

**PROPOSED TWO STOREY DWELLING WITH POOL  
AT 9 QUEENSBURY ROAD, PADSTOW HEIGHTS (Lot A)**

DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.03	WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A01.04	LANDSCAPING PLAN
A01.05	SITE CALCULATIONS
A02	PROPOSED GROUND FLOOR PLAN
A03	PROPOSED FIRST FLOOR PLAN
A04	ELEVATIONS - PART 1
A05	ELEVATIONS - PART 2
A06	SECTION & POOL SECTION
A06.01	LONGITUDINAL SECTION
A07	3D_GROUND AND FIRST FLOOR
A08	3D_MODEL
A09	3D_MODEL
A10	WINDOWS & DOORS SCHEDULE
A11	SCHEDULE OF FINISHES
A12	STREETSCAPE VIEW & FRONT FENCE
A13.01	SHADOW DIAGRAM - 21ST JUN 8AM
A13.02	SHADOW DIAGRAM - 21ST JUN 12PM
A13.03	SHADOW DIAGRAM - 21ST JUN 4PM
A13.04	3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN
A13.05	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A14	BASIX REQUIREMENTS
A15	NOTIFICATION PLANS



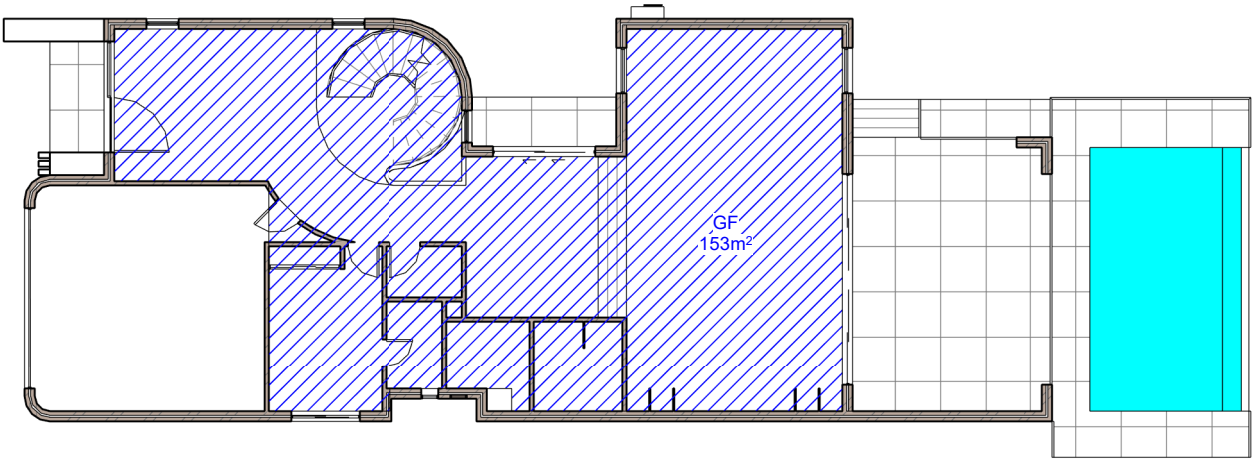
ALL STANDARDS AND CODES INCLUDING BUT NOT LIMITED TO THE BCA/ NCC AND ANY REFERENCED AS/NZS STANDARD TO APPLY AND BE CONFORMED WITH AS REQUIRED.

- ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 - 2001 ( THE DEMOLITION OF STRUCTURES )
- CONVENTIONAL TIMBER ROOF FRAMING TO COMPLY WITH AS 1684.4-2006 TIMBER FRAMING CODE - COMPLY WITH PART 3.4.3 OF BCA - WALL CLADDING 3.5.3
- STEEL ROOF TO BE INSTALLED WITH A THERMAL BREAK WITH R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.3. (1)(2) OF BCA 2022
- METAL FRAME EXTERNAL WALLS TO BE INSTALLED WITH A THERMAL BREAK WITH AN R-VALUE OF NOT LESS THAN 0.2 IN ACCORDANCE WITH NSW 13.2.5(1)(2)
- STEEL STRUCTURES TO AS 4100
- RESIDENTIAL SLABS AND FOOTINGS TO AS 2870
- DAMP PROOF COURSE AND FLASHINGS TO AS 2904
- All Glazing to be in accordance with H1 D8 of BCA 2022
- SKYLIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, CONSTRUCTION OF CEILINGS, WALLS AND FLOORS, EVAPORATIVE COOLERS TO BE SEALED IN ACCORDANCE WITH PART 13.4.(2)(3)(4)(5)(6)(7) OF BCA 2022.
- INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND TO BE INSTALLED IN ACCORDANCE WITH PART 13.2.2(1)(2)(3) OF BCA 2022
- INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING AND COOLING DUCTWORK TO BE COMPLETED IN ACCORDANCE WITH PART 13.7(2)(3)(4) OF BCA 2022.
- HARD WIRED SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH PART NSW 9.5.1 OF NCC 2022
- WATERPROOFING TO WET AREAS AND BATHROOM CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3740-1994 WATERPROOFING OF WET AREAS WITH IN RESIDENTIAL BUILDINGS + PART 2.1, PART3.8.1 OF BCA

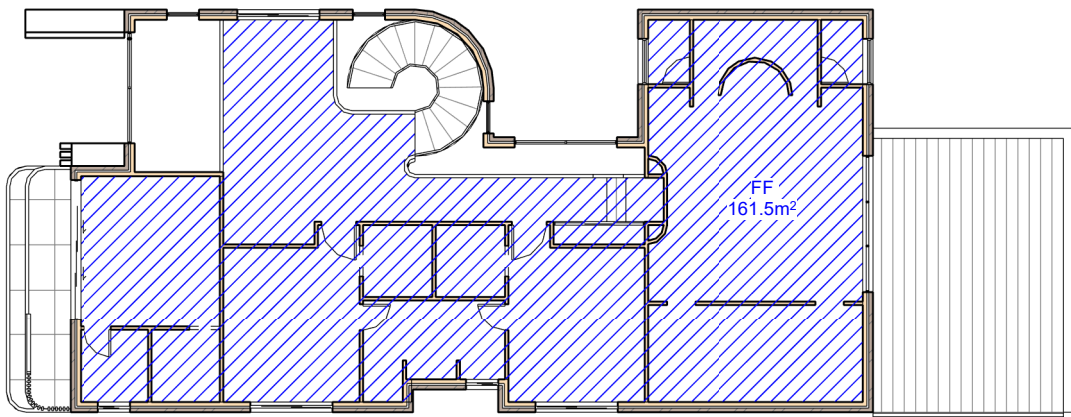
- TREATMENT FOR THE PROTECTION OF THE BUILDING FROM SUBTERRANEAN TERMITES SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3660.1. IN SELECTING APPROPRIATE MATERIAL + COMPLY WITH PART 3.1.3 OF THE BCA.
- SUB FLOOR VENTILATION UNDER SUSPENDED FLOORS MUST BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA.
- NON-SLIP NOSING'S OR TREADS TO STAIRS TO COMPLY WITH CLAUSE 3.9.1.4 OF THE BCA
- ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH BCA REQUIREMENTS
- FIRE RATED MASONRY WALL WITH AN FRL OF 60/60/60 AS PER PART 9.2.3 OF NCC 2022
- A HIGH IMPACT VAPOR BARRIER TO COMPLY AS PER THE REQUIREMENTS OF CLAUSE 3.2.2.6 OF THE BCA
- MASONRY CONSTRUCTION TO COMPLY WITH AS 3700
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3 OR 3500.5
- ALL ENCLOSED WATER CLOSET DOORS ARE TO SWING OUT OR TO BE PROVIDED WITH LIFT OFF HINGES OR THE LIKE IF THE DOOR IS WITHIN 1200MM OF THE PAN IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 2 OF THE NCCS (BCA)
- ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.9.1.2 OF VOLUME 2 OF THE NCCS-BCA
- THE FINISH OF ALL OF THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.4 OF VOLUME 2 OF THE NCCS-BCA
- ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF CLAUSE 3.9.1.5 OF VOLUME 2 OF THE NCCS-BCA
- PAINTING TO AS 2311
- HOUSING WIND LOADINGS AS 4055
- MECHANICAL VENTILATION TO BE PROVIDED AS PER BCA PART 10.6.3, 10.8.2 & 10.8.3

