

ROOM SCHEDULE	
ROOM NAME	AREA
STUDIO 1	
ALFRESCO	6.1 m²
BATH	3.2 m²
BED	10.8 m²
SECONDARY DW. 1	21.3 m²
OUTDOOR RETREAT	12.0 m²
	53.4 m²
STUDIO 2	
BATH	4.1 m²
BED	9.9 m²
SECONDARY DW. 2	18.6 m²
	32.5 m²
UNIT 1	
ALFRESCO	15.5 m²
BAL	4.0 m²
BATH	3.8 m²
BATH 2	9.2 m²
BED 1	12.3 m²
BED 2	12.4 m²
BED 3	19.0 m²
BED 4	14.4 m²
DINING	17.6 m²
ENS 1	3.8 m²
ENS 2	5.3 m²
ENTRY / HALLWAY	16.3 m²
FAMILY	14.7 m²
GARAGE	18.0 m²
KITCHEN	27.7 m²
L'DRY	4.1 m²
LIVING	32.8 m²
MASTER BED 5	22.9 m²
P'DER	3.1 m²
PORCH	2.7 m²
STAIR	6.0 m²
STAIR	6.0 m²
WALKWAY	28.8 m²
WIP	4.7 m²
WIR	3.6 m²
	308.6 m²
UNIT 2	
ALFRESCO	15.5 m²
BAL	4.9 m²
BATH	3.8 m²
BATH 2	7.7 m²
BED 1	12.3 m²
BED 2	12.4 m²
BED 3	15.6 m²
BED 4	14.1 m²
DINING	14.5 m²
ENS 1	3.8 m²
ENS 2	5.3 m²
ENTRY / HALLWAY	16.7 m²
FAMILY	14.7 m²
GARAGE	18.0 m²
KITCHEN	23.9 m²
L'DRY	4.6 m²
LIVING	26.9 m²
MASTER BED 5	23.1 m²
P'DER	2.5 m²
PORCH	2.7 m²
STAIR	6.0 m²
STAIR	6.0 m²
STUDY	5.2 m²
WALKWAY	23.8 m²
WIP	4.6 m²
WIR	3.6 m²
	292.5 m²
Grand total	687.0 m²

FINISHES & NOTATIONS LEGENDS

CR/P	CEMENT RENDERED AND PAINTED
OGL	OPAQUE GLAZING
GL	ALL FRAMED GLAZING
GB	GLASS BALUSTRADE
MB	METAL BALUSTRADE
MR	METAL / COLOURBOND ROOF
BR	BRICK
DP	COLOURBOND DOWNPIPE CONNECTED
TR	TILED ROOF

j	JOINERY
(e)	EXISTING
NGL	NATURE GROUND LEVEL
RL	REDUCED LEVEL
FL	FLOOR LEVEL
AFFL	ABOVE FINISH FLOOR LEVEL

DRAWING LIST

DA00	COVER	A
DA01	SAFETY NOTES	A
DA02	SITE PLAN	A
DA03	AREA CALCULATION	A
DA04	AREA CALCULATION	A
DA05	SEDIMENT CONTROL	A
DA06	DEMOLITION PLAN	A
DA07	SUBDIVISION PLAN	A
DA08	GROUND FLOOR PLAN	A
DA09	L1 FLOOR PLAN	A
DA10	ELEVATIONS	A
DA11	ELEVATIONS	A
DA12	SECTIONS	A
DA13	SECONDARY DWELLING	A
DA14	SECONDARY DWELLING ELEVATION	A
DA15	DOOR &WINDOW SCHEDULE	A
DA16	DOOR &WINDOW SCHEDULE	A
DA17	FINISHING SCHEDULE	A
DA18	LANDSCAPE PLAN	A
DA19	SHADOW DIAGRAM	A
DA20	SITE ANALYSIS	A
DA22	STORM WATER	A

DEVELOPMENT APPLICATION
REVIEW TO DA - 1524/2024 (PAN-498913)
PROPOSED DUAL OCCUPANCY + SECONDARY DWELLING AT
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708
SITE AREA 1214 M2

AREA CALCULATION

site area: 1214 M2

	proposed	DA control	comply
Gross floor area	602.6 M2	607 M2	yes
FSR	0.496 : 1	0.5 : 1	yes
Landscape area	598.5 M2	min (50% lot area - 100M2) = 507 M2	yes
Front landscape	92.1 M2	min 45% front area ~81 M2	yes
Front setback	9 M	(11.545+6.455)/2 = 9M	yes
Side setback	1.5 M	Wall height < 7M : 0.9M Wall height > 7M : 1.5M	yes
PPOS	80 M2	80 M2	yes

**Certificate No. #HR-RG1HW5-01**

Scan QR code or follow website link for rating details.

Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

Property Address

34 Highland Ave, Bankstown, NSW, 2200



<http://www.hero-software.com.au/pdf/HR-RG1HW5-01>

SITE AREA CALCULATION		
Name	Area	%

ALFRESCO	32.0 m²	2.6%
BUILDING	465.2 m²	38.5%
DRIVEWAY	60.5 m²	5.0%
GREEN	22.6 m²	1.9%
LANDSCAPE	598.5 m²	49.5%
PORCH	6.6 m²	0.5%
WALKWAY	24.4 m²	2.0%
Grand total	1209.8 m²	100.0%

GFA	
GFA - GF	284.3 m²
GFA - L1	249.2 m²
SECONDARY DW. 1	35.8 m²
SECONDARY DW. 2	33.3 m²
Grand total	602.6 m²








LANDSCAPE AREA

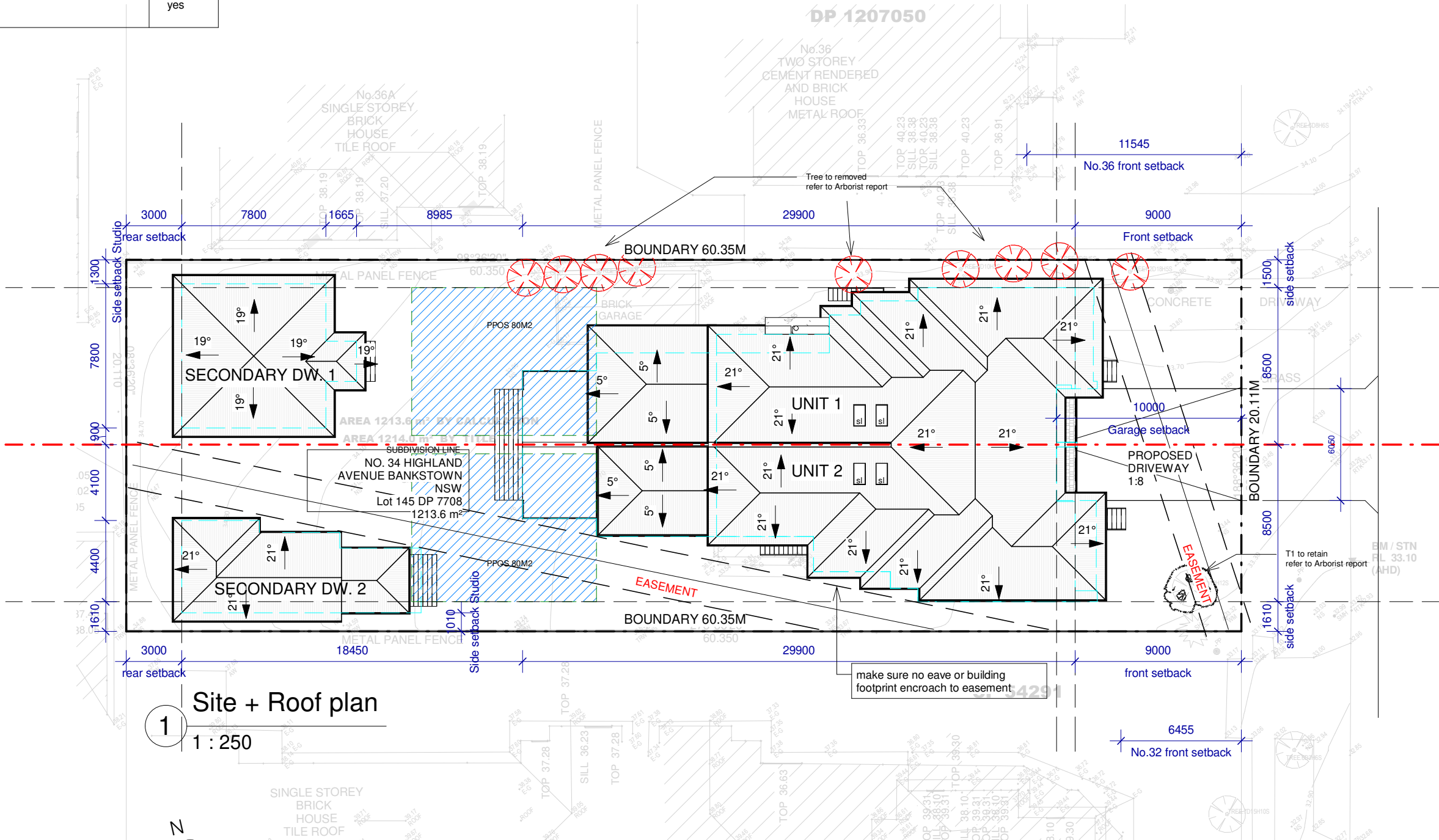
FRONT LANDSCAPE	93.1 m²	16%
BACK LANDSCAPE	505.4 m²	84%
Grand total	598.5 m²	100%

