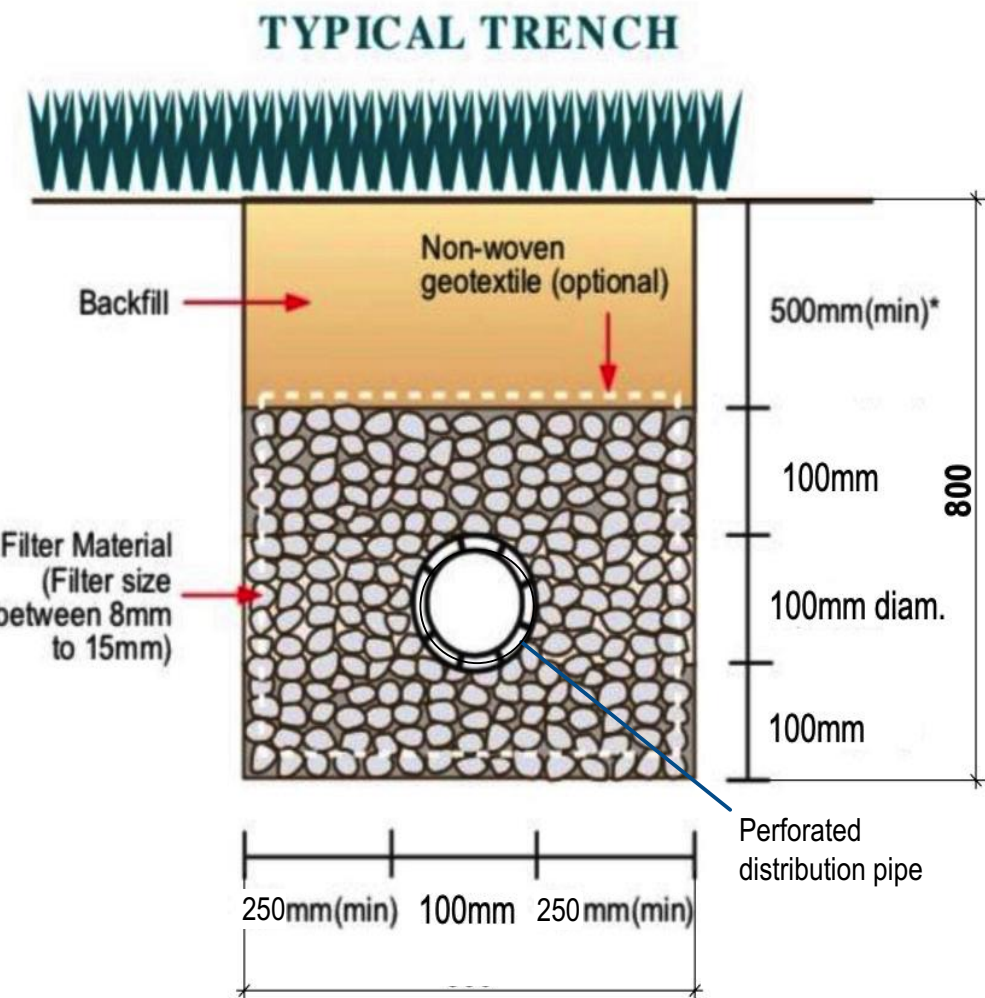


PROPOSED GROUND FLOOR PLAN 1:100







**CANTERBURY RUGBY
UNION CLUB FIELD**



STORM WATER DRAINAGE CONCEPT PLAN 1:200



**EXISTING DETAIL OF A STORM WATER
RUBBLE DRAINAGE PIT AVAILABLE
FOR THE DWELLING'S ROOF DRAINAGE
NTS**

STORMWATER NOTES	
DRAWING SYMBOL	LEGEND
	PERFORATED DISTRIBUTION PIPING
	EXISTING /PROP. UNDERGROUND STORMWATER PIPING.
	DP EXIST.DOWNPIPE - 100 DIA. NOM.
	DP PROP.DOWNPIPE - 100 DIA. NOM.
	RAIN WATER OUTLET - LINEAR GRATED SUMP 150 X 150MM NOM.
	SILT ARRESTOR - 600 X 600 X 600 NOM.

NOTES

THIS DRAWING IS INDICATIVE OF THE STORMWATER DISCHARGE DESIGN CONCEPT ONLY.

WATER RUN-OFF FROM PAVED AREAS IS TO BE ABSORBED AT THE PERIMETER GARDEN BEDS

ALL NEW STORMWATER PIPING TO BE 150MM DIA. STORMWATER GRADE UPVC - TO HYDRAULIC ENGINEER'S DETAILS

SIZING OF ALL NEW ROOF GUTTERS DOWNPIPES AND UNDERGROUND STORMWATER PIPES ARE TO BE VERIFIED BY HYDRAULIC CONTRACTOR ON SITE BEFORE THE COMMENCEMENT OF THE WORKS.

ALL STORMWATER DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS3500 & COUNCIL'S REQUIREMENTS.

EXISTING STORMWATER PIPELINES ARE TO BE INSPECTED AND RECTIFIED OR REPLACE IF REQUIRED BY HYDRAULIC CONTRACTOR.

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17 WARDELL ROAD EARLWOOD .
NSW

