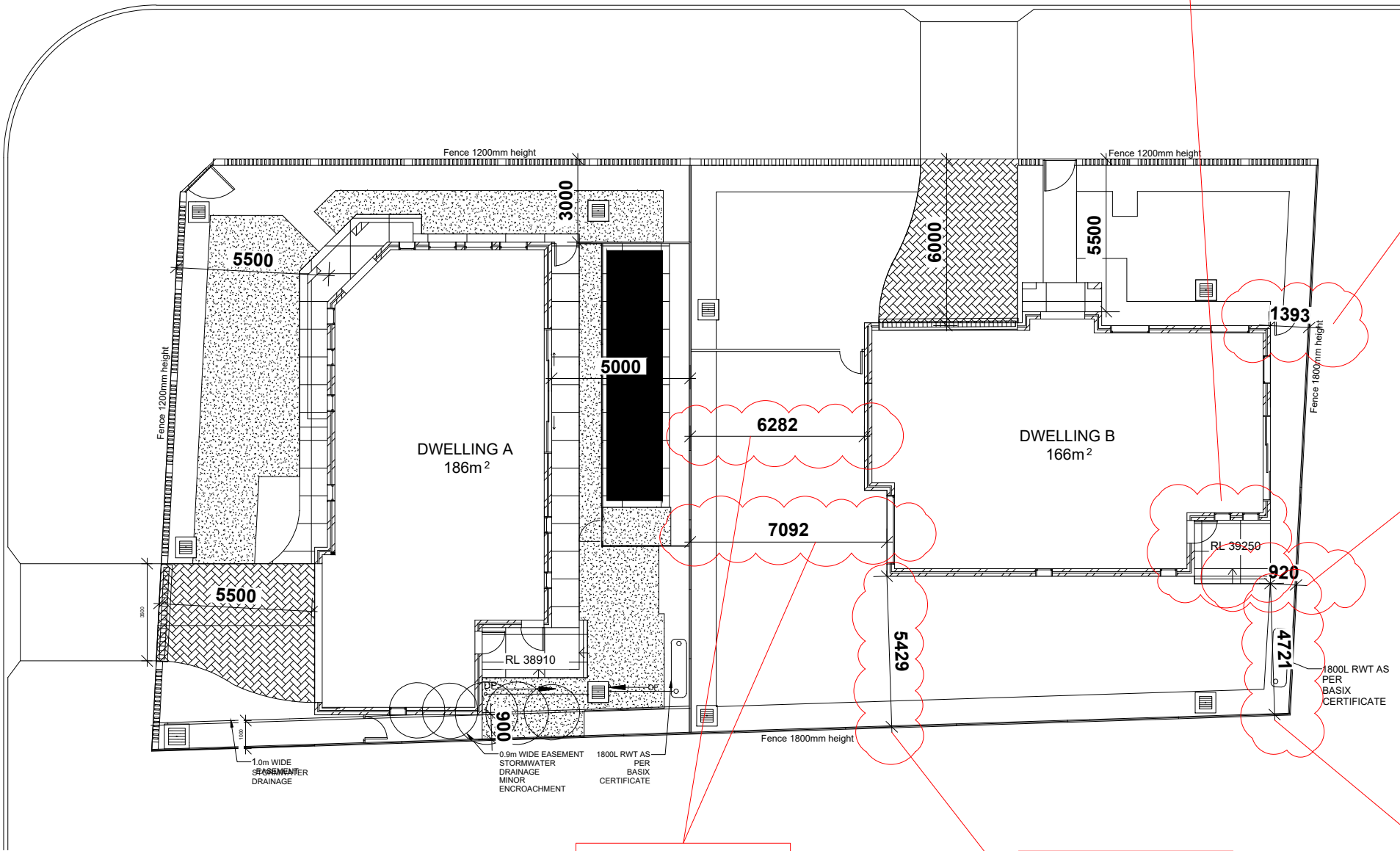


PARKHAM STREET



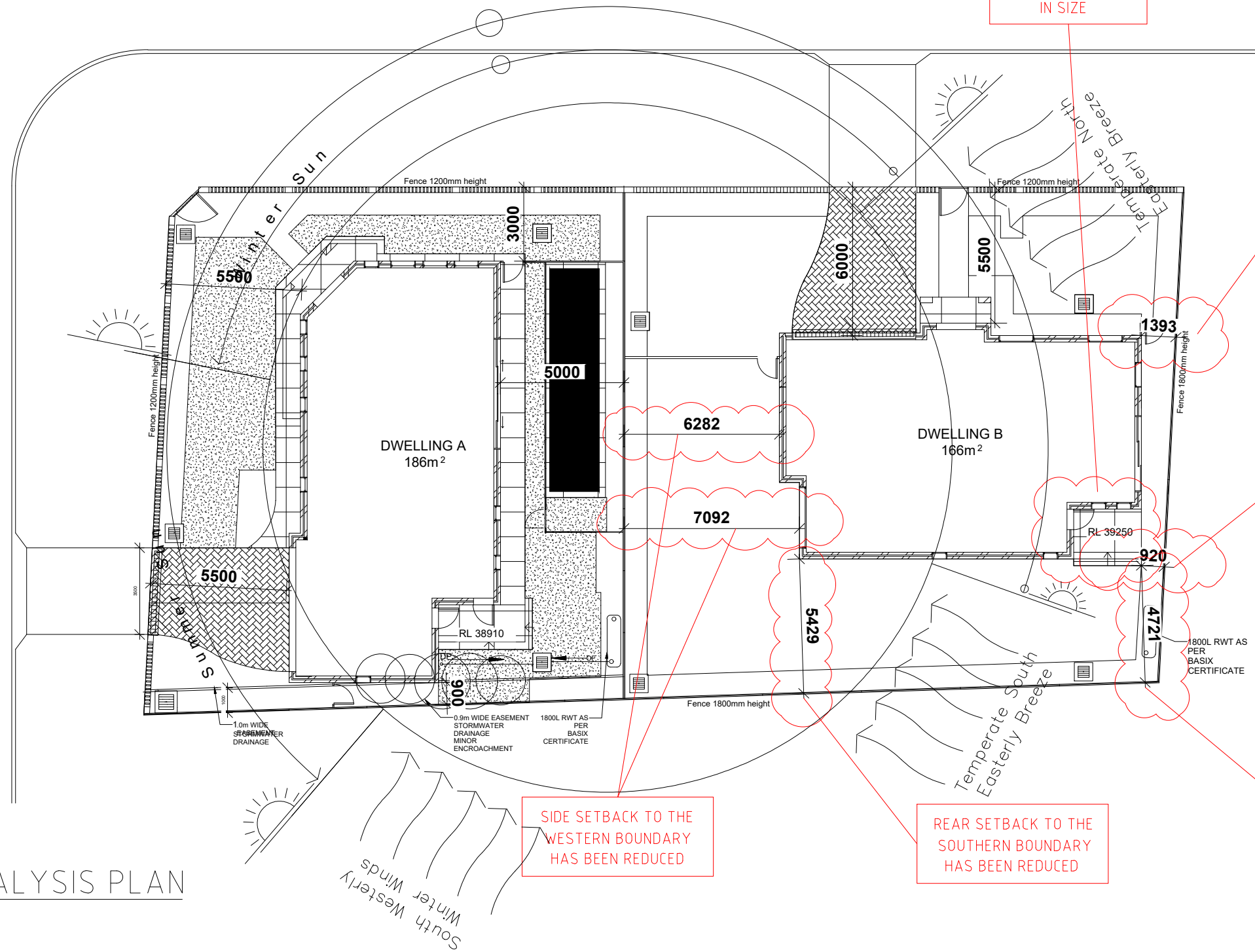
PARKHAM STREET



SITE PLAN
SCALE 1:200

PARKHAM STREET

PARKHAM STREET



SITE ANALYSIS PLAN
SCALE 1:200



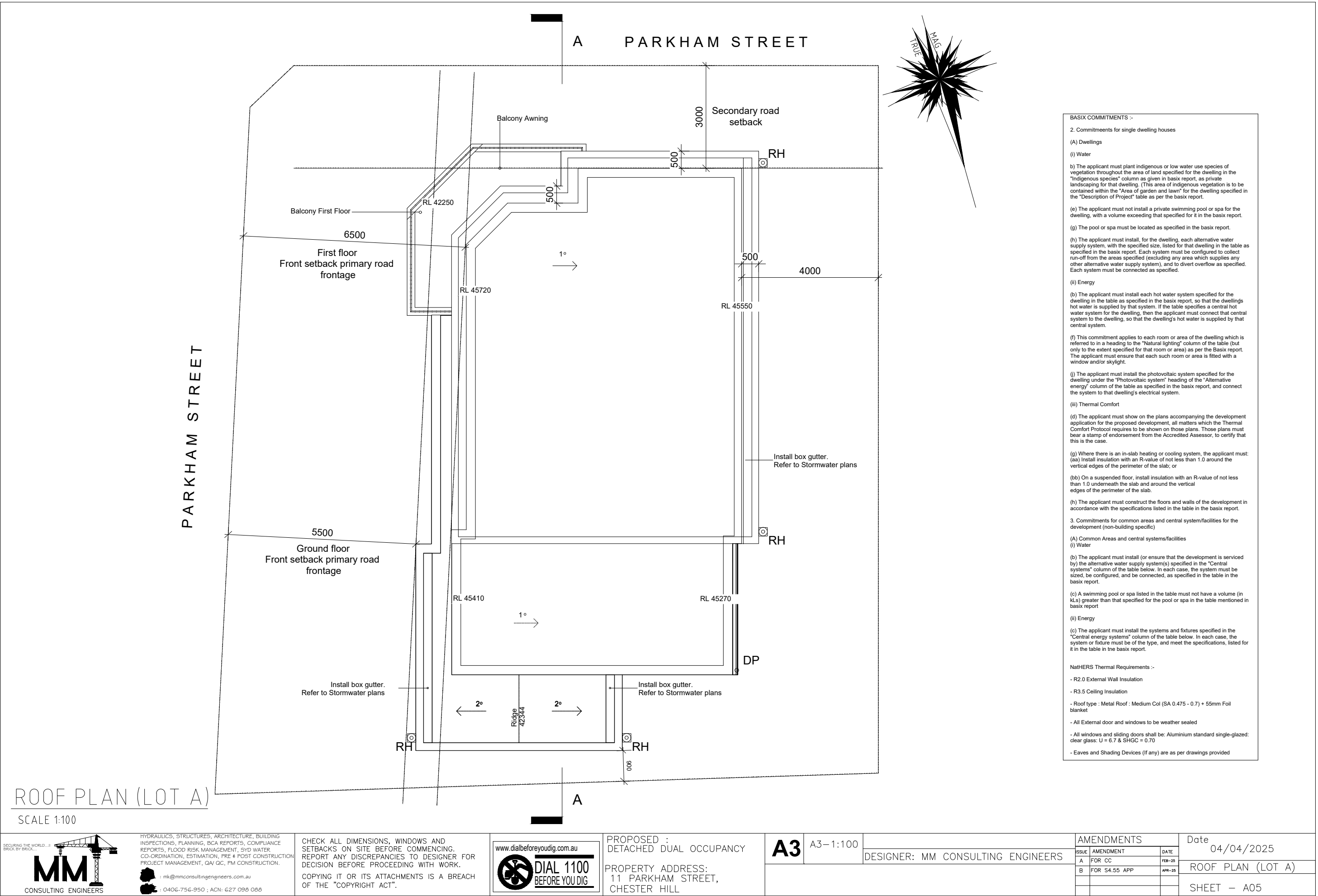
HYDRAULICS, STRUCTURES, ARCHITECTURE, BUILDING INSPECTIONS, PLANNING, DCA REPORTS, COMPLIANCE REPORTS, FLOOD RISK MANAGEMENT, SYD WATER CO-ORDINATION, ESTIMATION, PRE & POST CONSTRUCTION PROJECT MANAGEMENT, QA/QC, PM CONSTRUCTION.
: mke@mmconsultingengineers.com.au
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CHESTER HILL

A3	A3-1:200	DESIGNER: MM CONSULTING ENGINEERS	AMENDMENTS			Date 04/04/2025 SITE ANALYSIS PLAN SHEET - A02
			ISSUE	AMENDMENT	DATE	
			A	FOR CC	FEB-25	
			B	FOR S.455 APP.	APR-25	



BASIX COMMITMENTS :-

2. Commitments for single dwelling houses

(A) Dwellings

(i) Water

b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column as given in basix report, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table as per the basix report.

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the basix report.

(g) The pool or spa must be located as specified in the basix report.

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table as specified in the basix report. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(ii) Energy

(b) The applicant must install each hot water system specified for the dwelling in the table as specified in the basix report, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table (but only to the extent specified for that room or area) as per the Basix report. The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table as specified in the basix report, and connect the system to that dwelling's electrical system.

(iii) Thermal Comfort

(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.

(g) Where there is an in-slab heating or cooling system, the applicant must:

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the basix report.

3. Commitments for common areas and central system/facilities for the development (non-building specific)

(A) Common Areas and central systems/facilities

(i) Water

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table in the basix report.

