

CONSTRUCTION OF A THREE-STOREY DWELLING-HOUSE, WITH BASEMENT, IN-GROUND SWIMMING POOL, CABANA AND BOATSHED AT 602 HENRY LAWSON DR, EAST HILLS

DRAWING LIST	
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A17.03	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A18	BASIX REQUIREMENTS



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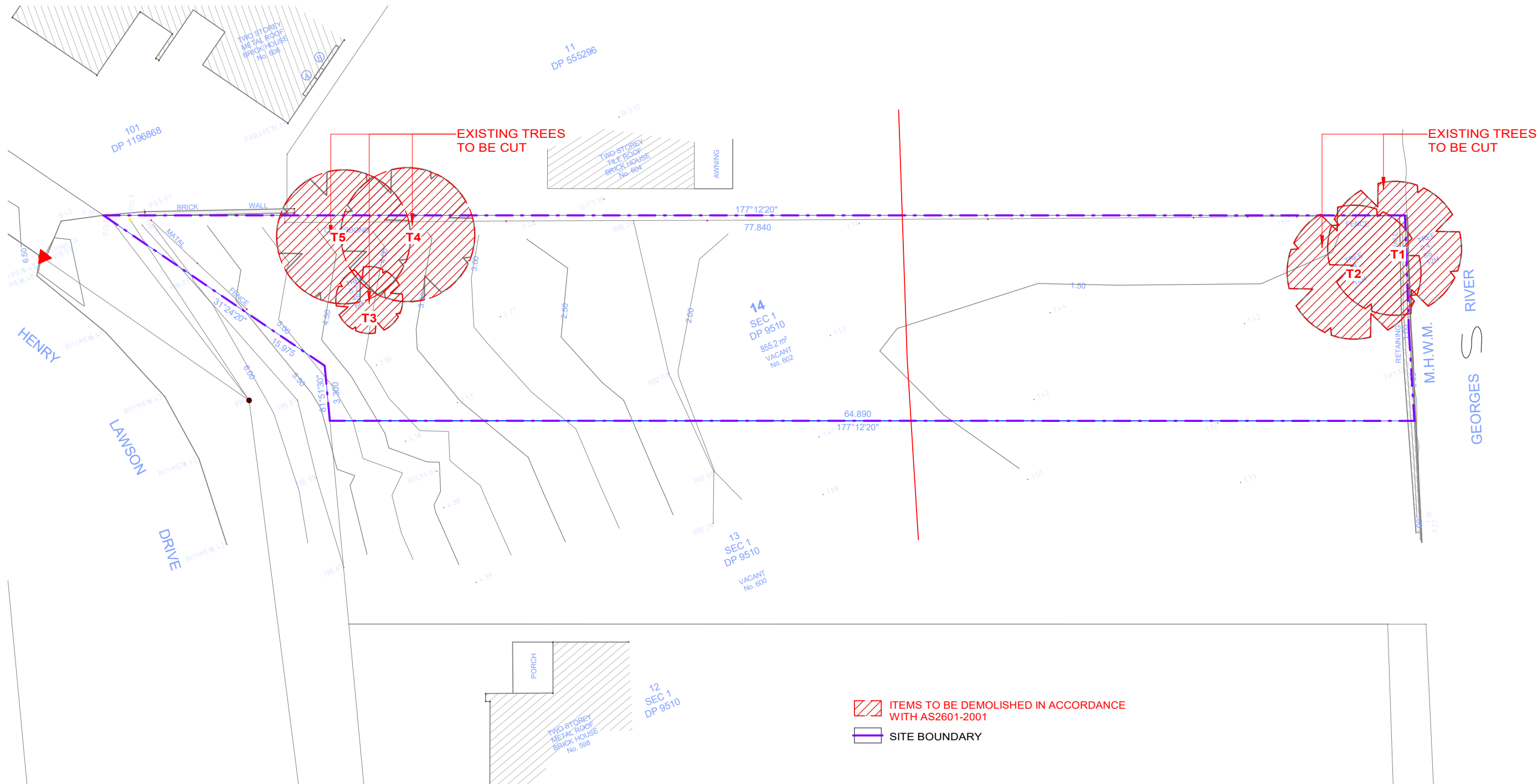
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PROPOSED THREE STOREY DWELLING WITH BASEMENT, POOL, CABANA, & BOATSHED

602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510

COVER SHEET

JOB NUMBER: 22292	DWG NUMBER: A00	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
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ITEMS TO BE DEMOLISHED IN ACCORDANCE WITH AS2601-2001

SITE BOUNDARY

1 DEMOLITION PLAN

1 : 250

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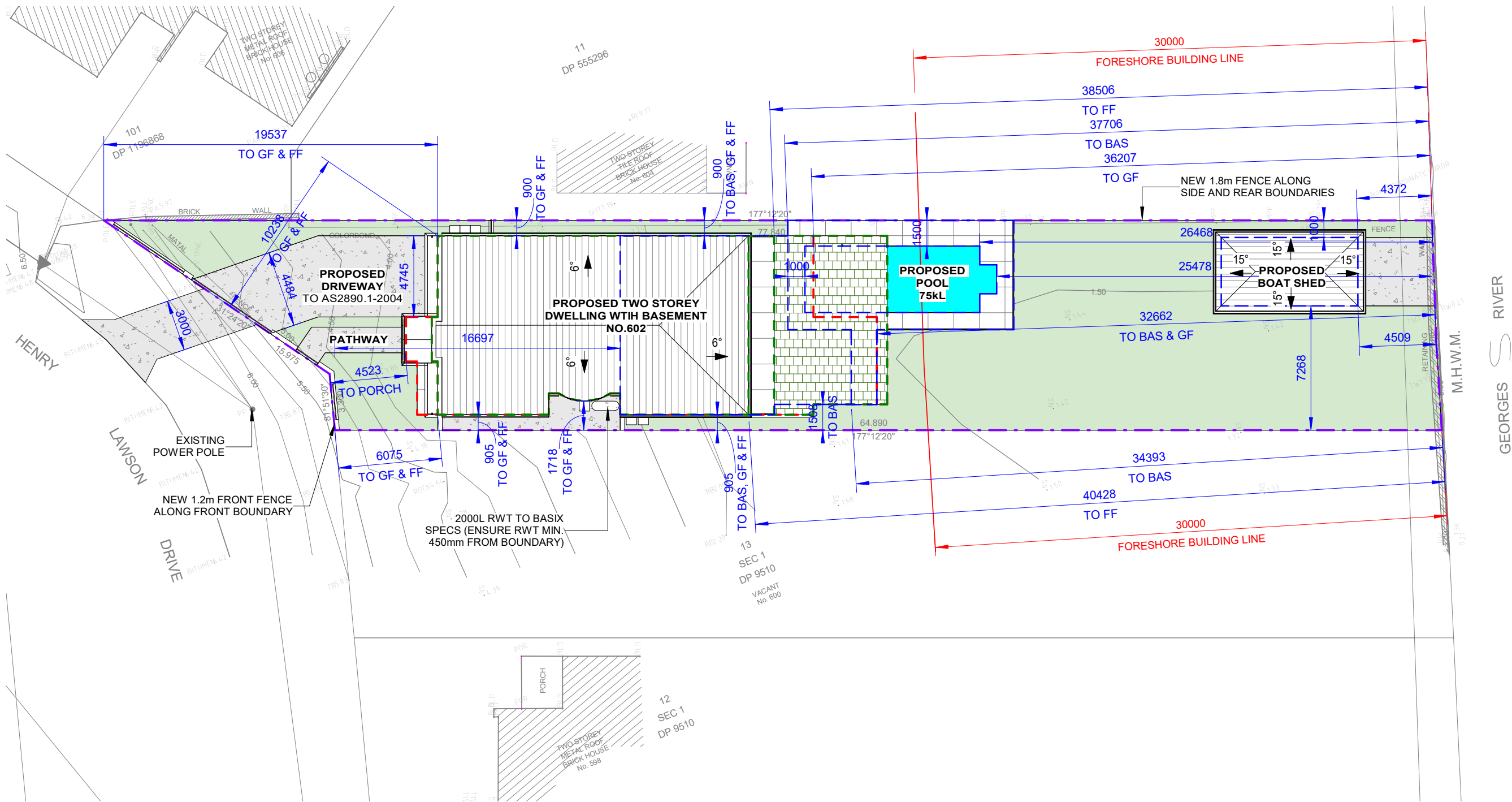
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DEMOLITION PLAN

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1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
1 : 250

LEGEND:

- SITE BOUNDARY
- PROPOSED BASEMENT FLOOR OUTLINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

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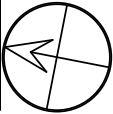
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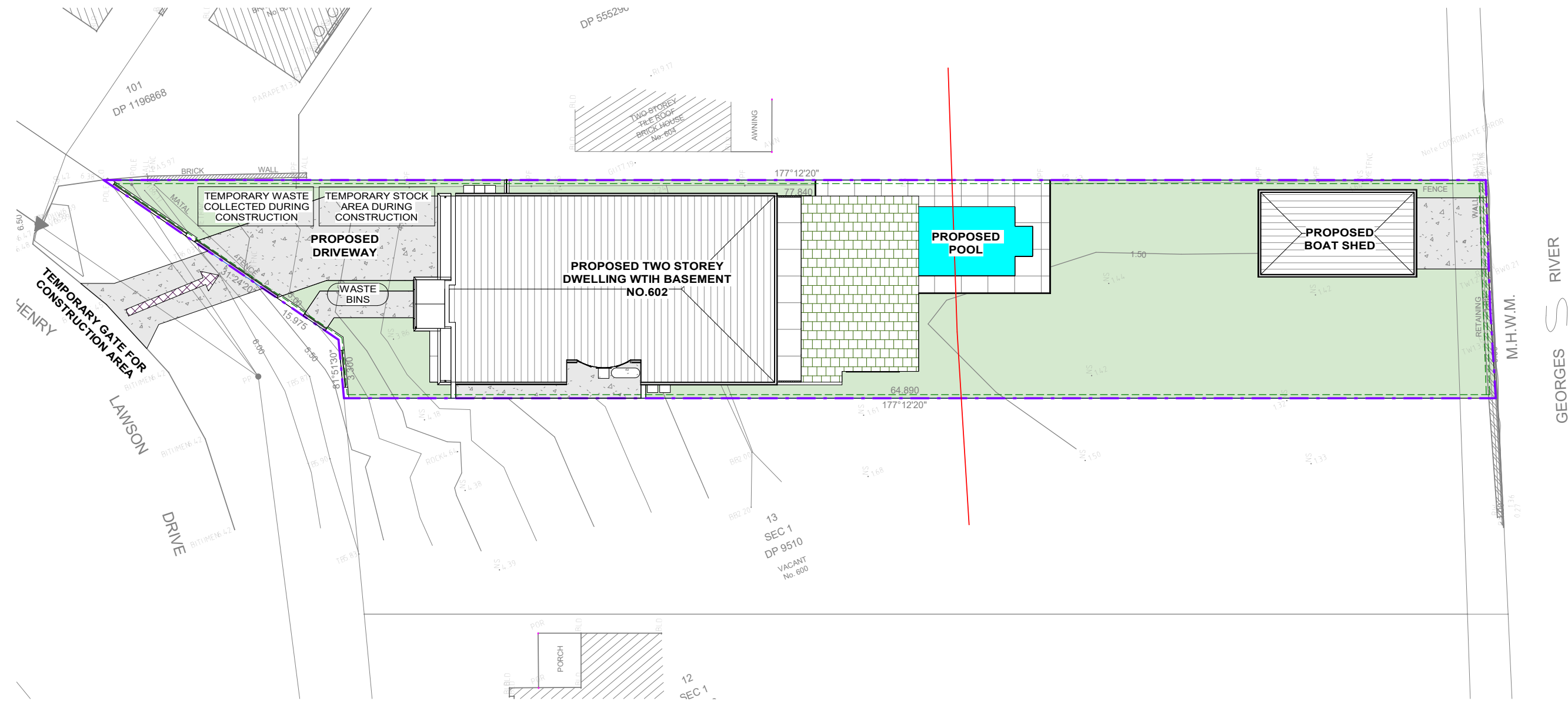
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**SITE PLAN & ROOF PLAN, SITE ANALYSIS
PLAN**

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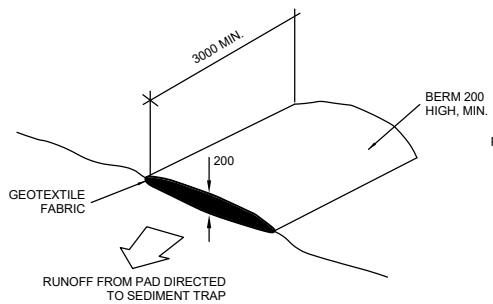


WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN

1 : 250

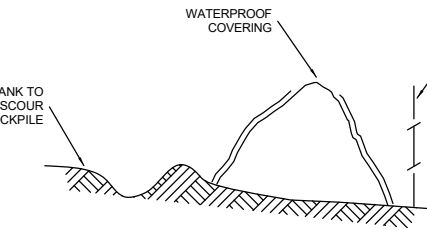
LEGEND:

- SITE BOUNDARY
- SEDIMENT CONTROL FENCE
- TEMPORARY FENCE



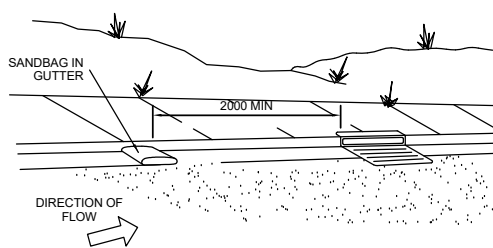
VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



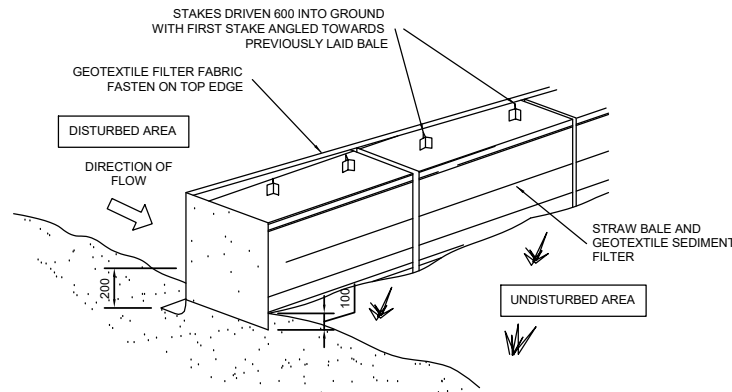
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



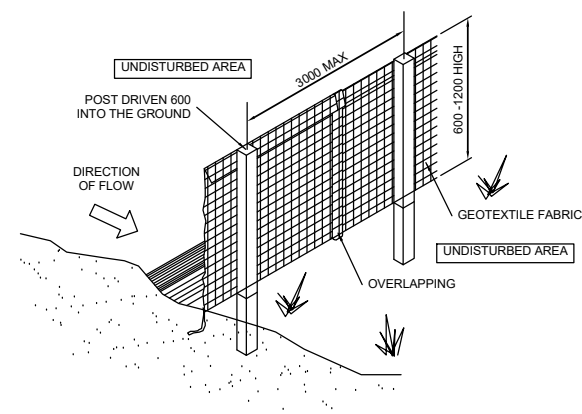
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