**LIFTING OF EXISTING ANCILLARY STRUCTURE
TO ABOVE APPROVED FLOOD LEVEL**

project

17 WARDELL ROAD

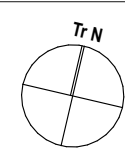
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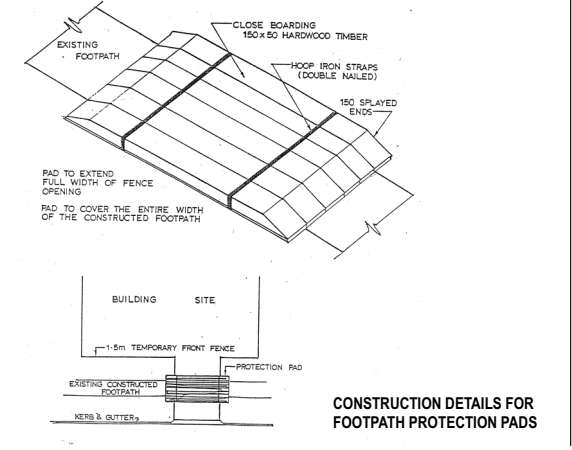
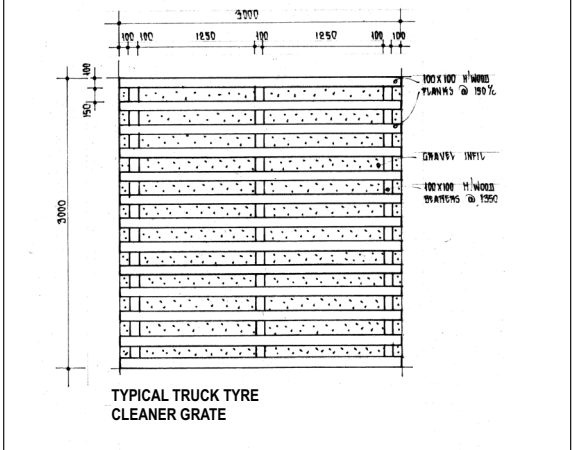
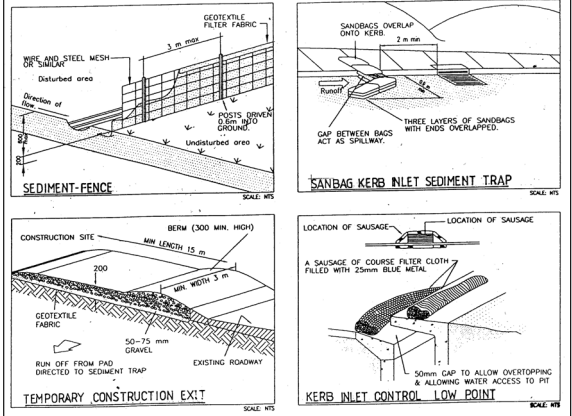
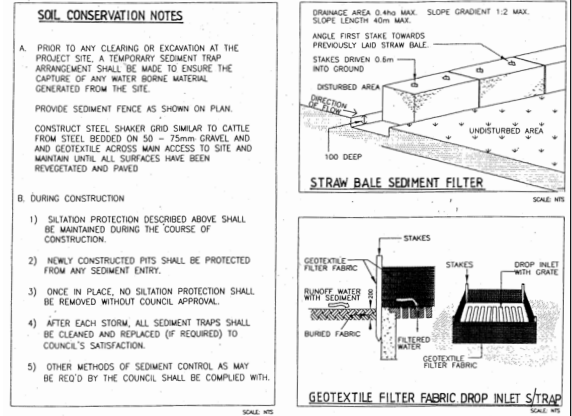
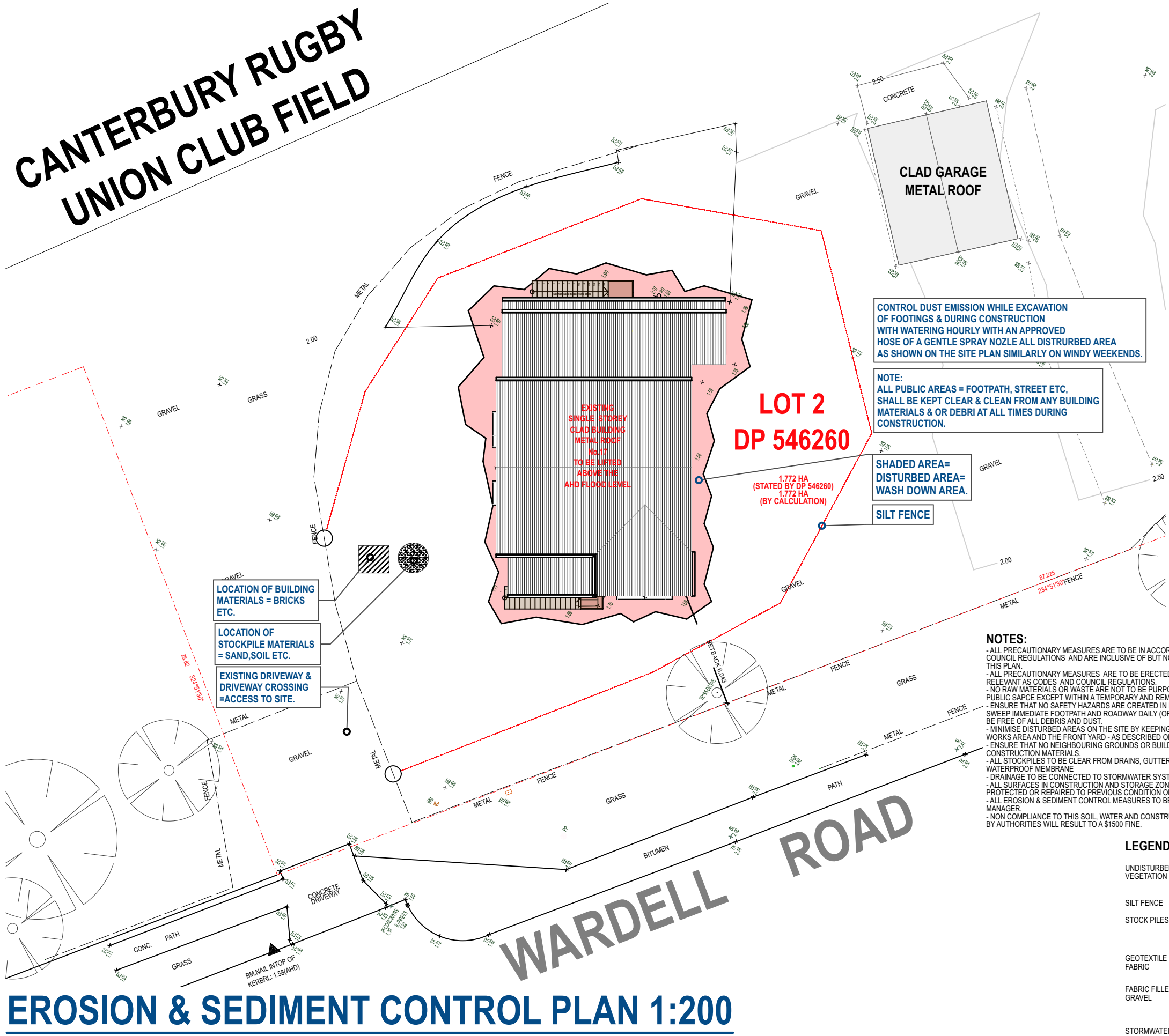