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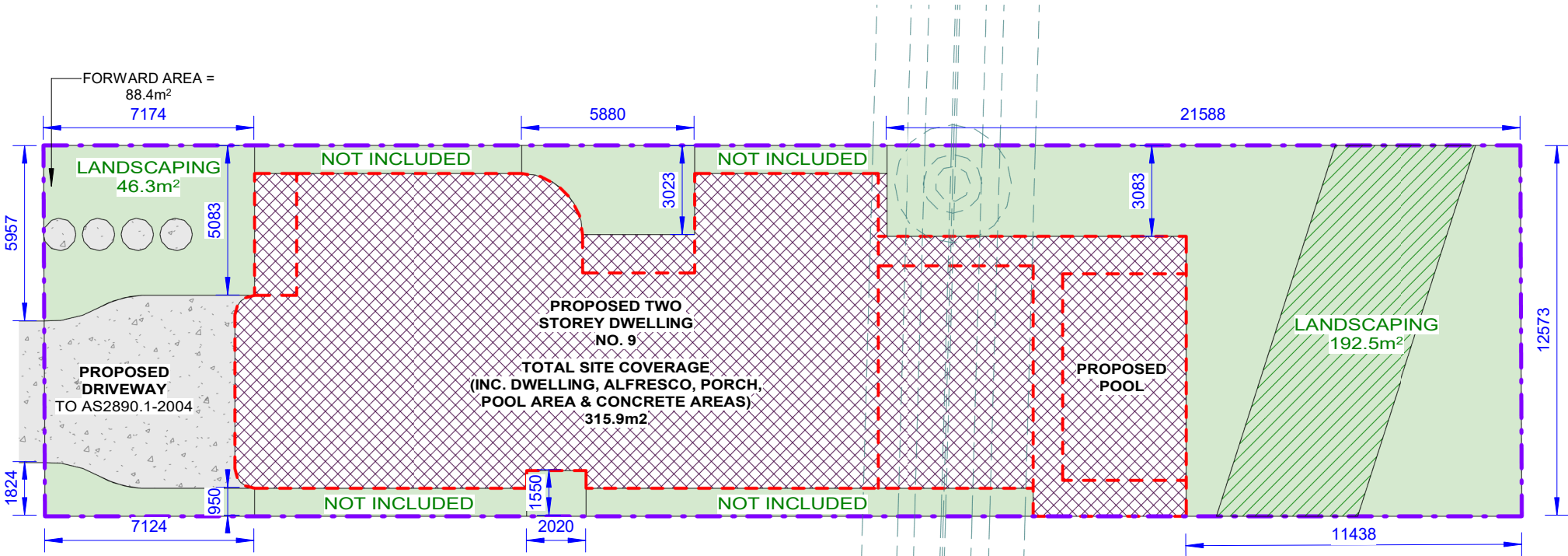




1 FSR - Ground Floor  
1 : 200



2 FSR - First Floor  
1 : 200



3 LANDSCAPING  
1 : 200

SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	632.2m <sup>2</sup>
AREA OF PROPOSED GROUND FLOOR:	153.2m <sup>2</sup>
AREA OF PROPOSED FIRST FLOOR:	161.5m <sup>2</sup>
<b>MAXIMUM ALLOWABLE FLOOR AREA</b> 50% OF SITE AREA = 0.5 x 632.2m <sup>2</sup>	316.1m <sup>2</sup>
<b>PROPOSED TOTAL FLOOR AREA:</b>	314.5m <sup>2</sup> > 316.1m <sup>2</sup>
SITE COVERAGE CALCULATIONS	
<b>PROPOSED SITE COVERAGE:</b> (INC. DWELLING, PORCH, ALFRESCO, POOL AREA & CONCRETE AREAS)	315.9m <sup>2</sup> (50.0%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE FORWARD AREA = 0.45 x 88.4m <sup>2</sup>	39.8m <sup>2</sup>
<b>PROPOSED LANDSCAPING AT FRONT:</b>	46.3m <sup>2</sup> > 39.8m <sup>2</sup> OK
<b>PROPOSED LANDSCAPING AT REAR:</b>	192.5m <sup>2</sup>
<b>PROPOSED TOTAL LANDSCAPING:</b>	238.3m <sup>2</sup> (37.7%)
FRONT IMPERVIOUS AREA CALCULATIONS	
MAX. IMPERVIOUS AREA FORWARD OF BUILDING LINE: 55% OF THE FORWARD AREA = 0.55 x 88.4m <sup>2</sup>	48.6m <sup>2</sup>
<b>PROPOSED IMPERVIOUS AREA AT FRONT:</b> (INCLUD. DRIVEWAY & PATHS)	43.2m <sup>2</sup> < 48.6m <sup>2</sup> OK