Finishing floor level has been selected from Council Flood advisory + Storm water engineer report

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

LEGENDS

-  boundary
-  proposed building
-  proposed alfresco + porch
-  GFA
-  landscape area calculation
-  POS
-  Demolition



rev

date

description

issue

A

3/26/2025 13:37:33

remember

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SITE PLAN

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



job no

drawing no

2024

DA02

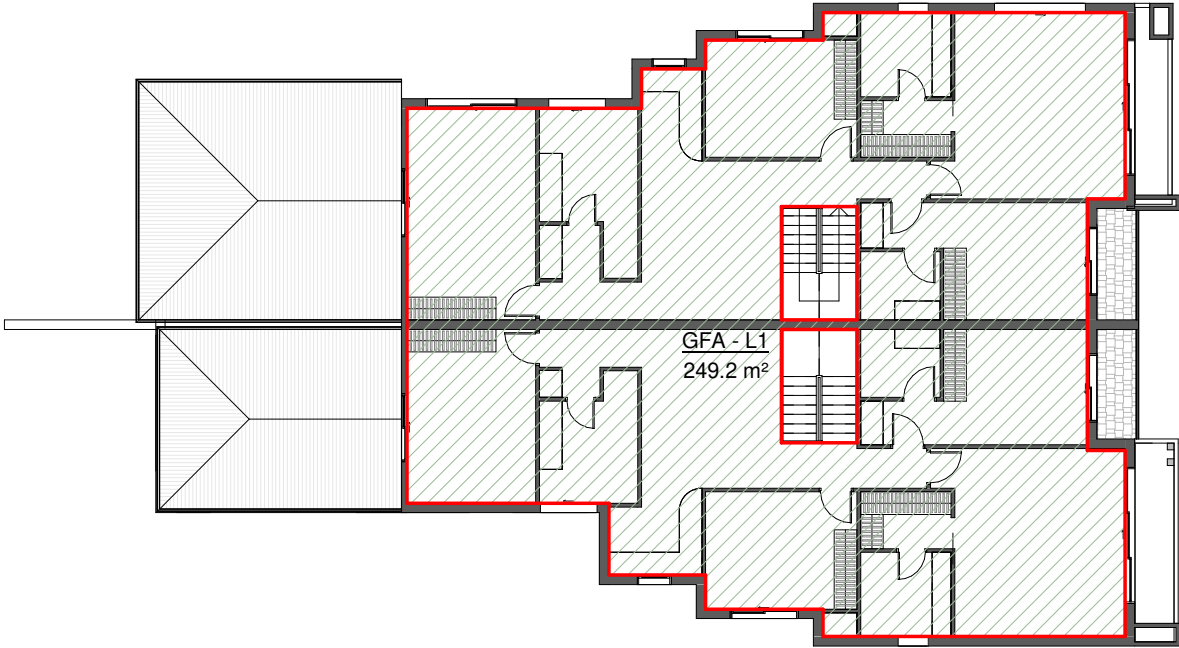
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3/26/2025 13:37:33
A

AREA CALCULATION

site area: 1214 M2

	proposed	DA control	comply
Gross floor area	602.6 M2	607 M2	yes
FSR	0.496 : 1	0.5 : 1	yes
Landscape area	598.5 M2	min (50% lot area - 100M2) = 507 M2	yes
Front landscape	92.1 M2	min 45% front area ~81 M2	yes
Front setback	9 M	(11.545+6.455)/2 = 9M	yes
Side setback	1.5 M	Wall height < 7M : 0.9M Wall height > 7M : 1.5M	yes
PPOS	80 M2	80 M2	yes



2 L1
1 : 200

SITE AREA CALCULATION		
Name	Area	%

ALFRESCO	32.0 m²	2.6%
BUILDING	465.2 m²	38.5%
DRIVEWAY	60.5 m²	5.0%
GREEN	22.6 m²	1.9%
LANDSCAPE	598.5 m²	49.5%
PORCH	6.6 m²	0.5%
WALKWAY	24.4 m²	2.0%
Grand total	1209.8 m²	100.0%

LEGENDS

boundary

proposed building

proposed alfresco + porch

GFA

landscape area calculation

POS

Demolition

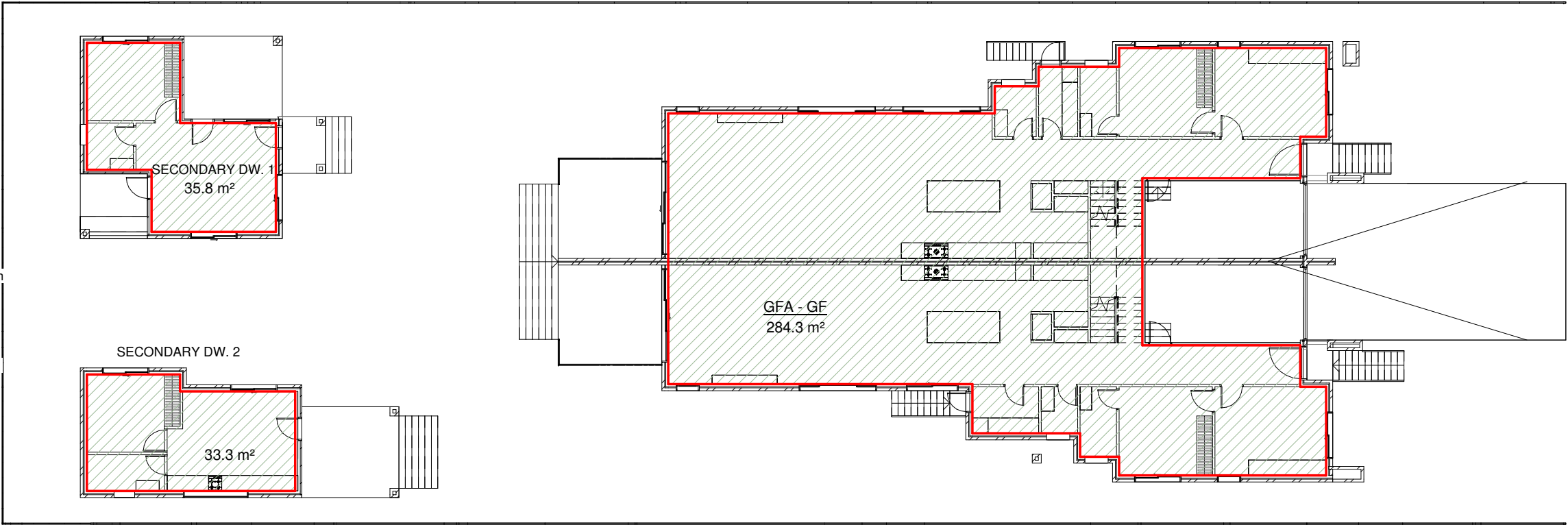
GFA	
-----	--

GFA - GF	284.3 m²
GFA - L1	249.2 m²
SECONDARY DW. 1	35.8 m²
SECONDARY DW. 2	33.3 m²
Grand total	602.6 m²

