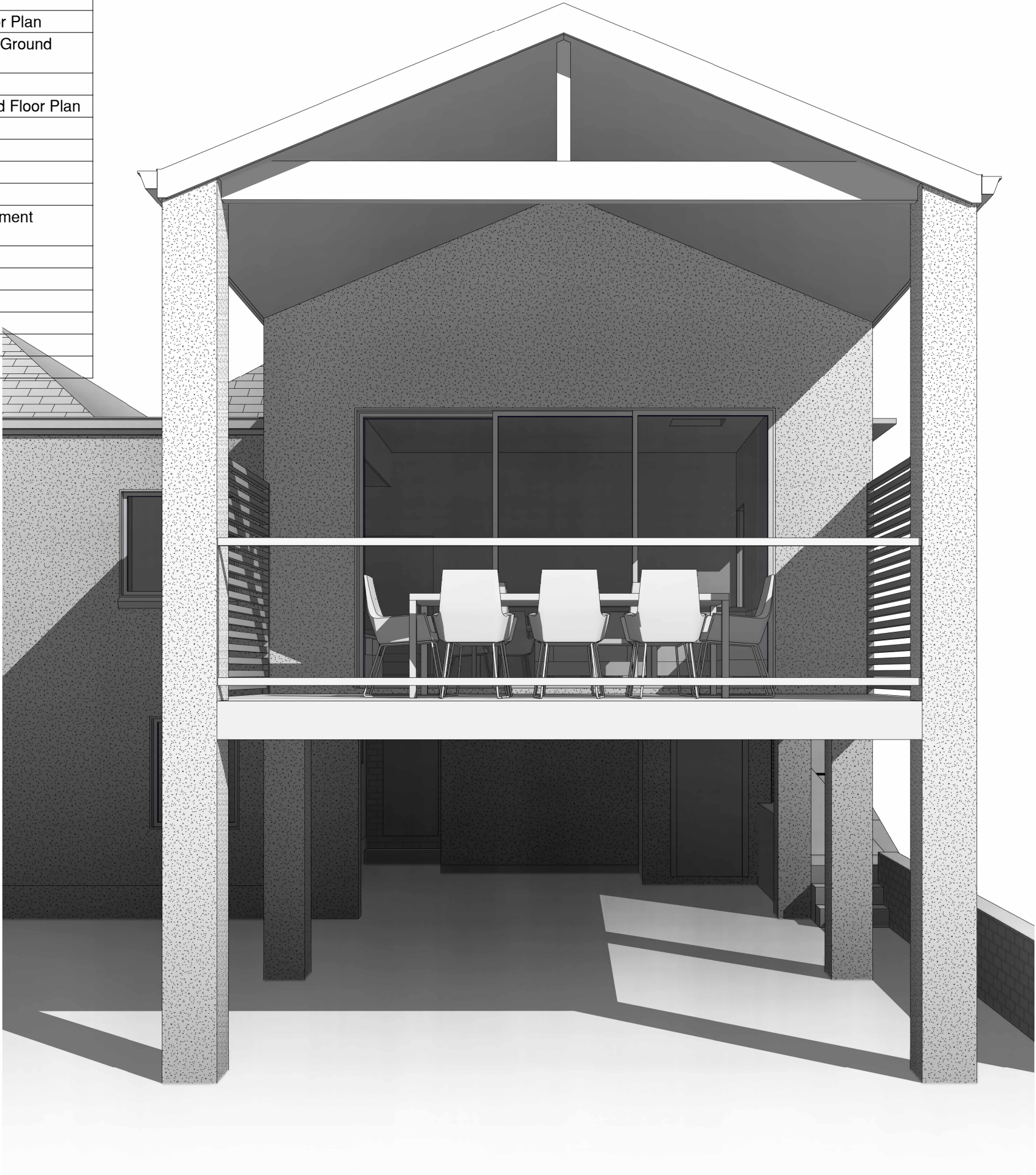


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1	Title Page
2	Site & Landscape Plan
3	Impervious Area Plan
4	Existing Lower Ground Floor Plan
5	Existing & Proposed Lower Ground Floor Plan
6	Existing Ground Floor Plan
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Alterations & Additions

At: 107 Crinan Street,
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For: Donna & George Georgiou
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Certificate

Scale: A3

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Date: 19/11/2024

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Issue:

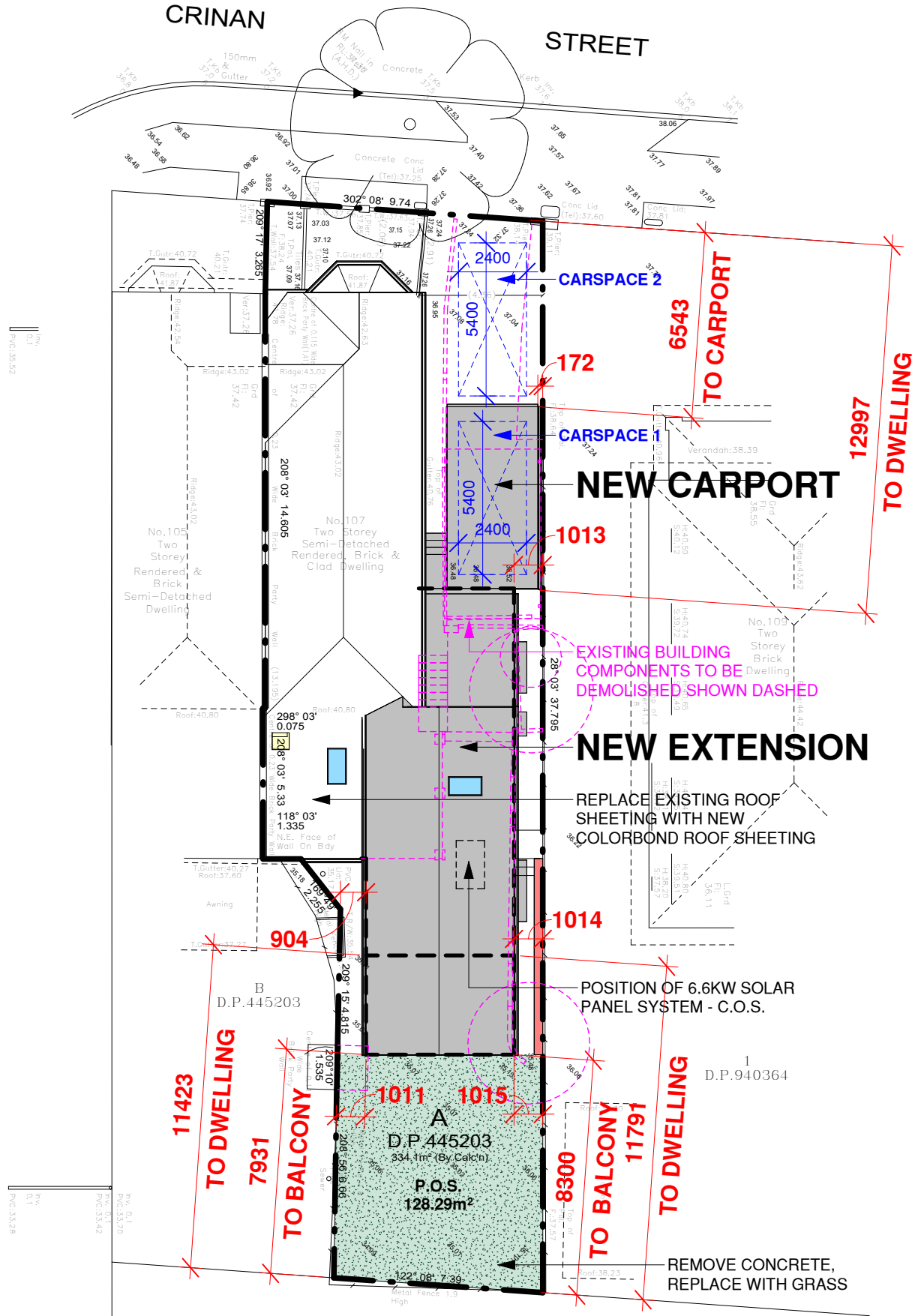
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Site & Compliance Information	
LGA: Canterbury-Bankstown Council	
Zoning: R2 Low Density Residential	
MAXIMUM FSR: 0.55:1 ('Semi-detached house in Clause 2 area on the clause application map') or 183.76m ²	
PROPOSED FSR: 0.46:1 or 156.49m ²	
Maximum Height Of Building: 'I' 8.5m	
Lot Size Map: 'G' 460sqm	
Maximum Site coverage: 60%	
Proposed: 178.12m ² or 53.31%	
Maximum Building Footprint: 300m ²	
Proposed Building Footprint: 178.12m ²	
Minimum Deep Soil Area: 15%	
Proposed: 59.47m ² or 17.8% (minimum 2.5m calculation area)	
Minimum Front Setback: 5.5m	
Minimum Side Setbacks: 0.9m	
Minimum Rear Setback: 6m	
Impervious Surface Area: 253.04m ² or 75%	
Proposed Gross Floor Area	
Existing Ground Floor Area	72.91 m ²
New Ground Floor Rear Extension	55.05 m ²
New Lower Ground Floor Stairwell	5.25 m ²
Existing Lower Ground Floor Laundry	10.47 m ²
New Ground Floor Side Extension	12.80 m ²
Grand total	156.49 m ²
Gross Building Area	
New Lower Ground Floor Stairwell	8.00 m ²
Existing Ground Floor Area	79.57 m ²
New Ground Floor Rear Extension	60.24 m ²
New Ground Floor Side Extension	14.61 m ²
New Ground Floor Stair Void	3.80 m ²
Existing Lower Ground Floor Laundry	13.32 m ²
New Balcony	18.27 m ²
Existing Porch	1.63 m ²
New Carport	20.80 m ²
Grand total	220.25 m ²



MELFORD

STREET



Site & Landscape Plan

1 : 200

Site Legend

- [] = GROUND FLOOR OUTLINE
- [] = DEEP SOIL CALCULATION AREA (MINIMUM 2.5M DIMENSION)

