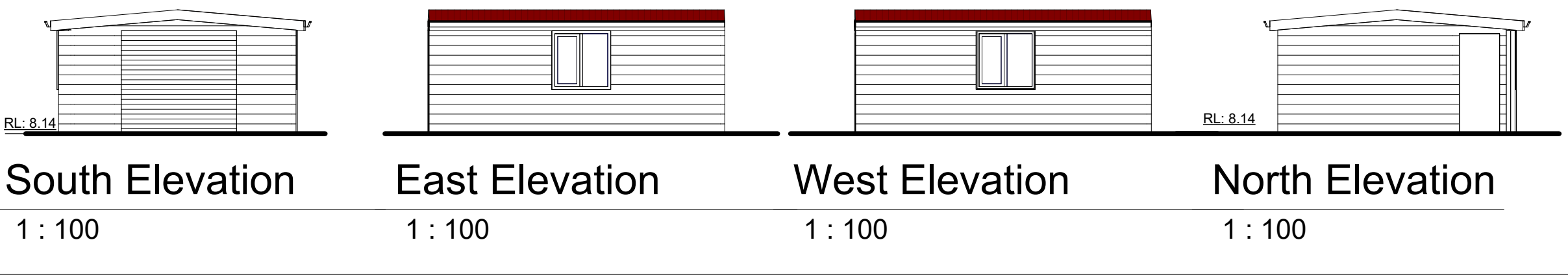


Existing Ground Site Plan

1 : 200

EXISTING ELEVATIONS of STORAGE SHED

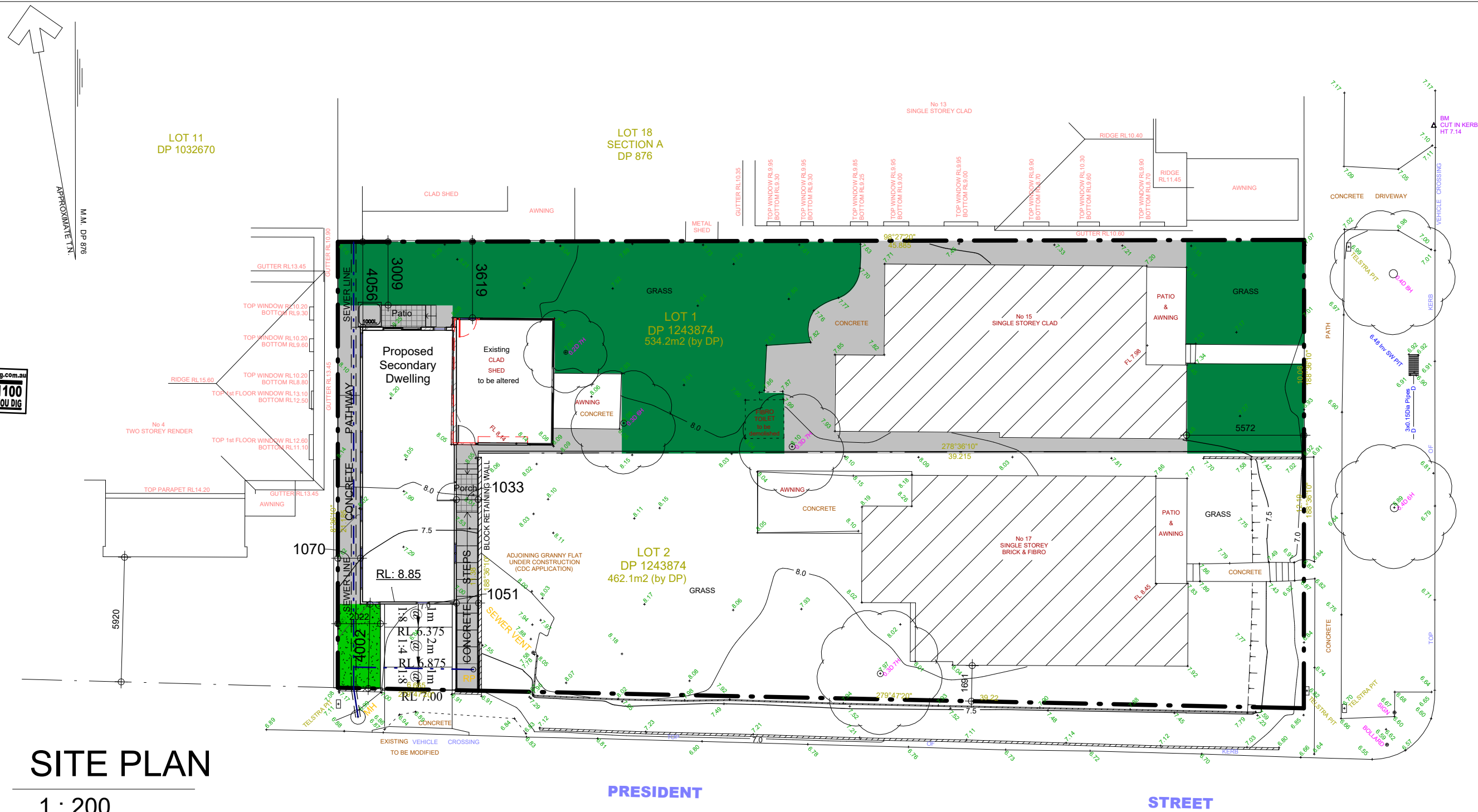


Existing Site Plan and Elevations of Existing Shed

Advanced Architecture & Construction Pty / Ltd

PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED
15 Windsor Ave, Croydon Park