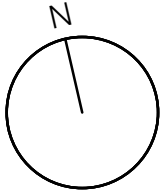
LANDSCAPE AREA		
----------------	--	--

FRONT LANDSCAPE	93.1 m²	16%
BACK LANDSCAPE	505.4 m²	84%
Grand total	598.5 m²	100%

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



1 GF Plan
1 : 200



rev

date

description

Issue

A

3/26/2025 13:37:36

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about

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project

drawing

AREA CALCULATION

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708

0

1

2

3

4

5

job no

drawing no

2024

scale

plotdate

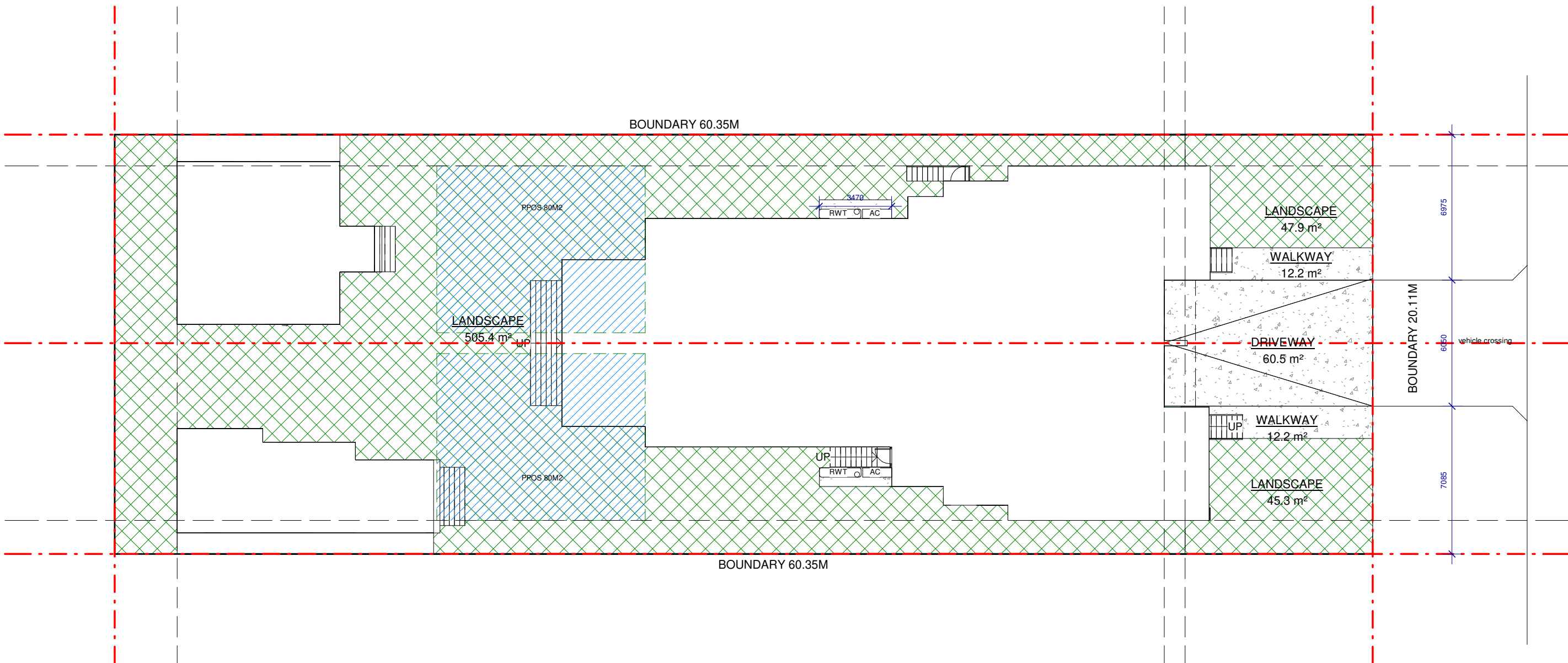
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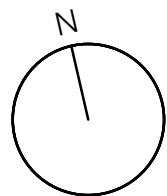
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@ A3

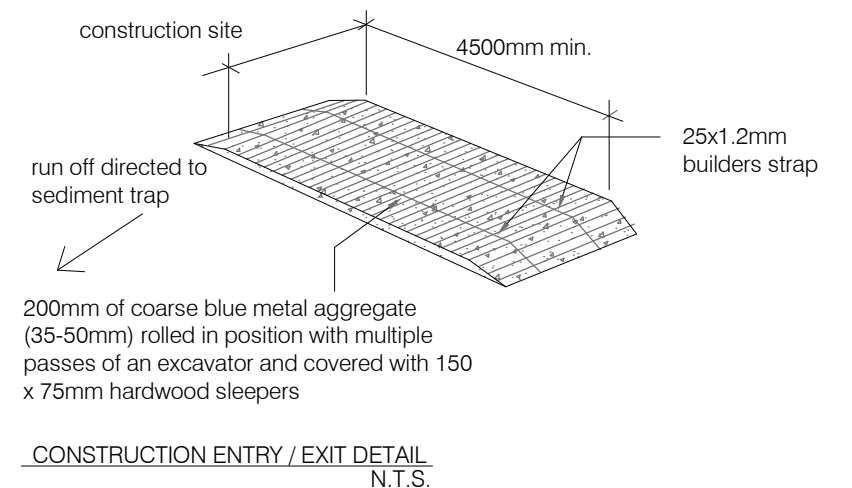
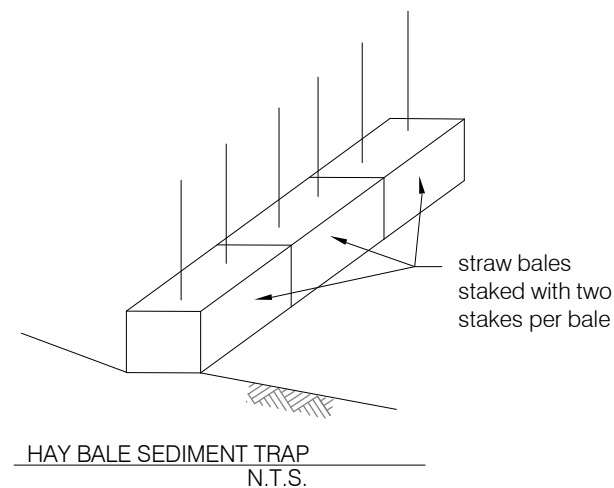
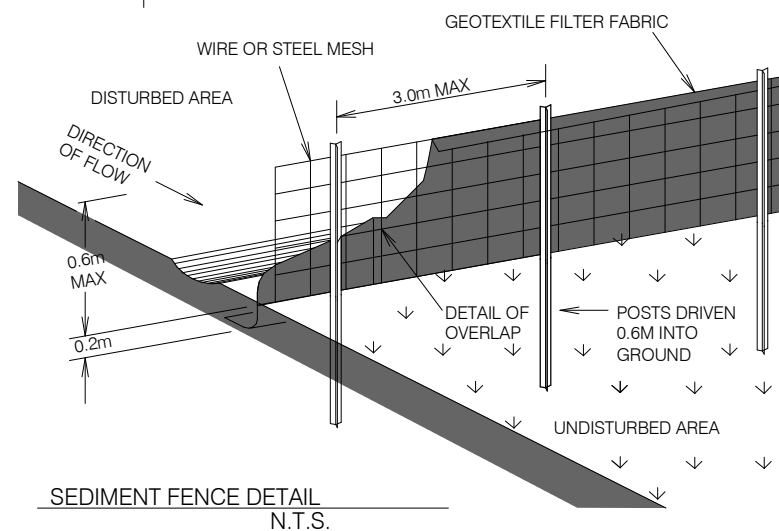
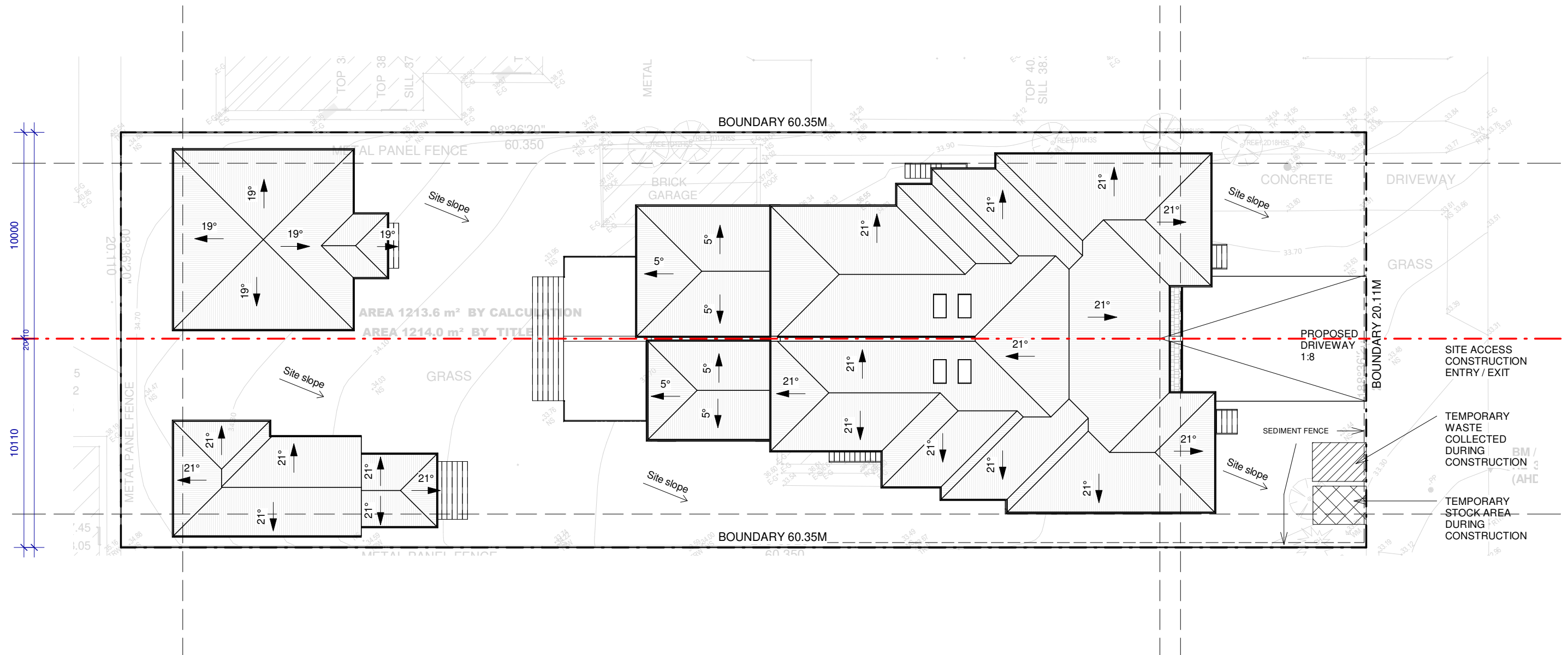