Alterations & Additions

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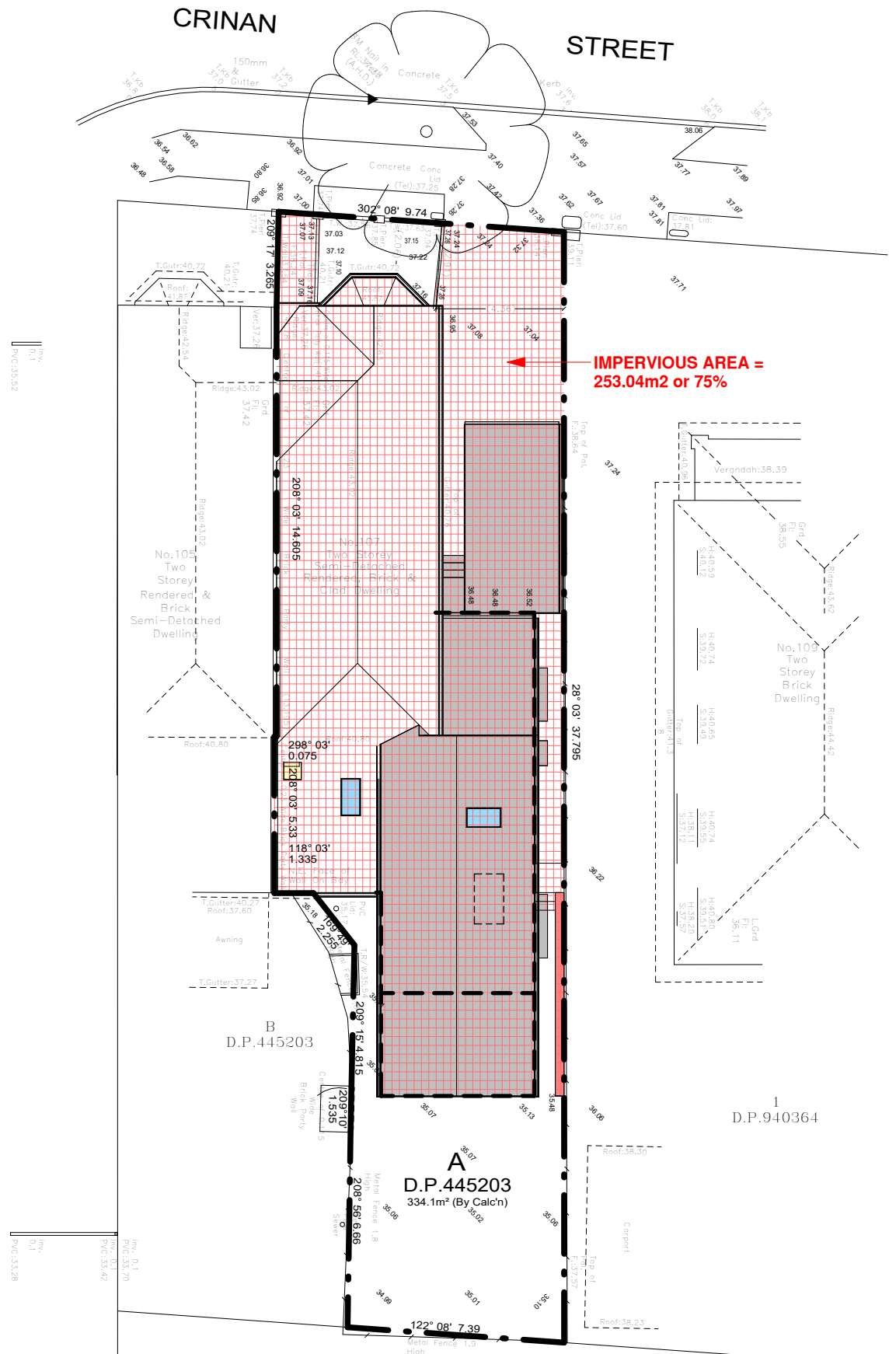
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MELFORD

STREET



Impervious Surface Plan

1 : 200

Site Legend

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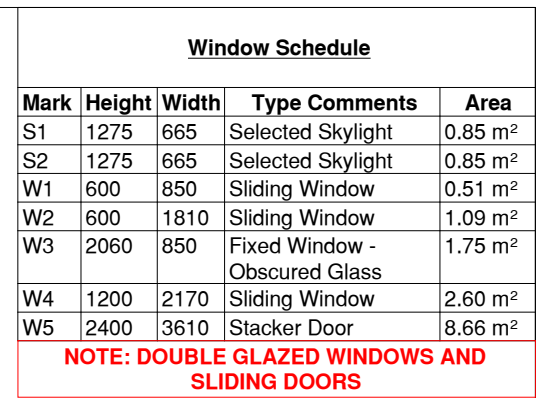
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 S/A
DENOTES SMOKE ALARM
**SMOKE ALARMS TO BE HARDWIRED AND
INTERCONNECTED IN ACCORDANCE WITH
AS3786-2014 AND PART 9.5 OF THE NCC - BCA
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ADDITIONAL NOTES:
- 13MM OR (SOUNDPROOF) PLASTERBOARD TO ALL INTERIOR WALLS AND CEILINGS
- SOUNDPROOF INSULATION TO EXTERNAL WALLS.

Alterations & Additions	
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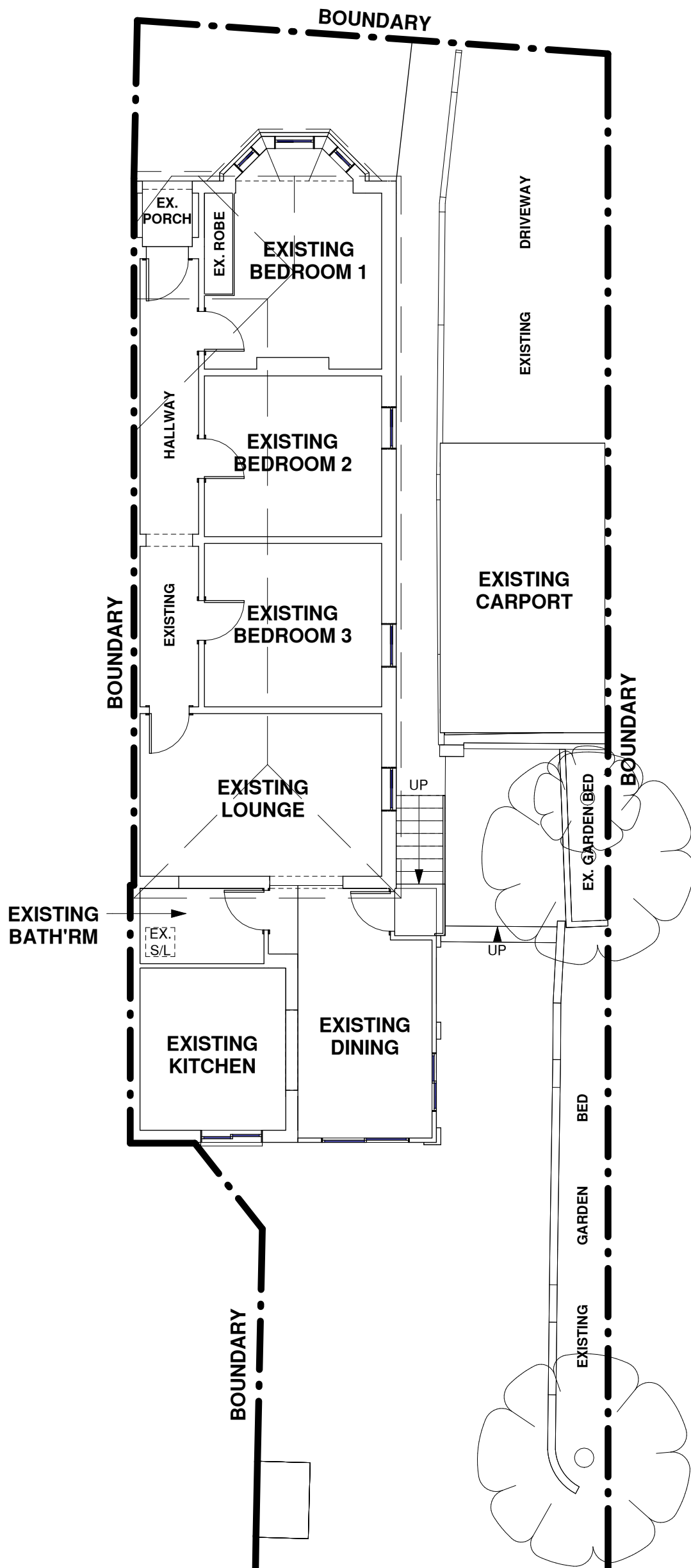
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Existing Ground Floor Plan
1 : 100

Alterations & Additions

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Window Schedule				
Mark	Height	Width	Type Comments	Area
S1	1275	665	Selected Skylight	0.85 m ²
S2	1275	665	Selected Skylight	0.85 m ²
W1	600	850	Sliding Window	0.51 m ²
W2	600	1810	Sliding Window	1.09 m ²
W3	2060	850	Fixed Window - Obscured Glass	1.75 m ²
W4	1200	2170	Sliding Window	2.60 m ²
W5	2400	3610	Stacker Door	8.66 m ²

NOTE: DOUBLE GLAZED WINDOWS AND SLIDING DOORS

ADDITIONAL NOTES:

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STEPS AND LANDING TO SITE CONDITIONS



CHANGE OF CEILING HEIGHT SHOWN DASHED NEW AREA TO MATCH EXISTING FRONT PORTION OF DWELLING APPROX. 3.2M HIGH

REMOVE SKYLIGHT

EXISTING CEILING HEIGHT TO REMAIN

ADDITIONAL NOTES:

- 13MM OR (SOUNDPROOF) PLASTERBOARD TO ALL INTERIOR WALLS AND CEILINGS
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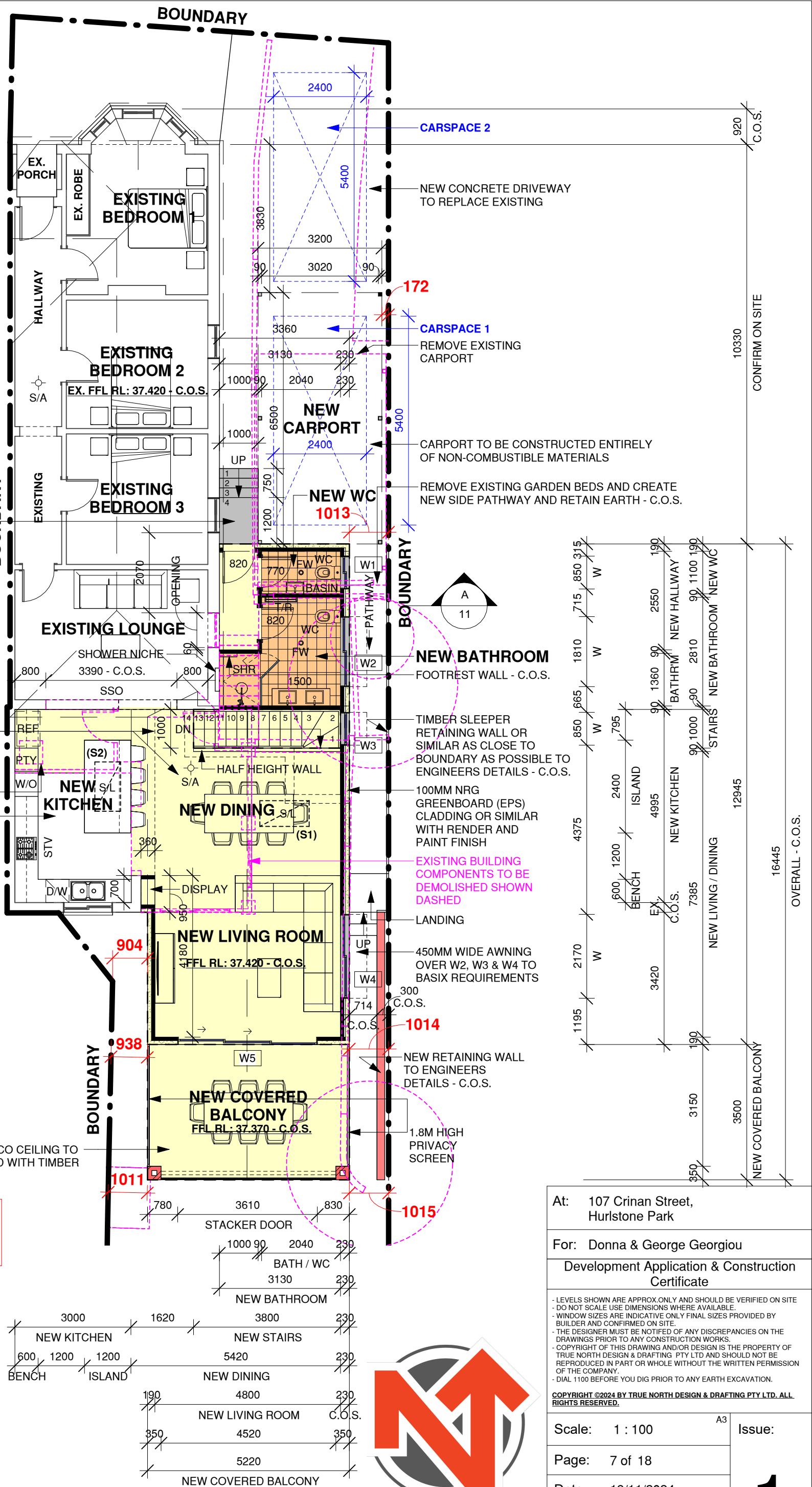
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DENOTES SMOKE ALARM