N.T.S



SEDIMENT AND EROSION FENCE DETAIL

N.T.S

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BASEMENT, POOL, CABANA, & BOATSHED**
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LOT 14, SEC 1, DP 9510

**WASTE MANAGEMENT PLAN & SEDIMENT
& EROSION CONTROL PLAN**

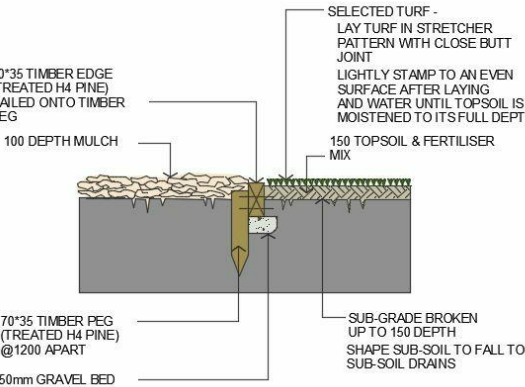
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DESIGNED BY: A.N.	DATE: 14.04.2022	
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PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE
BS	BURSARIA SPINOSA	BLACKTORN	1M	SHRUB
T1-2	ACACIA BINERVIA	MYALL WATTLE	5M	TREE

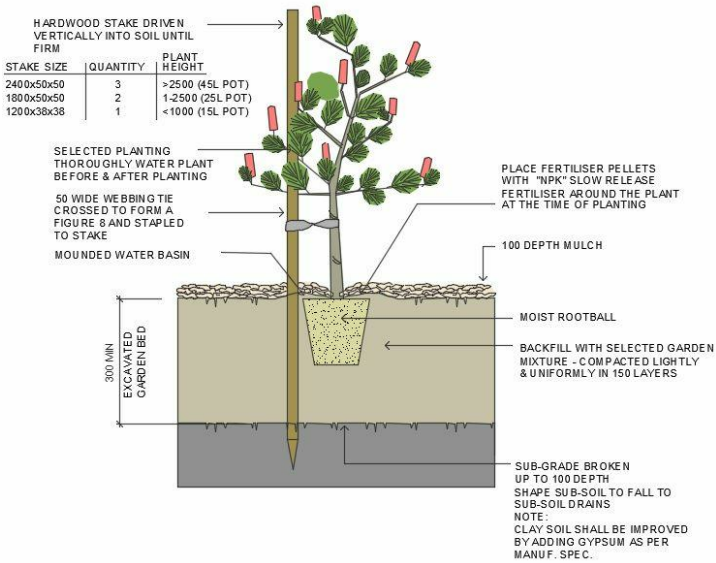
2. Minimum soil standards for plant sizes are provided in accordance with the Table below.

Tree Size	Height	Spread	Min Soil Area	Min soil depth
Large trees	>12m	>8m	10 x 10m	1200mm
Medium trees	8-12m	4-8m	6 x 6m	1000mm
Small trees	5-8m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Groundcover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm



1. TURF & GARDEN EDGE DETAIL

NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN.
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST.

LEGEND:

	SITE BOUNDARY
	PROPOSED DWELLING
	PROPOSED DRIVEWAY & CONCRETE AREAS
	PROPOSED LANDSCAPING
	POS 80m²
	PROPOSED SHRUB <i>Bursaria Spinosa</i> (Blacktorn) 1m
	PROPOSED TREE <i>Acacia Binervia</i> (<i>Myall Wattle</i>) 8m SIZE: MIN. 100 LTR

LANDSCAPING PLAN

1
1 : 250

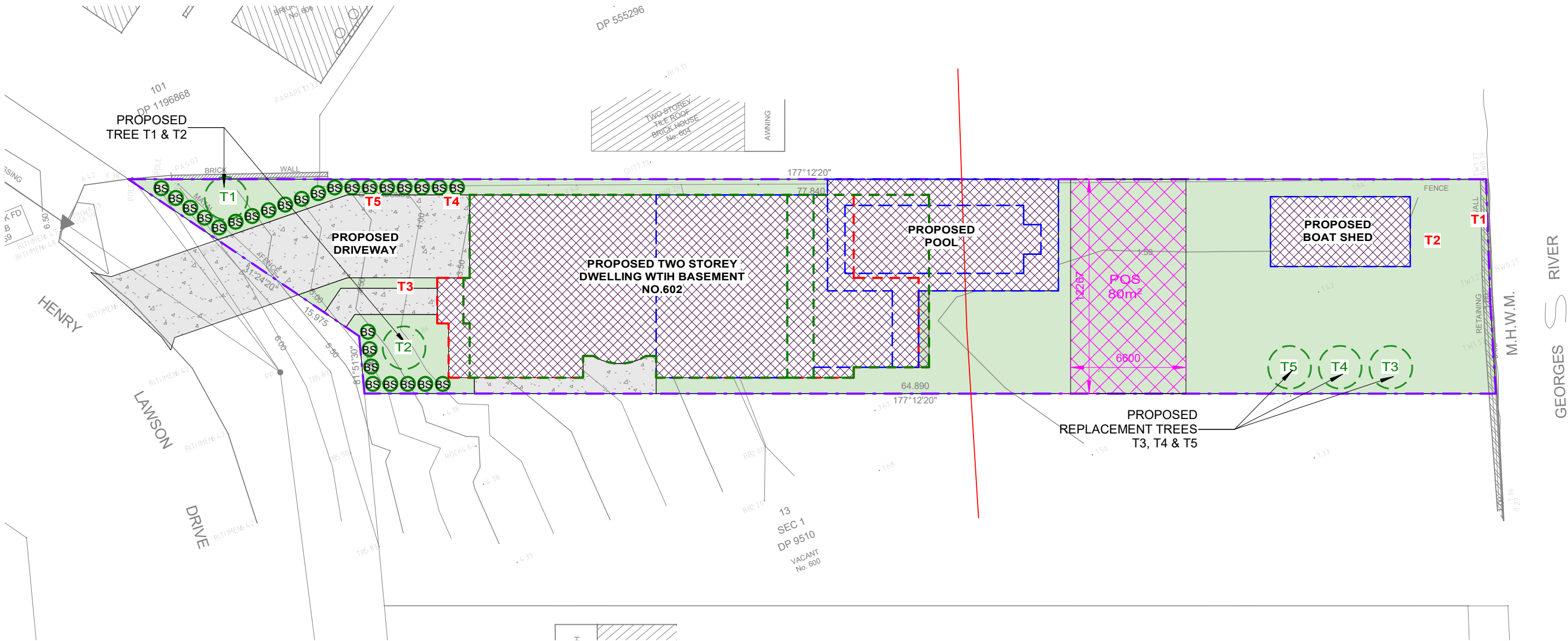
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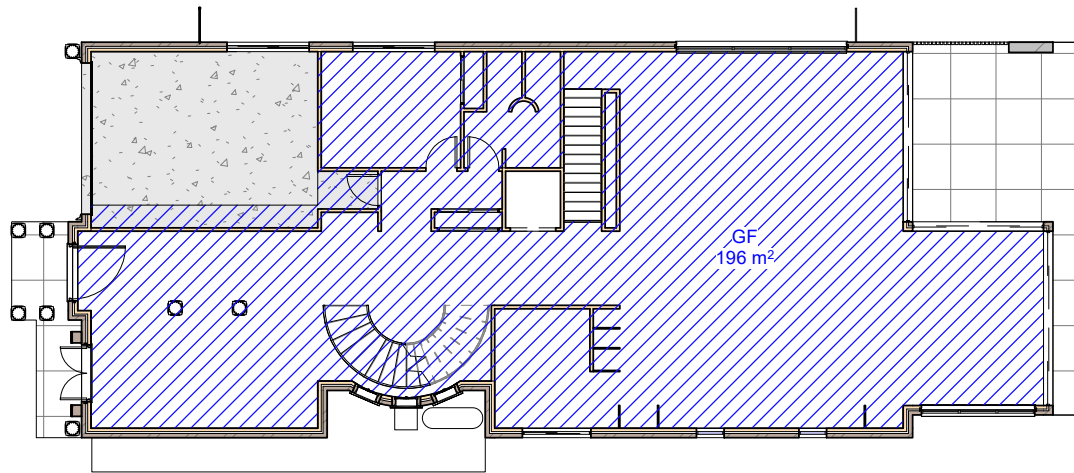
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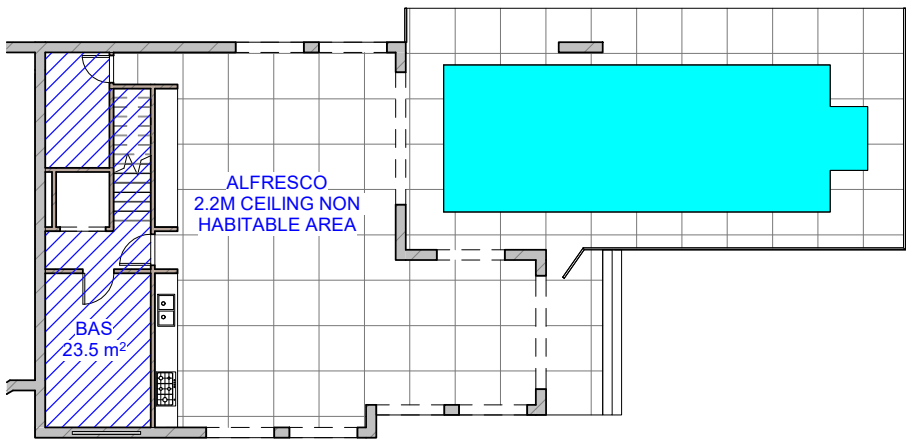
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602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510
LANDSCAPING PLAN

JOB NUMBER: 22292	DWG NUMBER: A01.04	ORIGINAL SIZE: A3
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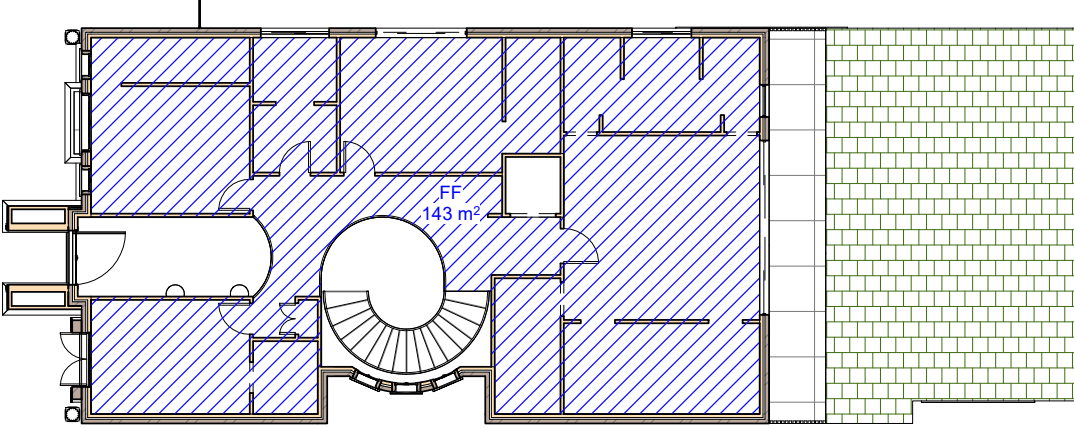




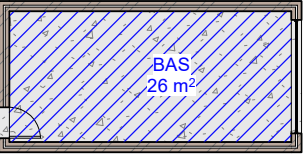
1 FSR - Ground Floor
1 : 200



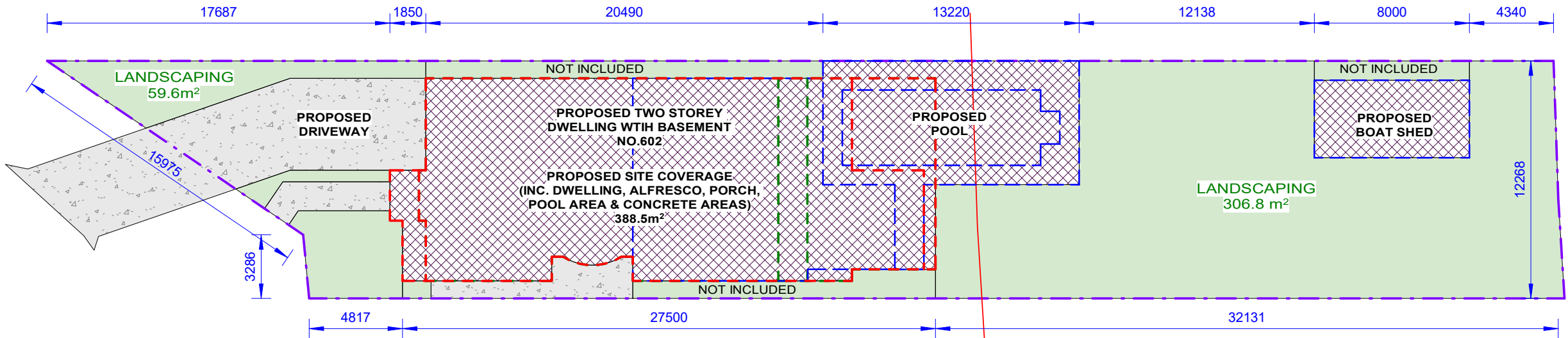
4 FSR - BASEMENT FLOOR
1 : 200



2 FSR - First Floor
1 : 200



SITE CALCULATIONS		
FLOOR AREA CALCULATIONS		
SITE AREA:	855.2m ²	
AREA OF THE PROPOSED GROUND FLOOR:	196.0m ²	
AREA OF THE PROPOSED FIRST FLOOR:	143.0m ²	
AREA OF THE PROPOSED BASEMENT FLOOR:	49.5m ²	
MAX. TOTAL FLOOR AREA	427.6m ²	
50% OF SITE AREA = 0.50 x 855.2m ²	388.5m ²	
PROPOSED TOTAL FLOOR AREA:	388.5m ²	< 427.6m ²
SITE COVERAGE CALCULATIONS		
PROPOSED SITE COVERAGE: (INC. DWELLING, PORCH, ALFRESCO, POOL AREA & CONCRETE)	388.5m ²	(45.43%)
LANDSCAPING CALCULATIONS		
MIN. LANDSC. FORWARD OF BUILDING LINE:	57.1m ²	
45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 126.8m ²		
PROPOSED LANDSCAPING AT FRONT:	59.6m ²	> 57.1m ²
PROPOSED LANDSCAPING AT REAR:	306.8 m ²	
PROPOSED TOTAL LANDSCAPING AREA:	366.4 m ²	(42.84%)