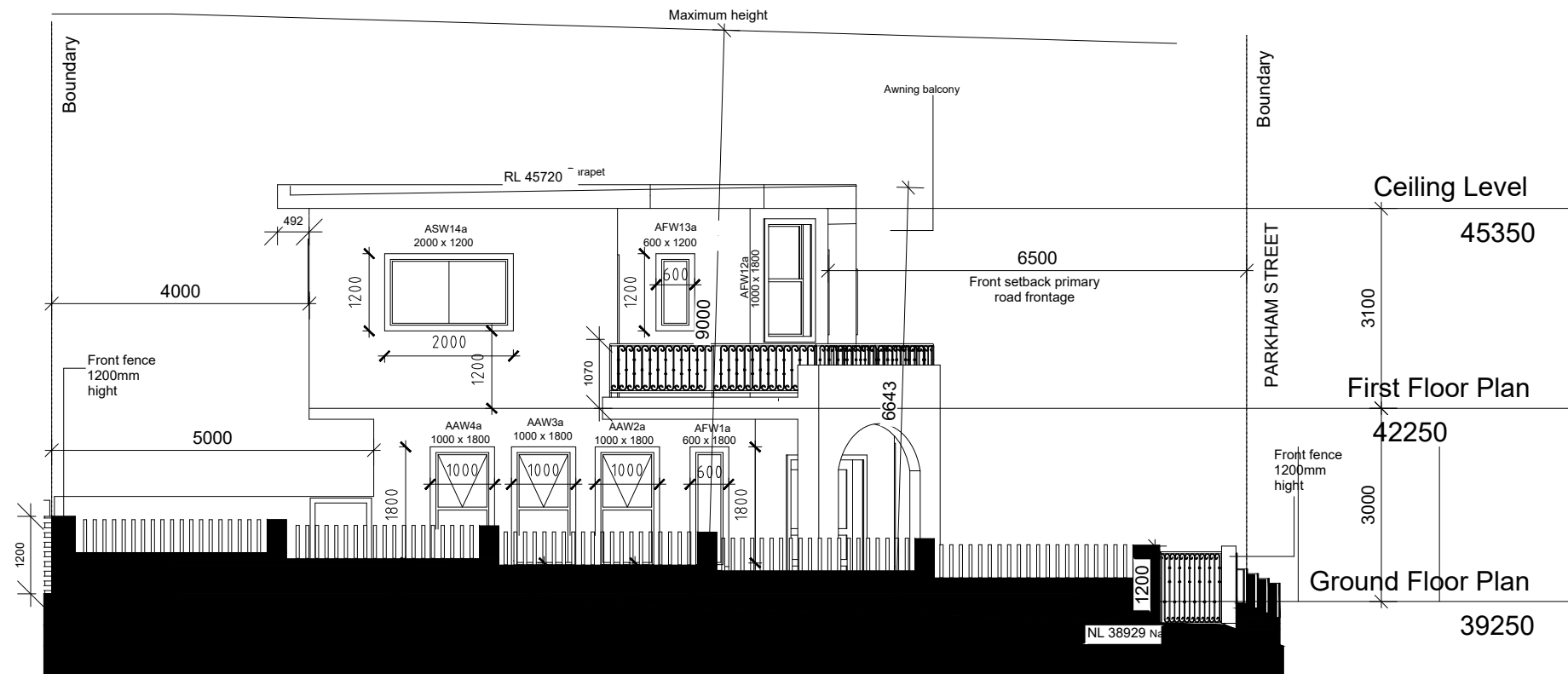
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table mentioned in basix report

(ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the basix report.

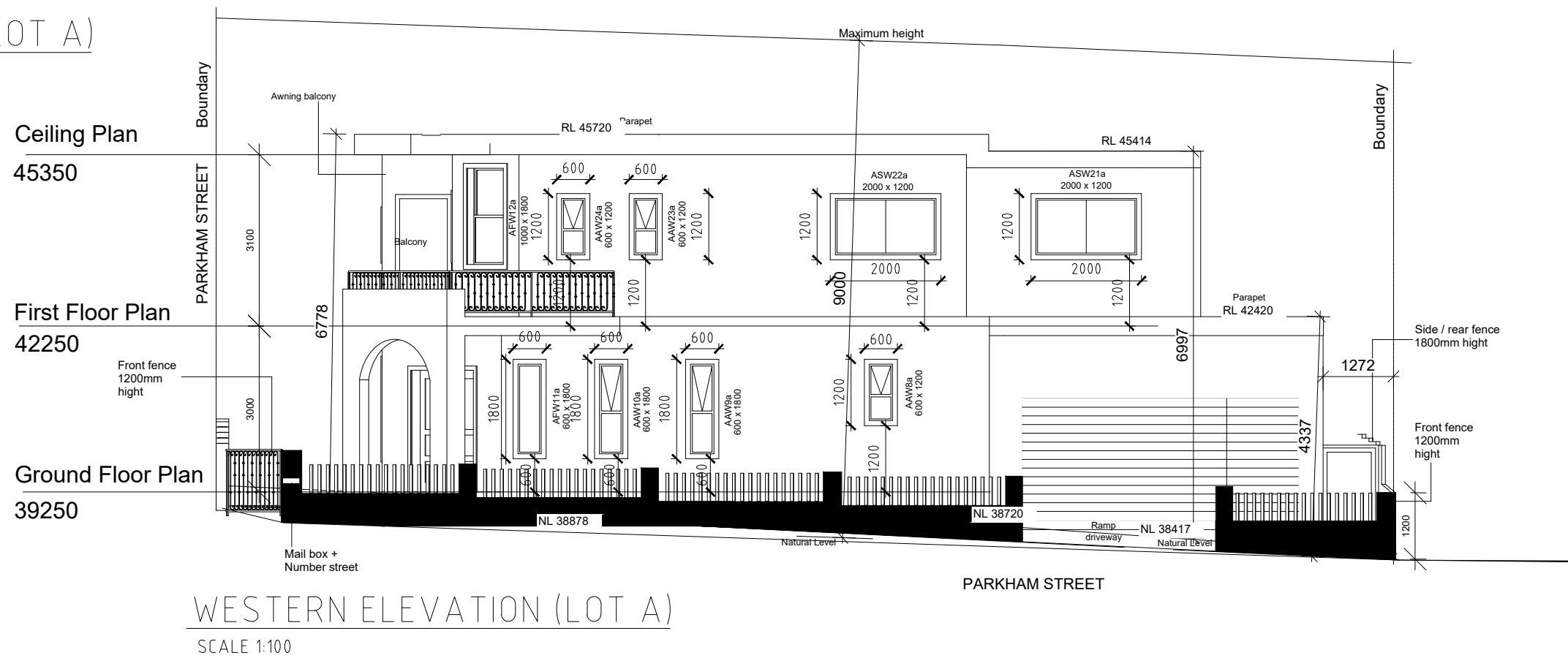
NatHERS Thermal Requirements :-

- R2.0 External Wall Insulation
- R3.5 Ceiling Insulation
- Roof type : Metal Roof : Medium Col (SA 0.475 - 0.7) + 55mm Foil blanket
- All External door and windows to be weather sealed
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.7 & SHGC = 0.70
- Eaves and Shading Devices (If any) are as per drawings provided