SMOKE ALARMS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014 AND PART 9.5 OF THE NCC - BCA 2022 (HOUSING PROVISIONS STANDARD)



Existing & Proposed Ground Floor Plan

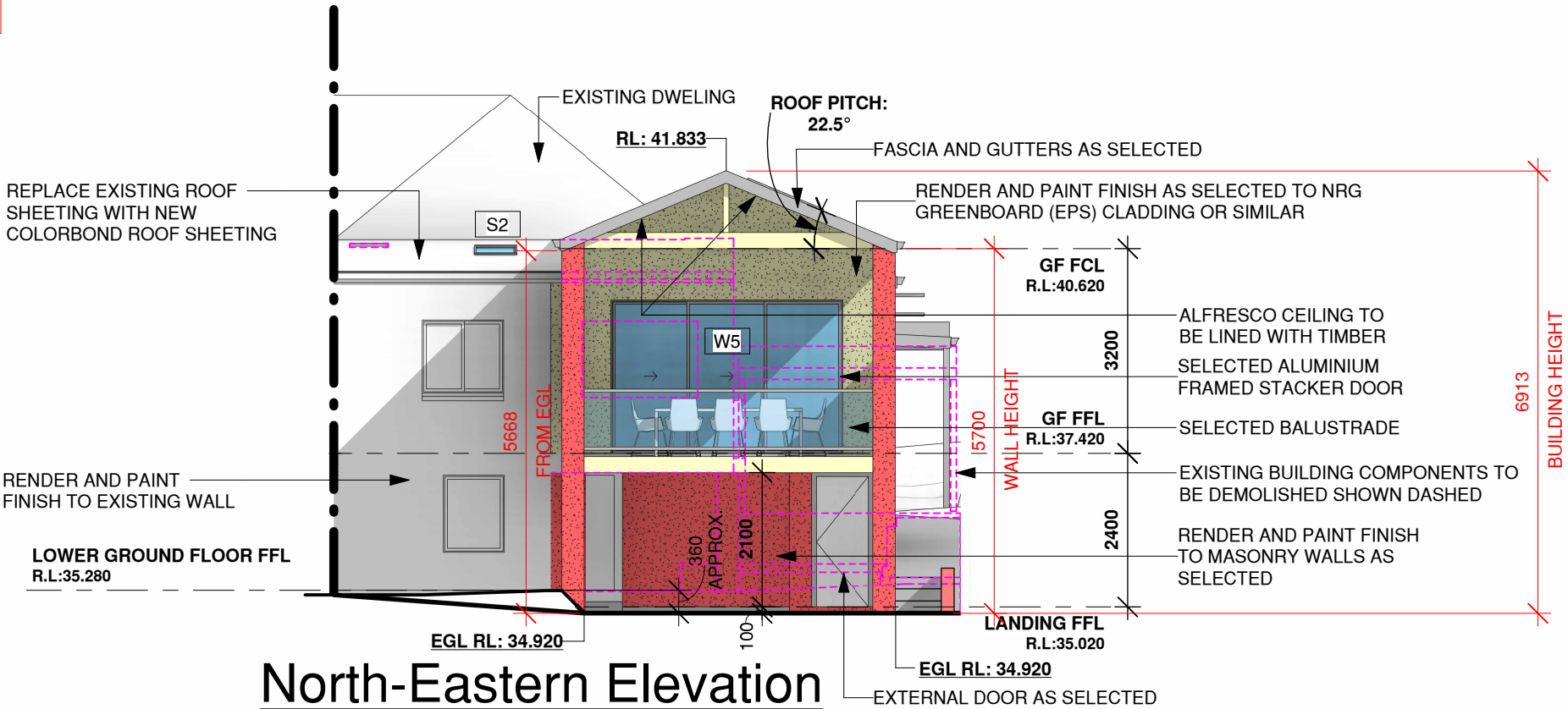
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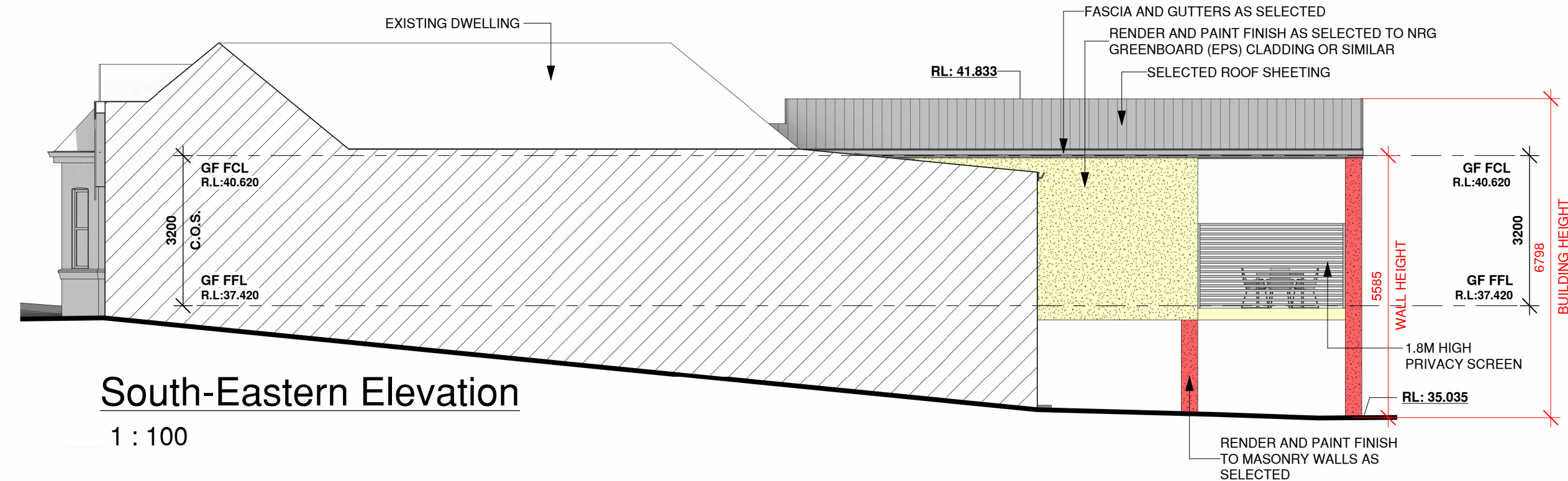
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North-Eastern Elevation