3 SITE COVERAGE & LANDSCAPING
1 : 250

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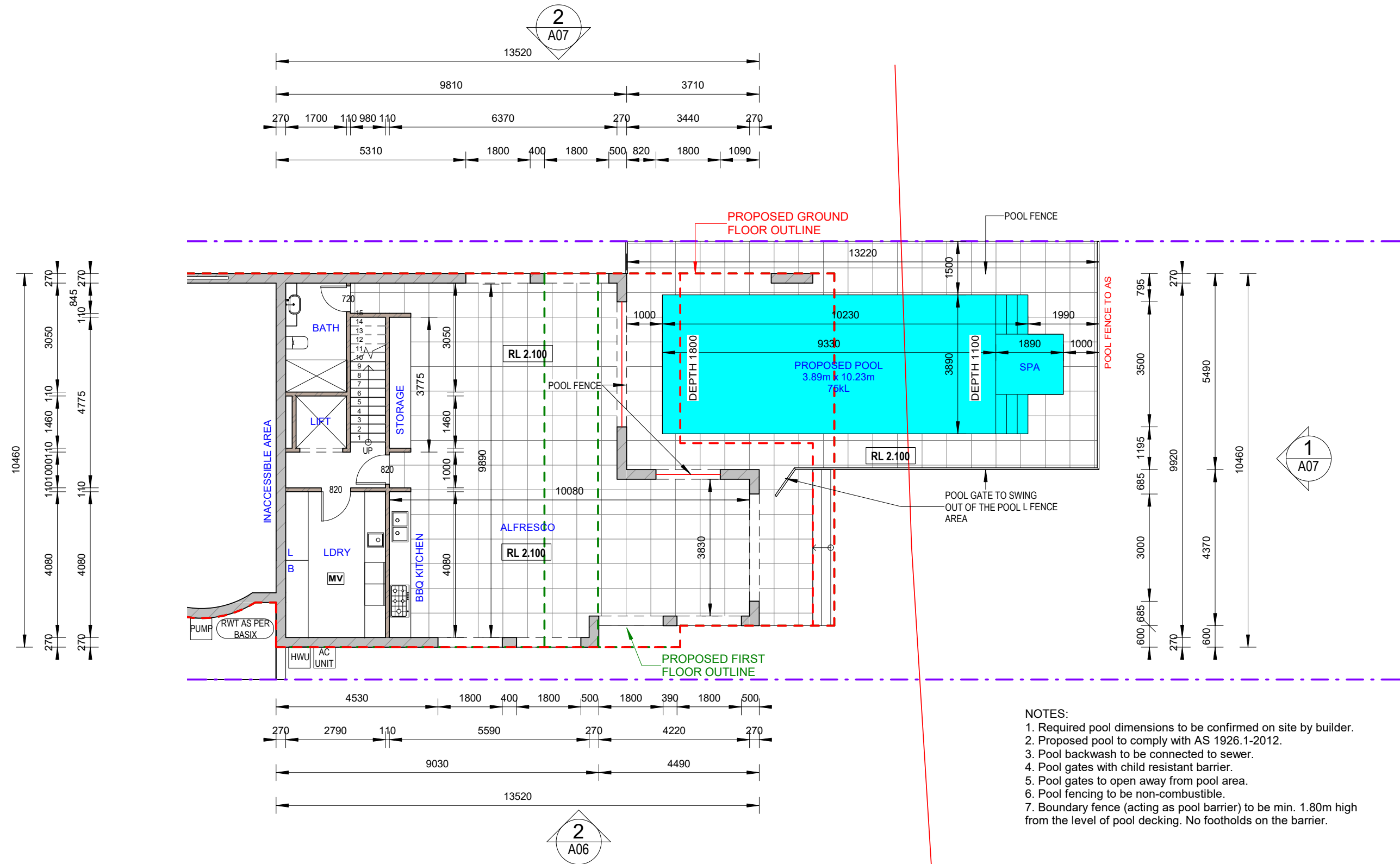
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SITE CALCULATIONS

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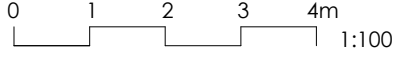




- NOTES:
1. Required pool dimensions to be confirmed on site by builder.
 2. Proposed pool to comply with AS 1926.1-2012.
 3. Pool backwash to be connected to sewer.
 4. Pool gates with child resistant barrier.
 5. Pool gates to open away from pool area.
 6. Pool fencing to be non-combustible.
 7. Boundary fence (acting as pool barrier) to be min. 1.80m high from the level of pool decking. No footholds on the barrier.

1 PROPOSED BASEMENT FLOOR PLAN
1 : 115

- [S] SMOKE ALARM SYSTEM
[MV] MECHANICAL VENTILATION
- - - PROPOSED GROUND FLOOR OUTLINE
- - - PROPOSED FIRST FLOOR OUTLINE



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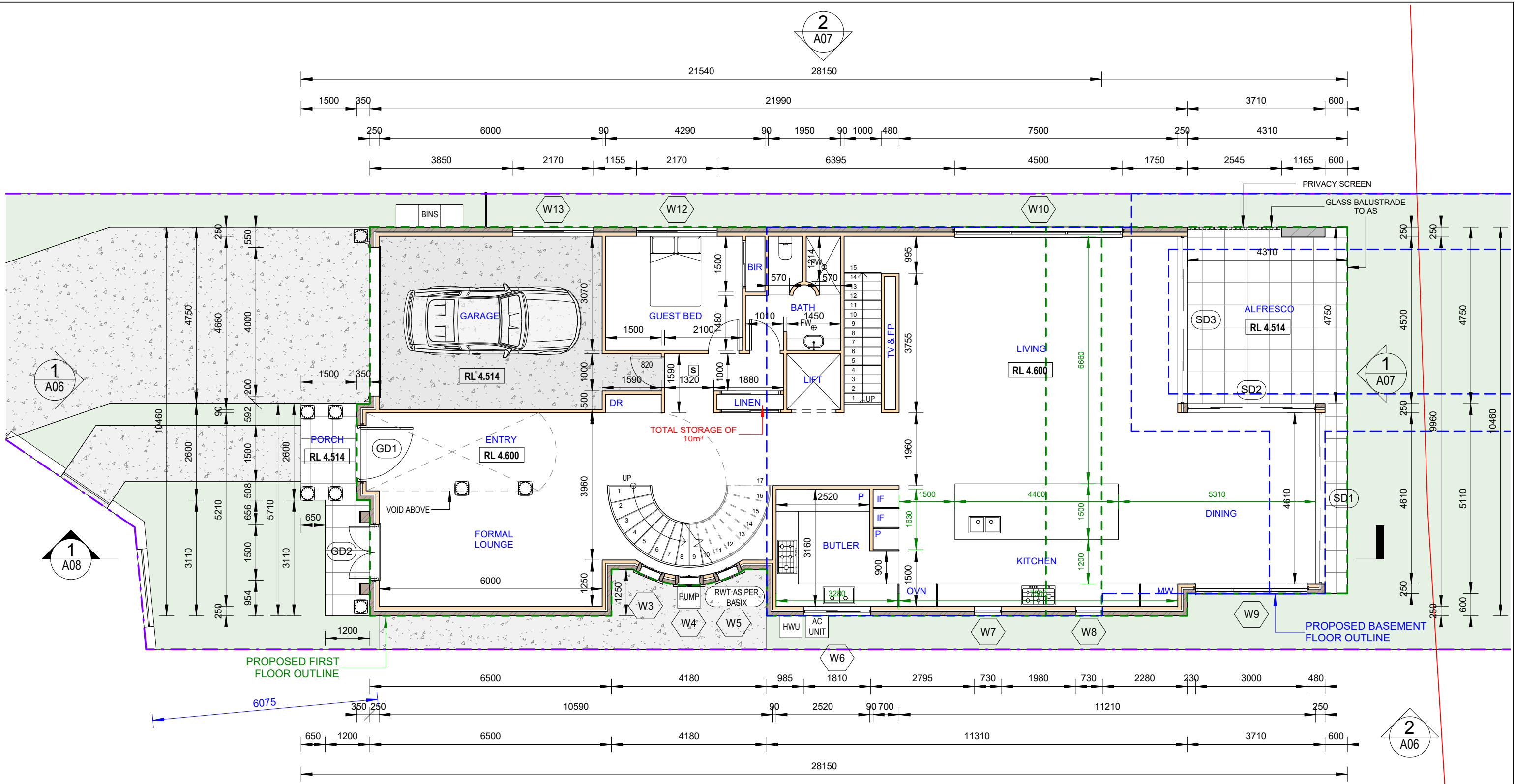
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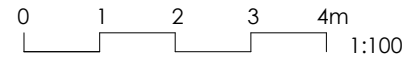
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LOT 14, SEC 1, DP 9510
PROPOSED BASEMENT FLOOR PLAN

JOB NUMBER: 22292	DWG NUMBER: A02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 PROPOSED GROUND FLOOR PLAN
1 : 100

- [S] SMOKE ALARM SYSTEM
- [MV] MECHANICAL VENTILATION
- PROPOSED BASEMENT FLOOR OUTLINE
- - - PROPOSED FIRST FLOOR OUTLINE
- [Hatched] EASEMENT



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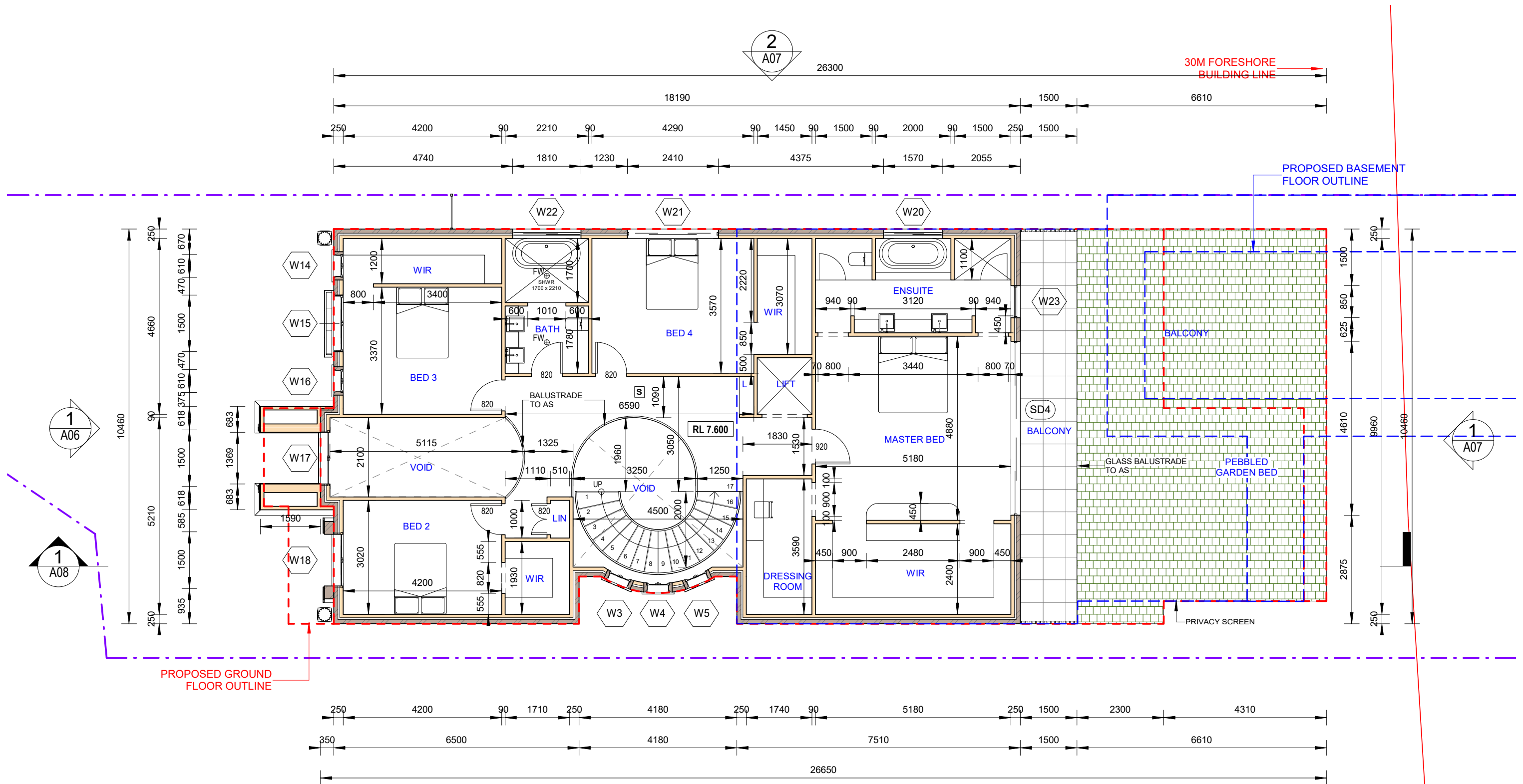
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LOT 14, SEC 1, DP 9510

PROPOSED GROUND FLOOR PLAN

JOB NUMBER: 22292	DWG NUMBER: A03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



PROPOSED FIRST FLOOR PLAN

1 : 100

- SMOKE ALARM SYSTEM
- MECHANICAL VENTILATION
- PROPOSED BASEMENT FLOOR OUTLINE
- PROPOSED GROUND FLOOR OUTLINE

0 1 2 3 4m
1:100

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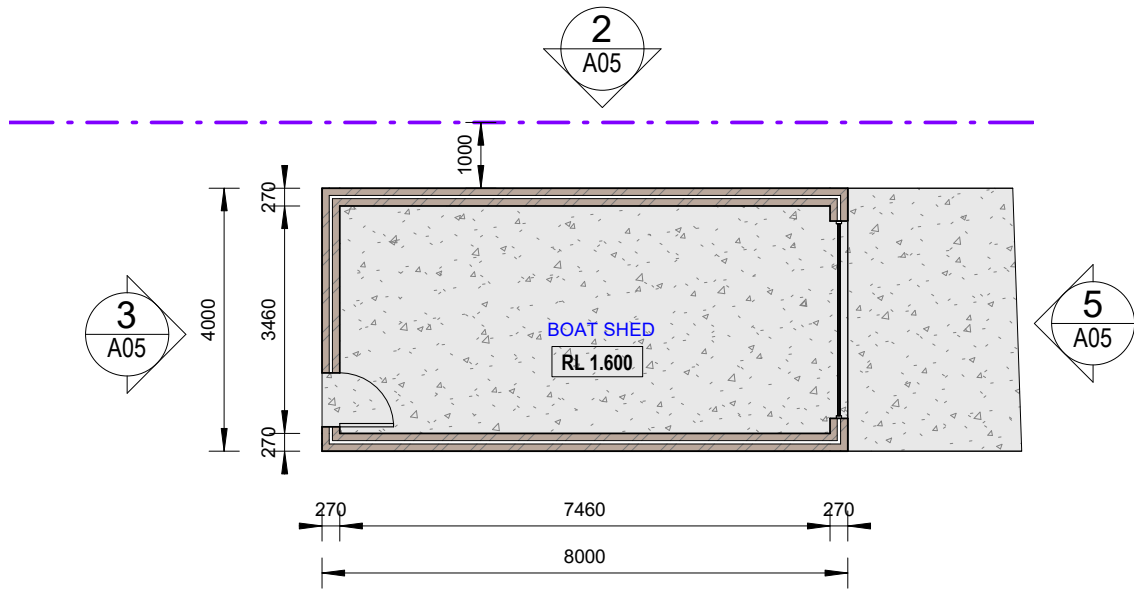
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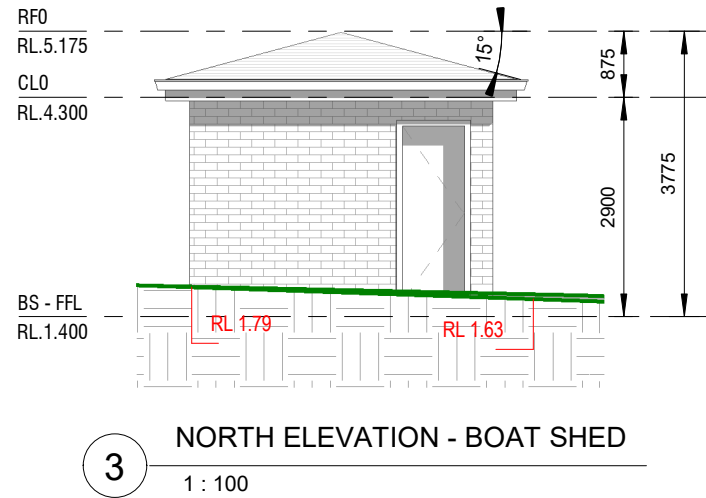
PROPOSED FIRST FLOOR PLAN