WINDOW SCHEDULE (LOT A)			
Window No.	Height	Width	Type
AFW1a	1800	600	Fixed
AAW2a	1800	1000	Awning
AAW3a	1800	1000	Awning
AAW4a	1800	1000	Awning
AAW5a	1800	600	Awning
AAW6a	1800	600	Awning
AAW7a	1200	600	Awning
AAW8a	1200	600	Awning
AAW9a	1800	600	Awning
AAW10a	1800	600	Awning
AFW11a	1800	600	Fixed
AFW12a	1800	1000	Fixed
AFW13a	1200	600	Fixed
ASW14a	1200	2000	Sliding
AAW15a	900	600	Awning
AAW16a	900	600	Awning
AAW17a	900	600	Awning
ASW18a	900	2000	Sliding
AAW19a	900	600	Awning
ASW20a	900	2000	Sliding
ASW21a	1200	2000	Sliding
ASW22a	1200	2000	Sliding
AAW23a	1200	600	Awning
AAW24a	1200	600	Awning
DOOR SCHEDULE (LOT A)			
Sliding Door No.	Height	Width	Type
ASTKD1a	2200	4400	STACKER

NORTHERN ELEVATION (LOT A)
SCALE 1:100

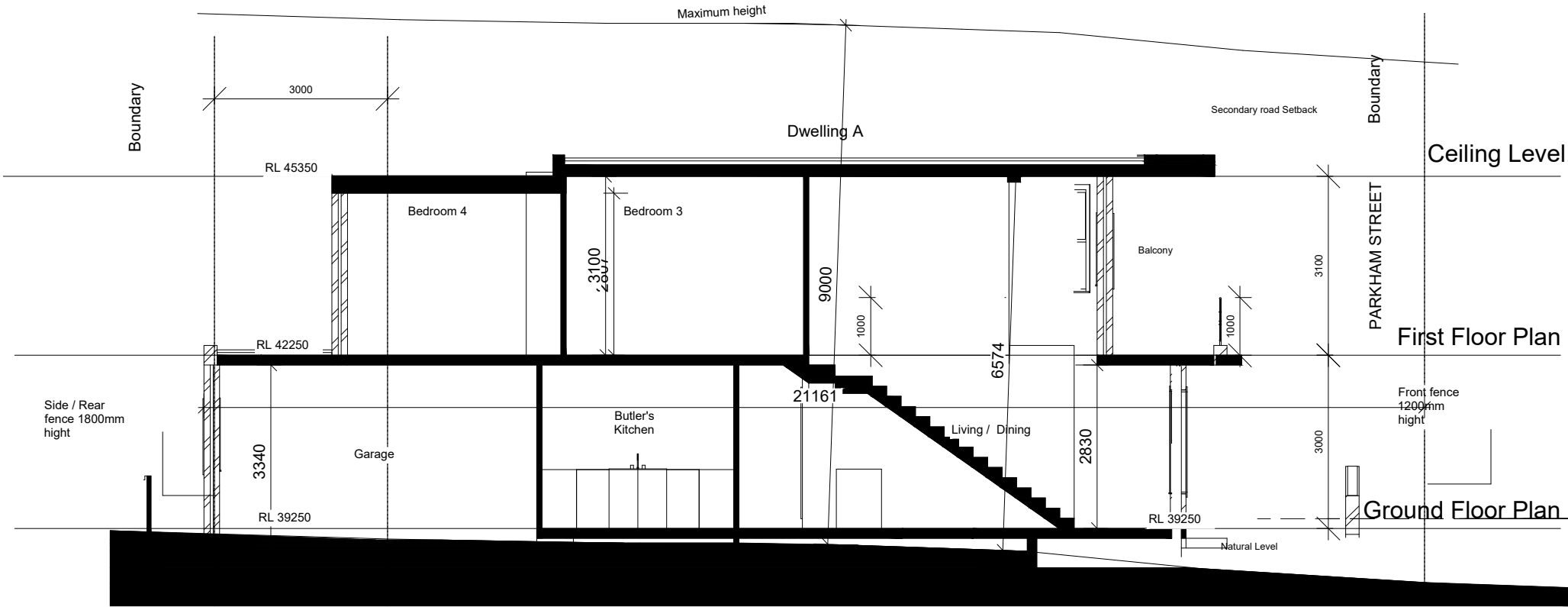


WESTERN ELEVATION (LOT A)
SCALE 1:100



BASALT®

COLORBOND ROOF - BASALT GRE



SECTION A - A (LOT A)

SCALE 1:100

WINDOW SCHEDULE (LOT A)			
Window No.	Height	Width	Type
AFW1a	1800	600	Fixed
AAW2a	1800	1000	Awning
AAW3a	1800	1000	Awning
AAW4a	1800	1000	Awning
AAW5a	1800	600	Awning
AAW6a	1800	600	Awning
AAW7a	1200	600	Awning
AAW8a	1200	600	Awning
AAW9a	1800	600	Awning
AAW10a	1800	600	Awning
AFW11a	1800	600	Fixed
AFW12a	1800	1000	Fixed
AFW13a	1200	600	Fixed
ASW14a	1200	2000	Sliding
AAW15a	900	600	Awning
AAW16a	900	600	Awning
AAW17a	900	600	Awning
ASW18a	900	2000	Sliding
AAW19a	900	600	Awning
ASW20a	900	2000	Sliding
ASW21a	1200	2000	Sliding
ASW22a	1200	2000	Sliding
AAW23a	1200	600	Awning
AAW24a	1200	600	Awning
DOOR SCHEDULE (LOT A)			
Sliding Door No.	Height	Width	Type
ASTKD1a	2200	4400	STACKER

BASIX COMMITMENTS :-		
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(i) Water		
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NatHERS Thermal Requirements :-		
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- R3.5 Ceiling Insulation		
- Roof type : Metal Roof : Medium Col (SA 0.475 - 0.7) + 55mm Foil blanket		
- All External door and windows to be weather sealed		
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- Eaves and Shading Devices (If any) are as per drawings provided		