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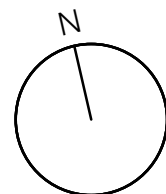


Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

issue	rev	date	description	remember	about	project	drawing	job no	drawing no	scale	plotdate	revision	2024	@ A3	3/26/2025 13:37:38	A
A		3/26/2025 13:37:38		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	VIVIBUILDING DESIGN PTY LTD ABN 68814733204 add 2 Chichester St, Maroubra, NSW 2035 phone +61 490 334 341 email vivibuildingdesign@gmail.com website vivibuildingdesign.com.au bdda acc. no 6602		AREA CALCULATION NO. 34 HIGHLAND AVENUE BANKSTOWN NSW LOT 145 IN DP 7708 	DA04								



Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



rev	date	description
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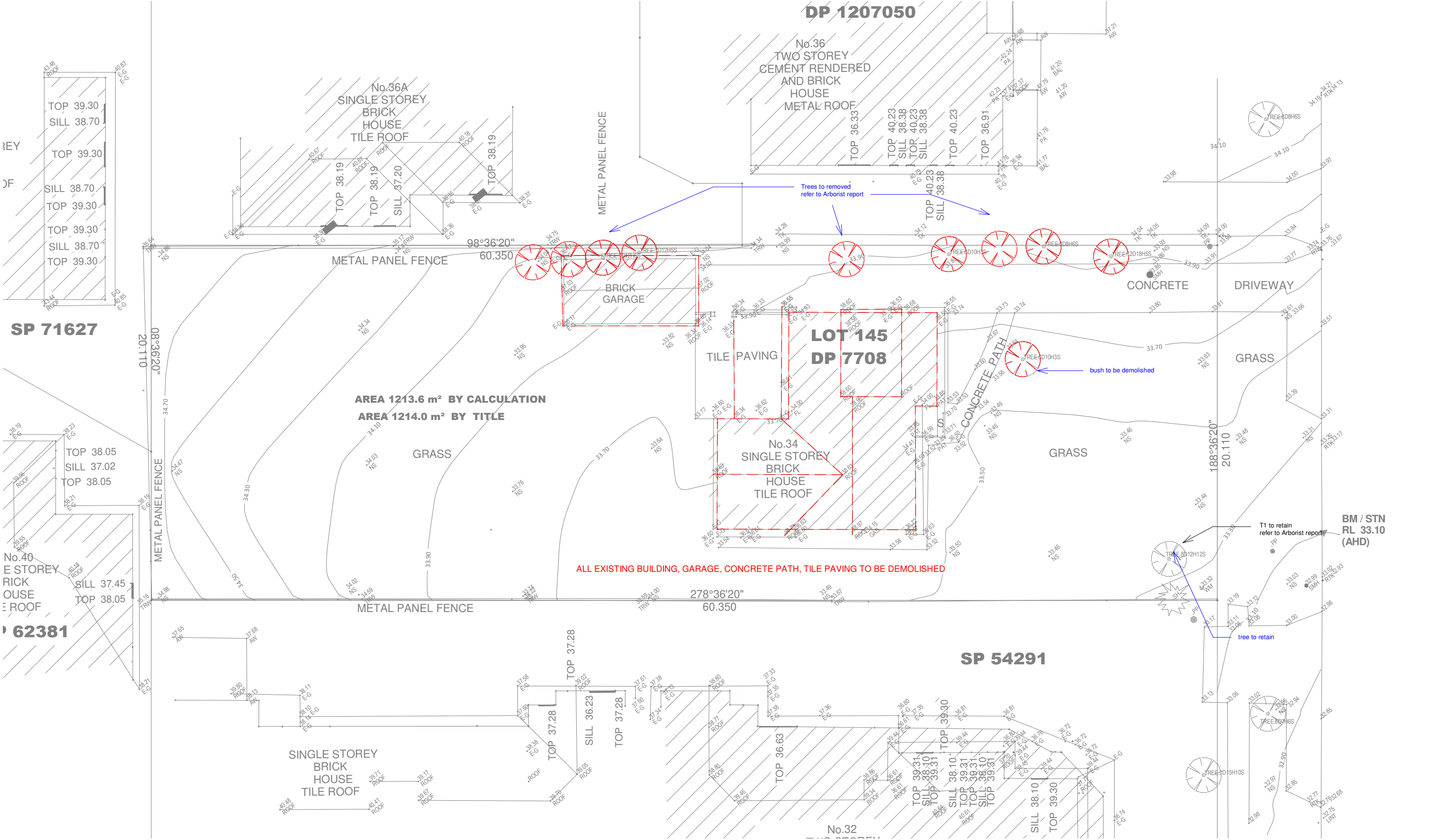
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SEDIMENT_CONTROL
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708

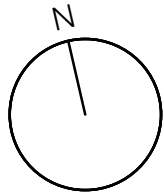
DA05
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revision 3/26/2025 13:37:39
A
2024