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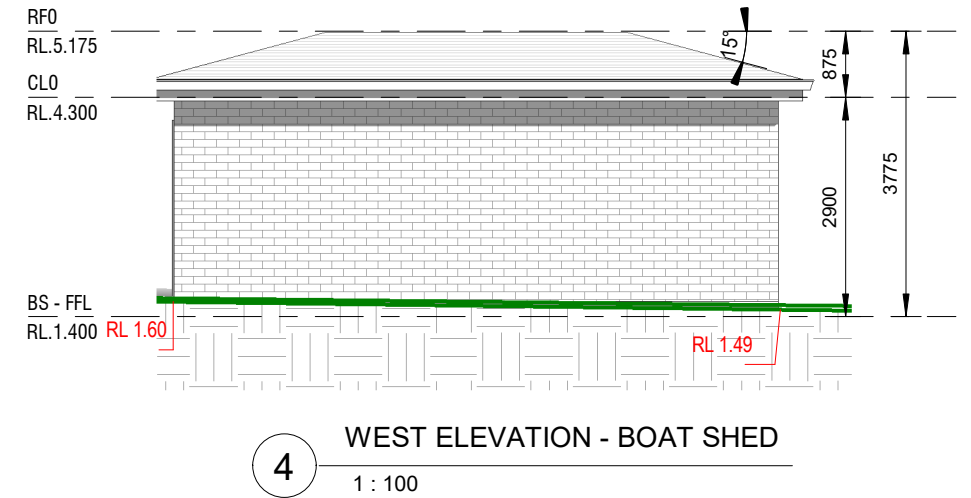
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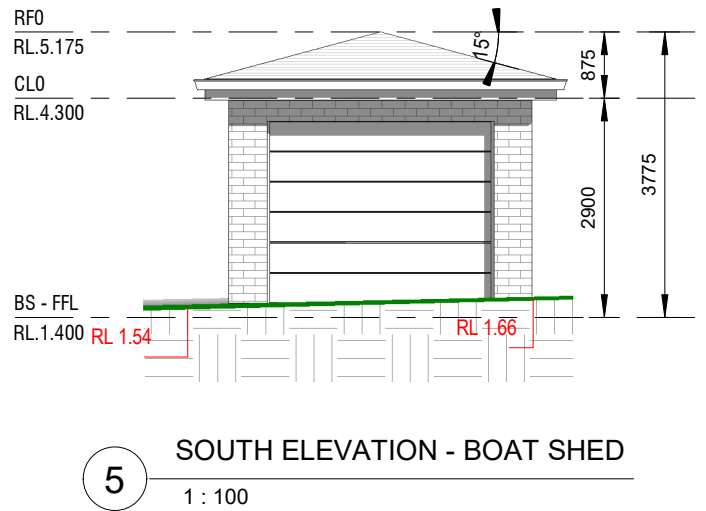
1 PROPOSED FLOOR PLAN - BOAT SHED
1 : 115



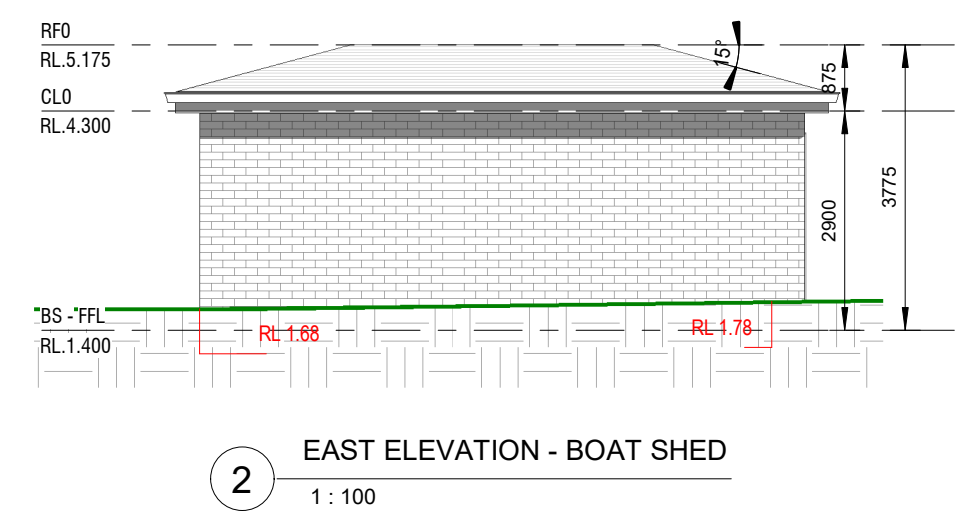
3 NORTH ELEVATION - BOAT SHED
1 : 100



4 WEST ELEVATION - BOAT SHED
1 : 100



5 SOUTH ELEVATION - BOAT SHED
1 : 100



2 EAST ELEVATION - BOAT SHED
1 : 100

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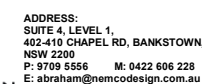
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**602 HENRY LAWSON DR, EAST HILLS
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PROPOSED BOAT SHED

JOB NUMBER: 22292	DWG NUMBER: A05	ORIGINAL SIZE: A3
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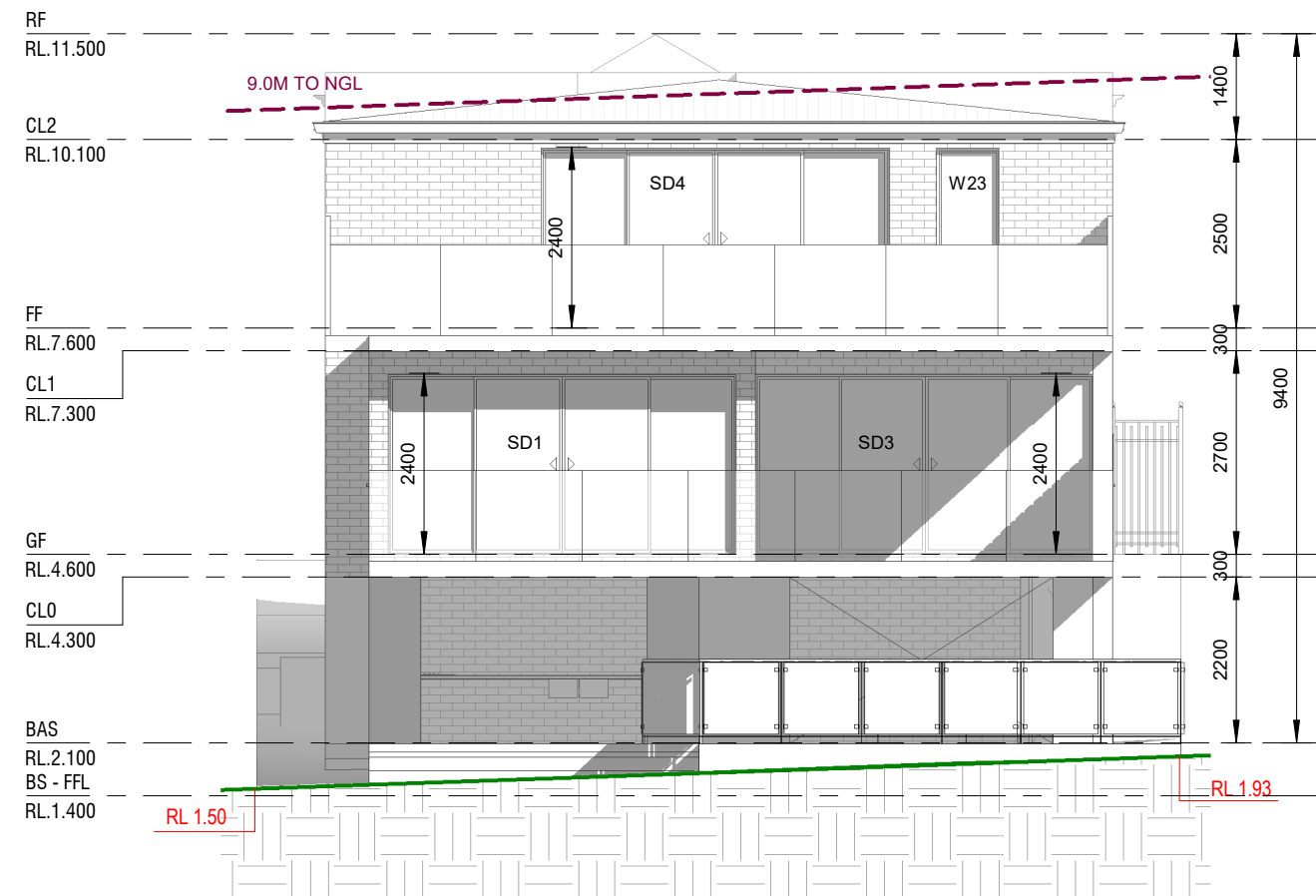
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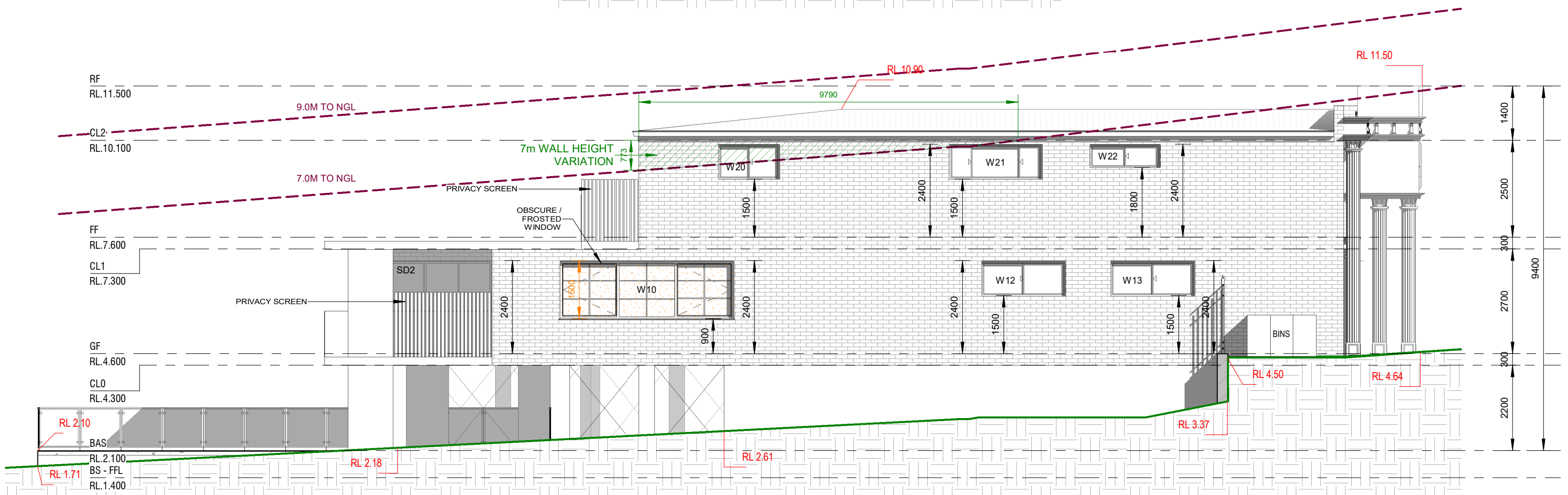
1

1 : 100



2

1 : 100



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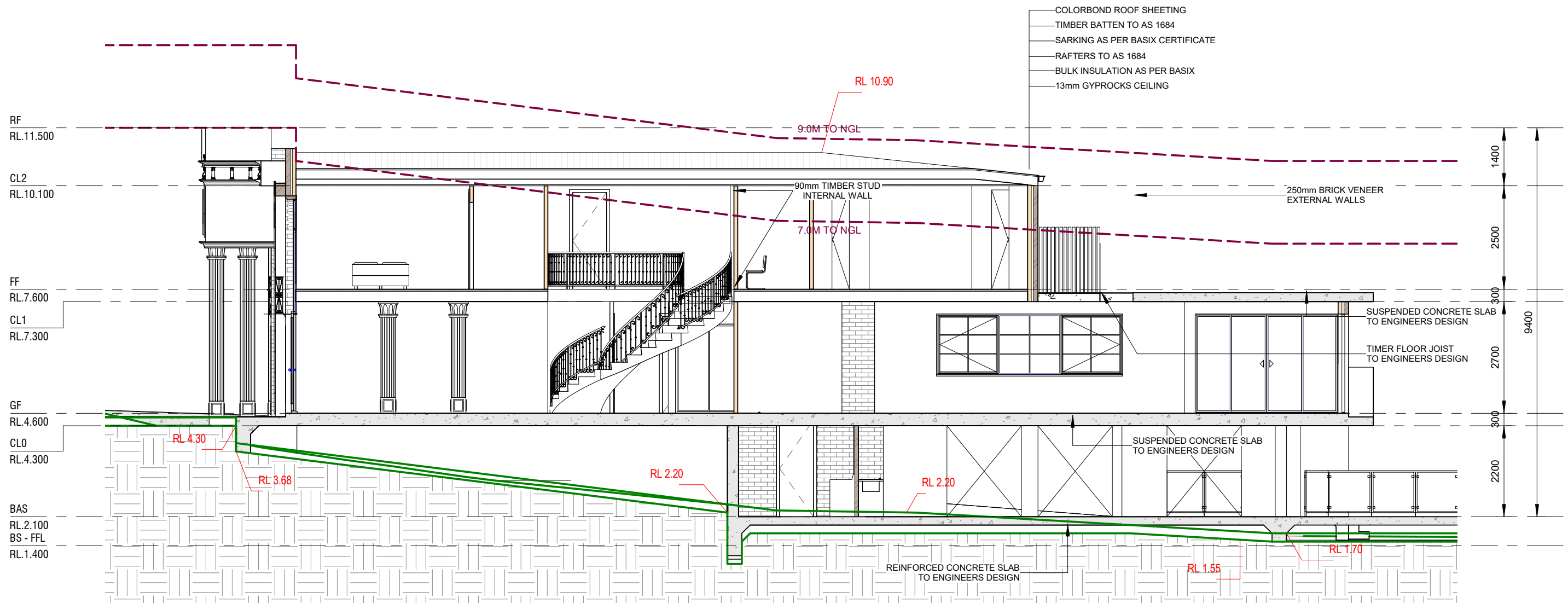
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E: abraham@nemcodesign.com.au