1 : 100



South-Eastern Elevation

1 : 100

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NOTE: DOUBLE GLAZED WINDOWS AND SLIDING DOORS

Alterations & Additions

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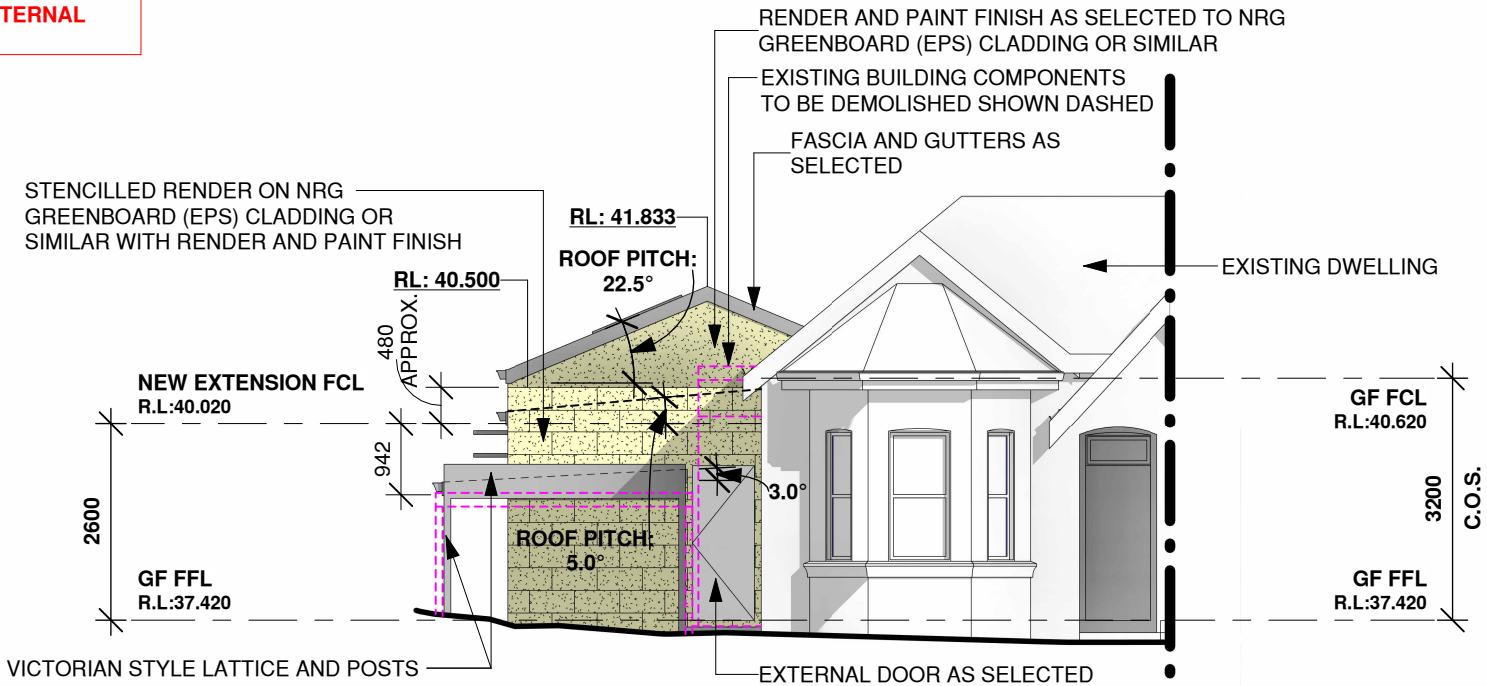
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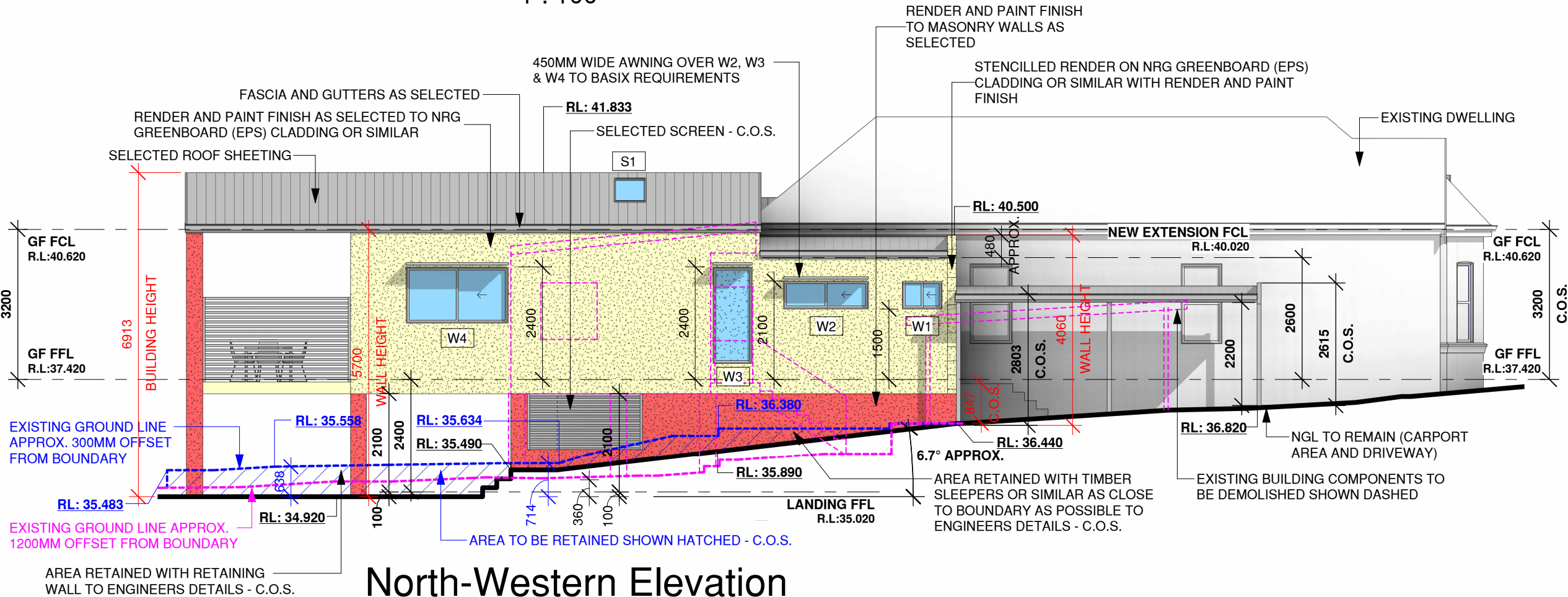
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South-Western Elevation

1 : 100



North-Western Elevation

1 : 100

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Alterations & Additions

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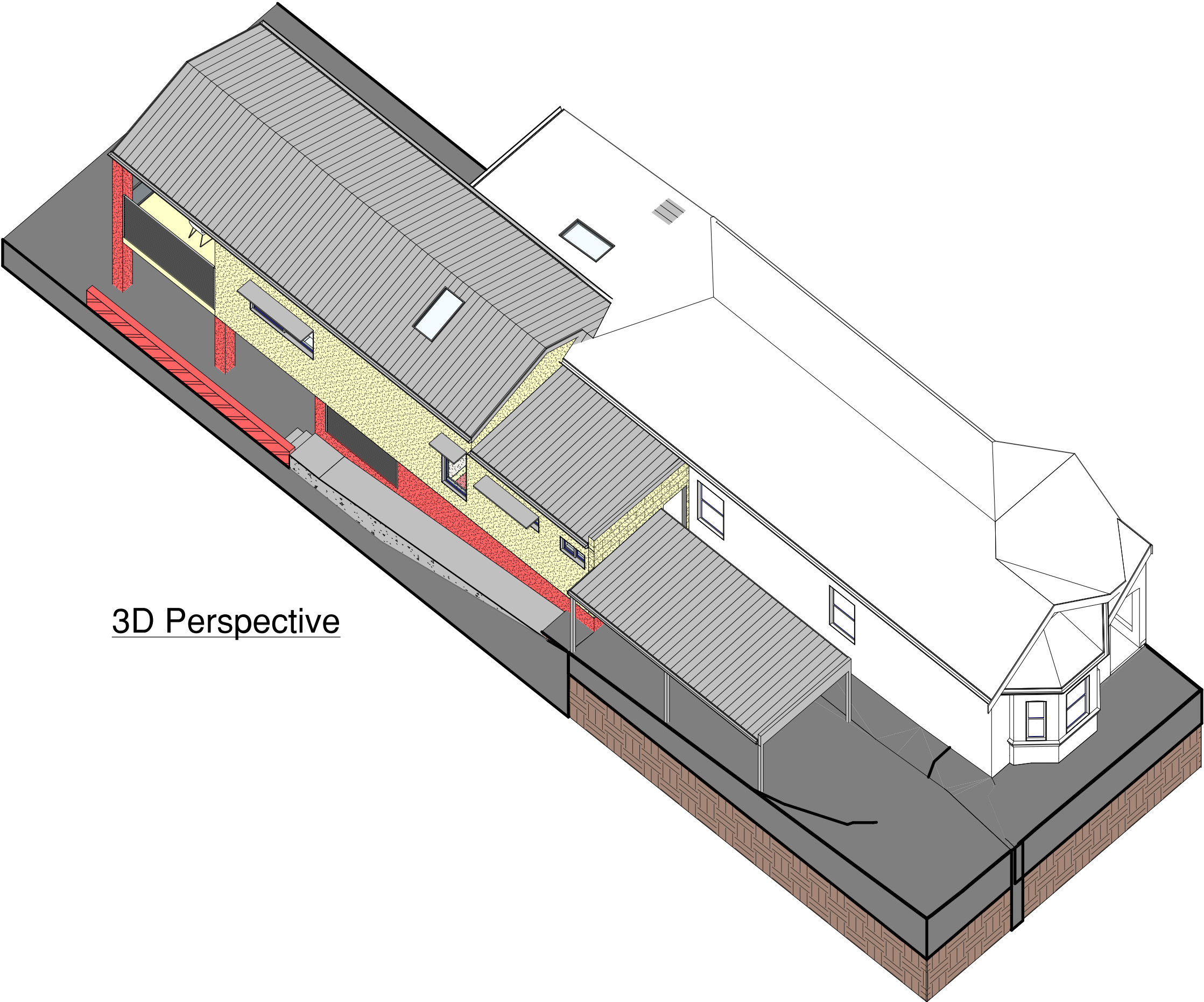
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3D Perspective

Alterations & Additions

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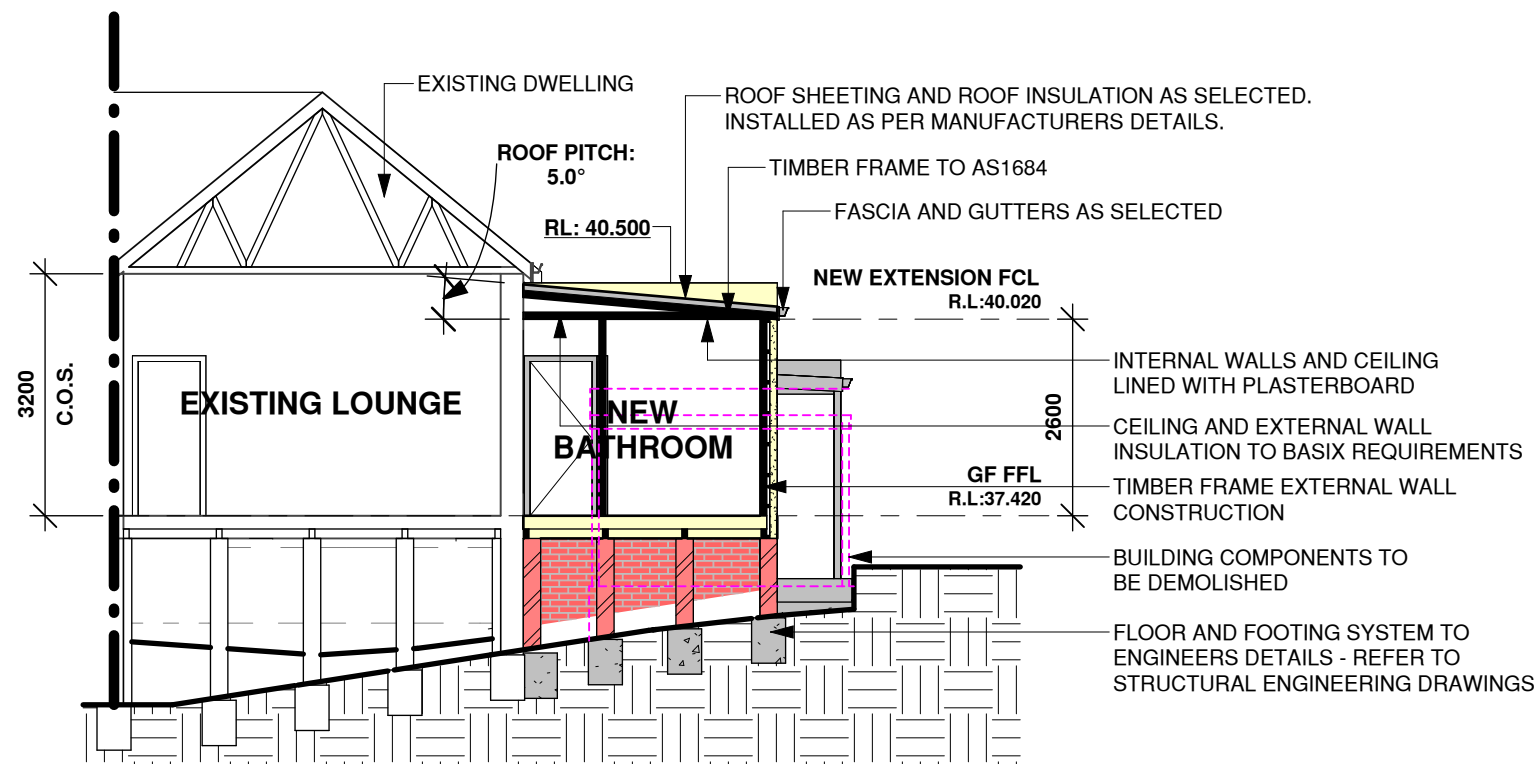
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Section A-A
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Alterations & Additions