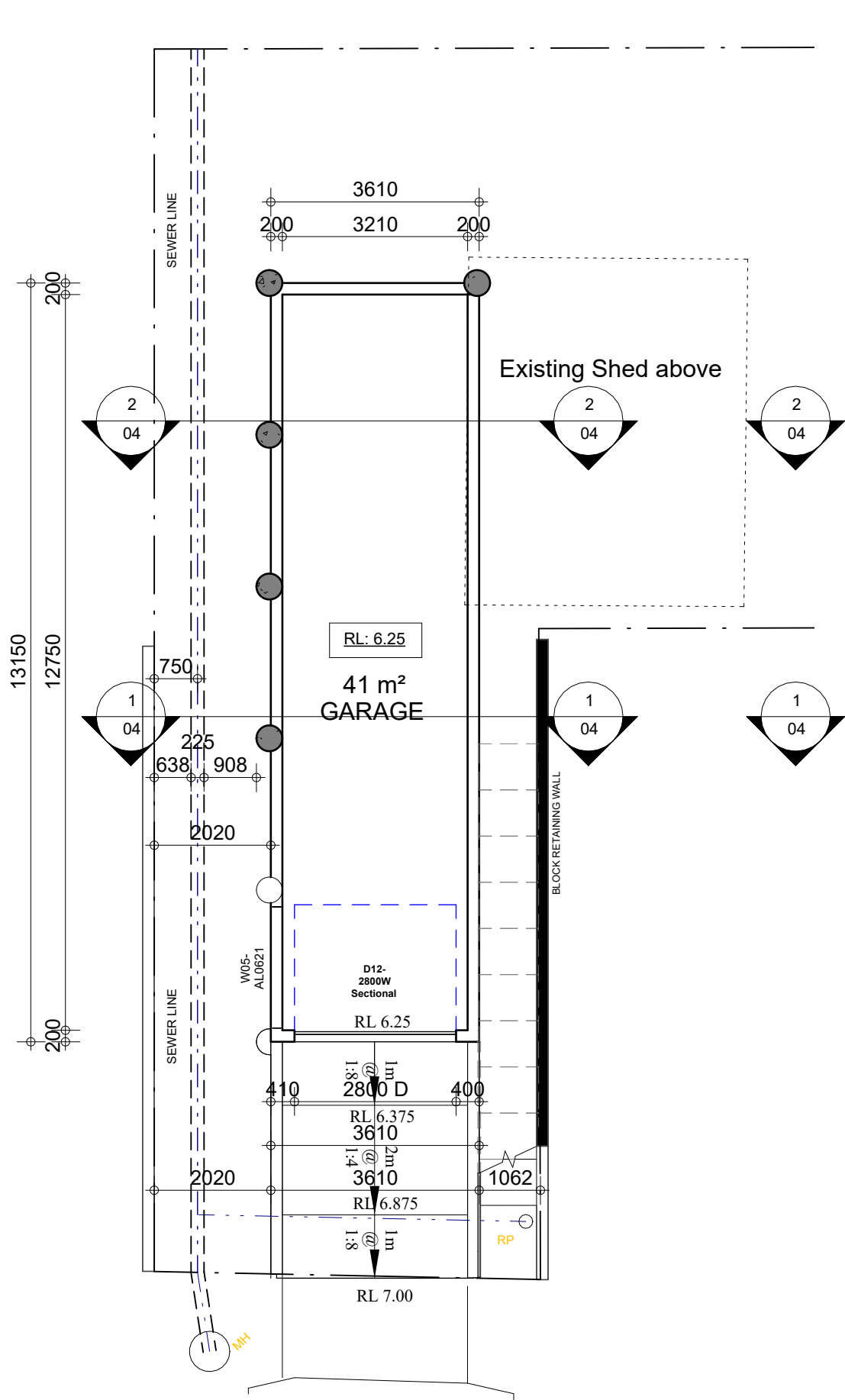
Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
Scale: As indicated @ A3	Drawn by: M.M
Date: February 2025	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.	Drawing No: 999211-0.1