**PROPOSED THREE STOREY DWELLING WITH
BASEMENT, POOL, CABANA, & BOATSHED**

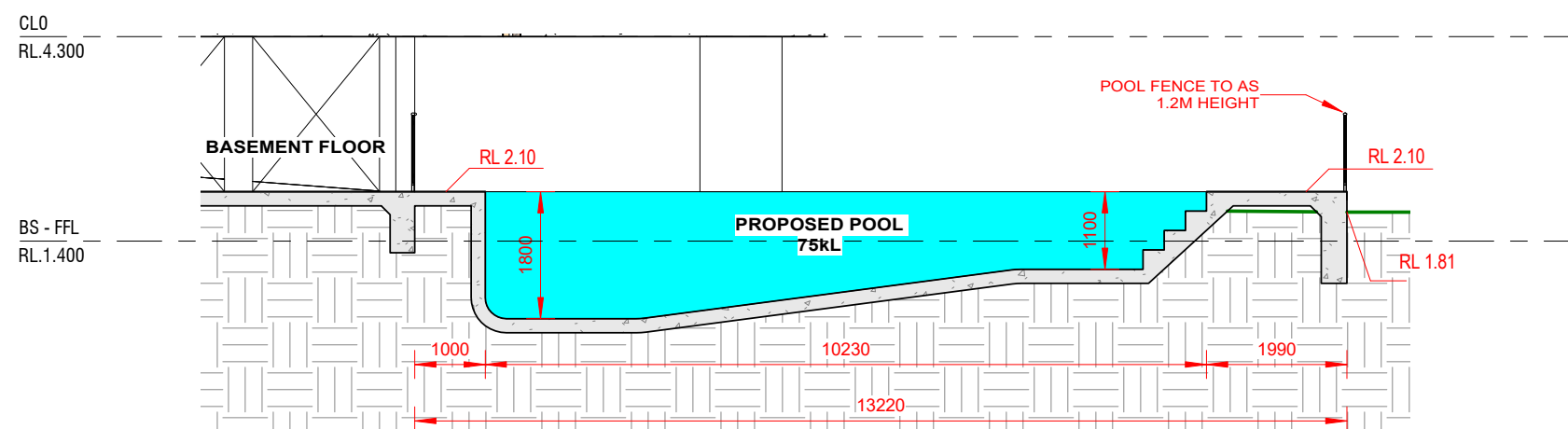
ELEVATIONS - PART 2

JOB NUMBER: 22292	DWG NUMBER: A07	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 SECTION 1
1 : 100



2 POOL SECTION
1 : 100

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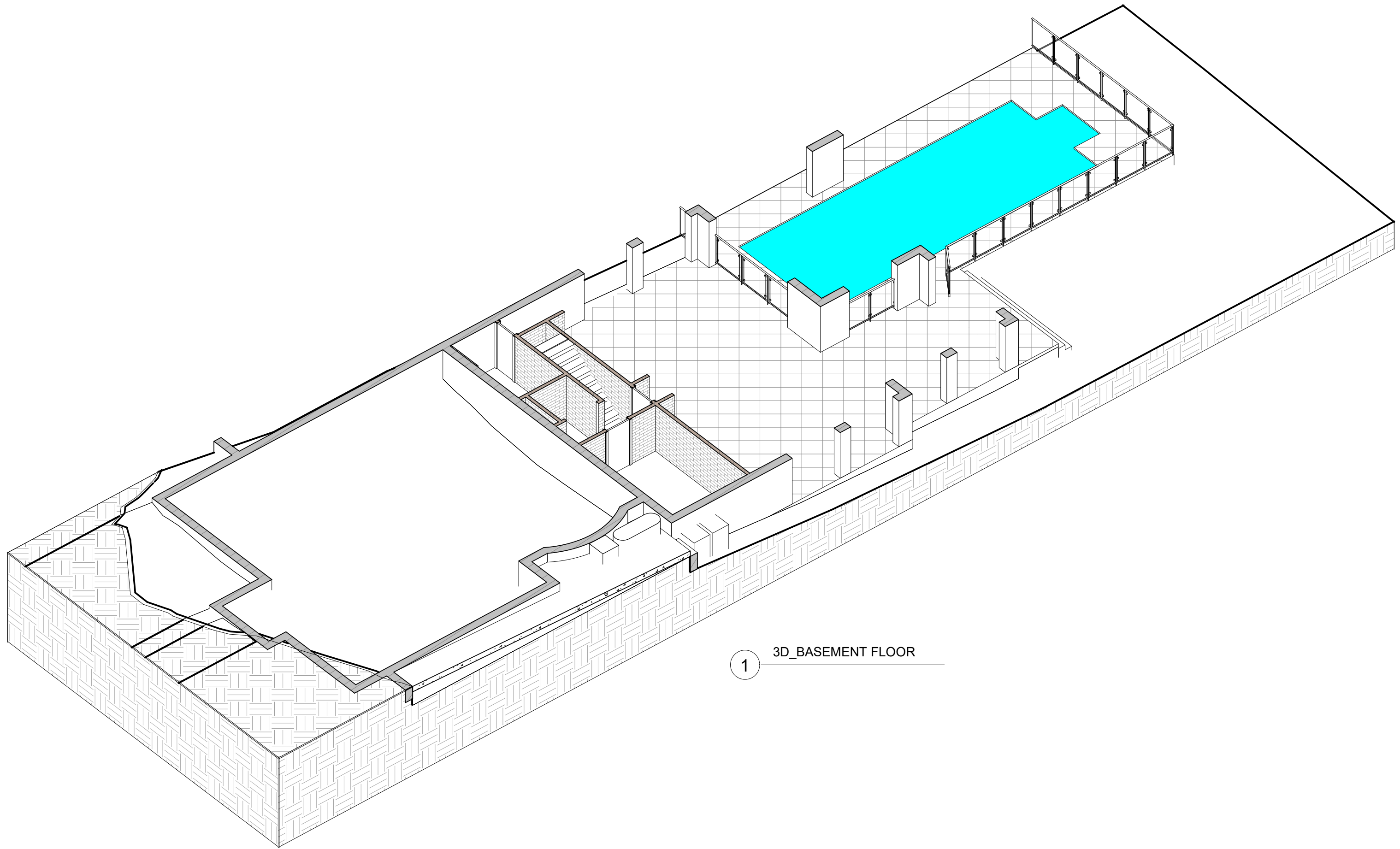
**PROPOSED THREE STOREY DWELLING WITH
BASEMENT, POOL, CABANA, & BOATSHED**

602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510

SECTION 1 & POOL SECTION

JOB NUMBER: 22292	DWG NUMBER: A08	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	





1 3D_BASEMENT FLOOR

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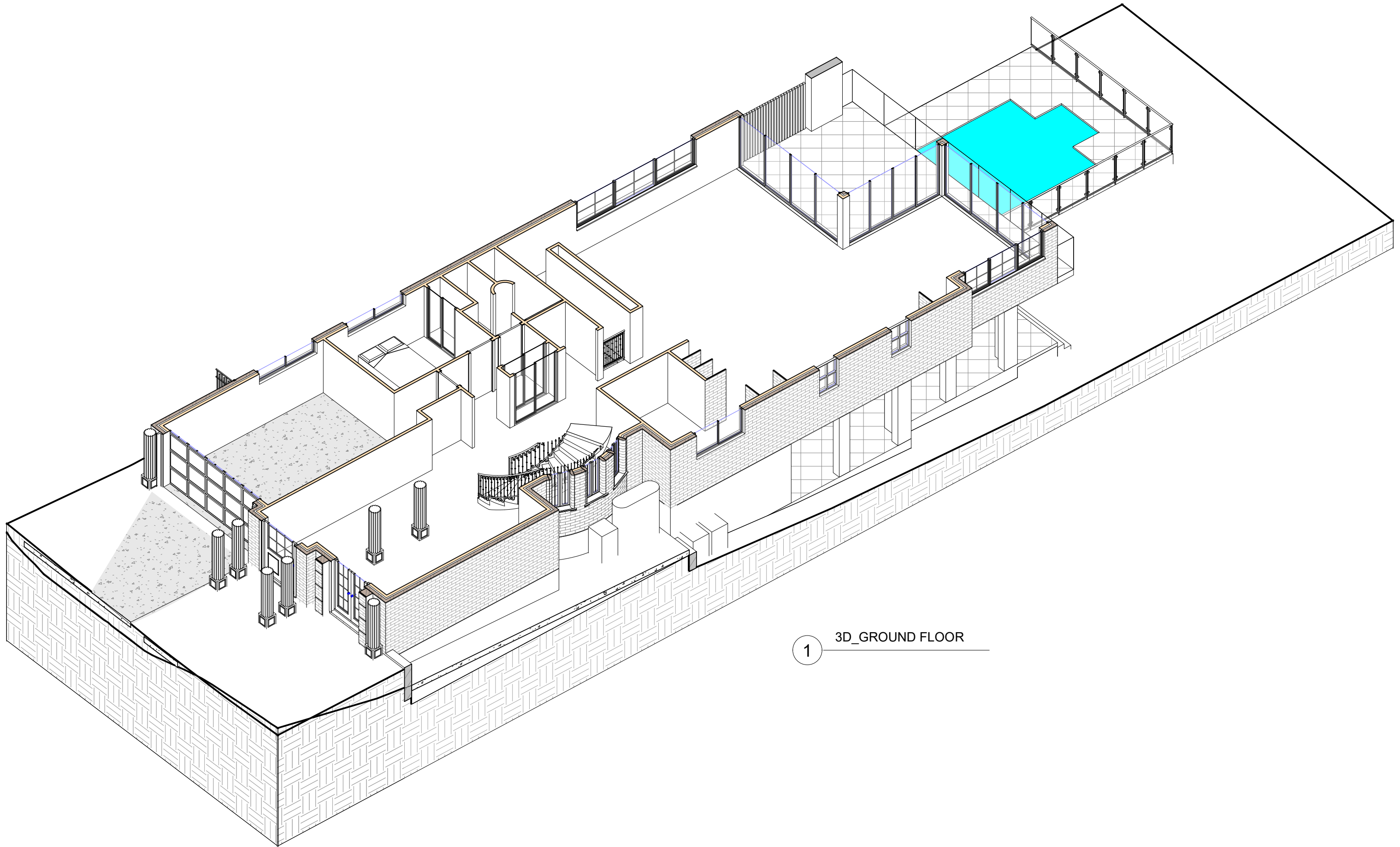
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BASEMENT, POOL, CABANA, & BOATSHED**

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3D_BASEMENT FLOOR

JOB NUMBER: 22292	DWG NUMBER: A09	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D_GROUND FLOOR

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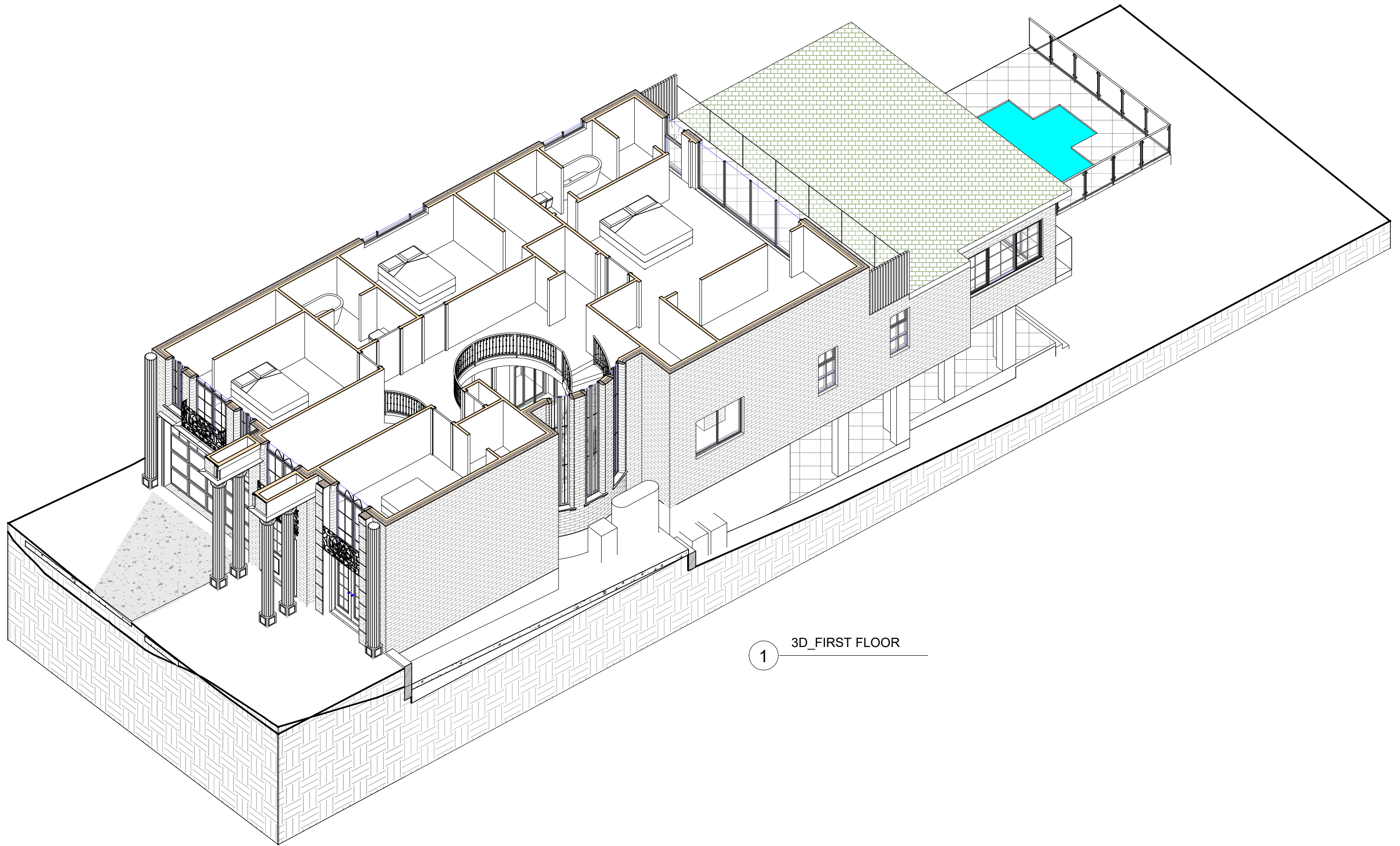
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BASEMENT, POOL, CABANA, & BOATSHED**
**602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510**
3D_GROUND FLOOR