LEGENDS

Demolition elements

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



rev	date	description
A	3/26/2025 13:37:40	

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DEMOLITION PLAN

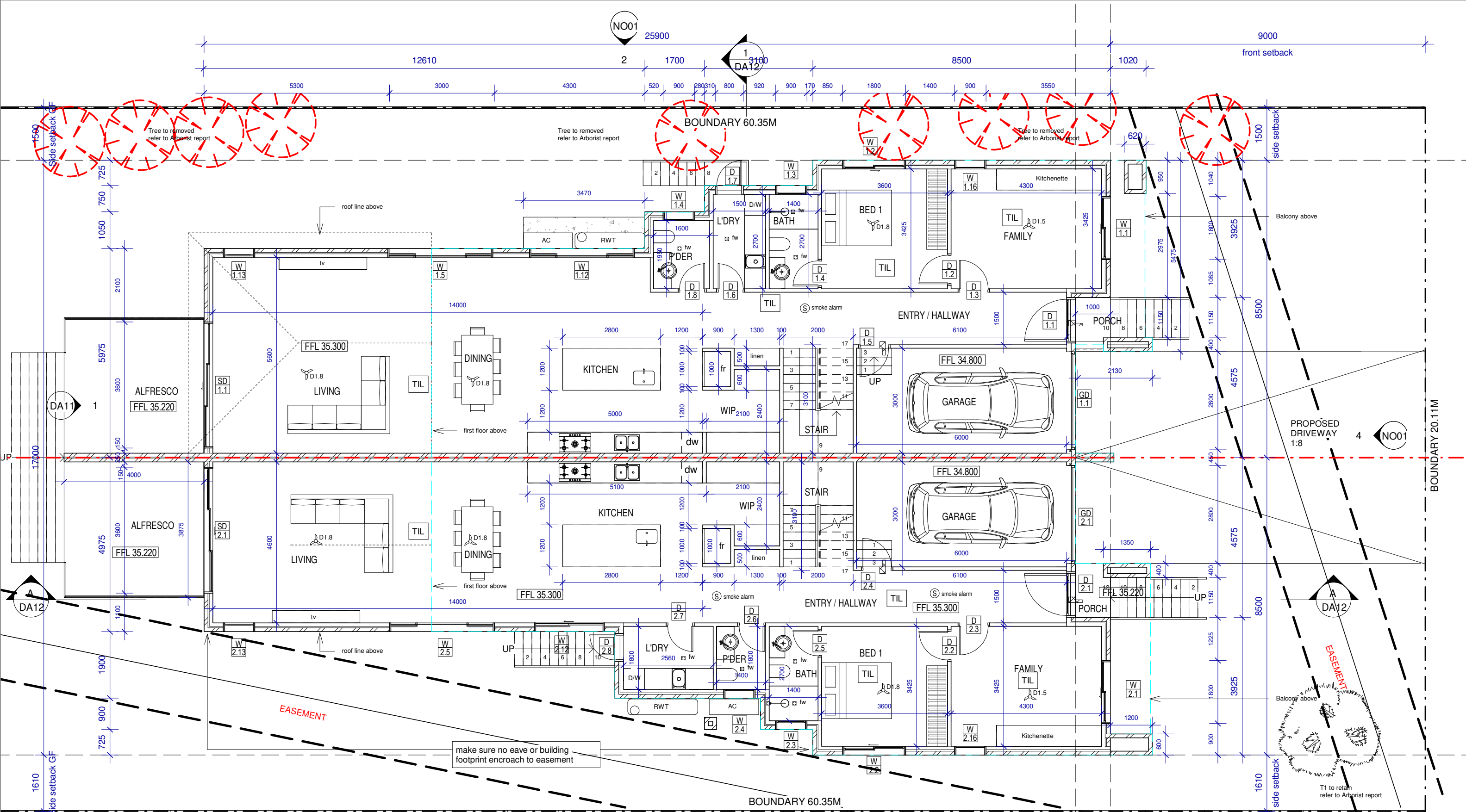
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



DA06

scale plotdate revision
3/26/2025 13:37:40
A

2024



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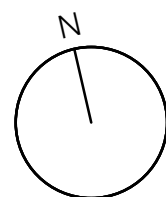
Assessor name: Blanca Nguyen
Accreditation No.: DMN/24/2220
Property Address: 34 Highland Ave, Bankstown, NSW, 2200

<http://www.hero-software.com.au/pdf/HR-RG1HW5-01>

Finishing floor level has been selected from Council Flood advisory + Storm water engineer report

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

Note:
Insulation R2.5 to walls R5.0 to ceiling



rev	date	description
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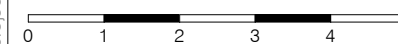
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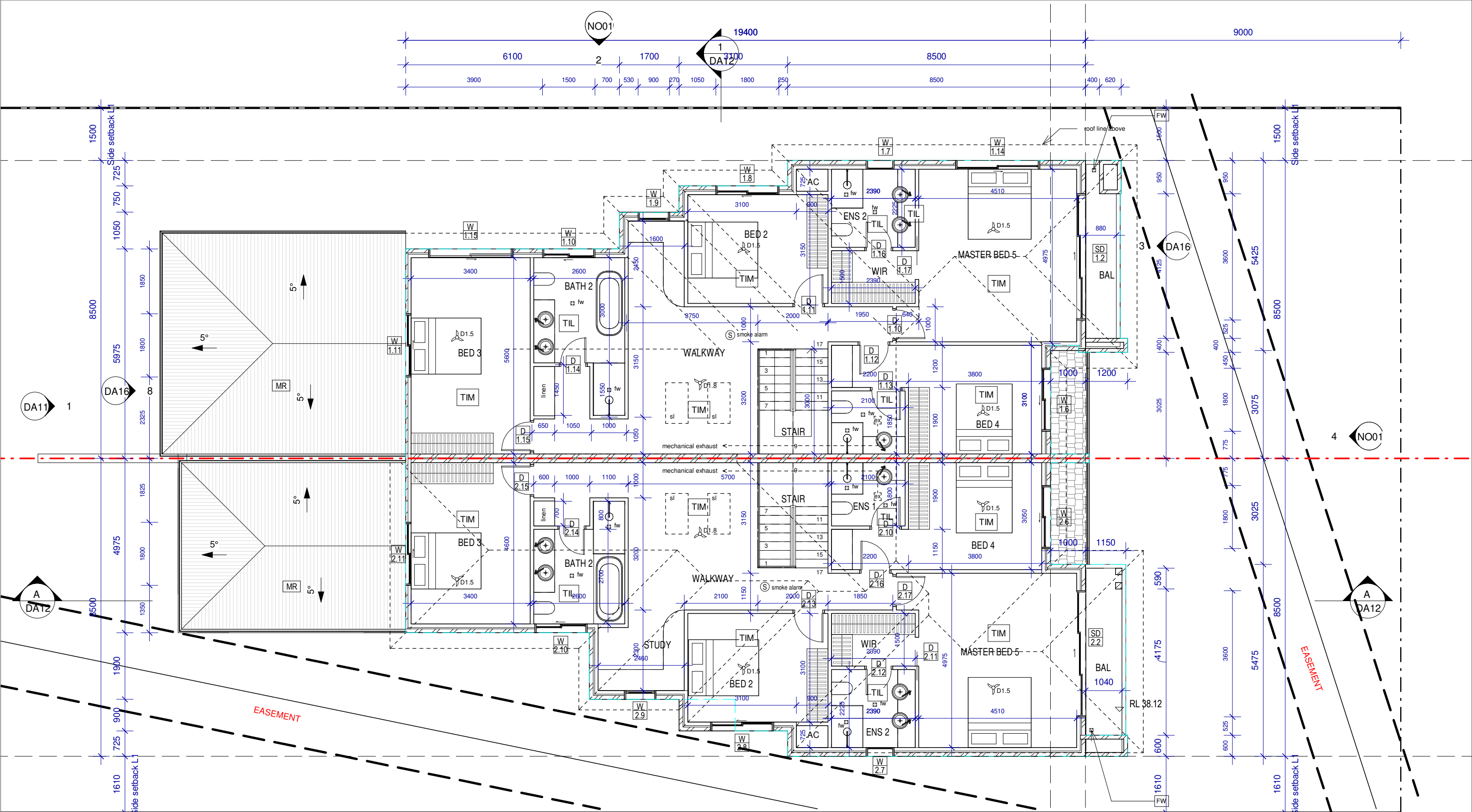


GROUND FLOOR PLAN

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



DA08
scale plotdate @ A3
revision 3/26/2025 13:37:43
A
2024



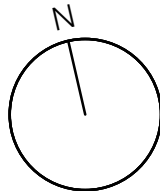
Certificate No. #HR-RG1HW5-01
Scan QR code or follow website link for rating details.