SITE CALCULATIONS

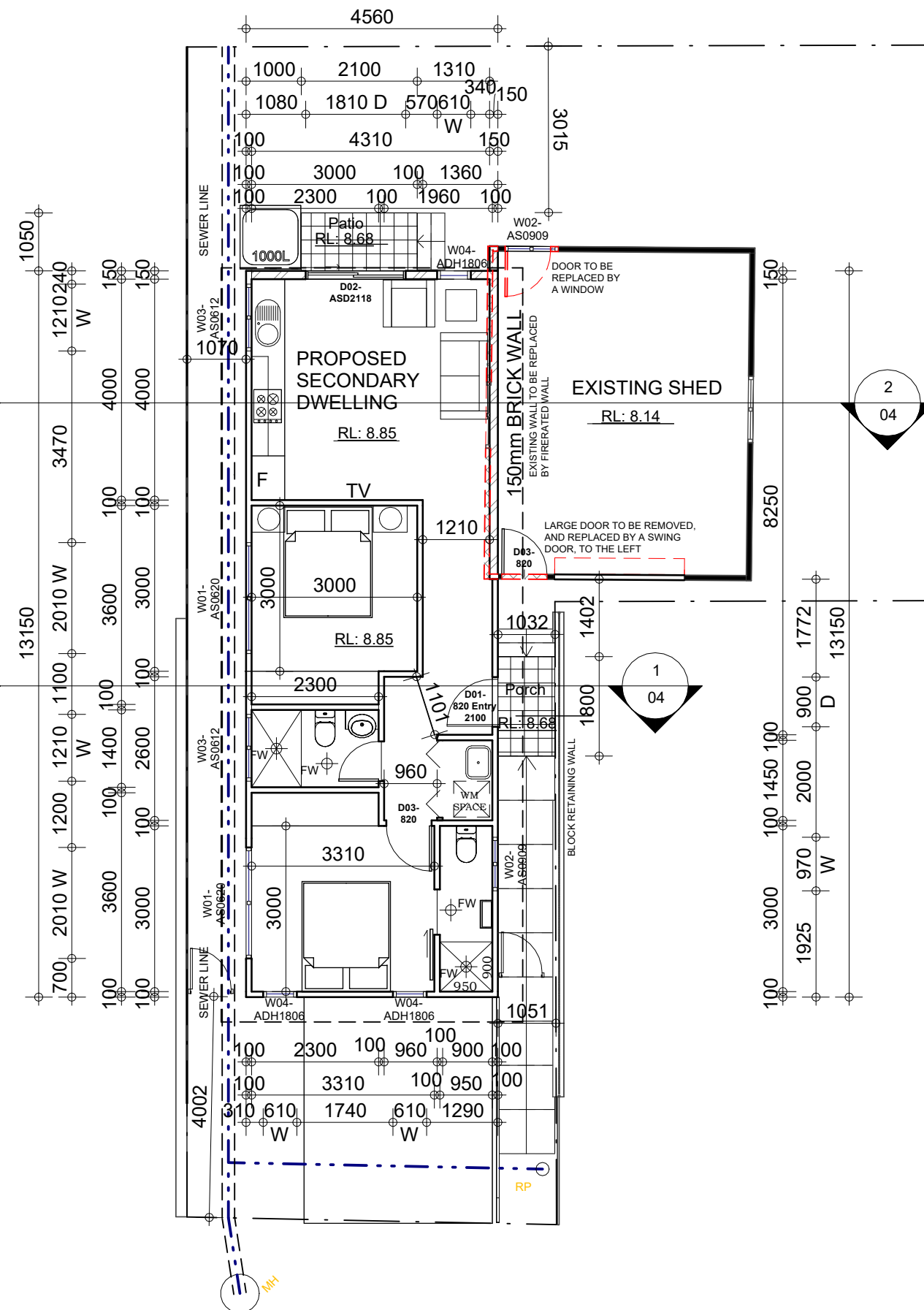
Site Area:	534.2m ²
Existing Single Storey Floor Area:	116m ²
Existing Shed:	29m ²
Proposed Secondary Dwelling :	60m ²
Proposed Shed after Alterations:	28m ²
Gross Floor Area:	204m ²
FSR:	0.38:1

Site Plan	
& Construction Pty / Ltd	
PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED 15 Windsor Ave, Croydon Park	
Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
Scale: 1 : 200 @ A3	Drawn by: M.M
Date: February 2025	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.	Drawing No: 999211-01



Garage

1 : 100

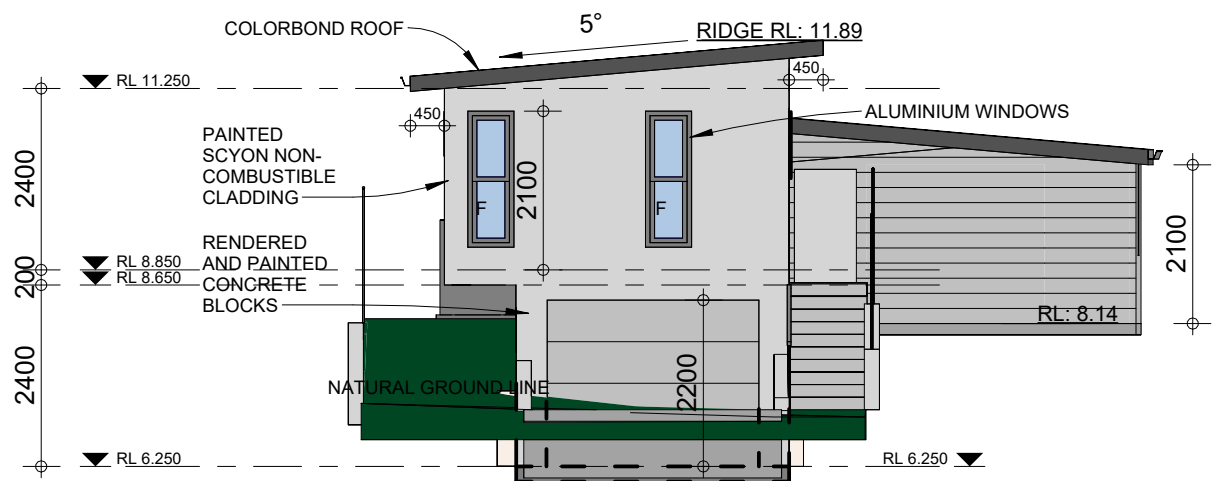


Secondary Dwelling
(over Garage)