JOB NUMBER: 22292	DWG NUMBER: A10	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D_FIRST FLOOR

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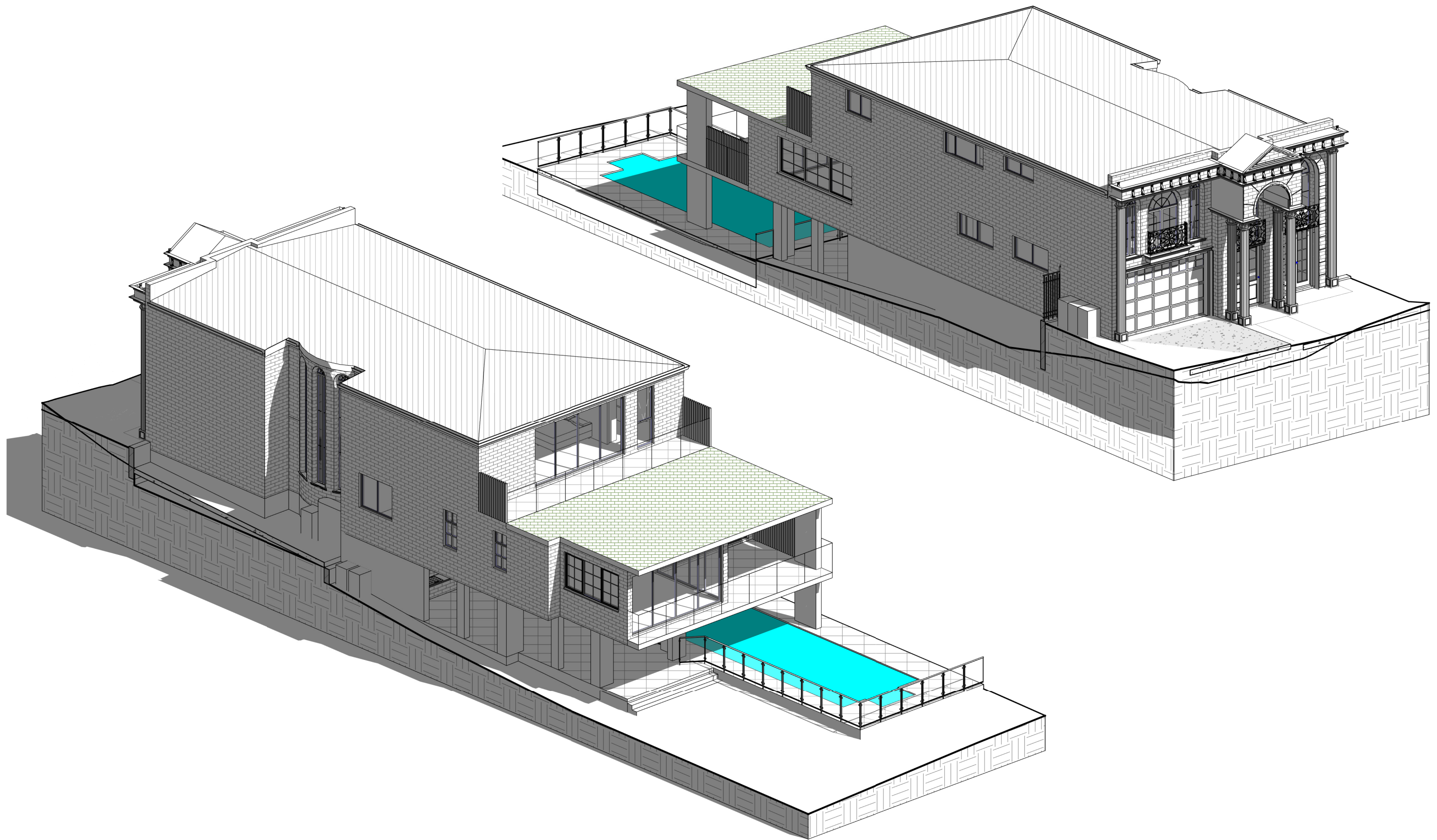
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**602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510**
3D_FIRST FLOOR

JOB NUMBER: 22292	DWG NUMBER: A11	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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LOT 14, SEC 1, DP 9510**
3D_MODEL

JOB NUMBER: 22292	DWG NUMBER: A12	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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**602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510**
3D_MODEL

JOB NUMBER: 22292	DWG NUMBER: A13	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



WINDOW SCHEDULE				
Mark	Height	Width	Area	Level
W3	4450	610	2.71 m²	FF
W4	4450	610	2.71 m²	FF
W5	4450	610	2.71 m²	FF
W6	1400	1810	2.53 m²	GF
W7	1500	730	1.10 m²	GF
W8	1500	730	1.10 m²	GF
W9	1500	3000	4.50 m²	GF
W10	1500	4500	6.75 m²	GF
W12	900	2170	1.95 m²	GF
W13	900	2170	1.95 m²	GF
W14	2000	610	1.22 m²	FF
W15	1550	1500	2.33 m²	FF
W16	2000	610	1.22 m²	FF
W17	2035	1500	3.05 m²	FF
W18	2035	1500	3.05 m²	FF
W20	900	1570	1.41 m²	FF
W21	900	2410	2.17 m²	FF
W22	600	1810	1.09 m²	FF
W23	2400	850	2.04 m²	FF

Grand total: 19 45.60 m²

GLASS DOOR SCHEDULE				
Mark	Height	Width	Area	Level
GD1	2468	1500	3.70 m²	GF
GD2	2468	1500	3.70 m²	GF
SD1	2400	4610	11.06 m²	GF
SD2	2400	3460	8.30 m²	GF
SD3	2400	4500	10.80 m²	GF
SD4	2400	4610	11.06 m²	FF

Grand total: 6 48.64 m²

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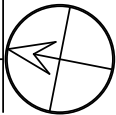
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**PROPOSED THREE STOREY DWELLING WITH
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602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510

WINDOWS & DOORS SCHEDULE

JOB NUMBER: 22292	DWG NUMBER: A14	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

No 604



No 602



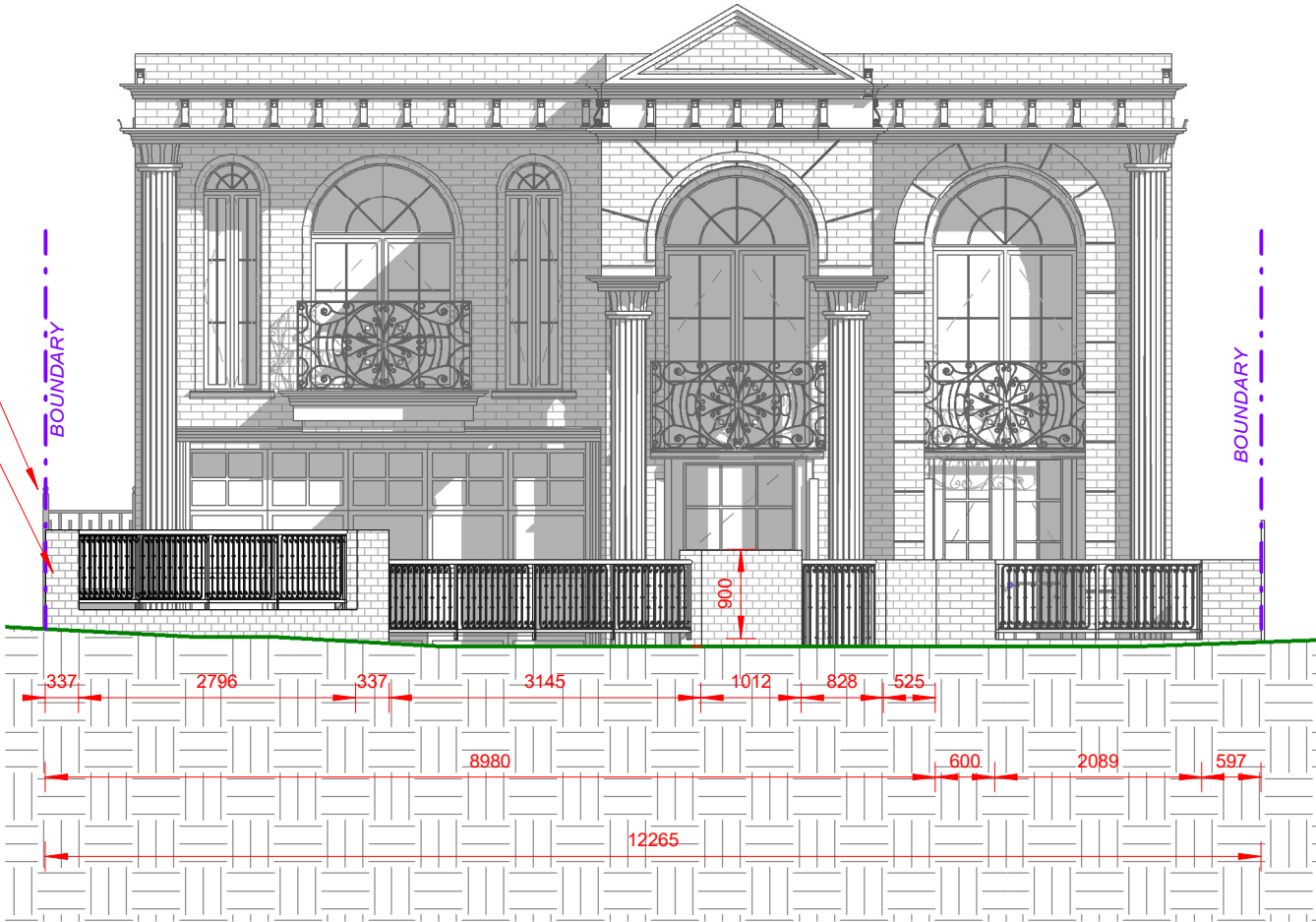
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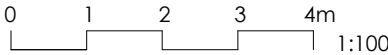
HENRY LAWSON DRIVE

PROPOSED COLORBOND
SITE FENCE 1.8M HEIGHT

PROPOSED FRONT FENCE
1.2 M HEIGHT



1 FRONT FENCE ELEVATION
1 : 75



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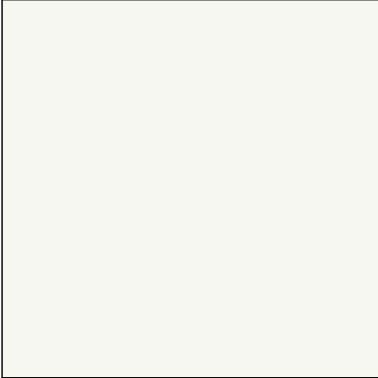
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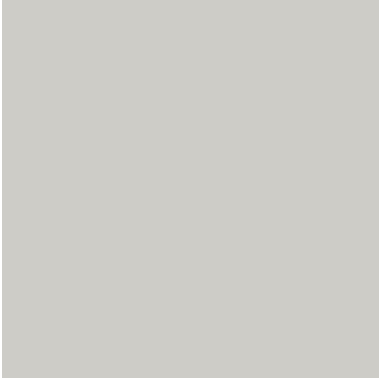
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**602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510**
**STREETSCAPE VIEW & FRONT FENCE
ELEVATION**

JOB NUMBER: 22292	DWG NUMBER: A15	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