REV	DATE	DESCRIPTION	BY
A	13.12.2024	ISSUED FOR DA	DK

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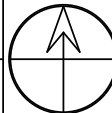


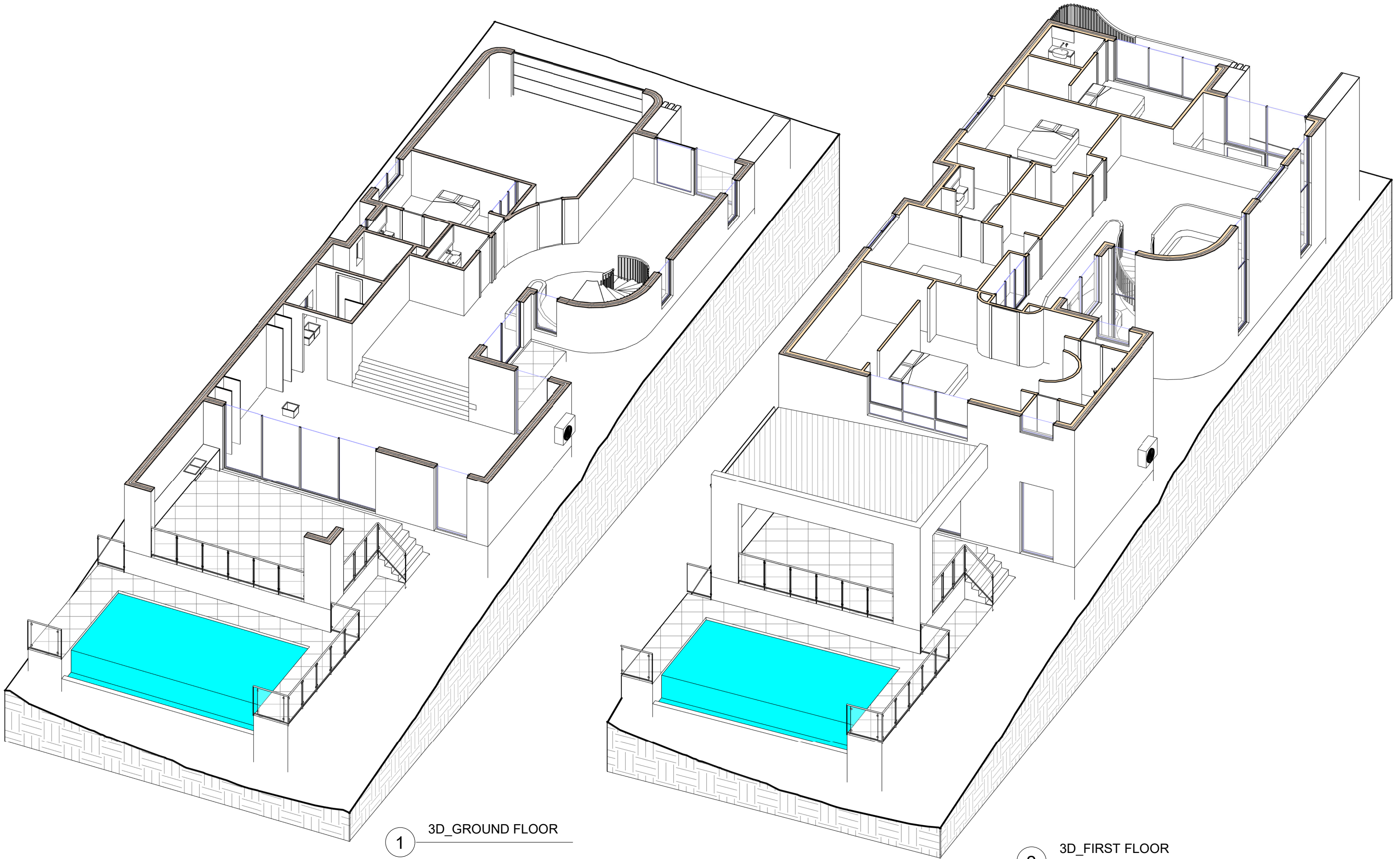
**NEMCO DESIGN**  
PTY LTD

STRUCTURAL ENGINEERING  
& ARCHITECTURAL DESIGN

ADDRESS:  
SUITE 4, LEVEL 1,  
402-410 CHAPEL RD, BANKSTOWN,  
NSW 2200  
P: 9709 5555 M: 0422 606 228  
E: abraham@nemcodesign.com.au

PROPOSED TWO STOREY DWELLING WITH POOL	
9 QUEENSBURY ROAD, PADSTOW HEIGHTS Lot A, DP 409706	
SITE CALCULATIONS	