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DETACHED DUAL OCCUPANCY

PROPERTY ADDRESS:
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CHESTER HILL

A3

A3-1:100

DESIGNER: MM CONSULTING ENGINEERS

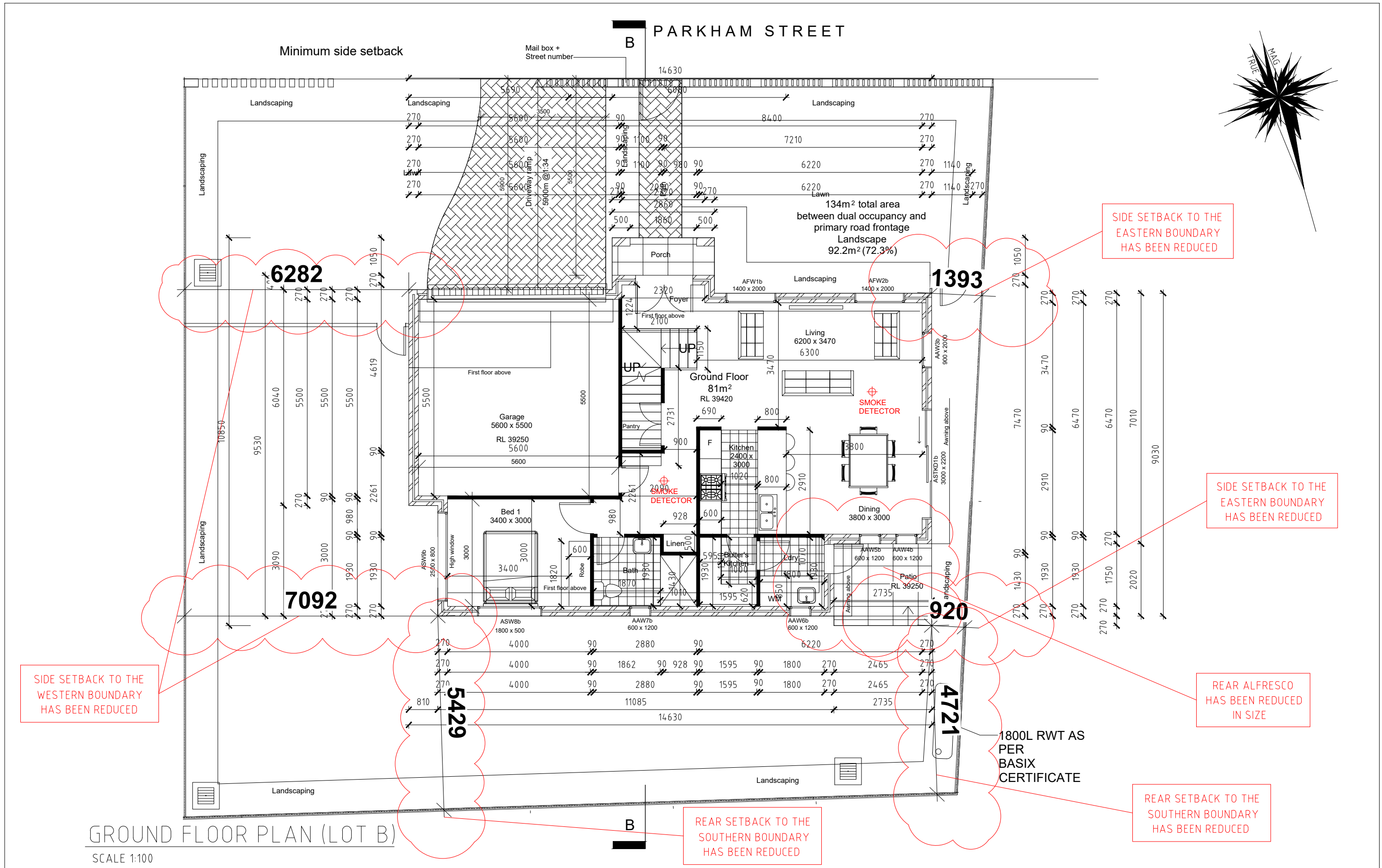
AMENDMENTS

ISSUE	AMENDMENT	DATE
A	FOR CC	FEB-25
B	FOR S4.55 APP	APR-25

Date
04/04/2025

SECTION (LOT A)

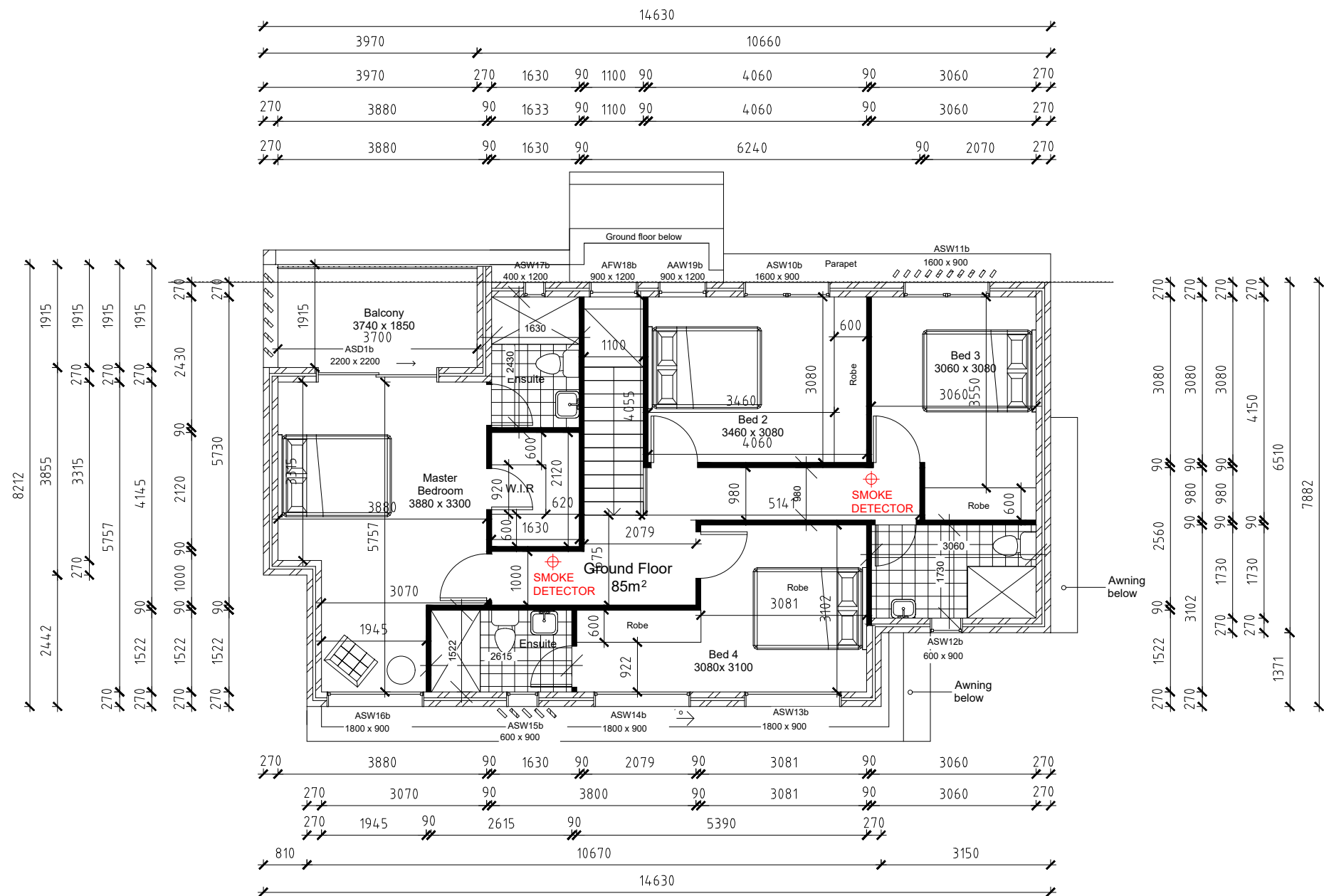
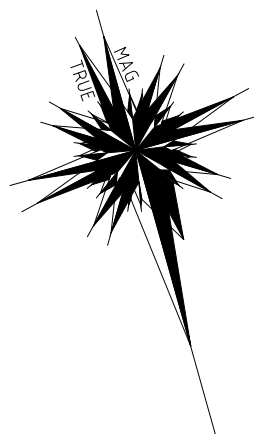
SHEET - A08