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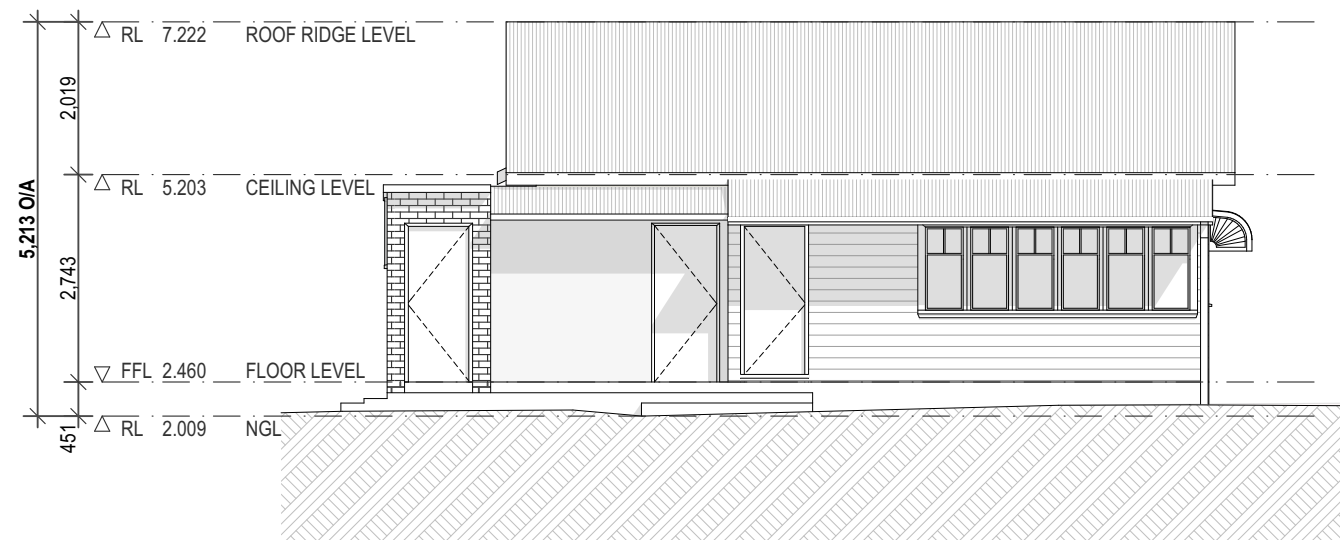
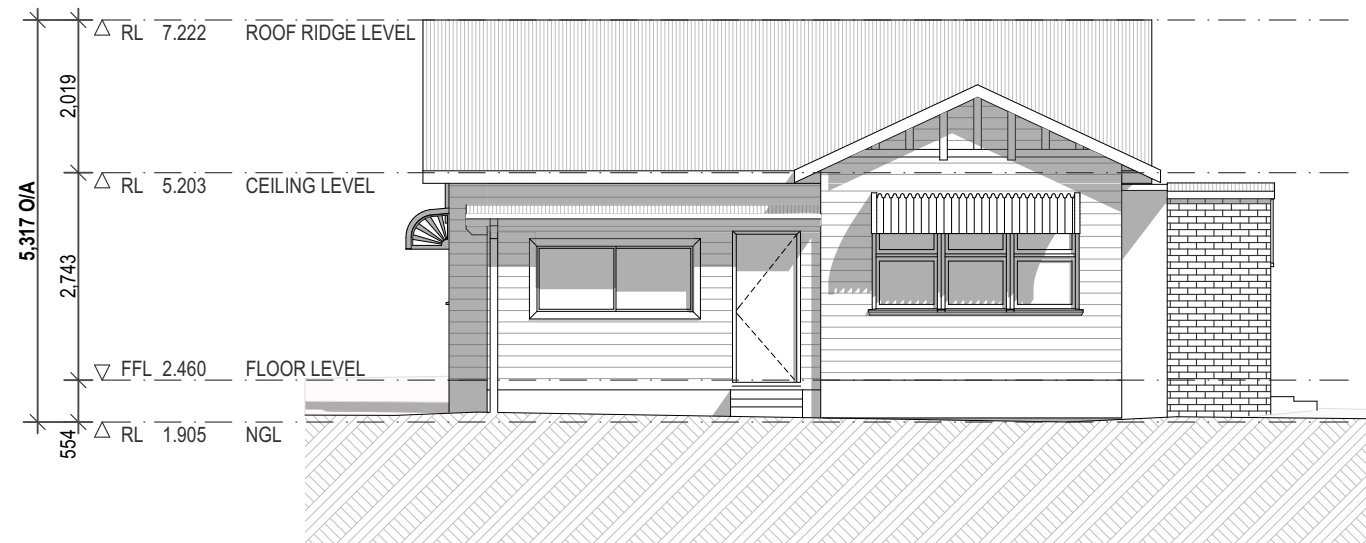
**STORM WATER DRAINAGE
CONCEPT PLAN**
drawing