JOB NUMBER: <b>24554</b>	DWG NUMBER: <b>A01.05</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>15.11.2024</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D\_GROUND FLOOR

2 3D\_FIRST FLOOR

REV	DATE	DESCRIPTION	BY
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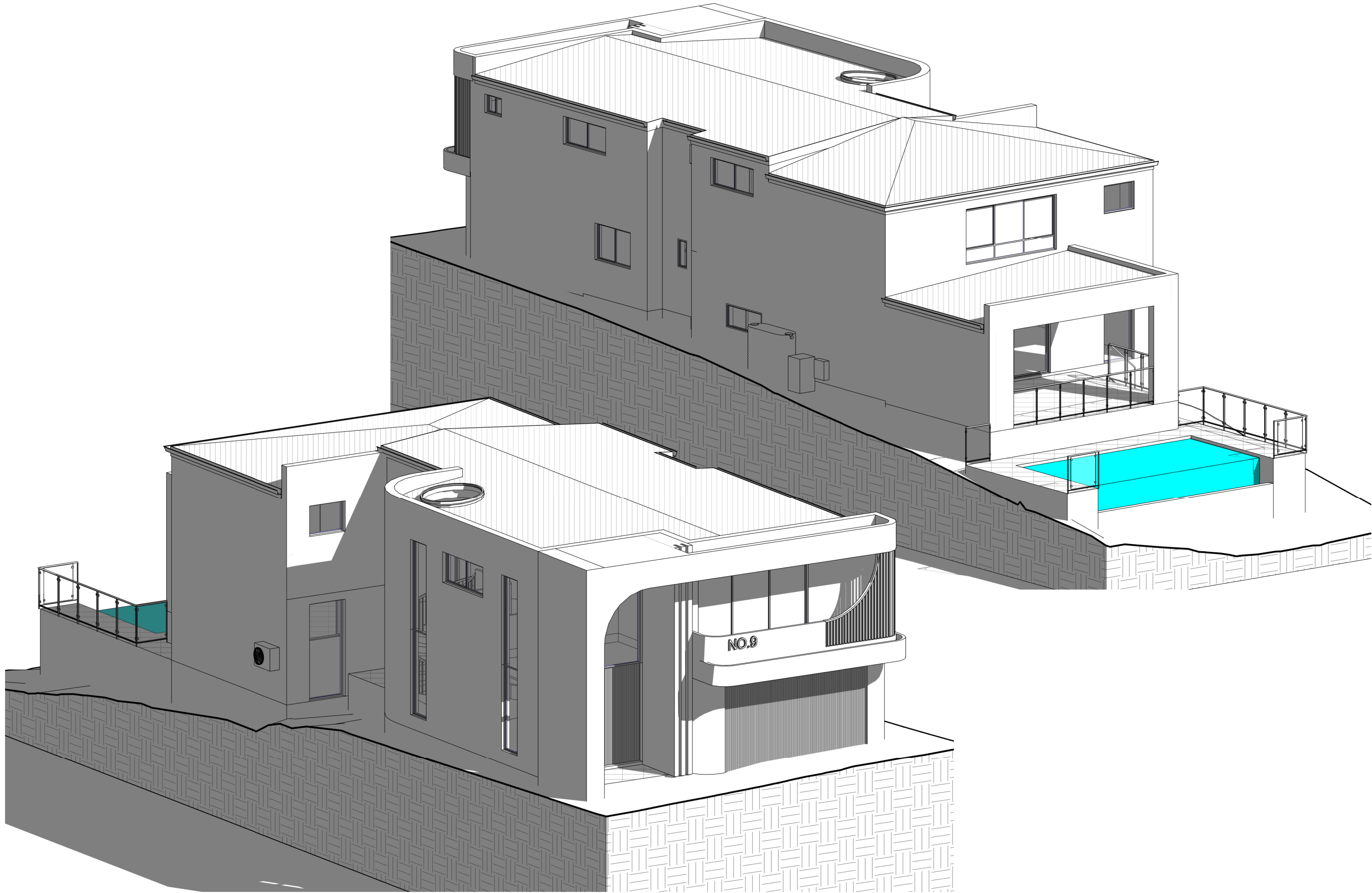
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<b>PROPOSED TWO STOREY DWELLING WITH POOL</b>	
<b>9 QUEENSBURY ROAD, PADSTOW HEIGHTS</b>	
<b>Lot A, DP 409706</b>	
<b>3D_GROUND AND FIRST FLOOR</b>	