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Issue:	Description:	By:	Date:
A	Design Review	D.K.	20/04/2024
B	Variations	D.K.	29/05/2024
C	Variations	D.K.	08/06/2024
D	Variations	D.K.	19/06/2024
E	Variations	D.K.	04/09/2024
F	Variations	D.K.	22/10/2024
1	Issued for DA Submission	D.K.	19/11/2024

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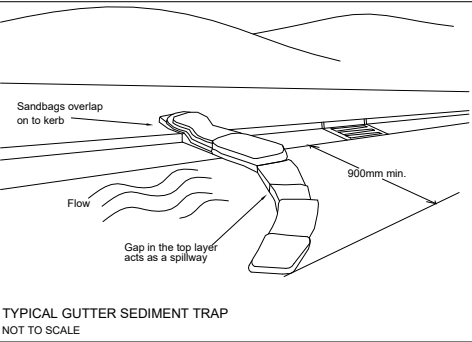
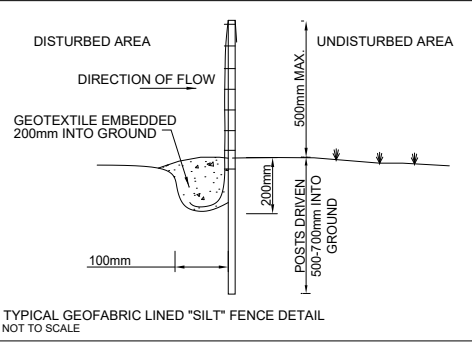
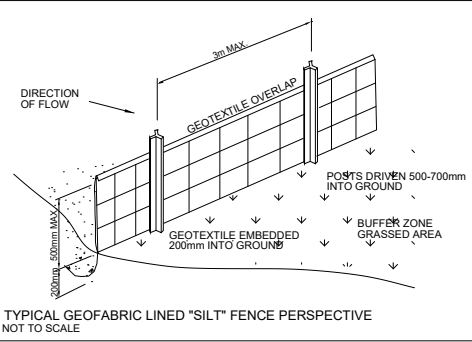
Date: 19/11/2024

Drawing No:
2409

Issue:

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Sediment Control Details

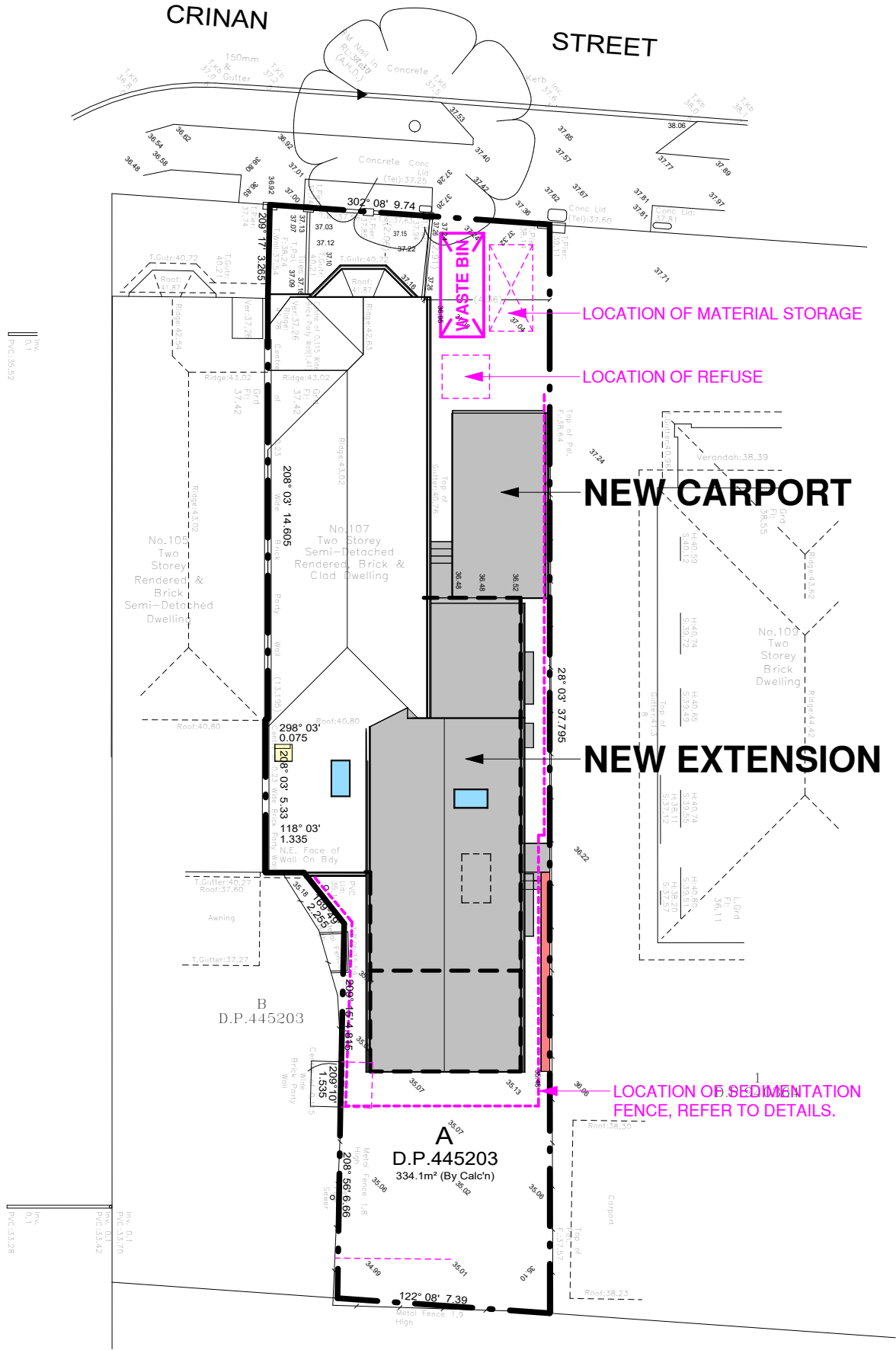


Waste Management & Sediment Control Plan

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MELFORD

STREET



Alterations & Additions

At: 107 Crinan Street,
Hurlstone Park

For: Donna & George Georgiou
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2409

Issue:

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SUNSET

NOON

SUNRISE

COOLING NORTH
EASTERLIES IN
SUMMER

COLD WINTER
WESTERLIES

COLD WINTER
SOUTHERLIES

GRADUAL FALL

EXISTING
VEHICULAR
CROSSING

PROPOSED
VEHICULAR
CROSSING

PRIVATE
OPEN
SPACE

NOISE

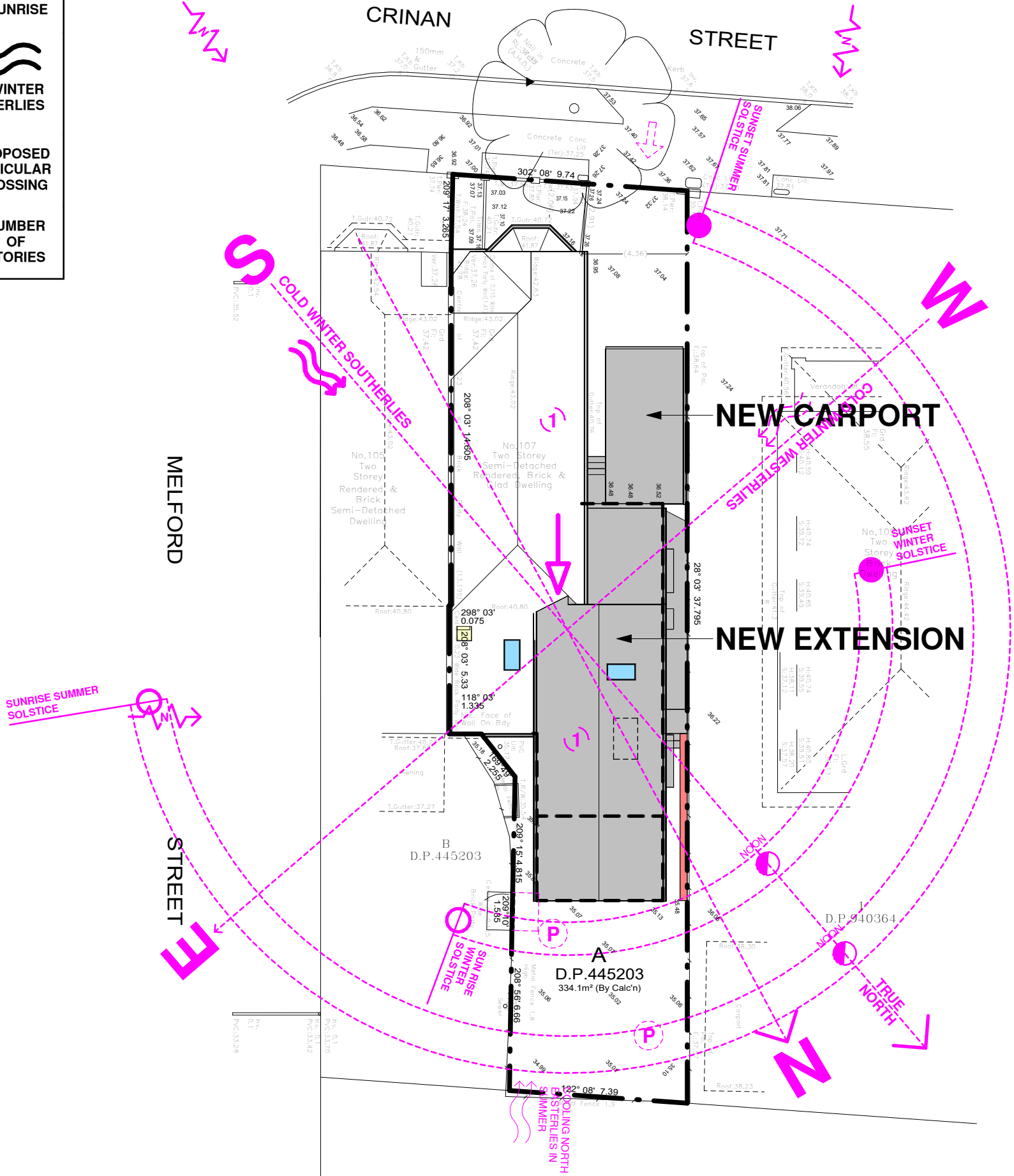
NUMBER
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STORIES

Site Analysis Legend



Site Analysis Plan

1 : 200



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Date: 19/11/2024

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Issue:

1

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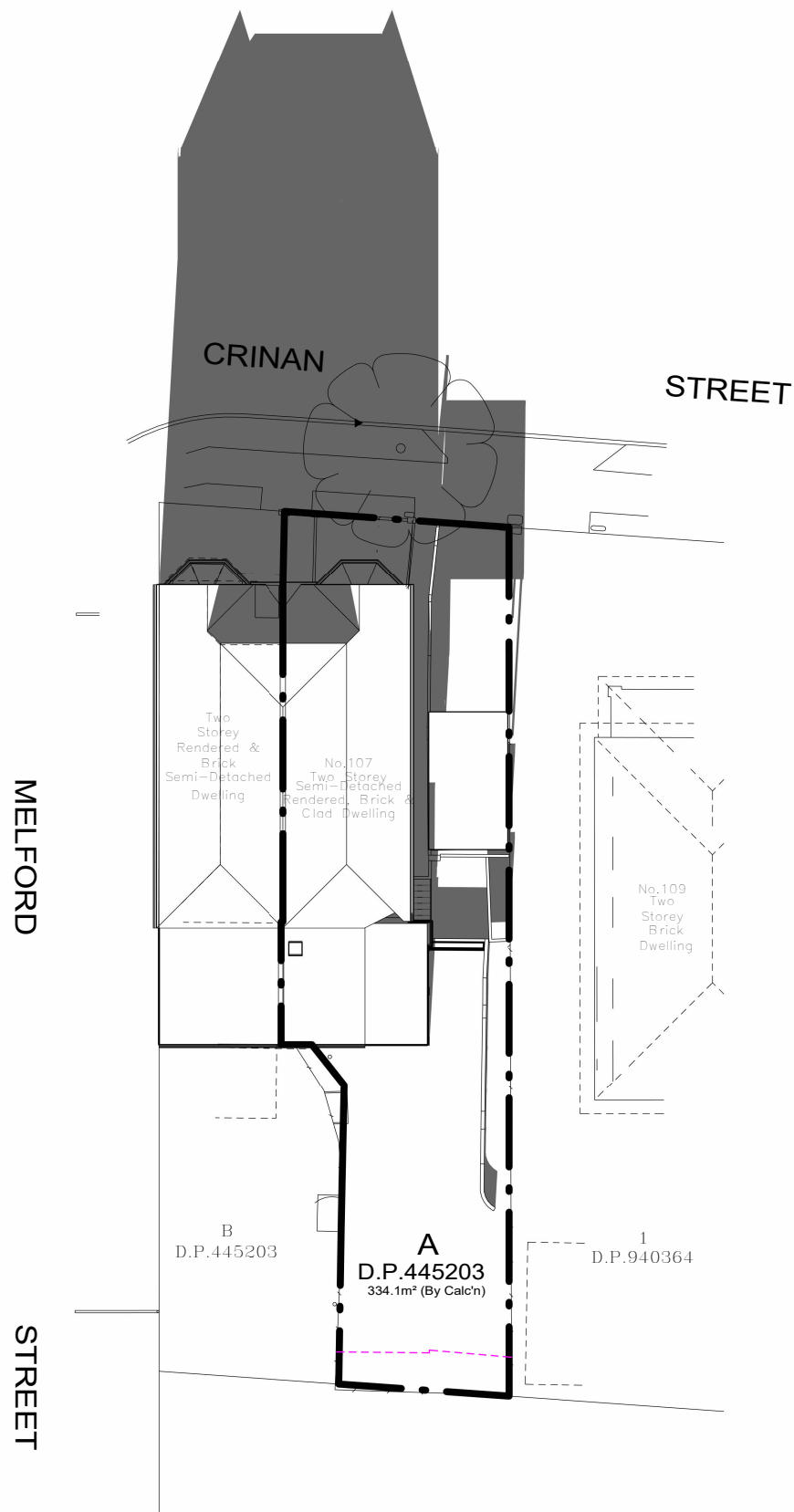
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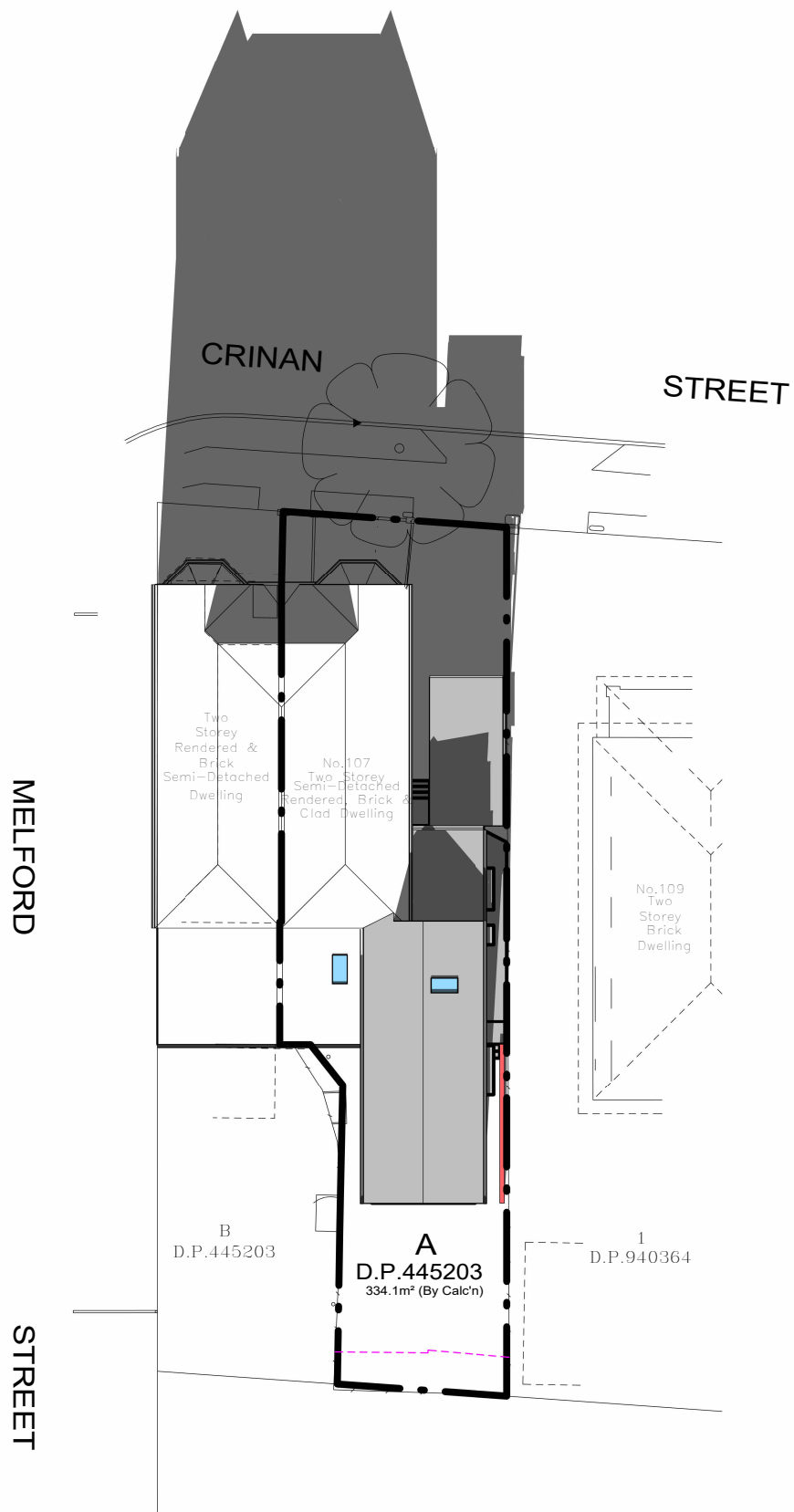
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SHADOWS CAST ON JUNE 21