Assessor name: Bianca Nguyen
Accreditation No.: DMN/24/2220
Property Address: 34 Highland Ave, Bankstown, NSW, 2200

<http://www.hero-software.com.au/pdf/HR-RG1HW5-01>

Note:
Insulation R2.5 to walls R5.0 to ceiling

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issue	rev	date	description
	A	3/26/2025 13:37:46	

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L1 FLOOR PLAN

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708

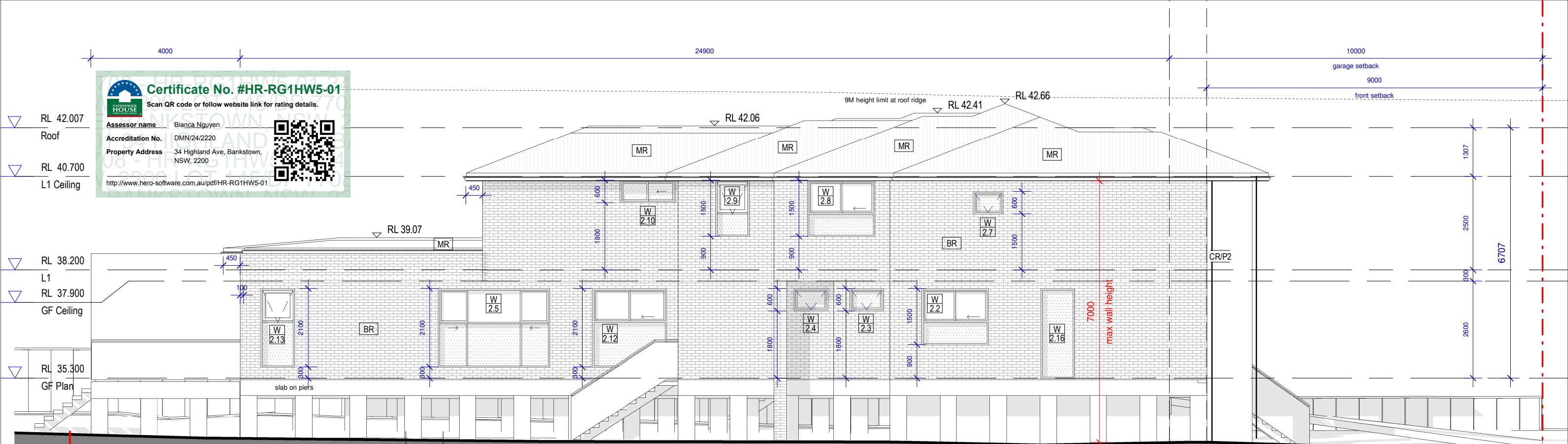


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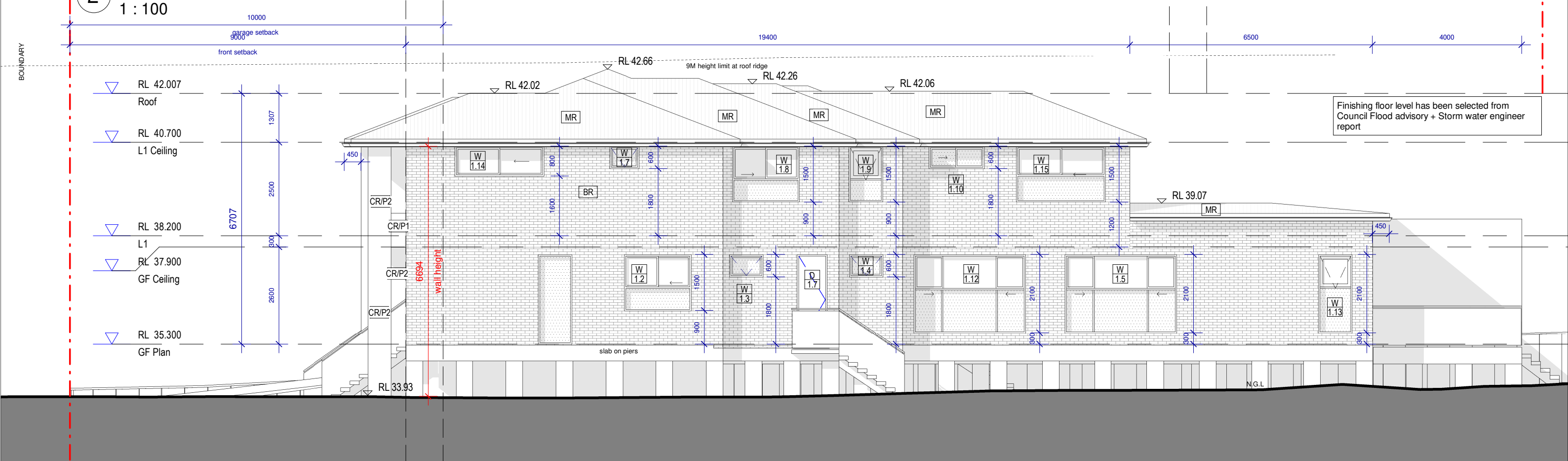
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revision: A

2024

@ A3



2 South elevation
1 : 100



1 North elevation
1 : 100

LEGENDS

 Demolition elements

rev	date	description
A	3/26/2025 13:37:52	

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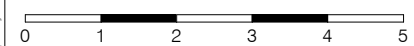
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website vivibuildingdesign.com.au
bdda acc. no 6602



project drawing

ELEVATIONS

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



DA10
scale plotdate @ A3
revision 3/26/2025 13:37:52
A
2024

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



Certificate No. #HR-RG1HW5-01

Scan QR code or follow website link for rating details.

Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

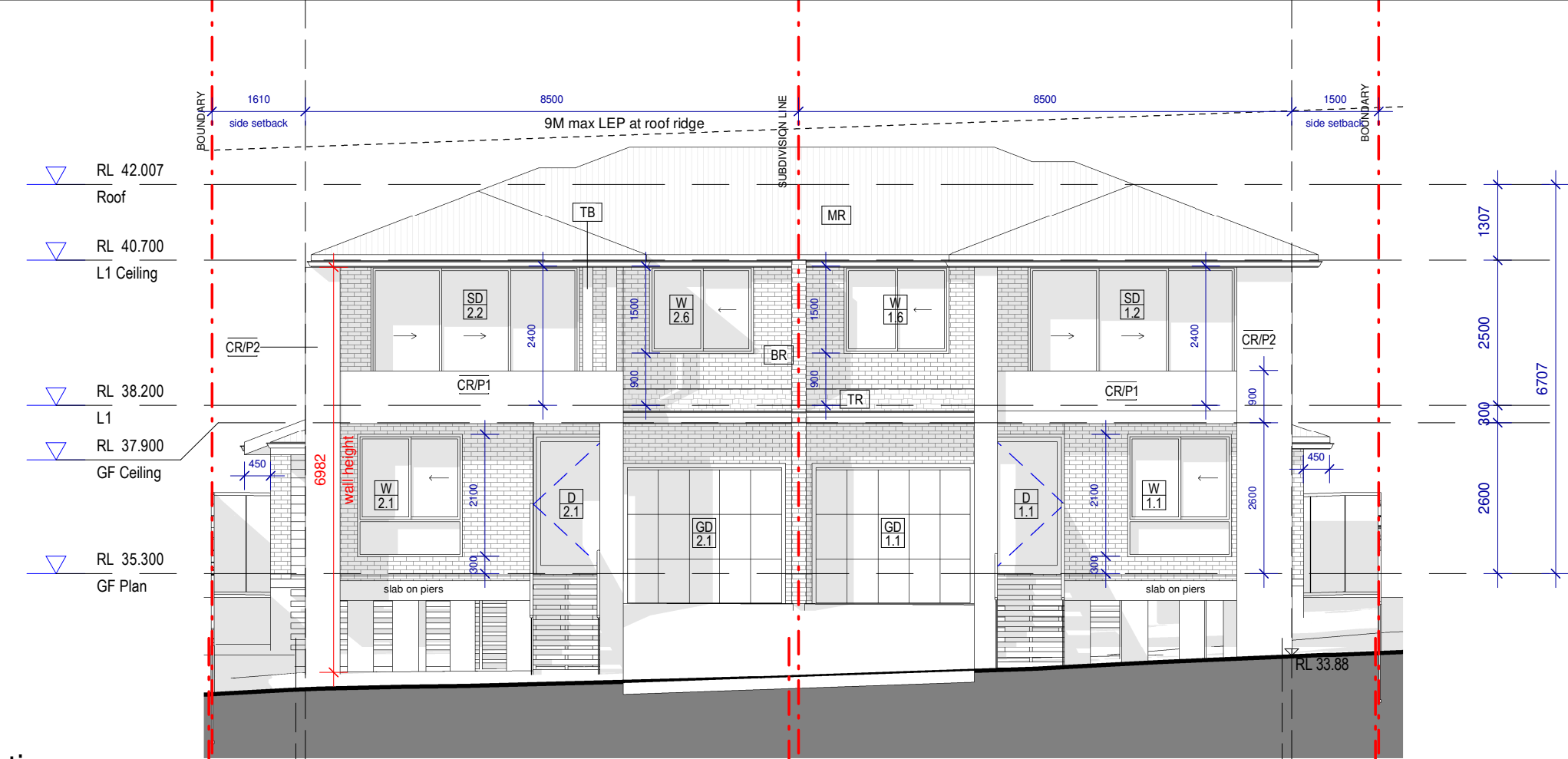
Property Address

34 Highland Ave, Bankstown,
NSW, 2200

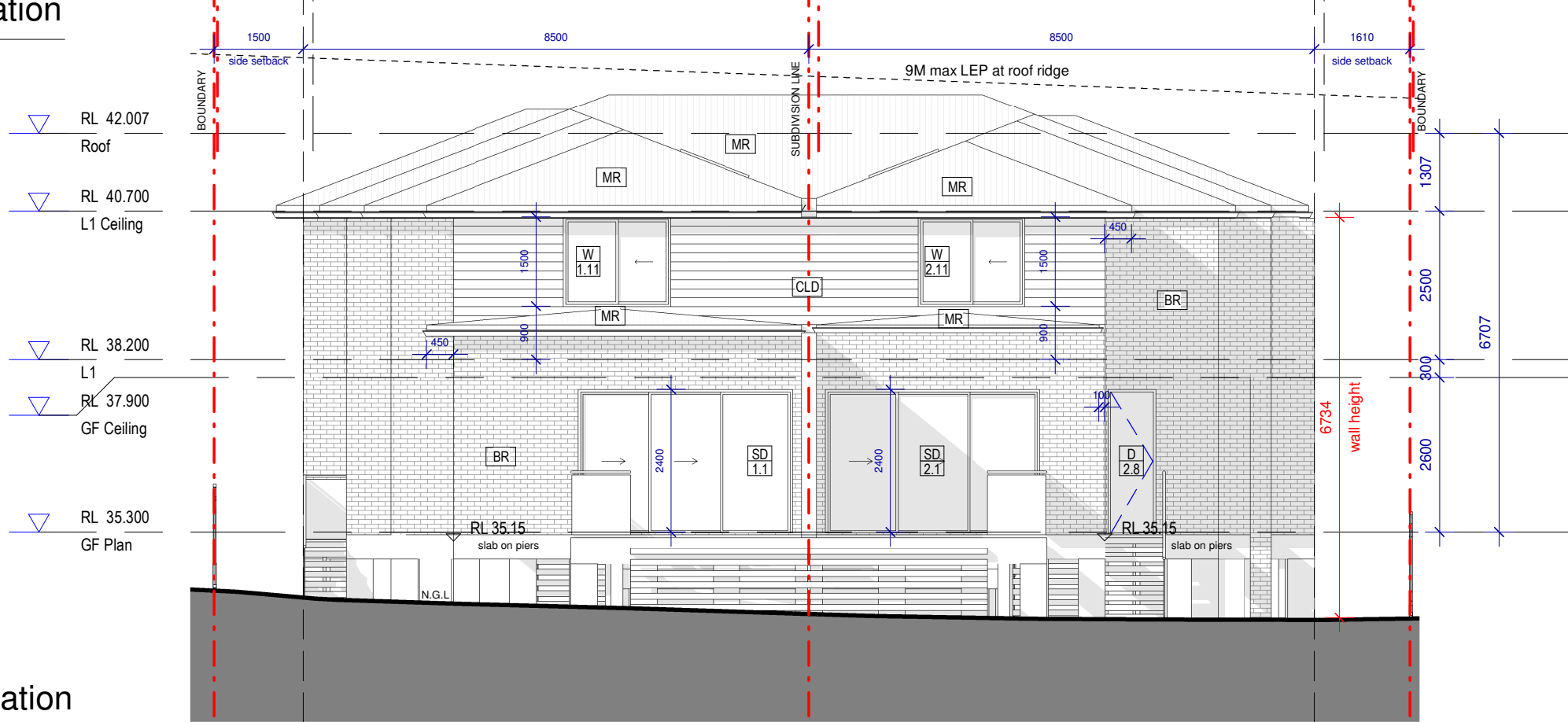
http://www.hero-software.com.au/pdf/HR-RG1HW5-01



2 East elevation
1 : 100



1 West elevation
1 : 100



LEGENDS

 Demolition elements

Construction to be in accordance with revision NCC volume 2,
BCA 2022 & Housing Provision standard 2022

rev	date	description
A	3/26/2025 13:37:56	

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website vivibuildingdesign.com.au
bdda acc. no 6602



project drawing

ELEVATIONS

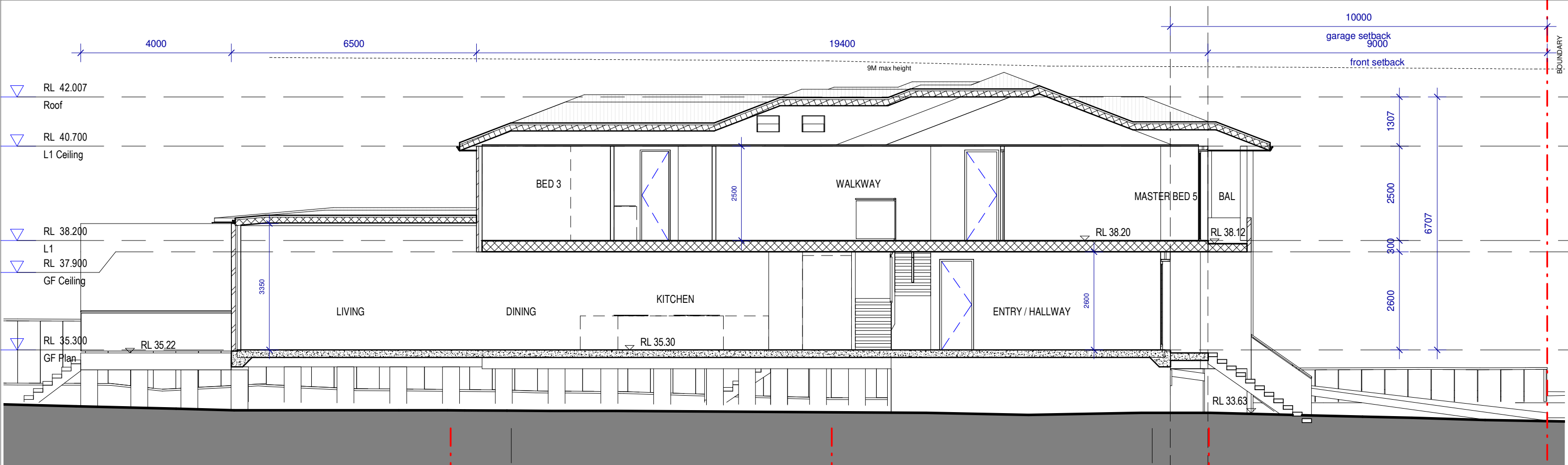
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