1 : 100

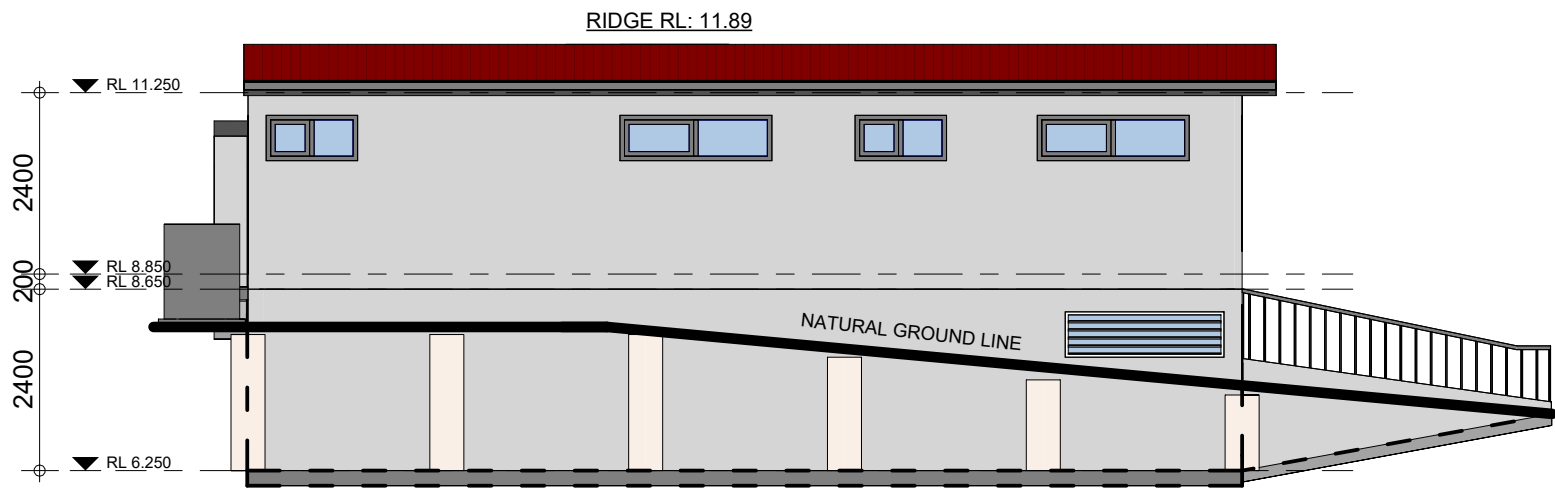
Garage & Secondary Dwelling Plans

Advanced Architecture	& Construction Pty / Ltd	
	PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED 15 Windsor Ave, Croydon Park	
	Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
	Scale: 1 : 100 @ A3	Drawn by: M.M
	Date: February 2025	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.		Drawing No: 999211-02