GROUND FLOOR PLAN (LOT B)

SCALE 1:100

B
PARKHAM STREET



WINDOW SCHEDULE (LOT B)			
Window No.	Height	Width	Type
AFW1b	2000	1400	Fixed
AFW2b	2000	1400	Fixed
AAW3b	2000	900	Awning
AAW4b	1200	600	Awning
AAW5b	1200	600	Awning
AAW6b	1200	600	Awning
AAW7b	1200	600	Awning
ASW8b	1800	500	Sliding
ASW9b	800	2500	Sliding
ASW10b	900	1600	Sliding
ASW11b	900	1600	Sliding
ASW12b	900	600	Sliding
ASW13b	900	1800	Sliding
ASW14b	900	1800	Sliding
ASW15b	900	600	Sliding
ASW16b	900	1800	Sliding
ASW17b	1200	400	Sliding
AFW18b	900	1200	Fixed
AAW19b	900	1200	Awning
DOOR SCHEDULE (LOT B)			
Sliding Door No.	Height	Width	Type
ASTKD1b	2200	3000	STACKER
ASD1b	2200	2200	Sliding

FIRST FLOOR PLAN (LOT B)
SCALE 1:100



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A3

A3-1:100

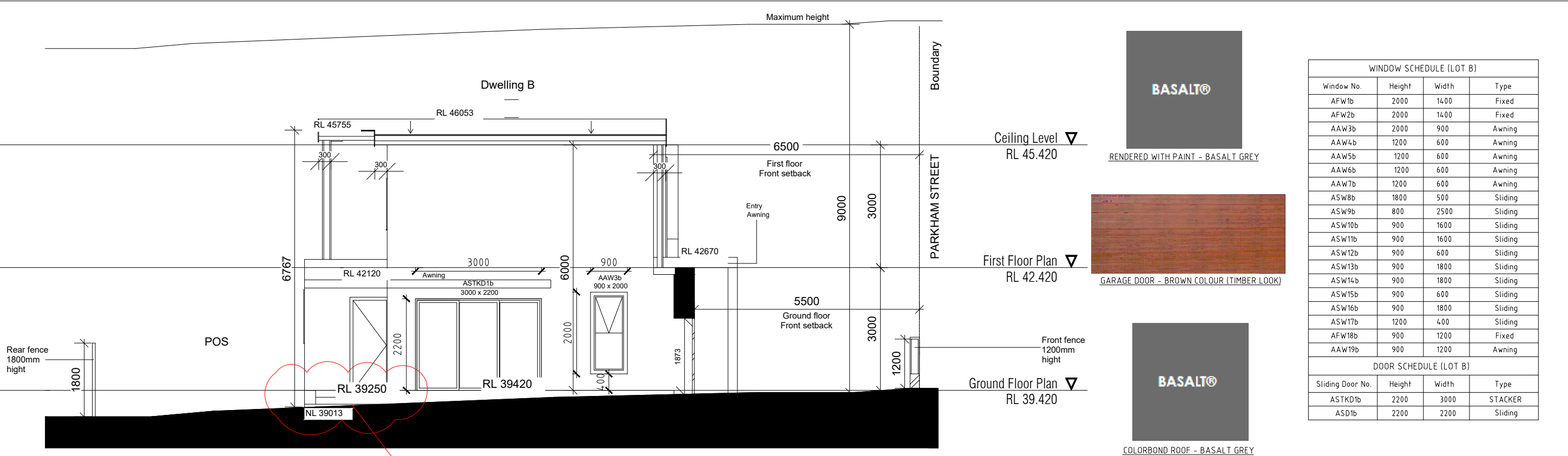
DESIGNER: MM CONSULTING ENGINEERS

AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	FOR CC	FEB-25
B	FOR S4.55 APP	APR-25