01: WHITE RENDER



02: LIGHT GREY RENDER



03: MOULDING



04: FRAME COLOR

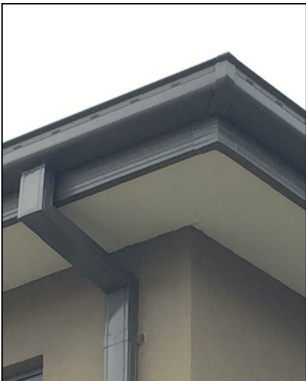


05: ALUMINIUM WINDOWS & DOORS



06: IRON RAILING

1 SCHEDULE OF FINISHES



07: FASCIA & GUTTER



08: COLORBOND ROOF

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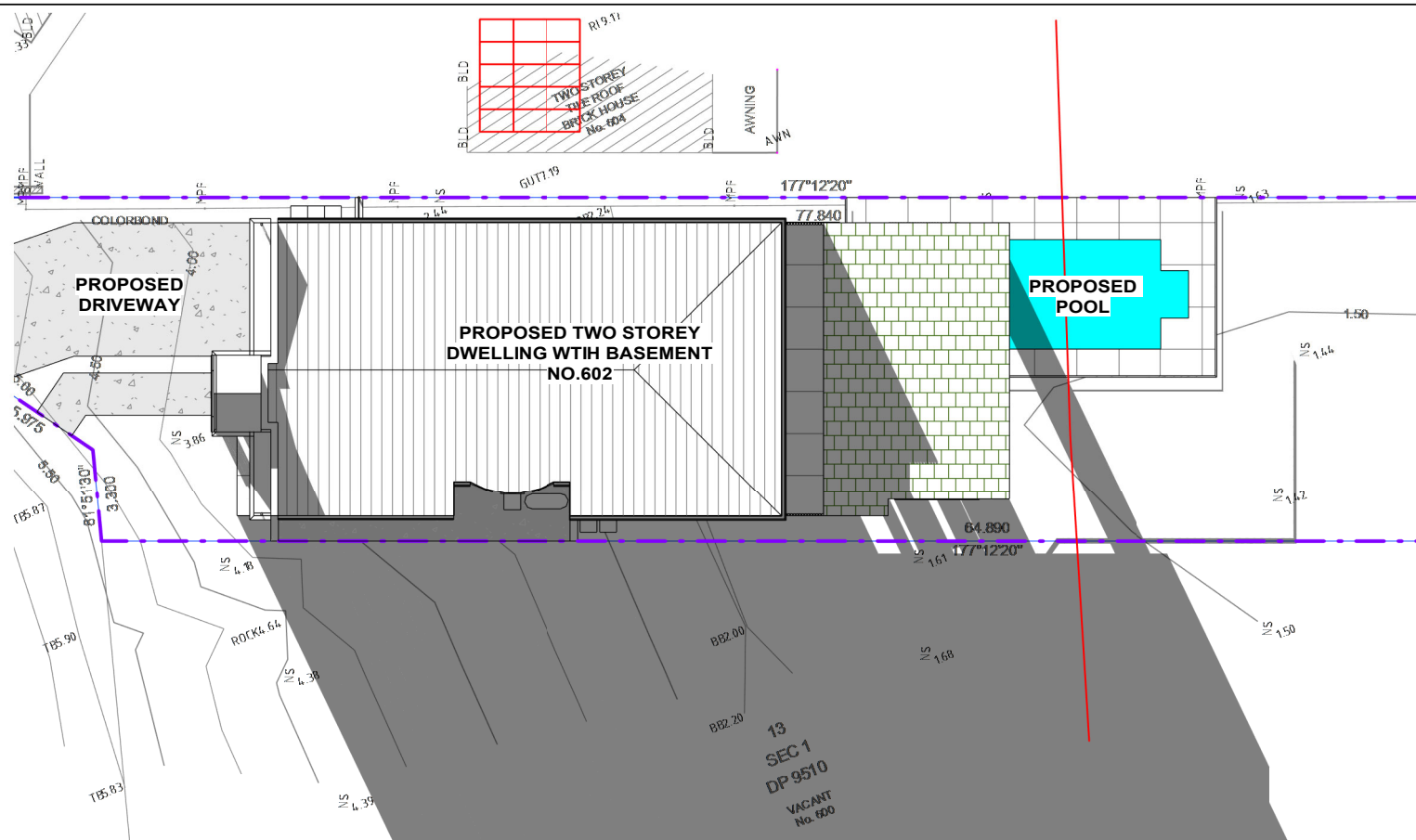
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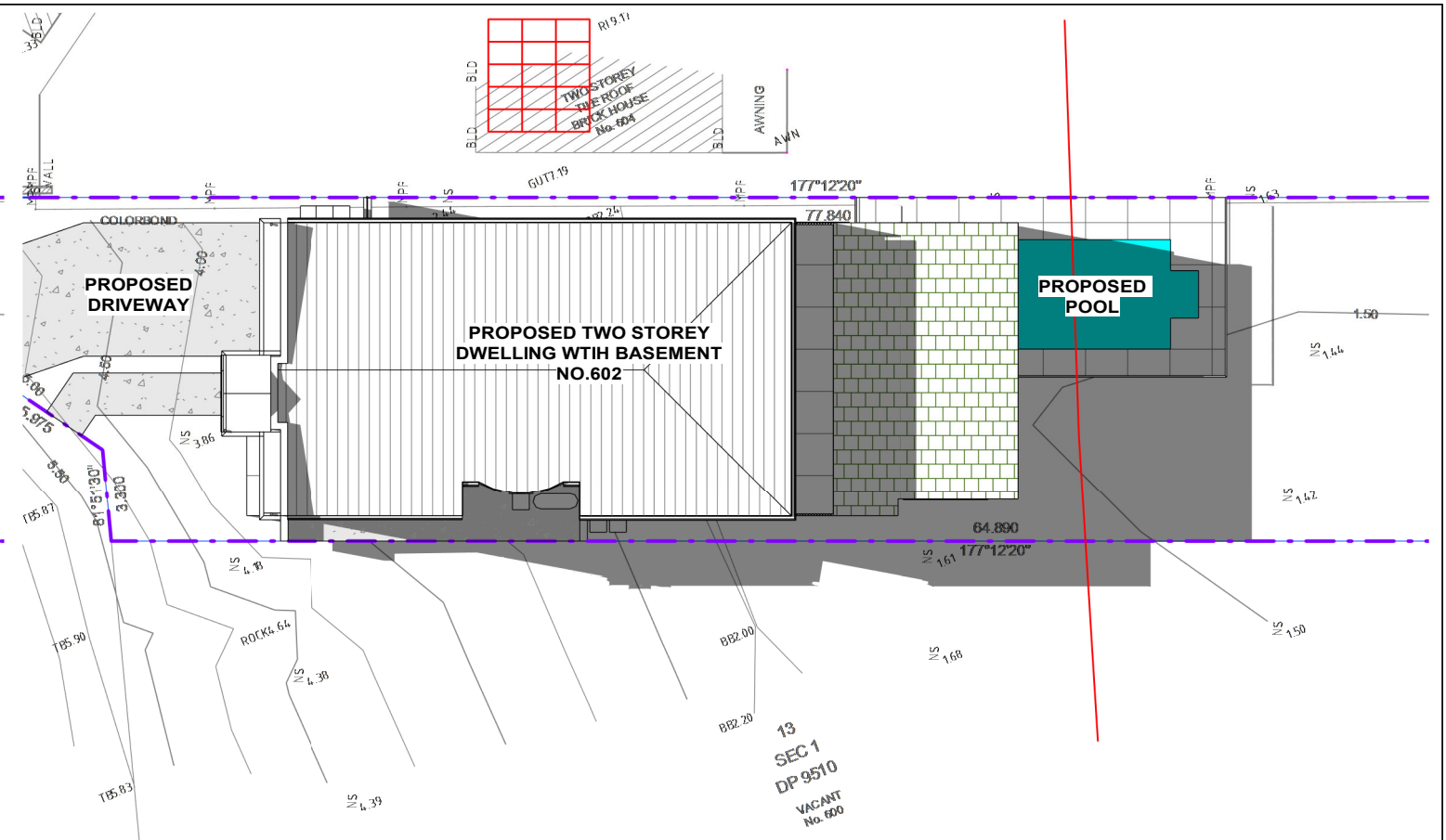
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602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510

SCHEDULE OF MATERIALS & FINISHES

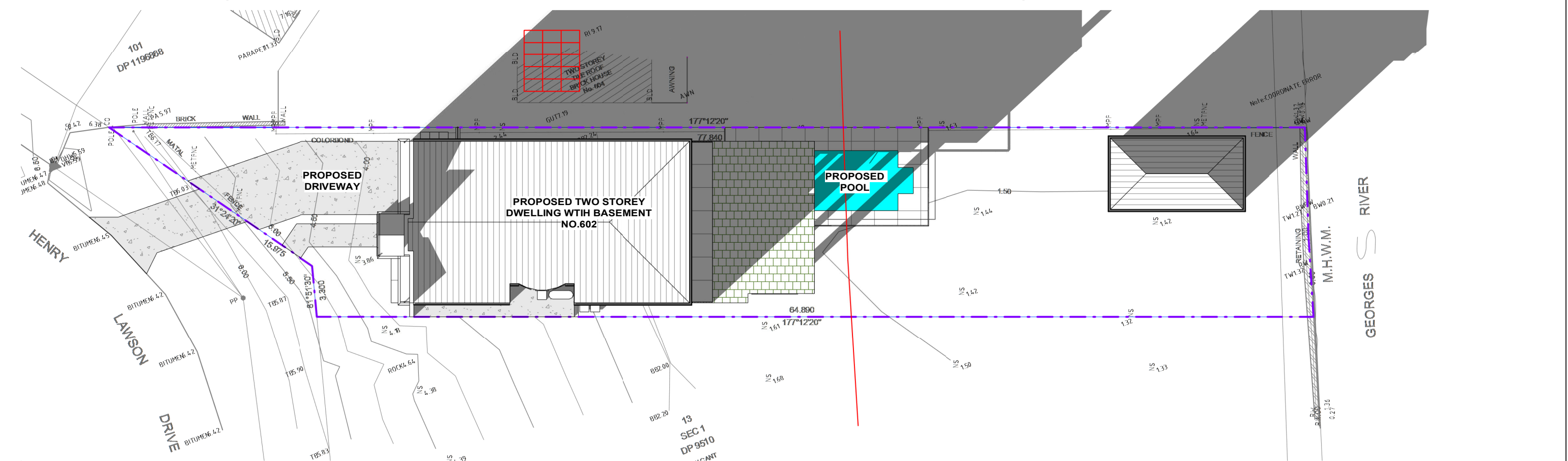
JOB NUMBER: 22292	DWG NUMBER: A16	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 SHADOW DIAGRAM - 21ST JUN 8AM
1 : 250



2 SHADOW DIAGRAM - 21ST JUN 12PM
1 : 250



3 SHADOW DIAGRAM - 21ST JUN 4PM
1 : 250

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**602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510**

SHADOW DIAGRAM - 21ST JUN

JOB NUMBER: 22292	DWG NUMBER: A17.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