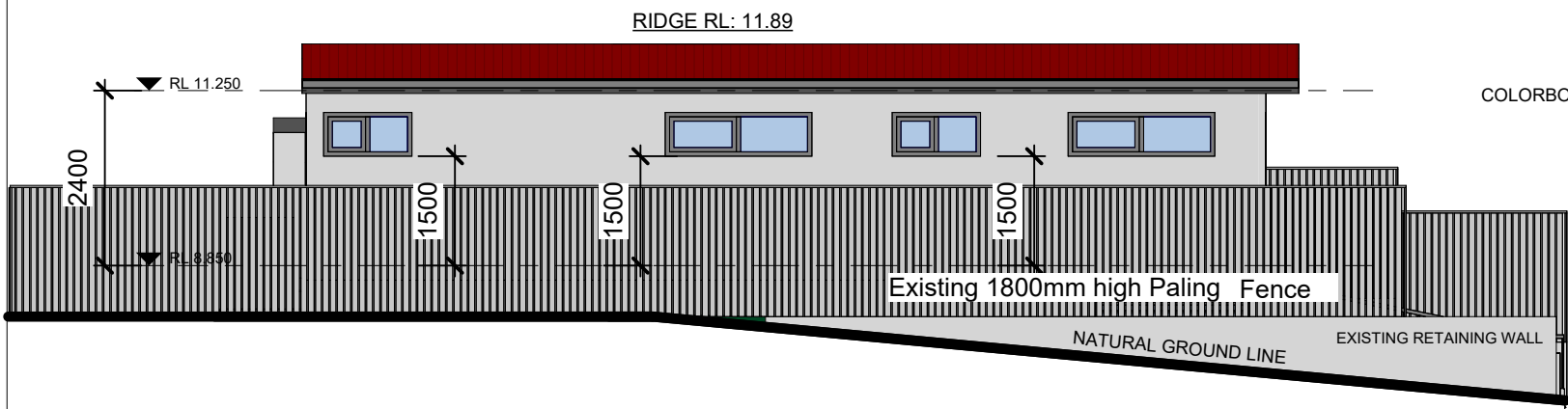
SOUTH Elevation

1 : 100



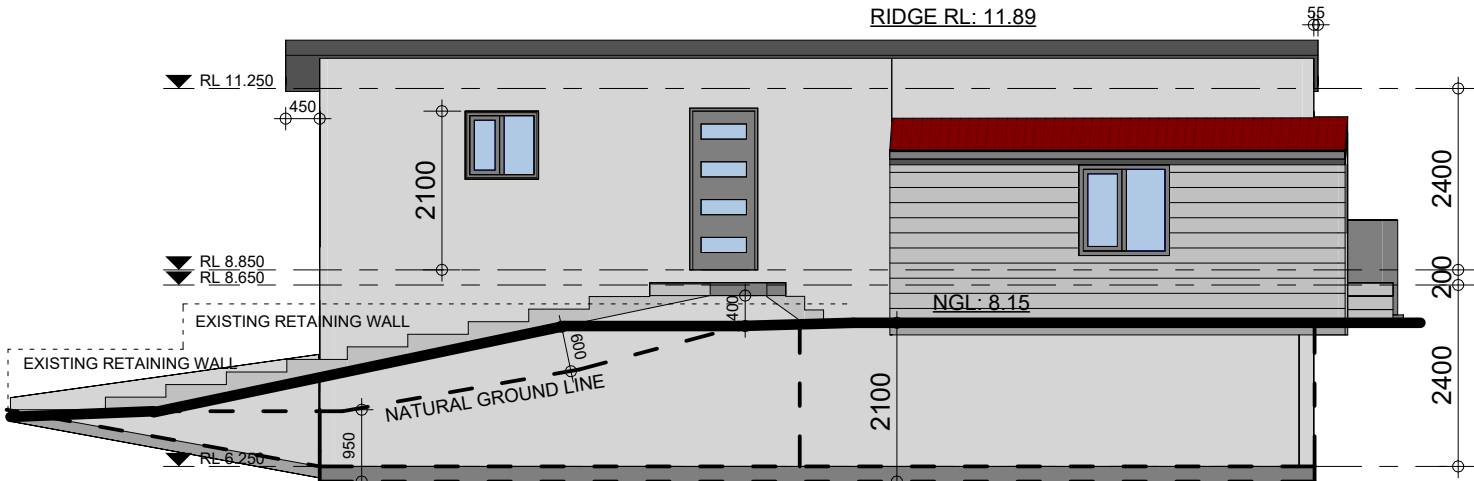
WEST Elevation

1 : 100



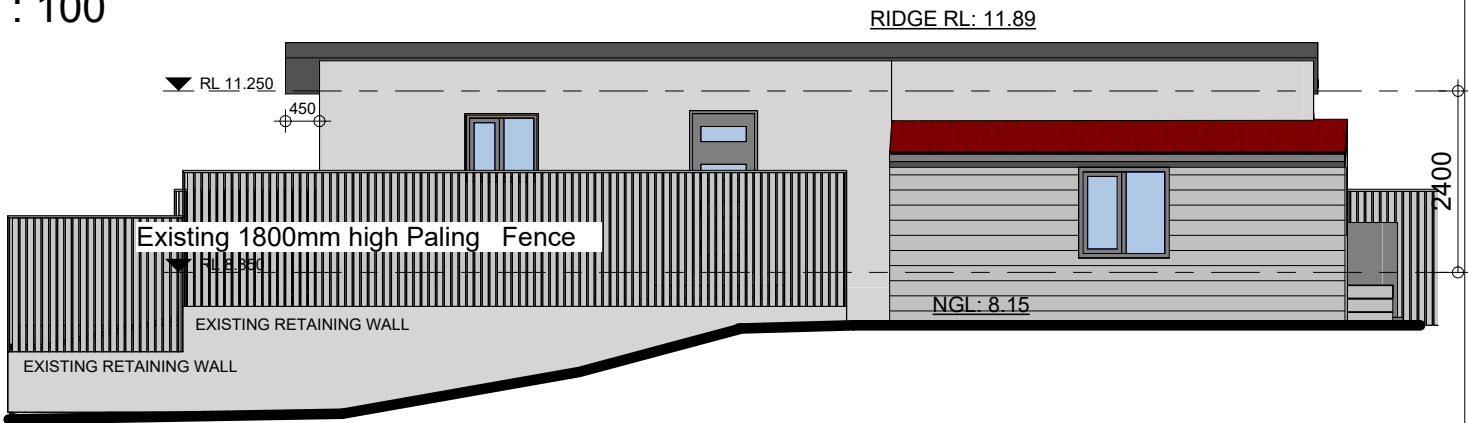
WEST Elevation with
Fencing

1 : 100



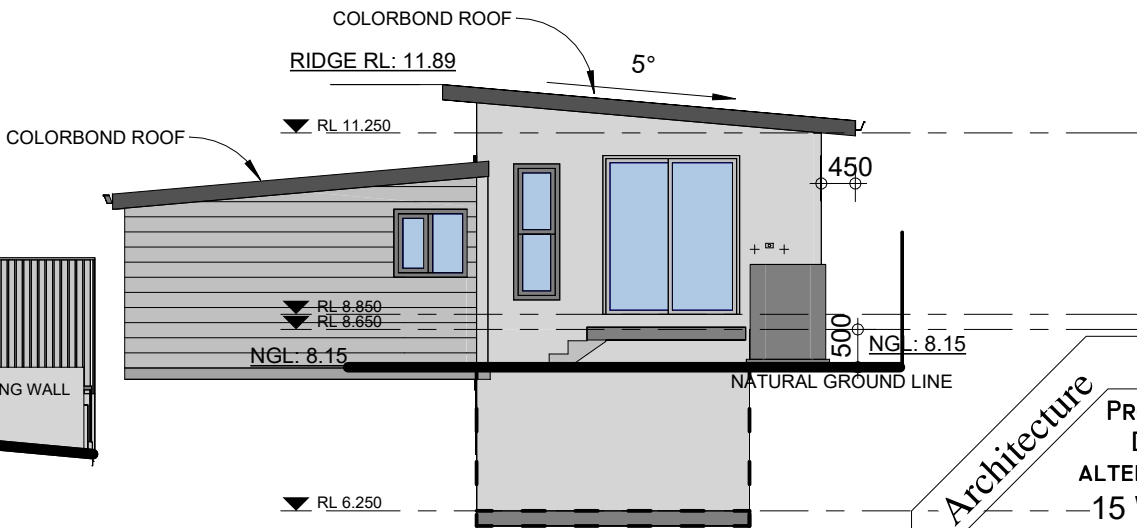
EAST Elevation

1 : 100



EAST Elevation with
Fencing

1 : 100



NORTH Elevation

1 : 100

Elevations

& Construction Pty / Ltd

PROPOSED GARAGE WITH SECONDARY
DWELLING ABOVE, AND PROPOSED
ALTERATIONS TO EXISTING SHED
— 15 Windsor Ave, Croydon Park

Nominated Architect: *Noura Yammine*
Email : n.yammine@advancedarchitecture.com.au