Date
04/04/2025

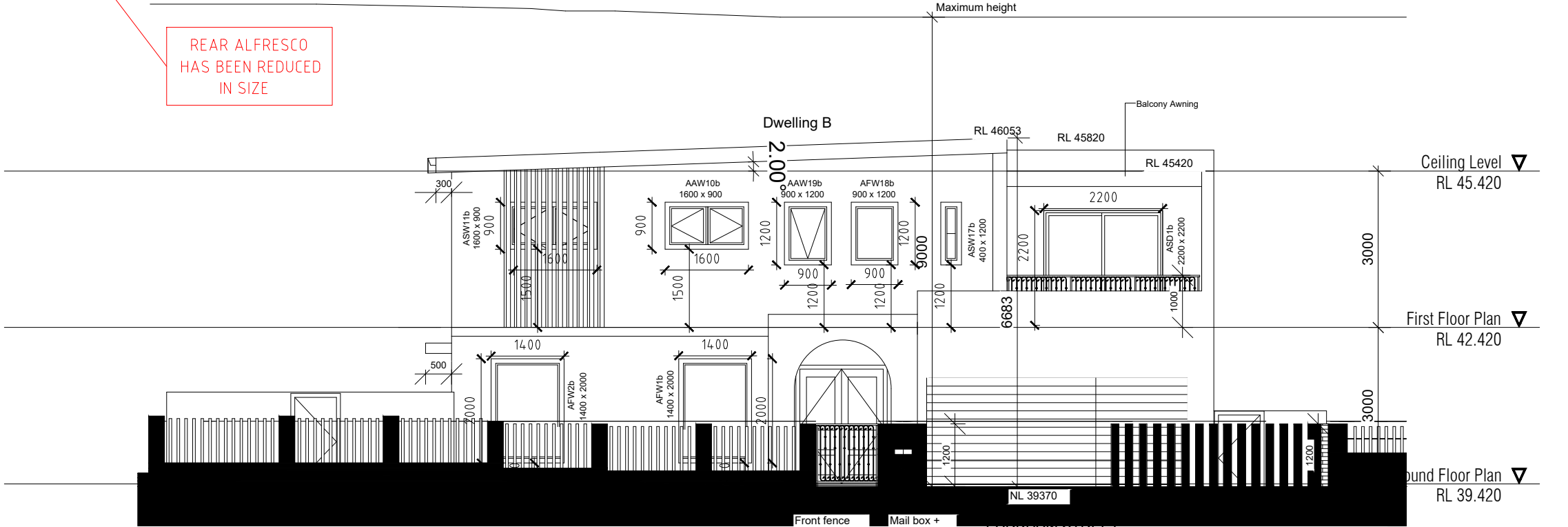
FIRST FLOOR (LOT B)

SHEET - A10



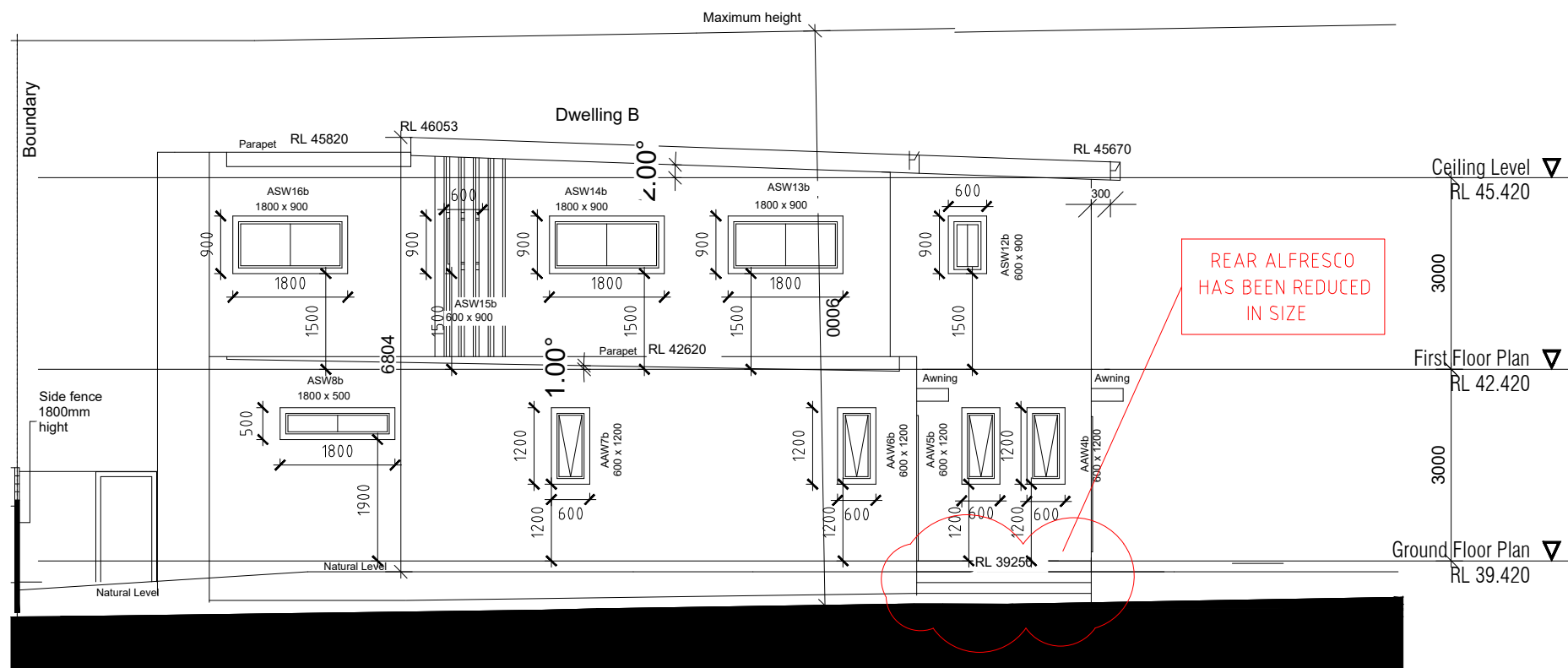
EASTERN ELEVATION (LOT B)

SCALE 1:100



NORTHERN ELEVATION (LOT B)

SCALE 1:100



RENDERED WITH PAINT - BASALT GREY



GARAGE DOOR - BROWN COLOUR (TIMBER LOOK)