CANTERBURY RUGBY UNION CLUB FIELD




EROSION & SEDIMENT CONTROL PLAN 1:200

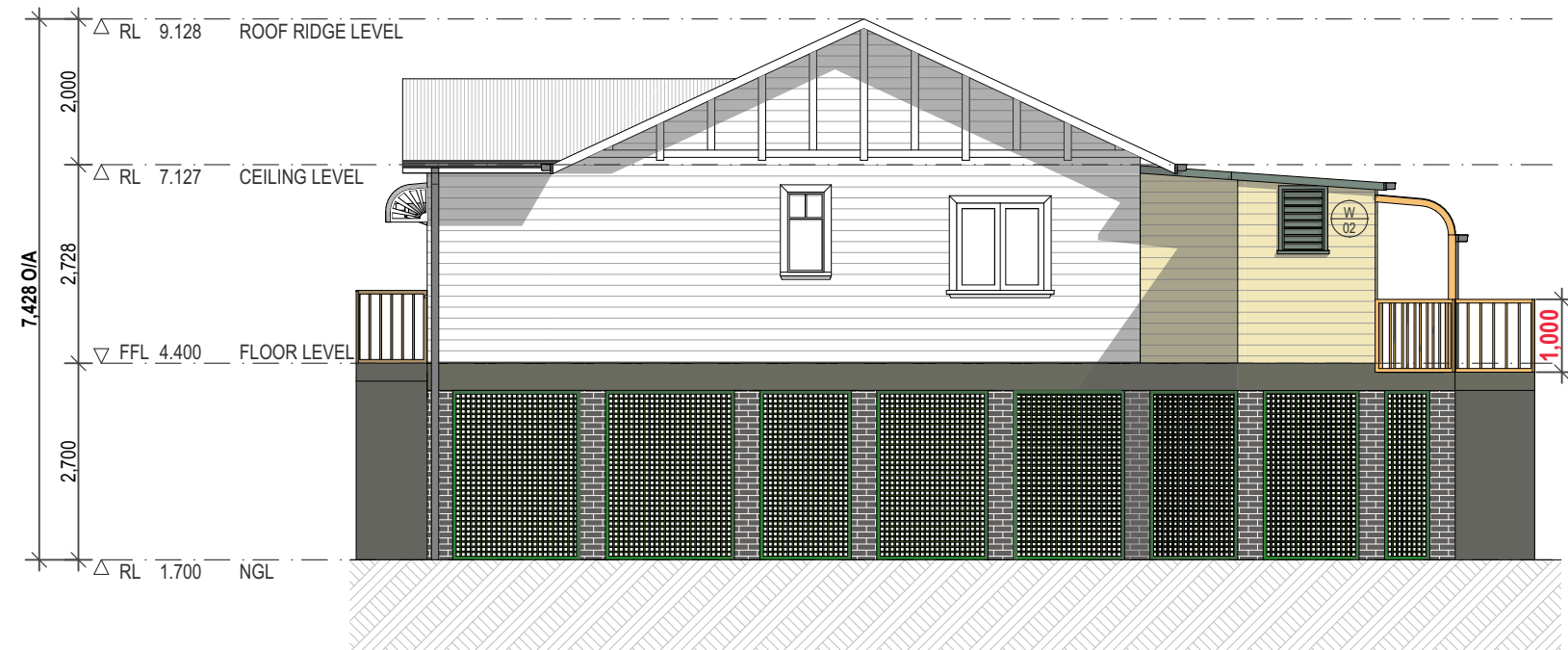
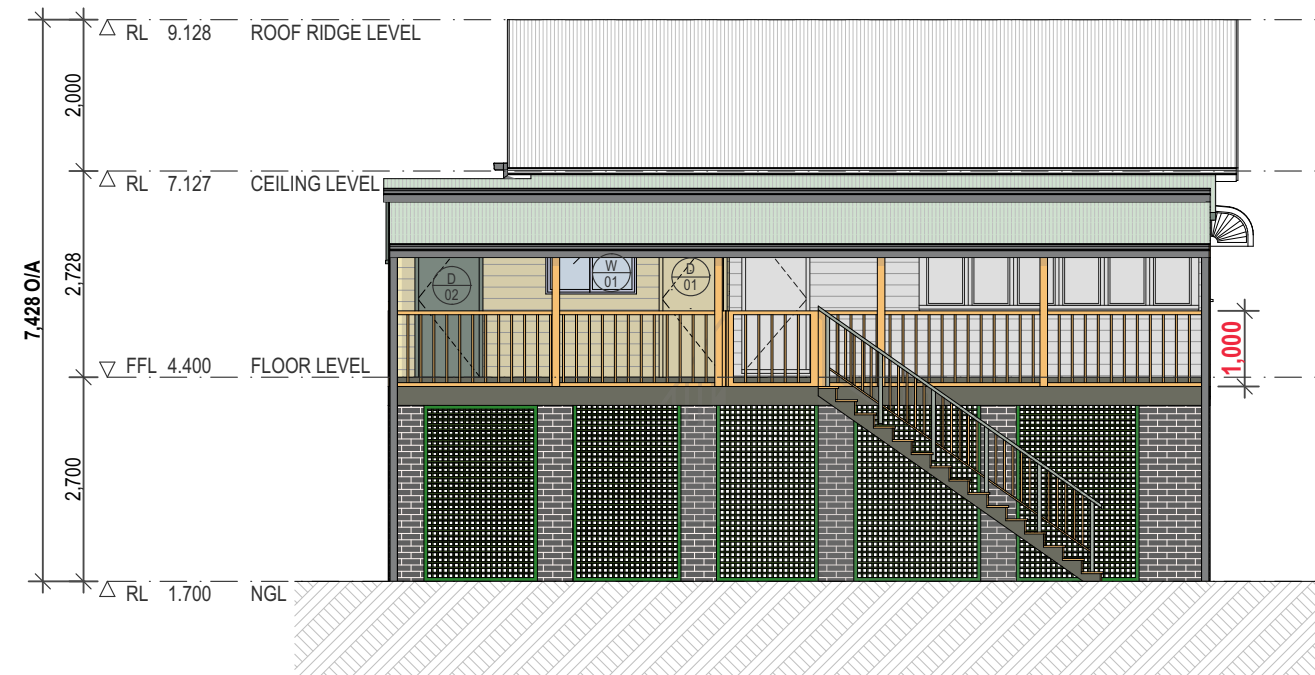