NSW ARB Reg. No. : 6139
Contact NO. :0413 533 125

Scale: 1 : 100 @ A3

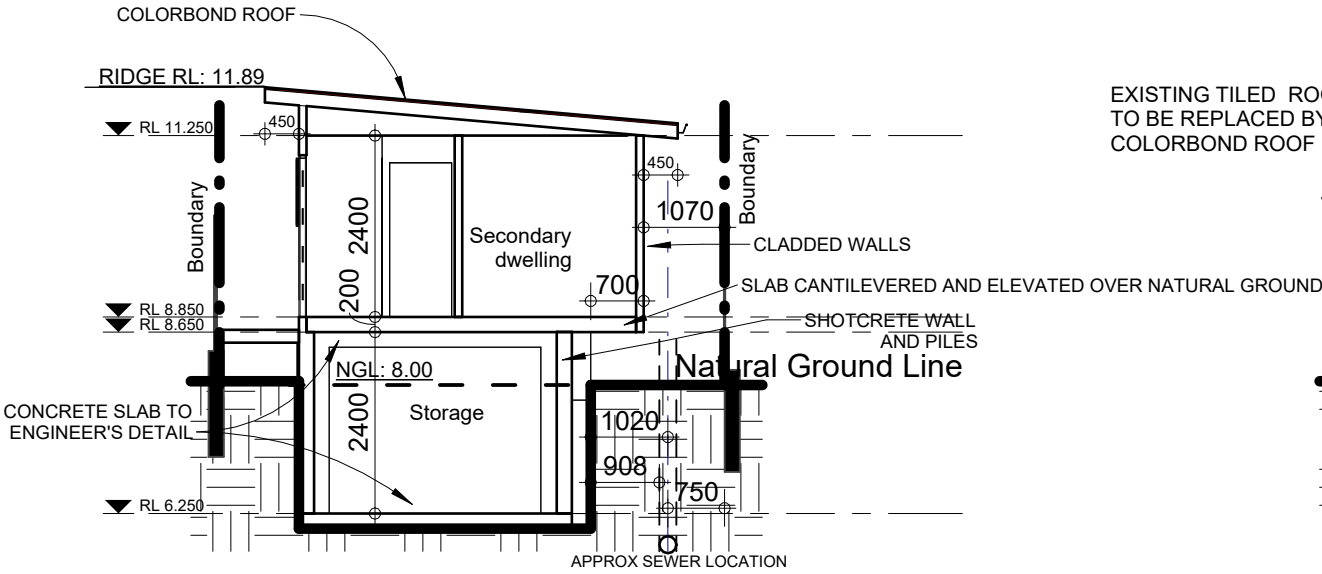
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Date: February 2025

Rev:

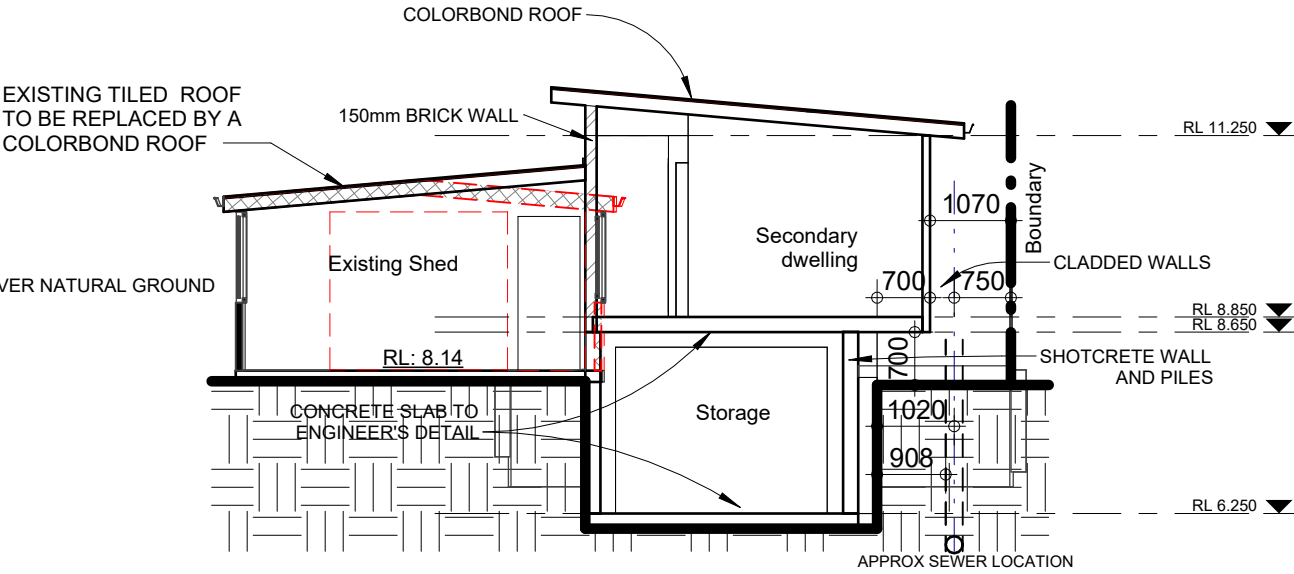
Figured dimensions to be taken in preference
to scaled. Verify all dimensions.