Existing 9am Shadow Diagram
1 : 300



Proposed 9am Shadow Diagram
1 : 300

Alterations & Additions

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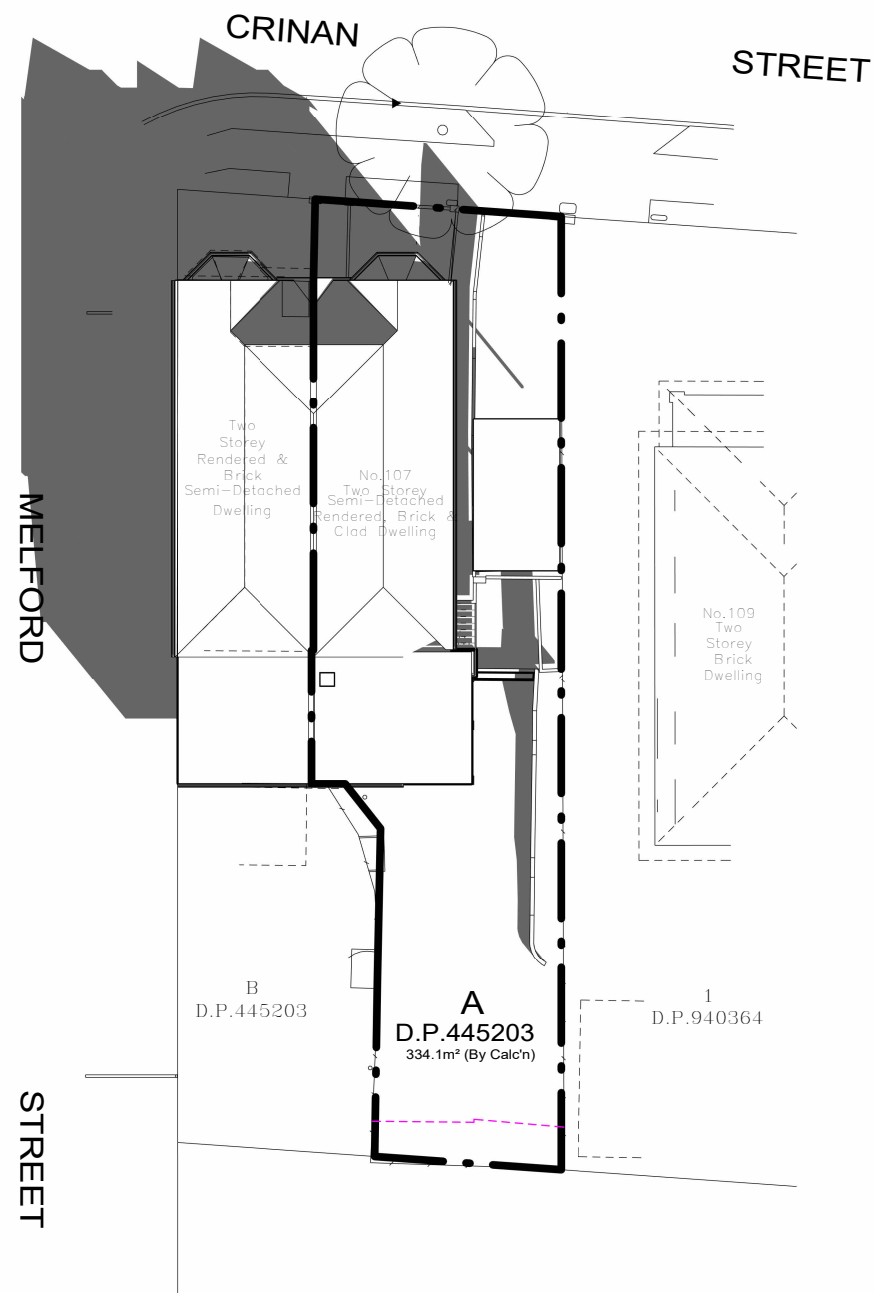
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Drawing No:
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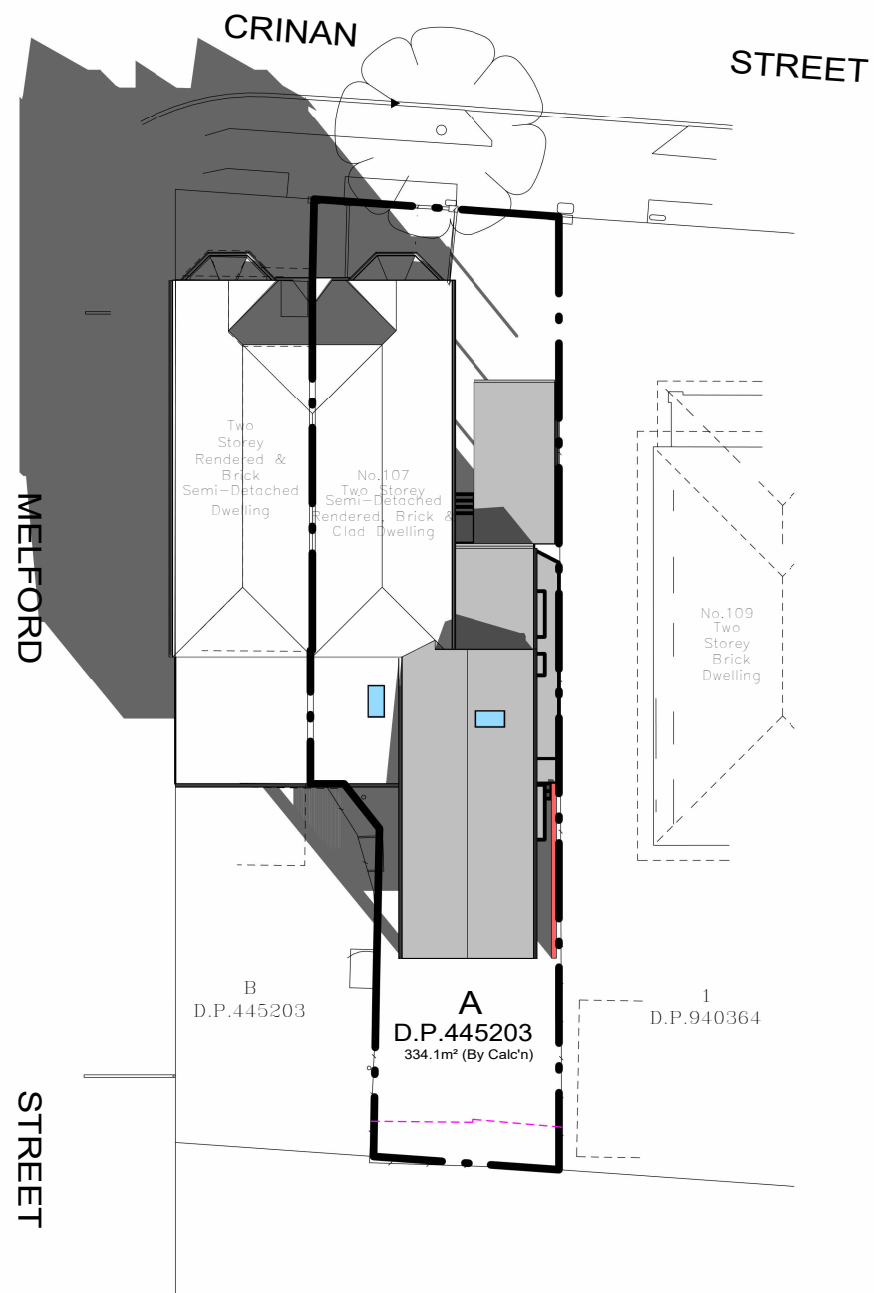
Issue:

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SHADOWS CAST ON JUNE 21



Existing 12pm Shadow Diagram
1 : 300



Proposed 12pm Shadow Diagram
1 : 300

Alterations & Additions

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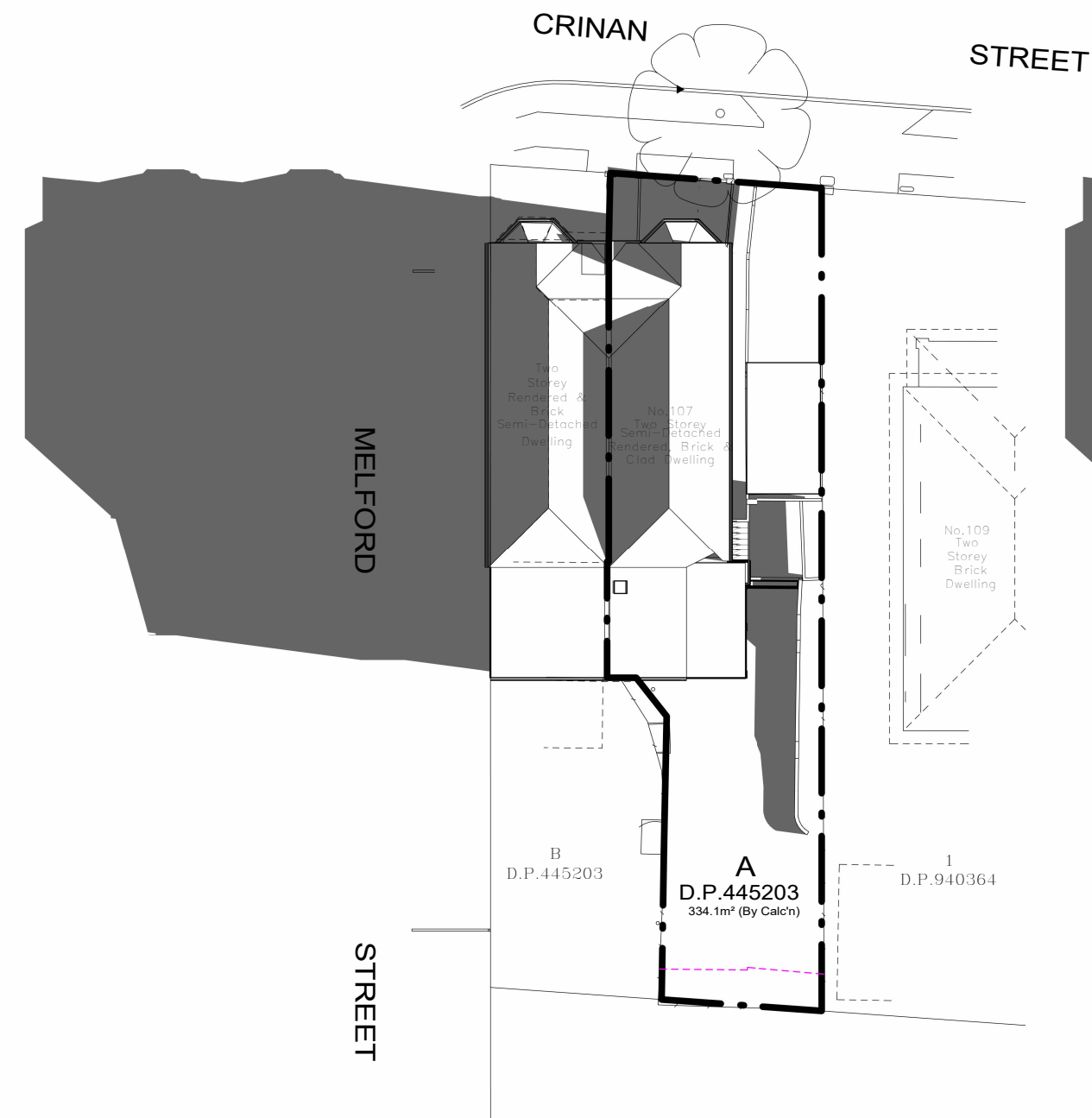
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Issue:

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SHADOWS CAST ON JUNE 21



Existing 3pm Shadow Diagram
1 : 300



Proposed 3pm Shadow Diagram
1 : 300

Alterations & Additions

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General Notes

Coordination
Refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify any discrepancies between the architectural and/or other consultants documentation prior to proceeding with the works.

Specifications and Schedules

Refer to and coordinate with applicable Specifications and Schedules. Notify any discrepancies between documents prior to proceeding with the works.

Detail Drawings

Drawings at larger scales take precedence over drawings at smaller scales, Notify any discrepancies prior to proceeding with the works.

Execution of the works

Execute the works in accordance and compliance with:
- The approved Development Application and in accordance with the relevant Conditions of Consent and other relevant Local Authority requirements;
- The requirements scheduled by a current BASIX Certificate consistent with the works.
- The current edition of the Building Code of Australia (as amended); and
- Current editions of the relevant Australian and other applicable published standards relevant to the execution of the works.

Units of measurement

Dimensions are shown in millimetres unless noted otherwise.

Materials handling and storage

Material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure

Foundations, footings, reinforced concrete slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be constructed in accordance with Local Authority and Hydraulic Engineer's requirements.

Specification Notes

General
Specifications
Execute the works in compliance with the relevant deemed-to-satisfy provisions of the National Construction Code (NCC) - Building Code of Australia (BCA) 2022 (Volume 2 & Housing Provisions Standard), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works. This schedule of codes and standards outlines the minimum acceptable standards.

Termite protection

Provide termite protection: In accordance with Part H1D3 'Site preparation' of the NCC - BCA 2022 (Volume 2) and Part 3.4 'Termite Risk Management' of the NCC - BCA 2022 (Housing Provisions Standard) and to AS 3660.1 (Termite management - New building work) Provide professional certification of the termite protection measures to the principal certifying authority, confirming compliance with the provisions of the BCA and Australian Standard.

Flashing and damp-proof courses

Flashings and damp-proof courses: To AS/NZS 2904 (Damp proof courses and flashings).
Fasteners
Steel nails: Hot-dip galvanised to AS/NZS 4680 (Hot-dip galvanised (zinc) coatings on fabricated ferrous articles).

Self-drilling screws: To AS 3566.1 (Self-drilling screws for the building and construction industries)
Metal finishes
Corrosion protection: To NCC - BCA 2022 (Housing Provisions Standard) clause 6.3.9 'Corrosion Protection'.

Site Preparation

Demolition
Demolish existing structures as shown: To AS 2601 (Demolition of structures).
Earthworks
To be carried out in accordance with:
The requirements of the Environmental Planning & Assessment Act 1979;
Relevant conditions of the development consent; and the relevant requirements of Part H1D3 'Site Preparation' of the NCC - BCA 2022 (Volume 2) and Part 3.2 'Earthworks' of the NCC - BCA 2022 (Housing Provisions Standard).
Drainage
Part H2D2 'Drainage' of the NCC - BCA 2022 (Volume 2), Part 3.3 'Drainage' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 3500 (Part 3 - Stormwater drainage).
AS/NZS 3500 (Part 5 - Domestic installations - Section 5 - stormwater drainage).