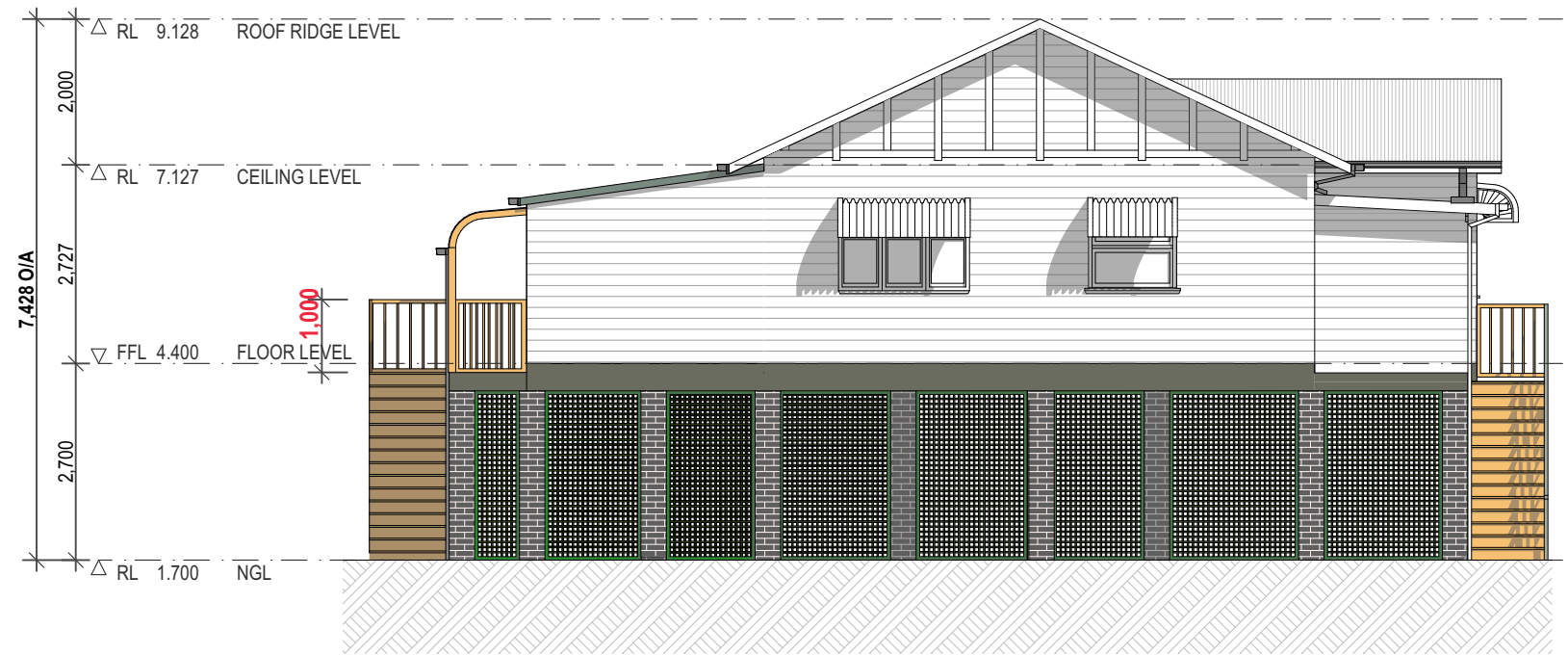
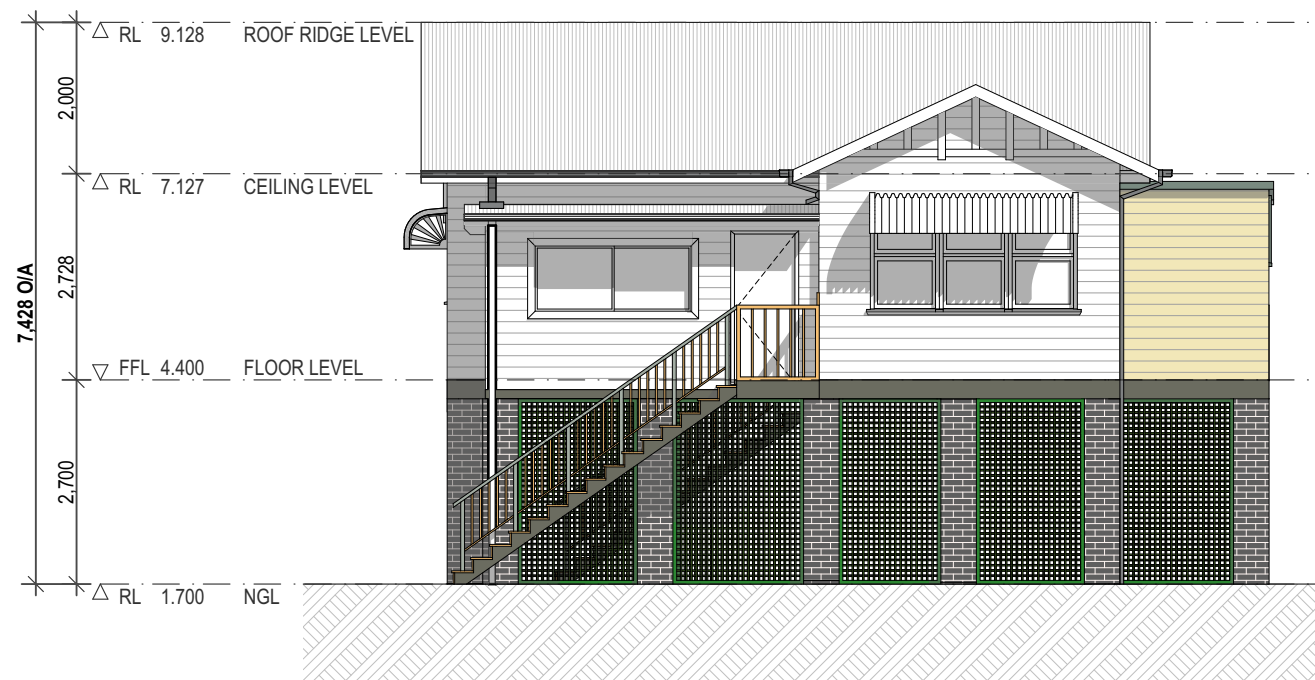
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REAR ELEVATION-NORTH 1:100