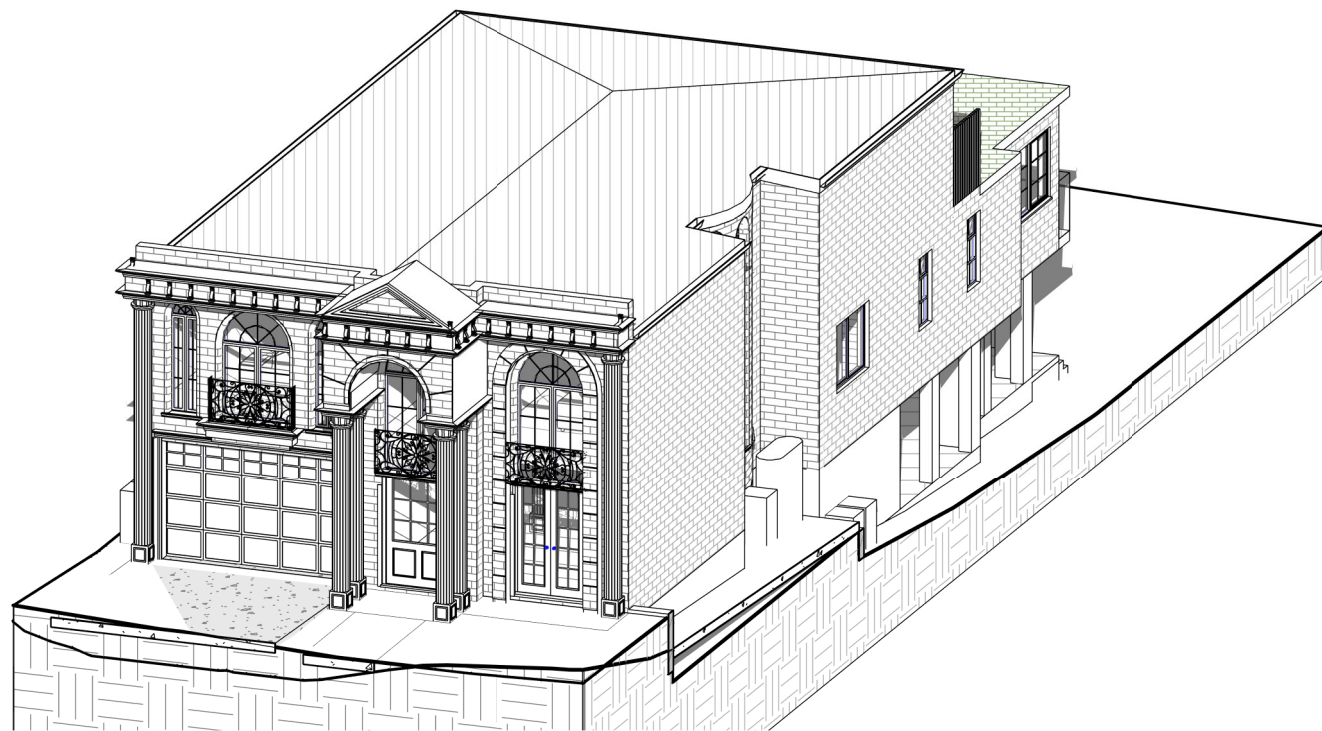
1

3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 12PM



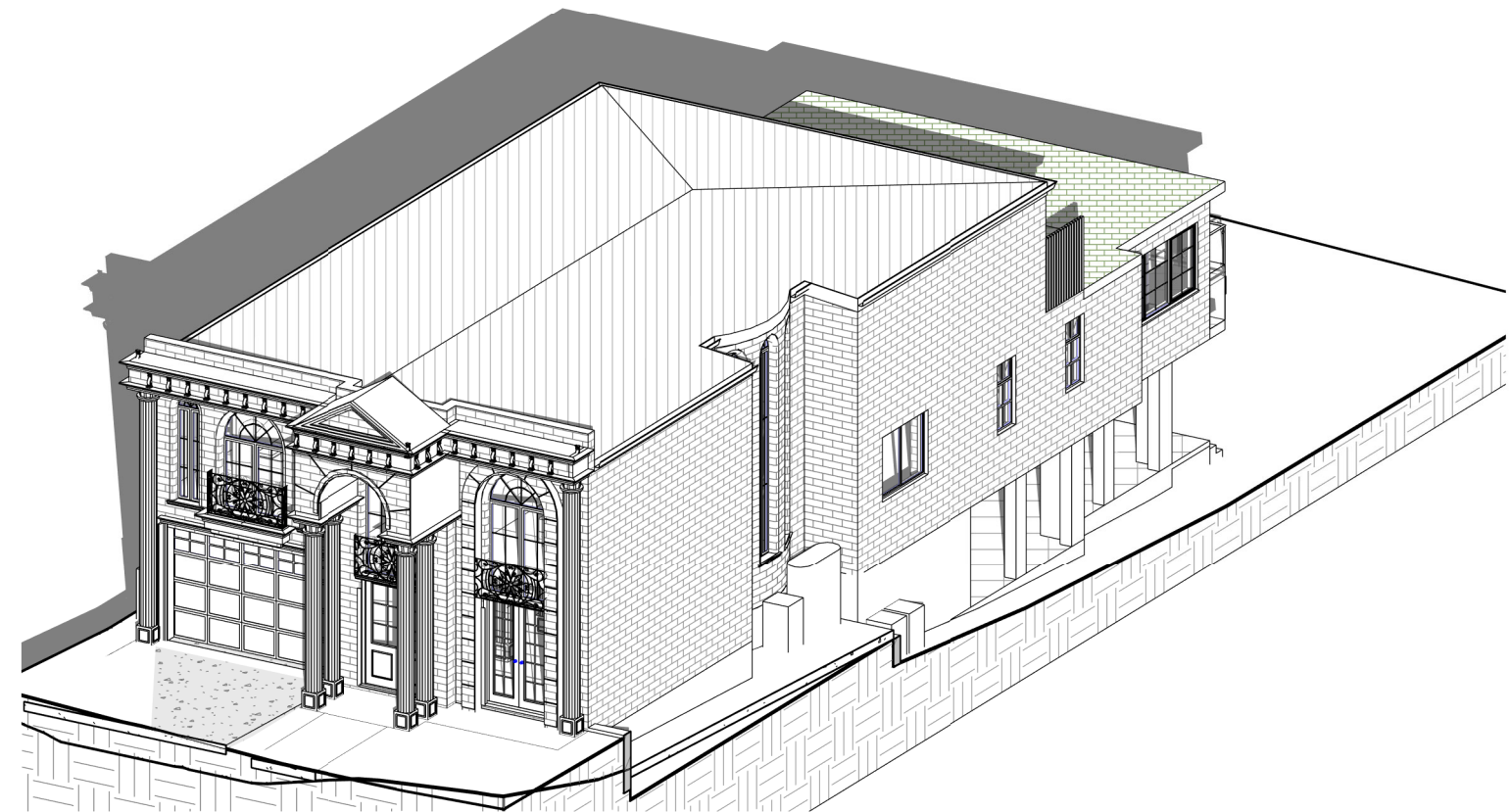
2

3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 1PM



3

3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 2PM



4

3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN 3PM

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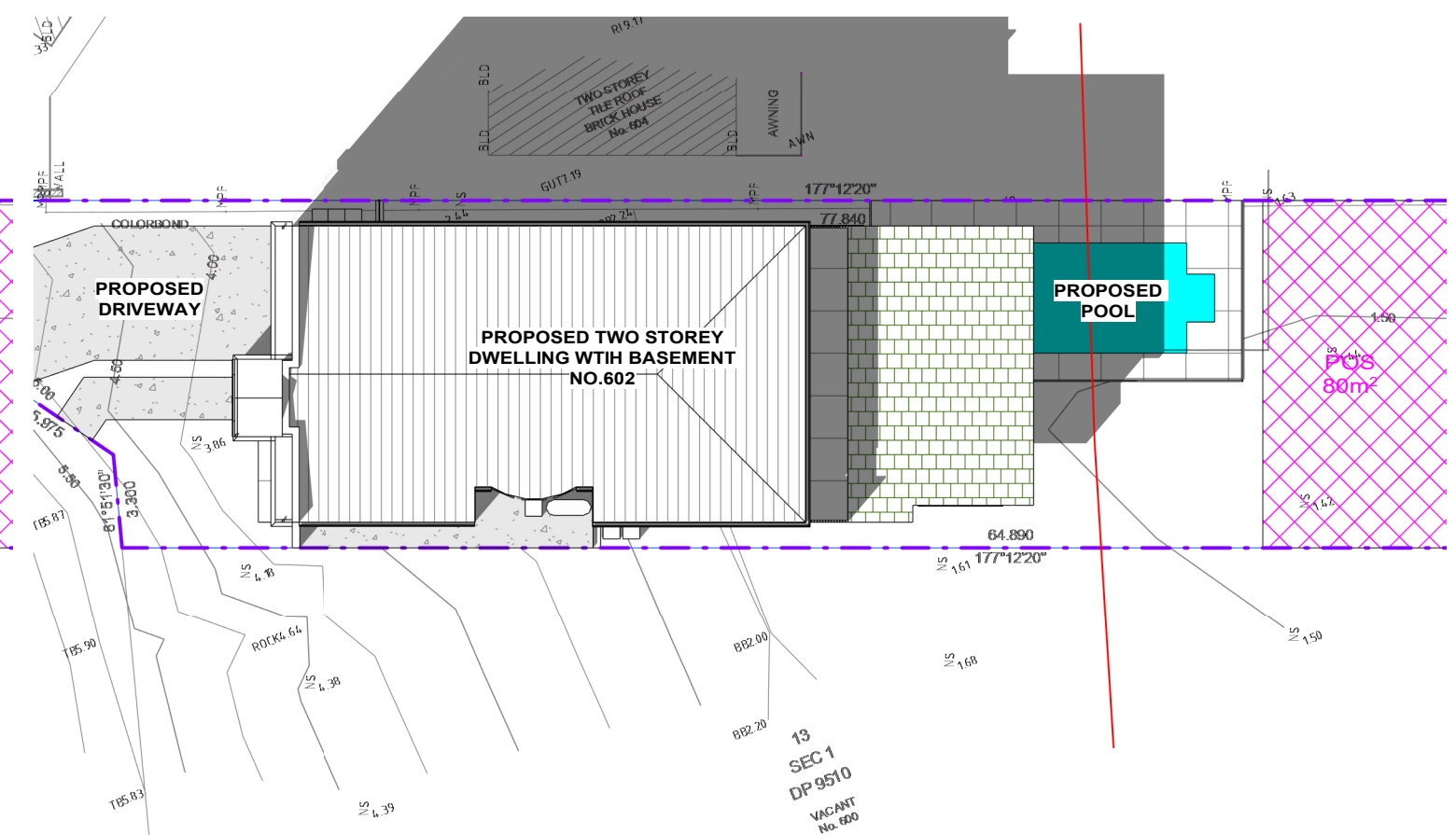
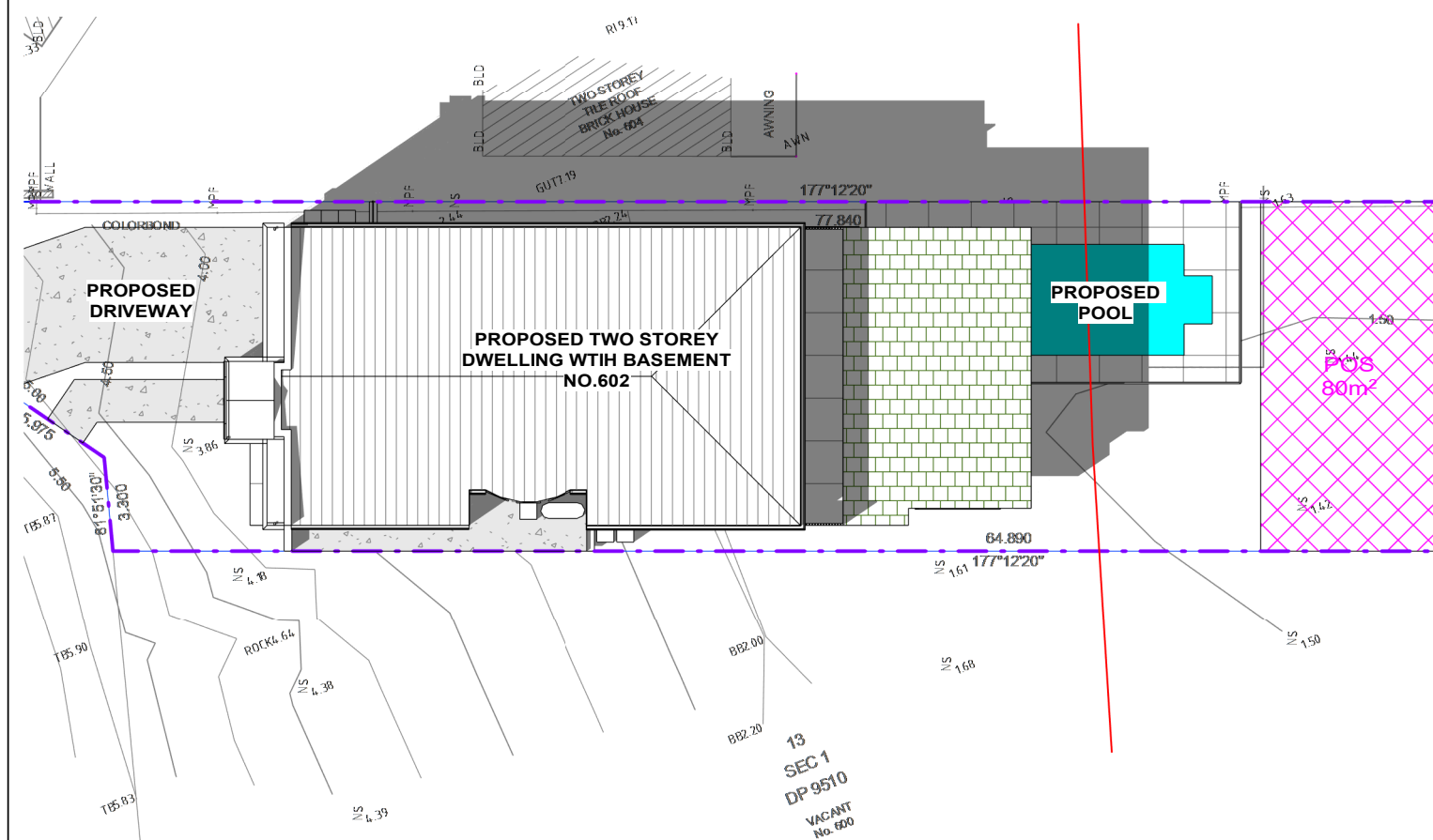
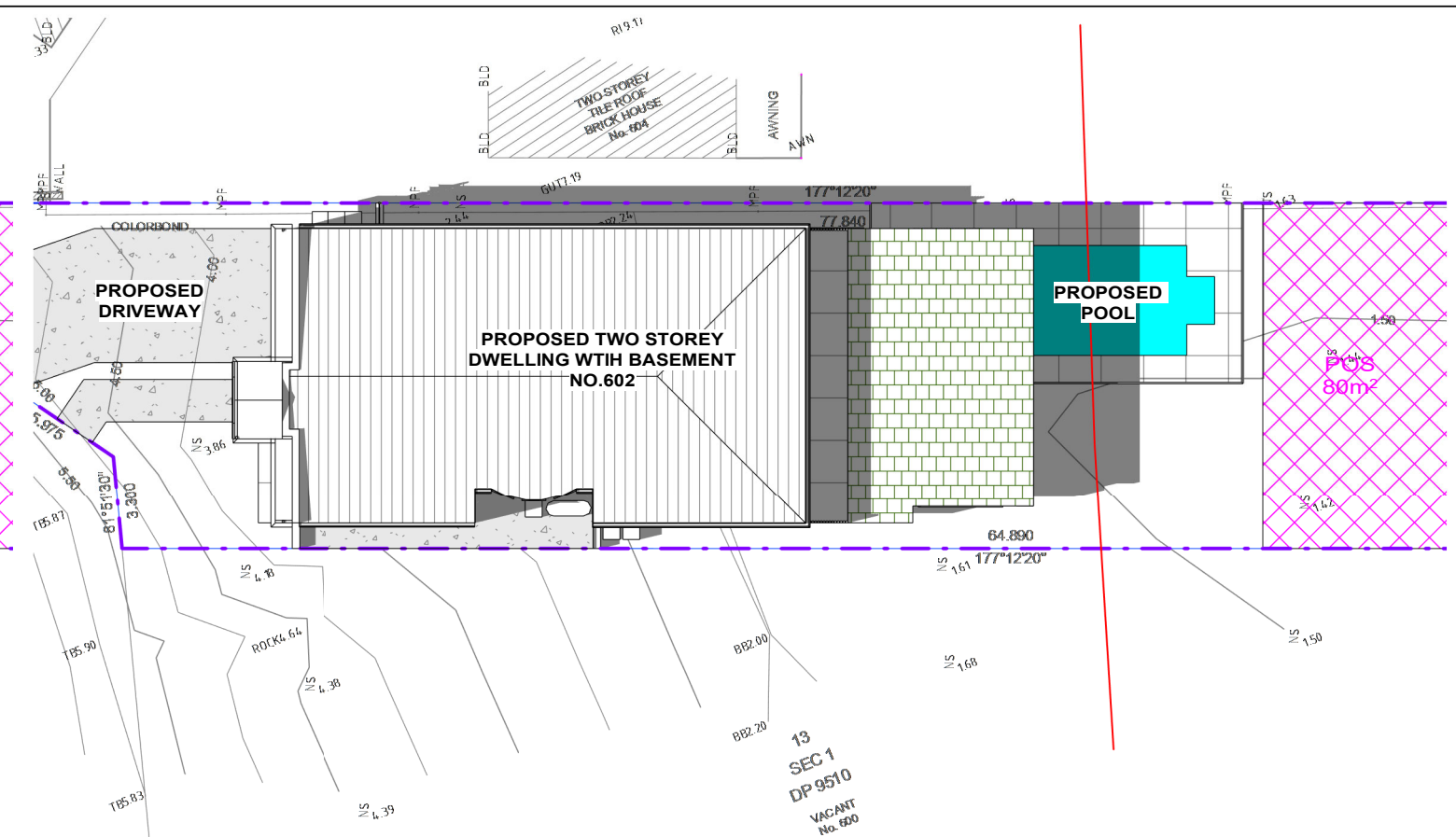
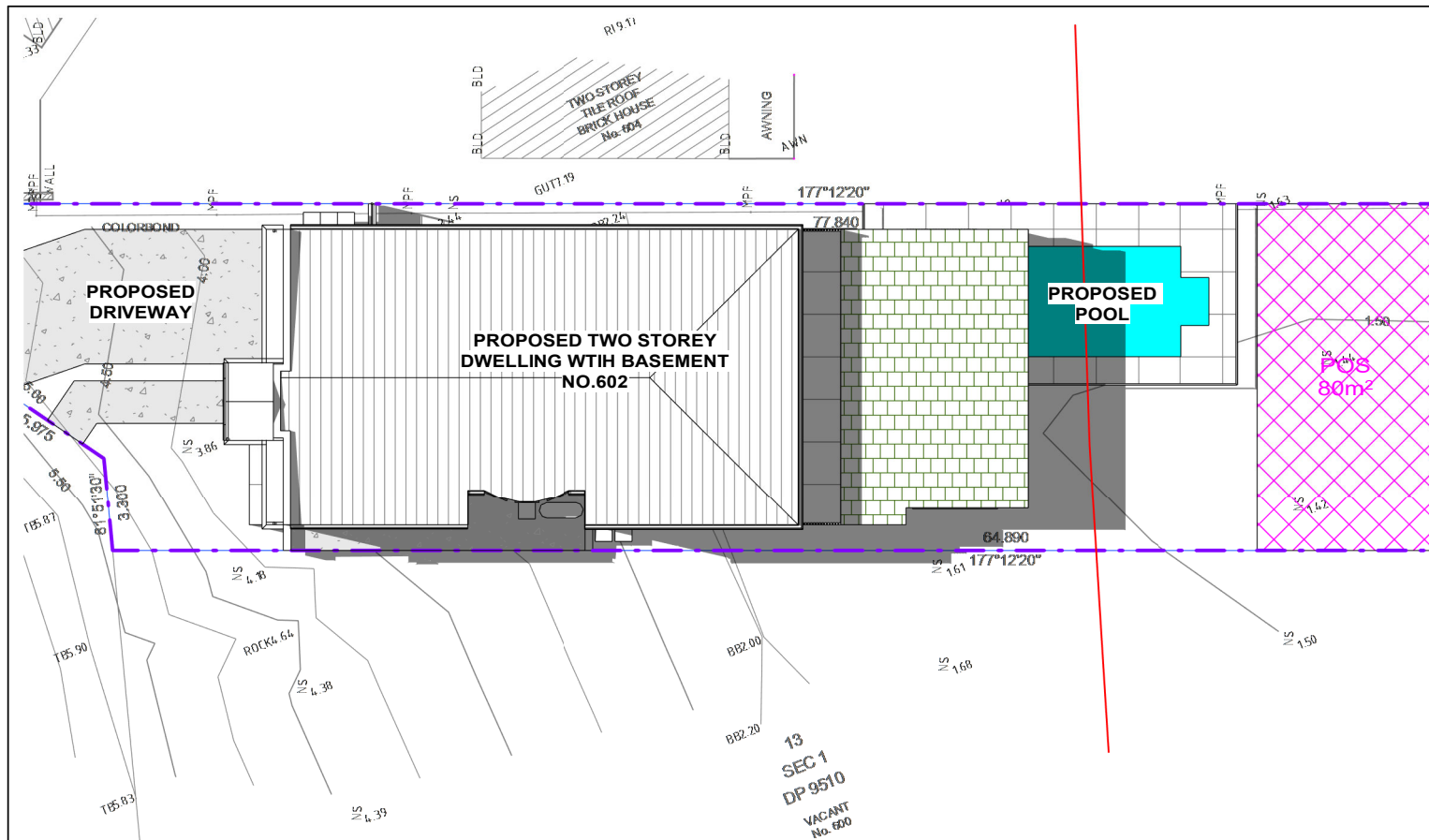
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602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510
**3 HOURS OF SUNLIGHT TO LIVING - 21ST
JUN**

JOB NUMBER: 22292	DWG NUMBER: A17.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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602 HENRY LAWSON DR, EAST HILLS
LOT 14, SEC 1, DP 9510

**3 HOURS OF SUNLIGHT TO 50% POS -
20TH MAR**

JOB NUMBER: 22292	DWG NUMBER: A17.03	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 14.04.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	