Drawing No: 999211-03



Section 1

1 : 100



Section 2 with Shed

1 : 100

Water Commitments				
Fixtures				
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.				
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.				
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.				
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.				
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.				
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).				
The applicant must connect the rainwater tank to:				
• all toilets in the development				
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.				
The conditioned floor area of the dwelling must not exceed 300 square metres.				
The dwelling must not contain open mezzanine area exceeding 25 square metres.				
The dwelling must not contain third level habitable attic room.				
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.				
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - suspended floor above garage, concrete - suspended; frame: laminated veneer lumber (LVL).	60	nil;fibreglass batts or roll	nil	
garage floor - concrete slab on ground, 50% cement substitute.	60	none	nil	
external wall: framed (fibre cement sheet or boards); frame: laminated veneer lumber (LVL).	all external walls	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: please select
external garage wall: concrete block/plasterboard; frame: no frame.	62	fibreglass batts or roll + reflective foil in the cavity	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	20	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, laminated veneer lumber (LVL).	60	ceiling: 5.7 (up); roof: foil/sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: light (solar absorptance 0.38-0.47); 0.5 to < 1.0% of ceiling area uninsulated

Energy Commitments	
Hot water	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 7 stars.	
Cooling system	
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.	
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.	
Heating system	
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.	
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.	
Ventilation	
The applicant must install the following exhaust systems in the development:	
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a	
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a	
Laundry: natural ventilation only, or no laundry; Operation control: n/a	
Artificial lighting	
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Natural lighting	
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	
Other	
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.	
The applicant must install a fixed outdoor clothes drying line as part of the development.	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	

Thermal Performance and Materials commitments	
Ceiling fans	
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	
The applicant must install at least one ceiling fan in each bedroom.	
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	
Glazed windows, doors and skylights	
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	
The following requirements must also be satisfied in relation to each window and glazed door:	
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	

REFER TO BASIX CERTIFICATE FOR WINDOWS AND GLAZED DOOR INFORMATION, AND WINDOW AND DOOR SCHEDULES ON THESE PLANS

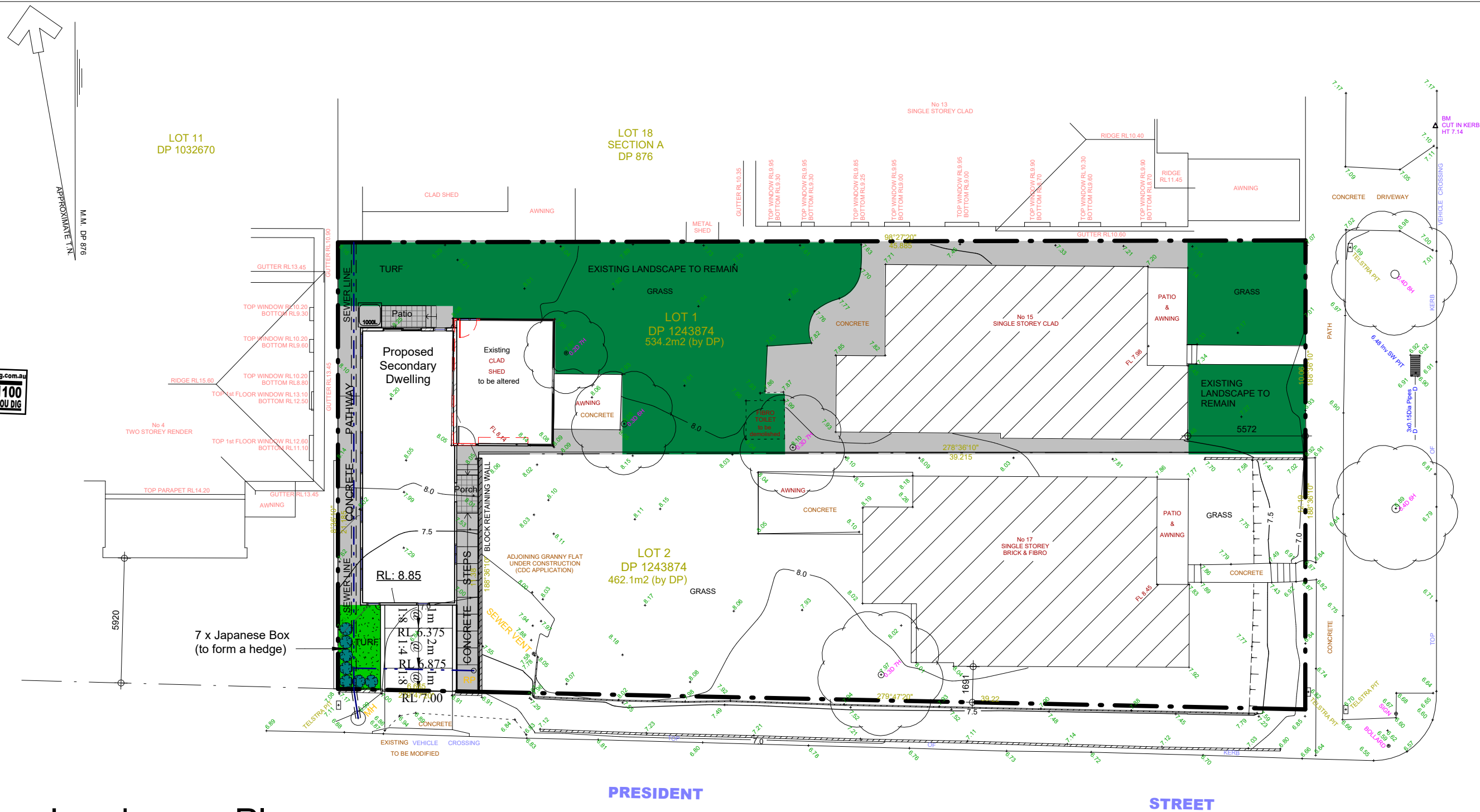
Sections & BASIX

Advanced Architecture

& Construction Pty / Ltd

PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED
15 Windsor Ave, Croydon Park

Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
Scale: 1 : 100 @ A3	Drawn by: M.M
Date: February 2025	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.	Drawing No: 999211-04



Landscape Plan

1 : 200

Deep Soil

Landscape Plan

& Construction Pty / Ltd

PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED
15 Windsor Ave, Croydon Park

Nominated Architect: **Noura Yammine**
Email : n.yammine@advancedarchitecture.com.au

NSW ARB Reg. No. : 6139
Contact NO. :0413 533 125

Scale: 1 : 200 @ A3

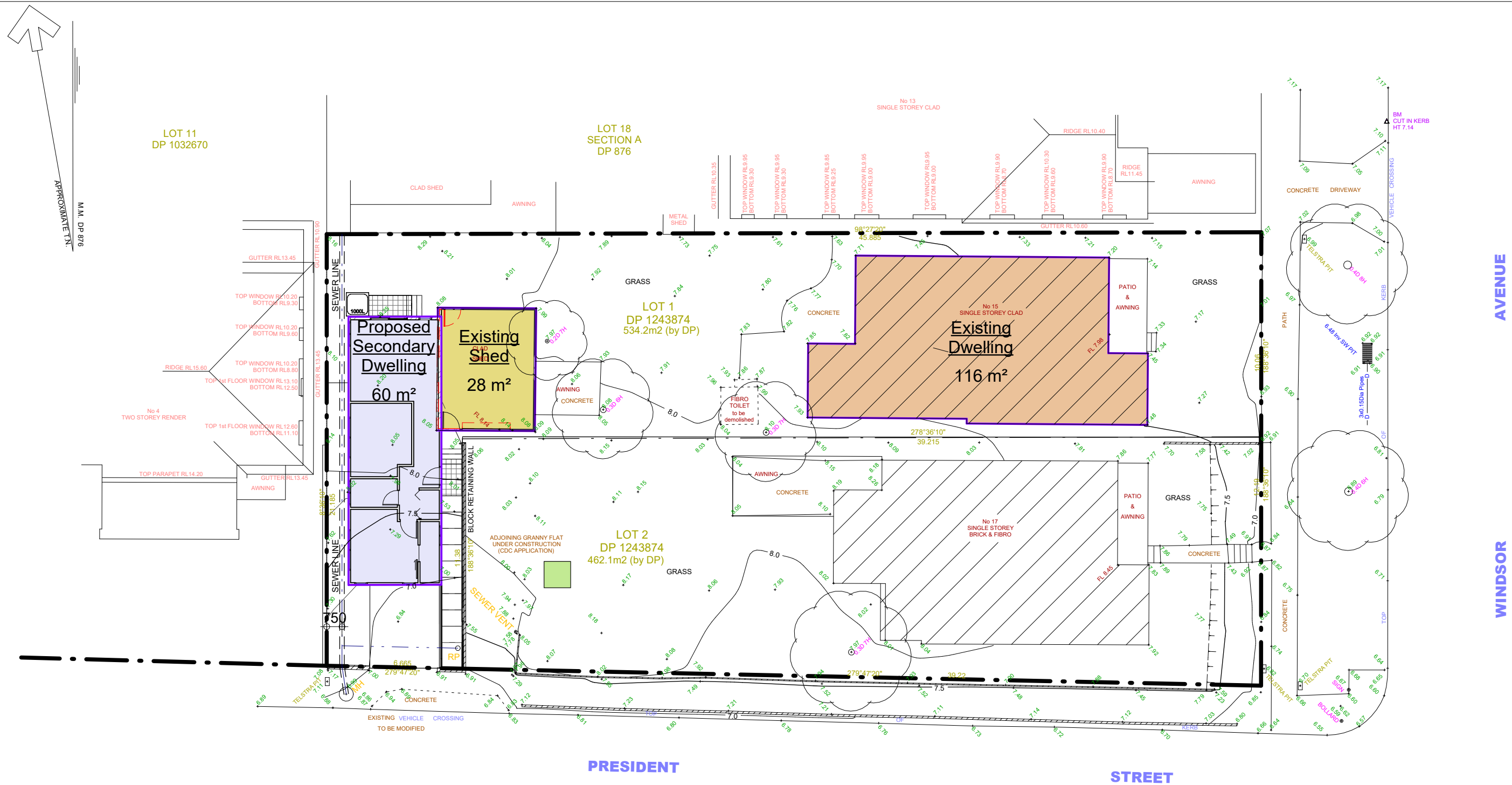
Drawn by: M.M

Date: February 2025

Rev:

Figured dimensions to be taken in preference to scaled. Verify all dimensions.

Drawing No: 999211-06



Ground Floor Area Plan

1 : 200

- Existing Dwelling
- Existing Shed
- Proposed Secondary Dwelling
- Adjoining Secondary Dwelling

Floor Area	
Name	Area

Existing Dwelling	116 m ²
Existing Shed	28 m ²
Proposed Secondary Dwelling	60 m ²
Grand total: 3	204 m ²

Floor Area

& Construction Pty / Ltd

PROPOSED GARAGE WITH SECONDARY DWELLING ABOVE, AND PROPOSED ALTERATIONS TO EXISTING STORAGE SHED 15 Windsor Ave, Croydon Park

Nominated Architect: Noura Yammine Email : n.yammine@advancedarchitecture.com.au	NSW ARB Reg. No. : 6139 Contact NO. :0413 533 125
Scale: 1 : 200 @ A3	Drawn by: M.M
Date: February 2025	Rev:
Figured dimensions to be taken in preference to scaled. Verify all dimensions.	Drawing No: 999211-07