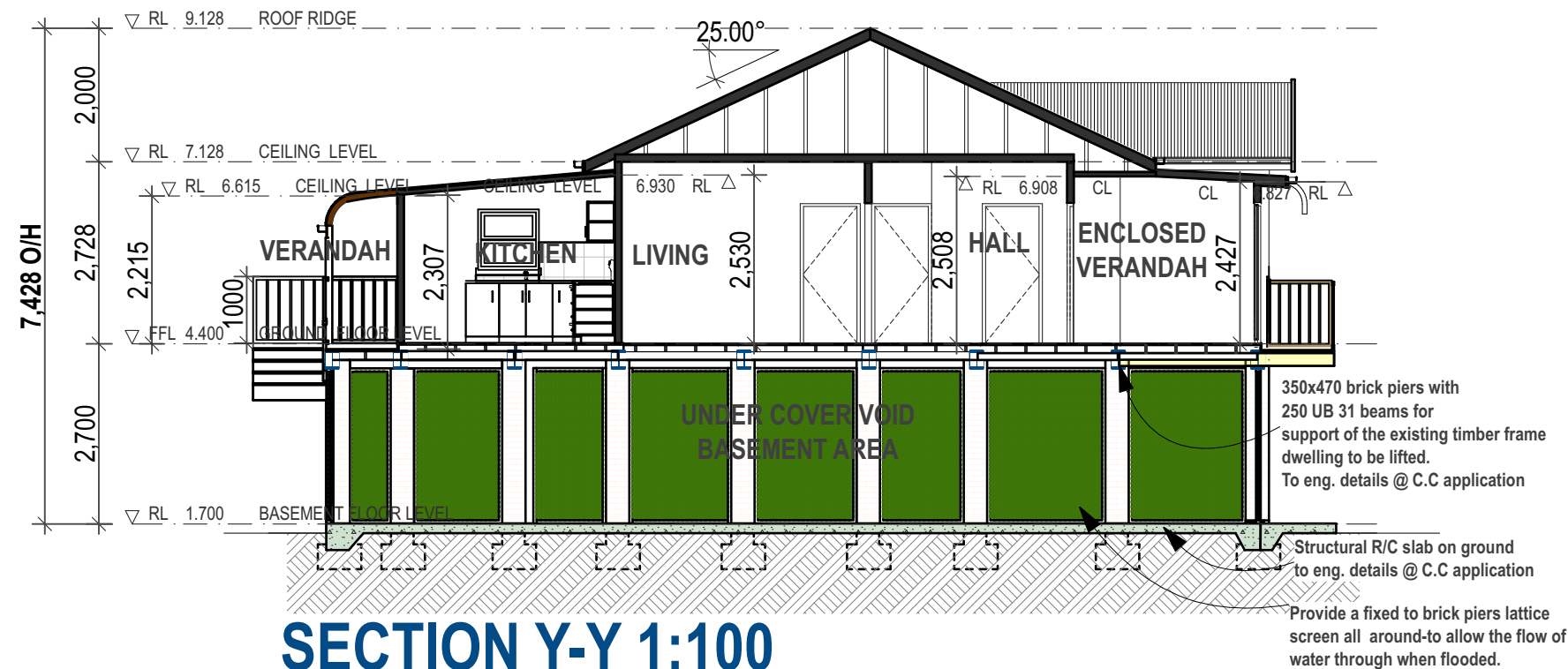
EXISTING ELEVATIONS

<p>NOTES :</p> <p>DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE.</p> <p>ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSUM SURVEYING SERVICES PT.-</p> <p>AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF</p>			<p>..</p> <p>..</p> <p>..</p> <p>..</p>			<p>This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.</p>			<p>CANTERBURY RUGBY UNION CLUB</p> <p>17 WARDELL ROAD EARLWOOD . NSW</p> <p>client</p>			<p>LIFTING OF EXISTING ANCILLARY STRUCTURE TO ABOVE APPROVED FLOOD LEVEL</p> <p>project</p> <p>17 WARDELL ROAD EARLWOOD</p> <p>address</p>			<p>Ergo Designs P/L</p> <p>building designers and consultants</p> <p>334A homer st earlwood nsw 2206 ph: 9558 1233</p> <p>e-mail: ergo-des@bigpond.net.au</p>			<p>bdaa</p> <p>ACCREDITED BUILDING DESIGNER</p> <p>Accreditation No.6667</p> <p>Registration Class BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE) Registration Number DEP0001690</p>			 <p>EXISTING ELEVATIONS</p> <p>drawing</p> <p>125-173 A09 A</p> <p>project drawing no. issue</p>		
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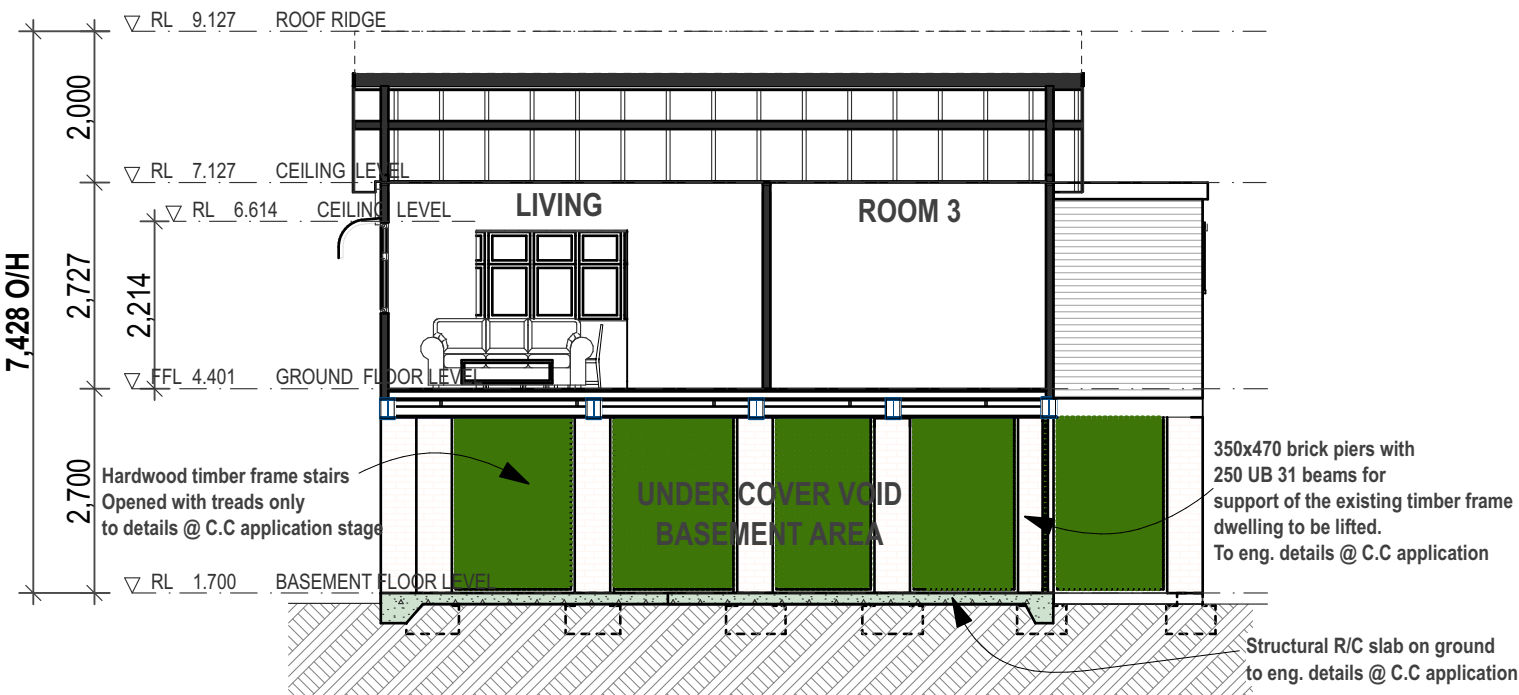


PROPOSED ELEVATIONS

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A	CLIENTS REVIEW	30.01.25	rev	notes	date						



SECTION Y-Y 1:100



SECTION X-X 1:100

SPECIFICATIONS:

EXISTING DWELLING:

EXISTING ROOF CONSTRUCTION:

COR. IRON PITCHED ROOF.
PITCH = 25 DEGREES MINIMUM.
EAVES = 450mm WITH GUTTERS.
GUTTERS/DOWN PIPES= Z/A METAL GUTTERS & DOWN PIPES.
DOWN PIPES ARE CONNECTED & DISCHARGE TO AN EXISTING S/W RUBBLE PIT.
THE STRUCTURAL ADEQUACY OF THE EXISTING ROOF IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.
NEW ROOF OVER THE REAR VERANDAH.
SKILLION COLOR BOND METAL ROOF WITH 100X100-F7 POSTS.

EXISTING WALL CONSTRUCTION:

EXTERNAL WALLS = 100mm TIMBER FRAMED WALLS
INTERNAL WALLS = 100mm TIMBER FRAMED WALLS
EXISTING EXTERNAL WALL LINING= WEATHERBOARD SHEETING.
EXISTING INTERNAL WALL LINING = 10mm PLASTER BOARD SHEETING.
THE STRUCTURAL ADEQUACY OF THE EXISTING WALL CONSTRUCTION IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.

EXISTING FLOOR CONSTRUCTION:

EXISTING FLOOR = TIMBER FRAME FLOOR -
THE STRUCTURAL ADEQUACY OF THE EXISTING WALL CONSTRUCTION IS SUBJECT TO AN ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY @ THE C.C APPLICATION STAGE.

WINDOWS & SLIDING DOOR:

EXISTING TIMBER FRAME WINDOWS & DOORS-
ALL WINDOWS WITH A FLOOR LEVEL HIGHER THAN 2m ABOVE NATURAL GROUND LEVEL TO CONFORM TO
BCA 2022 (NCC 2022) VOL. 2 PART 3.9.2.5- PROTECTION OF OPENABLE WINDOWS.

NEW BASEMENT LEVEL CONSTRUCTION:

FLOOR BASE TO BE CONSTRUCTED OF R/C SLAB ON GROUND TO SUPPORT THE NEW BRICK PIERS.
TO ENGINEERING DETAILS @ C.C APPLICATION STAGE.
SERIES OF 350X 470 BRICK PIERS AS PER BASEMENT FLOOR PLAN- TO FUTURE ENG. DETAILS.
A GRID SYSTEM OF 250 UB31 BEAMS SUPPORTING THE EXISTING STRUCTURE AFTER BEING LIFTED TO
THE NEW FLOOR HEIGHT LEVEL ABOVE THE FLOOD LEVEL AS PER ENGINEERING DETAILS @ C.C APPLICATION STAGE.
ENCLOSE ALL BASEMENT (NON HABITABLE) SPACE WITH NON LOAD BEARING SEL. LATTICE SCREEN TO ALLOW THE FREE MOVEMENT OF FLOODWAY STORM WATER THROUGH.