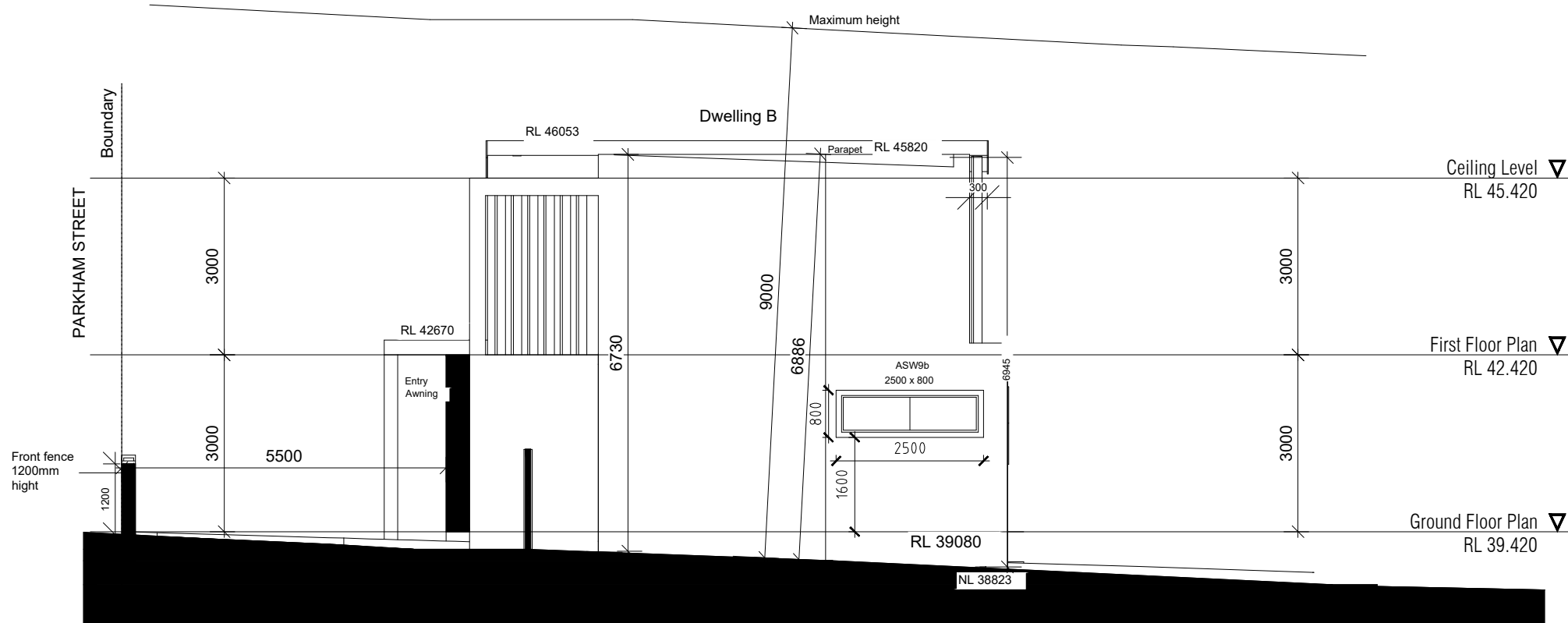
COLORBOND ROOF - BASALT GREY

WINDOW SCHEDULE (LOT B)			
Window No.	Height	Width	Type
AFW1b	2000	1400	Fixed
AFW2b	2000	1400	Fixed
AAW3b	2000	900	Awning
AAW4b	1200	600	Awning
AAW5b	1200	600	Awning
AAW6b	1200	600	Awning
AAW7b	1200	600	Awning
ASW8b	1800	500	Sliding
ASW9b	800	2500	Sliding
ASW10b	900	1600	Sliding
ASW11b	900	1600	Sliding
ASW12b	900	600	Sliding
ASW13b	900	1800	Sliding
ASW14b	900	1800	Sliding
ASW15b	900	600	Sliding
ASW16b	900	1800	Sliding
ASW17b	1200	400	Sliding
AFW18b	900	1200	Fixed
AAW19b	900	1200	Awning

DOOR SCHEDULE (LOT B)			
Sliding Door No.	Height	Width	Type
ASTKD1b	2200	3000	STACKER
ASD1b	2200	2200	Sliding

SOUTHERN ELEVATION (LOT B)

SCALE 1:100



WESTERN ELEVATION (LOT B)

SCALE 1:100



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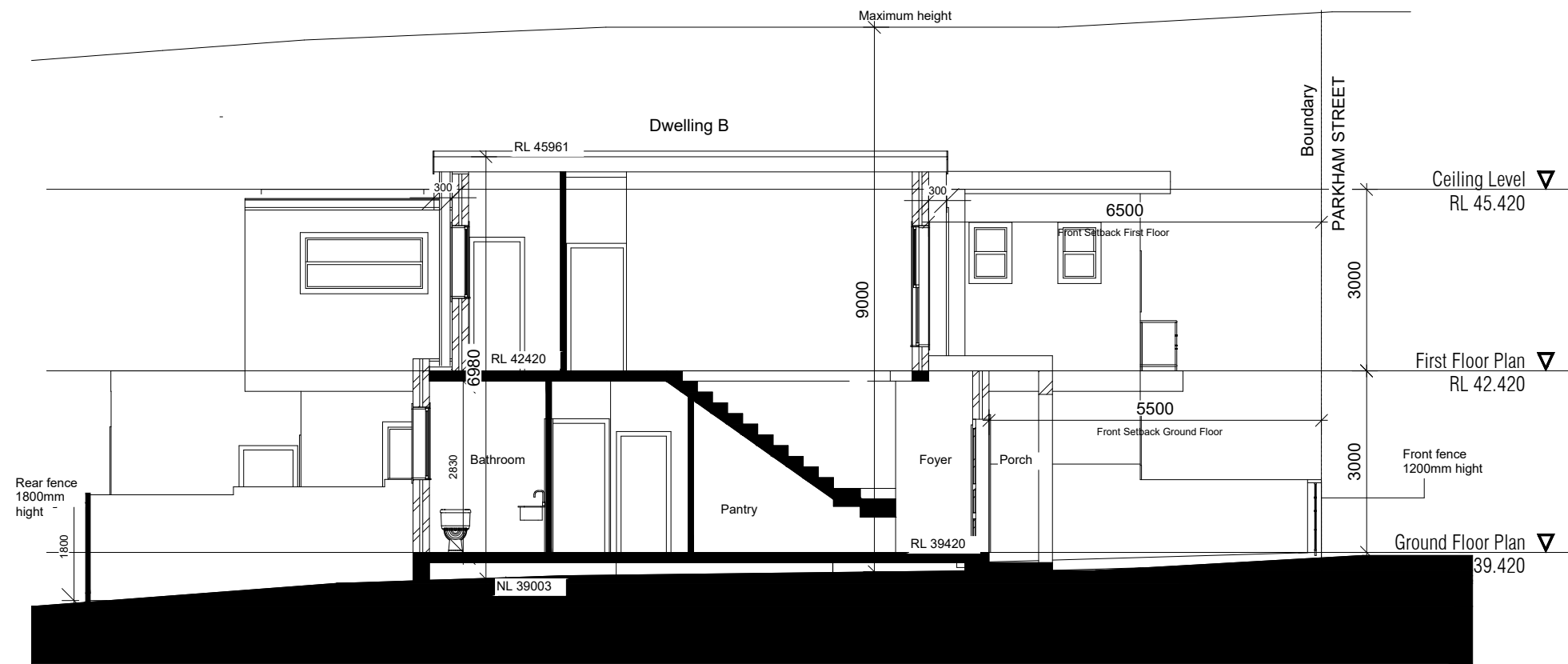
DESIGNER: MM CONSULTING ENGINEERS

AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	FOR CC	FEB-25
B	FOR S4.55 APP	APR-25

Date 04/04/2025

ELEVATIONS (LOT B)

SHEET - A13



SECTION B - B (LOT B)
SCALE 1:100