Structural design

For details of structural footings, slabs, framing and the like refer to structural engineering details, to be prepared by a qualified structural engineer. Structural design is to be in accordance with the relevant structural design manuals.

Site Classification

To be in accordance with Part 4.2.2 of the NCC - BCA 2022 (Housing Provisions Standard).
Structural design manuals
AS 1170.1 (Dead and live loads and load combinations)
AS 1170.2 (AS 4055 - Wind loads)
AS 1170.4 (Earthquake loads)
AS 1720.1 (Timber structures code)
AS 2159 (Piling - design and installation)
AS 2327.1 (Composite structures)
AS 3600 (Concrete structures)
AS 4100 (Steel structures)

Structural design certification

Submit structural engineer's design certification, in accordance with Local Authority requirements, the Principal Certifying Authority prior to the commencement of works.

Concrete construction

Concrete structures generally: To AS 3600 (Concrete structures).
Ground Slabs and footings: To AS 2870 (Residential slabs and footings - Construction).
Ready mixed supply: To AS 1379 (Specification and supply of concrete).
Footings and slabs
Design and construct footings and slabs: In accordance with Part H1D4 'Footings and slabs' of the NCC - BCA 2022 (Volume 2), Part 4.1 'Scope and application of section 4' & 4.2 'Footings, slabs and associated elements' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 2870 (Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159 (Piling - Design and installation).

Brick & block construction (masonry)

Masonry construction: To be in accordance with Part H1D5 'Masonry' and H2D4 'Masonry' of the NCC - BCA 2022 (Volume 2).
Part 5.1 'Scope and application of Section 5', Part 5.2 'Masonry Veneer', Part 5.3 'Cavity Masonry', Part 5.4 'Unreinforced single leaf masonry', Part 5.5 'Isolated masonry piers', Part 5.6 'Masonry components and accessories' and Part 5.7 'Weatherproofing of masonry' of the NCC - BCA 2022 (Housing Provisions Standard). Also in accordance to AS 3700 (Masonry structures).
Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers).
Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack)
Appendix A (Salt attack resistance categories).

Galvanising

Galvanising mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate, where exposed to weather, embedded in masonry or in contact with chemically treated timber.

Wall Ties

Wall Ties to Part 5.6.5 'Wall ties' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 2699.1 (Built-in components for masonry construction - Wall ties); Non-seismic areas: Type A; Seismic areas: Type B.
Wall tie spacing: to NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5a 'Wall tie spacingsin masonry veneer' and Table 5.6.5b 'Wall tie spacing in cavity and solid masonry'.
Placement of wall ties to NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5c 'Placement of wall ties'.
Wall tie corrosion protection to NCC - BCA 2022 (Housing Provisions Standard) Table 5.6.5d 'Corrosion protection for wall ties'.
Lintels in accordance with Part 5.2.3 'Openings in masonry veneer' & 5.6.7 'Lintels' of the NCC - BCA 2022 (Housing Provisions Standard).

Timber & steel framed construction

Framing to Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and Part 6.1 'Scope and application of Section 6' of the NCC - BCA 2022 (Housing Provisions Standard).
Sub-floor ventilation
To be in accordance with Part H2D5 'Subfloor ventilation' of the NCC - BCA 2022 (Volume 2) and Part 6.2 'Subfloor ventilation' of the NCC - BCA 2022 (Housing Provisions Standard).
Timber wall, floor and roof framing
Timber framing: To be in accordance with Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) or AS 1720.1 (Timber structures - Design methods).
Steel framing and structural steel members
Steel framing: to be in accordance with Part H1D6 'Framing' of the NCC - BCA 2022 (Volume 2) and Part 6.3 'Structural steel members' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 4100 (Steel structures) Cold-formed steel framing: Provide a proprietary system designed to AS 3623 (Domestic metal framing).

Roof and wall cladding

Roof tiling
To be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2), Part 7.3 'Roof tiles and shingles' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 2049 (Roof tiles).
Roof tile installation: To AS 2050 (Installation of roofing tiles).
Metal roof sheeting
To be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2) and Part 7.2 'Sheet roofing' of the NCC - BCA 2022 (Housing Provisions Standard).
Metal roofing design and installation: To AS 1562.1 (Design and installation of sheet roof and wall cladding - Metal).
Roof plumbing
To be in accordance with Part H2D6 'Roof and wall cladding' of the NCC - BCA 2022 (Volume 2), Part 7.4 'Gutters and Downpipes' of the NCC - BCA 2022 (Housing Provisions Standard) and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500 (Part 5 - Domestic installation - section 5 - stormwater drainage).
Wall cladding
Timber, composite and metal wall cladding to be in accordance with Part H1D7 and H2D6 'Roof and wall cladding' and Part 7.5 'Timber and composite wall cladding' to NCC - BCA 2022 (Housing Provisions Standard).
Installation and sarking
Bulk insulation: To AS/NZS 4859.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section 5.
Reflective insulation: To AS/NZS 4859.1, Section 9.
Sarking material: To AS/NZS 4200.1 (Pliable building materials and underlays - Materials). Vapour permeable membrane.

Windows and doors

Glazing to be in accordance with Part H1D8 and H2D7 'Glazing' of the NCC - BCA 2022 (Volume 2) and Part 8 'Glazing' of the NCC - BCA 2022 (Housing Provisions Standard).
Glass Selection and installation: To AS 1288 (Glass in buildings - Selection and installation).
Timber doorsets: To AS 2688 (Timber doors).
Timber frames and jamb linings: To AS 2689 (Timber doorsets)
Security screen doors and window grilles: To AS 5039 (Security screen doors and security window grilles).
Window selection and installation: To AS 2047 (Windows in buildings - Selection and installation).
Doorset installation: To AS 1909 (Installation of timber doorsets).
Garage doors: To AS/NZS 4505 (Domestic garage doors).

Lining

Plasterboard: To AS/NZS 2588 (Gypsum plasterboard).
Plasterboard installation: To AS/NZS 2589.1 (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish.
Fibre cement: To AS/NZS 2908.2 (Cellulose-cement products - Flat Sheets), Type B, Category 2.
Fibrous plaster products: To AS 2185 (Fibrous plaster products).

Fire safety

Fire Safety to be in accordance with parts:
- H3 'Fire Safety' of the NCC - BCA 2022 (Volume 2).
- Part 9 'Fire Safety' of the NCC - BCA 2022 (Housing Provisions Standard)
Smoke alarms
To be in accordance with Part H3D6 'Smoke alarms and evacuation lighting' of the NCC - BCA 2022 (Volume 2), Part 9.5 'Smoke alarms and evacuation lighting' of the NCC - BCA 2022 (Housing Provisions Standard) and AS 3786 (Smoke alarms).
Smoke alarms will be hardwired and interconnected in accordance with AS3786-2014 and BCA Clause 3.7.5

Health and amenity

Wet areas
Refer to "Waterproofing".
Room heights
To be in accordance with Part H4D4 'Room Heights' of the NCC - BCA 2022 (Volume 2) and Part 10.3 'Room heights' of the NCC - BCA 2022 (Housing Provisions Standard).
Kitchen, sanitary and washing facilities
To be in accordance with Part H4D5 'Facilities' of the NCC - BCA 2022 (Volume 2) and Parts 10.4.1 'Required facilities' and 10.4.2 'Construction of sanitary compartments' of the NCC - BCA 2022 (Housing Provisions Standard).
Natural and artificial light
To be in accordance with Part H4D6 'Light' of the NCC - BCA 2022 (Volume 2) and Parts 10.5.1 'Natural light' and 10.5.2 'Artificial lighting' of the NCC - BCA 2022 (Housing Provisions Standard).
Ventilation
To be in accordance with Part H4D7 'Ventilation' of the NCC - BCA 2022 (Volume 2) and Part 10.6 'Ventilation' of the NCC - BCA 2022 (Housing Provisions Standard).
Sound insulation
To be in accordance with Part H4D8 'Sound insulation' of the NCC - BCA 2022 (Volume 2) and Part 10.7 'Sound insulation' of the NCC - BCA 2022 (Housing Provisions Standard).

Safe movement and access

Stair construction
To be in accordance with Part H5D2 'Stairway and ramp construction' of the NCC - BCA 2022 (Volume 2) and Parts 11.2 'Stairway and ramp construction' of the NCC - BCA 2022 (Housing Provisions Standard).
Balustrades
To be in accordance with Part H5D3 'Barriers and handrails' of the NCC - BCA 2022 (Volume 2) and Part 11.3 'Barriers and handrails' of the NCC - BCA 2022 (Housing Provisions Standard).

Block and tile finishes

Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles - Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system).
Adhesives: To AS 2358 (Adhesives - For fixing ceramic tiles).

Waterproofing

To be in accordance with Part H4D2 'Wet Areas' of the NCC - BCA 2022 (Volume 2) and part 10.2 'Wet area waterproofing' of the NCC - BCA 2022 (Housing Provisions Standard).
Waterproofing: To AS 3740 (Waterproofing of wet areas in residential buildings).

Floor coatings and coverings

Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice - General).
Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles - Laying and maintenance practices).

Painting

Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).

Plumbing installations

Where a discrepancy arises the hydraulic consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.

Plumbing and draining products: To SAA MP52 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware).
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5 (National Plumbing and Drainage - Domestic installations).
Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.
Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5.
Gas: To AS 5601 (Gas installation code).

Electrical installations

Where a discrepancy arrises the electrical consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.
Electrical installation: To AS/NZS 3018 (Electrical installation - Domestic installations).
Smoke detectors: Refer to "Fire Safety, Smoke Alarms".

Smoke detection installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning - Fire) in accordance with the requirements of the Building Code of Australia. Connect smoke detectors to mains power.
Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.

Mechanical installations

Mechanical ventilation: To AS 1668.2 (The use of ventilation and air-conditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.

Condensation Management

To be in accordance with part H4D9 'Condensation management' of the NCC - BCA 2022 and part 10.8 'Condensation management' of the NCC - BCA 2022 (Housing Provisions Standard).
Pliable membrane to be installed in the external walls in accordance with AS/NZS4200.1 and AS4200.2 except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

Alterations & Additions

At:107 Crinan Street, Hurlstone Park

For:Donna & George Georgiou

Development Application & Construction Certificate



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Issue:	Description:	By:	Date:
A	Design Review	D.K.	20/04/2024
B	Variations	D.K.	29/05/2024
C	Variations	D.K.	08/06/2024
D	Variations	D.K.	19/06/2024
E	Variations	D.K.	04/09/2024
F	Variations	D.K.	22/10/2024
1	Issued for DA Submission	D.K.	19/11/2024
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Scale:	1 : 1	A3	Issue: <div>1</div>
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Drawing No: <div>2409</div>			