NEW STAIRS CONSTRUCTION:

NEW SEL. HARDWOOD TIMBER STAIRS FRONT & REAR WITH VERTICAL RAILING OF MIN. 1000mm HEIGHT.
TO DETAILS @ C.C APPLICATION.

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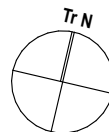
CANTERBURY RUGBY UNION CLUB
17 WARDELL ROAD EARLWOOD . NSW
client

LIFTING OF EXISTING ANCILLARY STRUCTURE TO ABOVE APPROVED FLOOD LEVEL
project
17 WARDELL ROAD EARLWOOD
address

Ergo Designs P/L

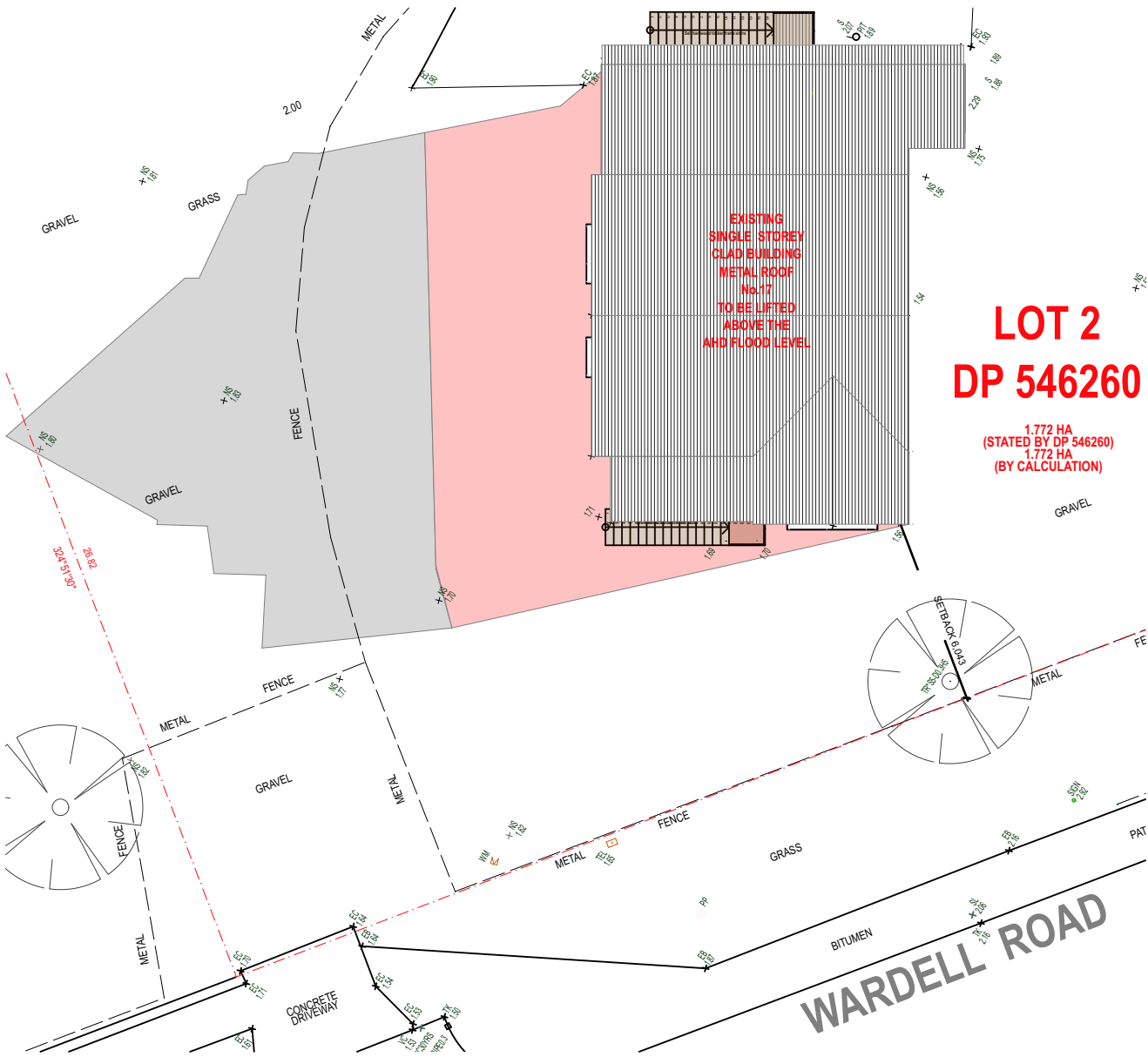
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e-mail: ergo-des@bigpond.net.au

bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP0001890



PROPOSED SECTIONS

125-173 project
A11 drawing no.
A issue
31/1/25



MID WINTER SHADOWS -21st OF JUNE @ 9.00am 1:200

NOTES ON SHADOW DIAGRAMS

THESE SHADOW DIAGRAMS HAVE BEEN GENERATED BY COMPUTER CALCULATIONS USING THE SOFTWARE "ArchiCAD 27.0." SHADOW OUTLINES HAVE BEEN CAST ON GROUND PLANE ONLY. DIAGRAMS SHOW SHADOW EFFECTS BY No.17 WARDELL ROAD EARLWOOD . NSW FOR EXISTING AND PROPOSED CONDITIONS. SHADOW AREAS DUE TO THE PROPOSED WORKS AT No.17 WARDELL ROAD EARLWOOD . NSW. HAVE BEEN SPECIALLY INDICATED BY HATCHING AND ANNOTATION DIRECTION OF TRUE NORTH HAS BEEN TRANSCRIBED FROM THE SITE SURVEY

PREPARED BY
ERGO DESIGNS P/L.