JOB NUMBER: <b>24554</b>	DWG NUMBER: <b>A07</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>15.11.2024</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	





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REV	DATE	DESCRIPTION	BY

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E: abraham@nemcodesign.com.au

**PROPOSED TWO STOREY DWELLING WITH  
POOL**  
**9 QUEENSBURY ROAD, PADSTOW HEIGHTS**  
**Lot A, DP 409706**

**3D\_MODEL**

JOB NUMBER: <b>24554</b>	DWG NUMBER: <b>A08</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>15.11.2024</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	





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REV	DATE	DESCRIPTION	BY

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**PROPOSED TWO STOREY DWELLING WITH  
POOL**  
**9 QUEENSBURY ROAD, PADSTOW HEIGHTS**  
**Lot A, DP 409706**

**3D\_MODEL**

JOB NUMBER: <b>24554</b>	DWG NUMBER: <b>A09</b>
DESIGNED BY: A.N.	DATE: <b>15.11.2024</b>
DRAWN BY: A.N.	SCALE: AS SHOWN





WINDOWS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level
W1	2900	1480	4.29 m²	GF
W2	1200	1810	2.17 m²	GF
W3	900	450	0.41 m²	GF
W5	2850	1200	3.42 m²	LGF1
W6	2850	1200	3.42 m²	LGF1
W7	5150	850	4.38 m²	GF
W8	5150	850	4.38 m²	GF
W9	5150	850	4.38 m²	GF
W10	2950	2930	8.64 m²	FF
W11	600	850	0.51 m²	FF
W12	900	2170	1.95 m²	FF
W13	600	850	0.51 m²	FF
W14	900	2170	1.95 m²	FF
W15	1800	3600	6.48 m²	LFF1
W16	900	1200	1.08 m²	FF
W17	900	1200	1.08 m²	LFF1
W18	2650	2700	7.16 m²	FF
W19	900	2170	1.95 m²	FF
W20	900	450	0.41 m²	LGF1
W21	750	1810	1.36 m²	LGF1
Grand total: 20			59.92 m²	

GLASS DOORS SCHEDULE - DWELLING				
Mark	Height	Width	Area	Level
SD1	2850	5600	15.96 m²	LGF1
SD2	2400	2700	6.48 m²	GF
SD3	2700	3700	9.99 m²	FF
Grand total: 3			32.43 m²	

SKYLIGHT SCHEDULE				
Mark	Height	Width	Area	Level
SK2.1	1800	1800	3.24 m²	CL2
Grand total: 1			3.24 m²	