SOLAR STATISTICS - 21 JUNE

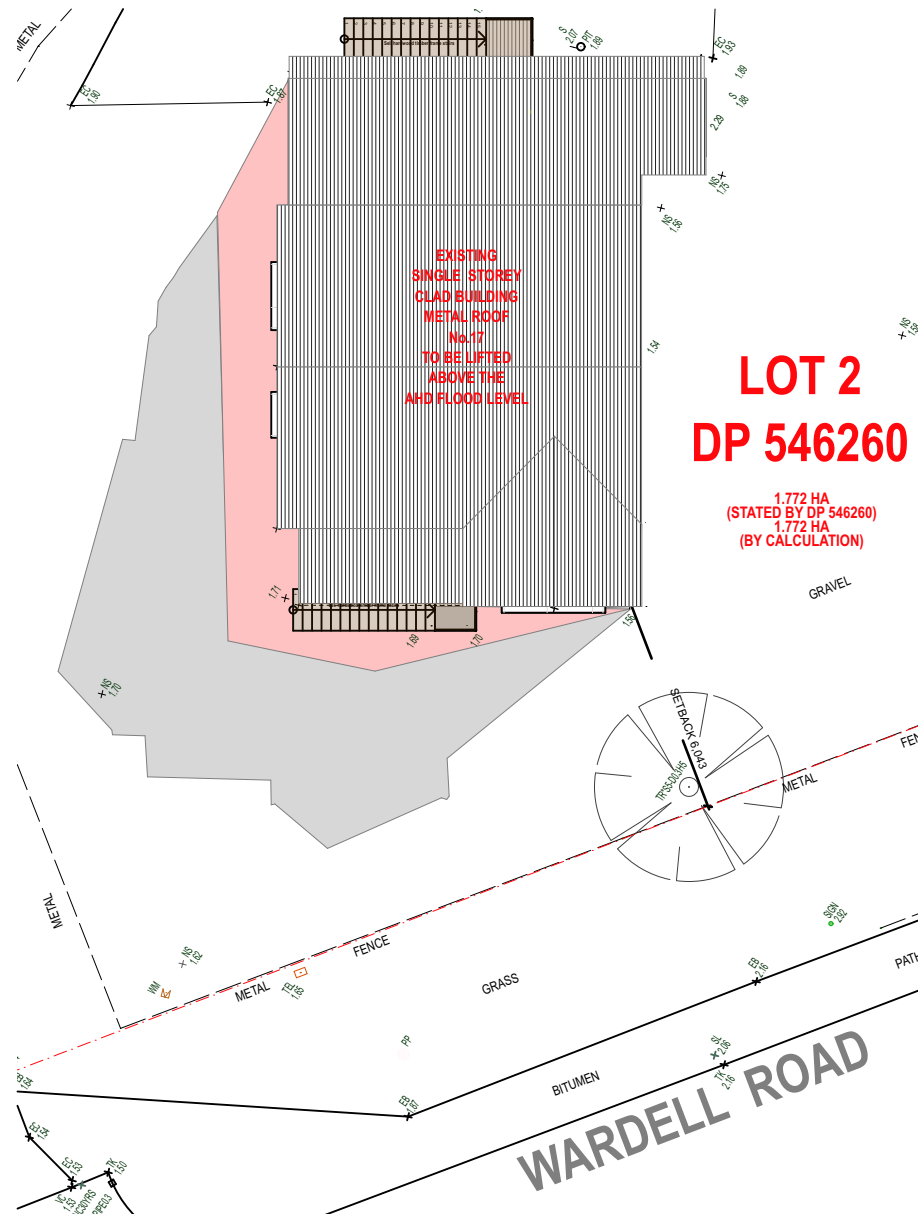
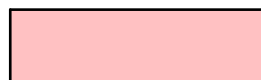
TIME	AZIMUTH	ALTITUDE
9AM	42.5° NE	17°
12 PM	0° N	32°
3 PM	42.5° NW	17°

LEGEND

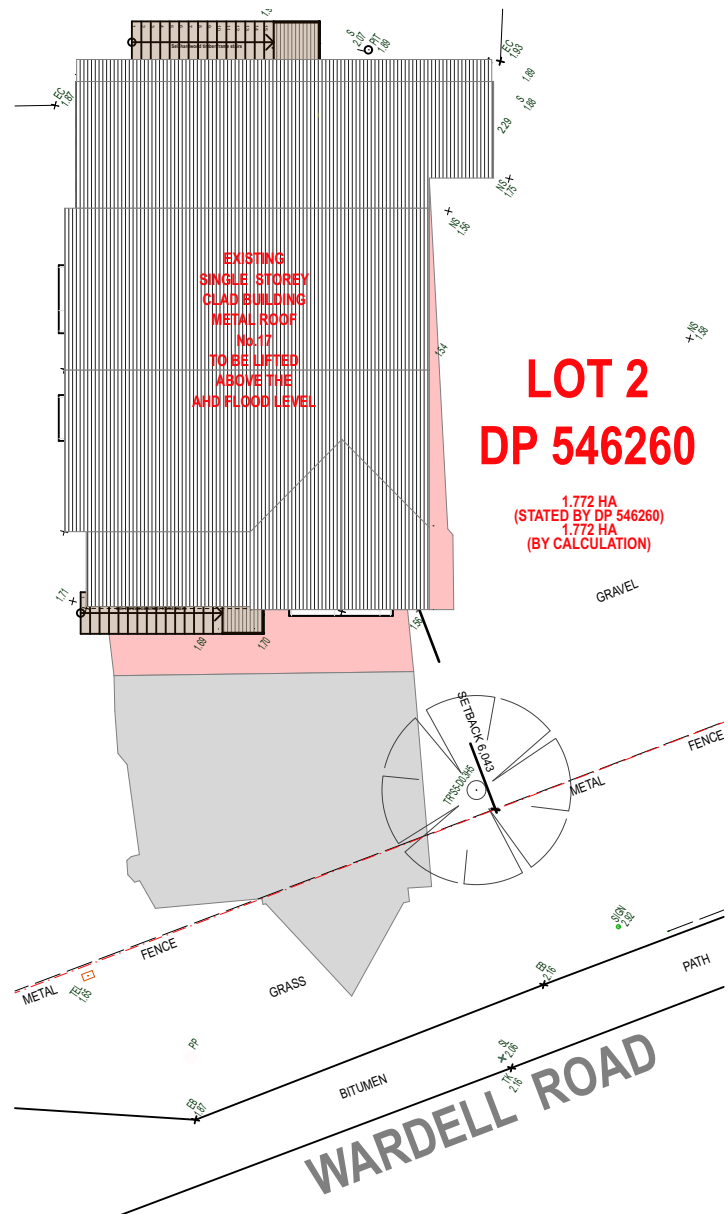
SHADOW SHADING OF EXISTING DWELLING AFTER BEING LIFTED AT No.17 WARDELL ROAD EARLWOOD . NSW



ADDITIONAL SHADOW AREA DUE TO PROPOSED BASEMENT LEVEL WORKS AT No.17 WARDELL ROAD EARLWOOD . NSW EXISTING SHADOW SHADINGS OVER



MID WINTER SHADOWS -21st OF JUNE @ 12.00pm 1:200



MID WINTER SHADOWS -21st OF JUNE @ 15.00pm 1:200

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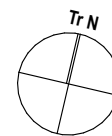
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SHADOW DIAGRAMS- WINTER.

125-173	A12	A
project	drawing no.	issue
		31/1/25