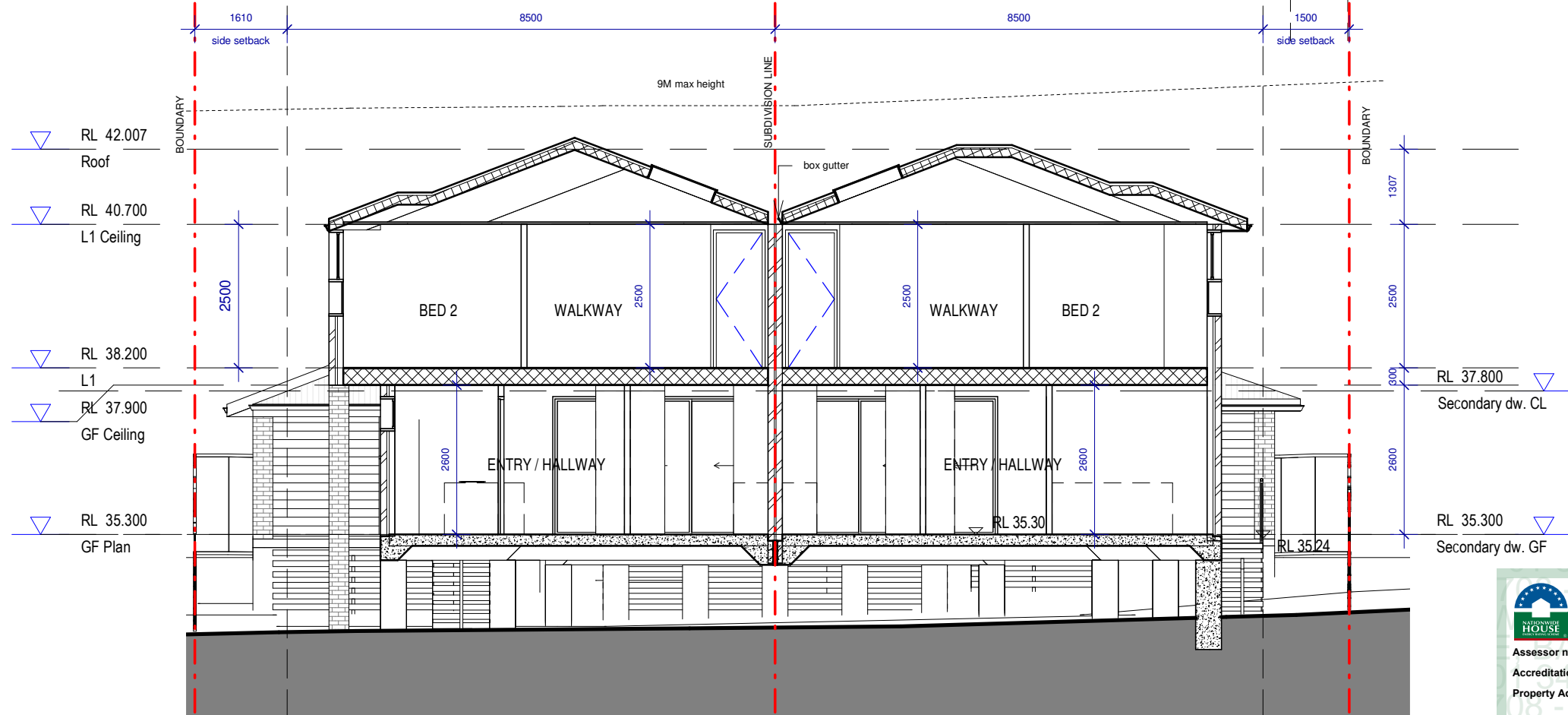
Finishing floor level has been selected from
Council Flood advisory + Storm water engineer
report

DA11

scale @ A3
plotdate 3/26/2025 13:37:56
revision A
2024



Section A
1 : 100



Section 1
1 : 100

Construction to be in accordance with revision NCC volume 2,
BCA 2022 & Housing Provision standard 2022

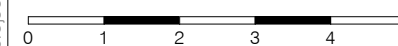
rev	date	description
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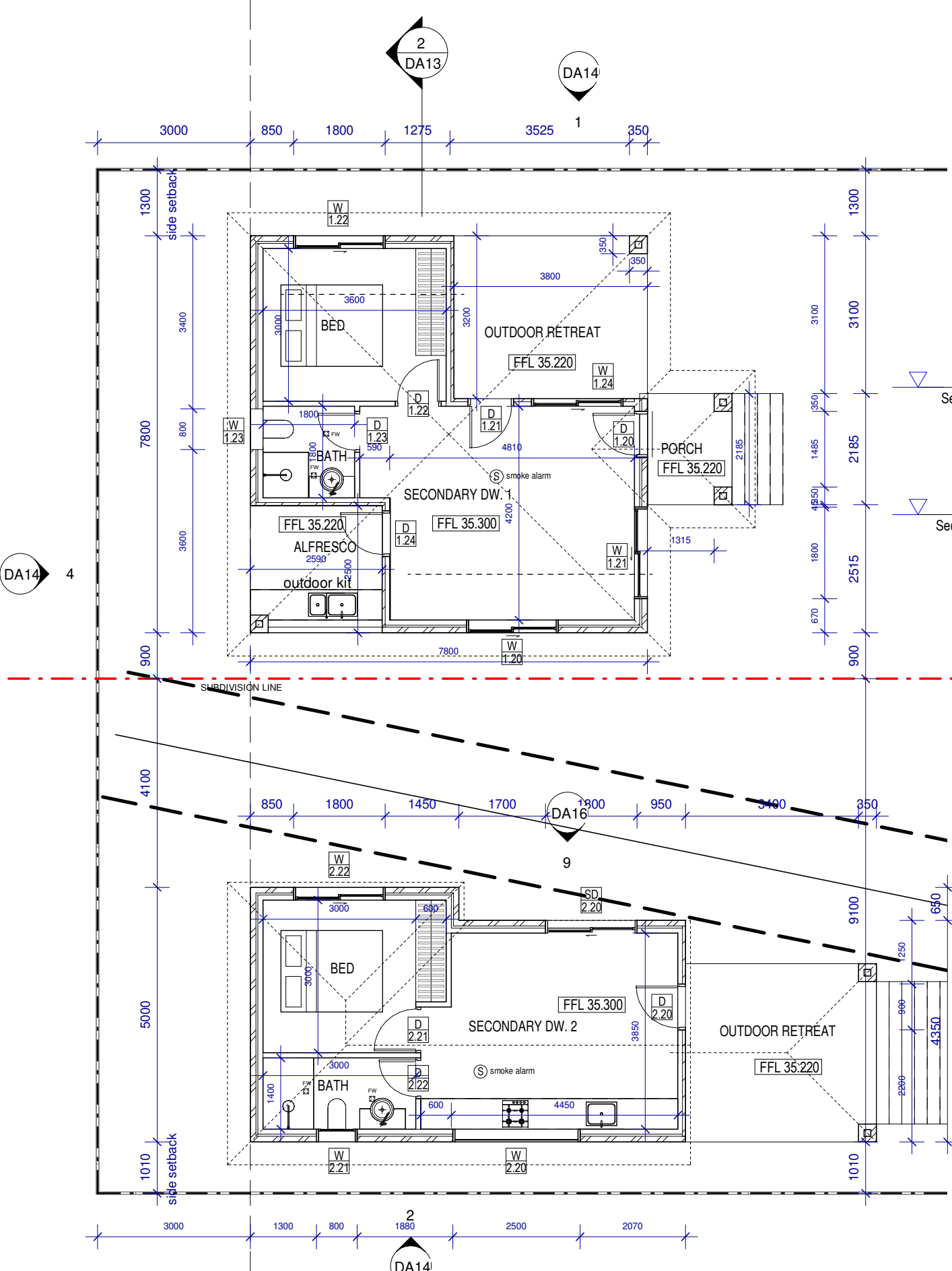
SECTIONS
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



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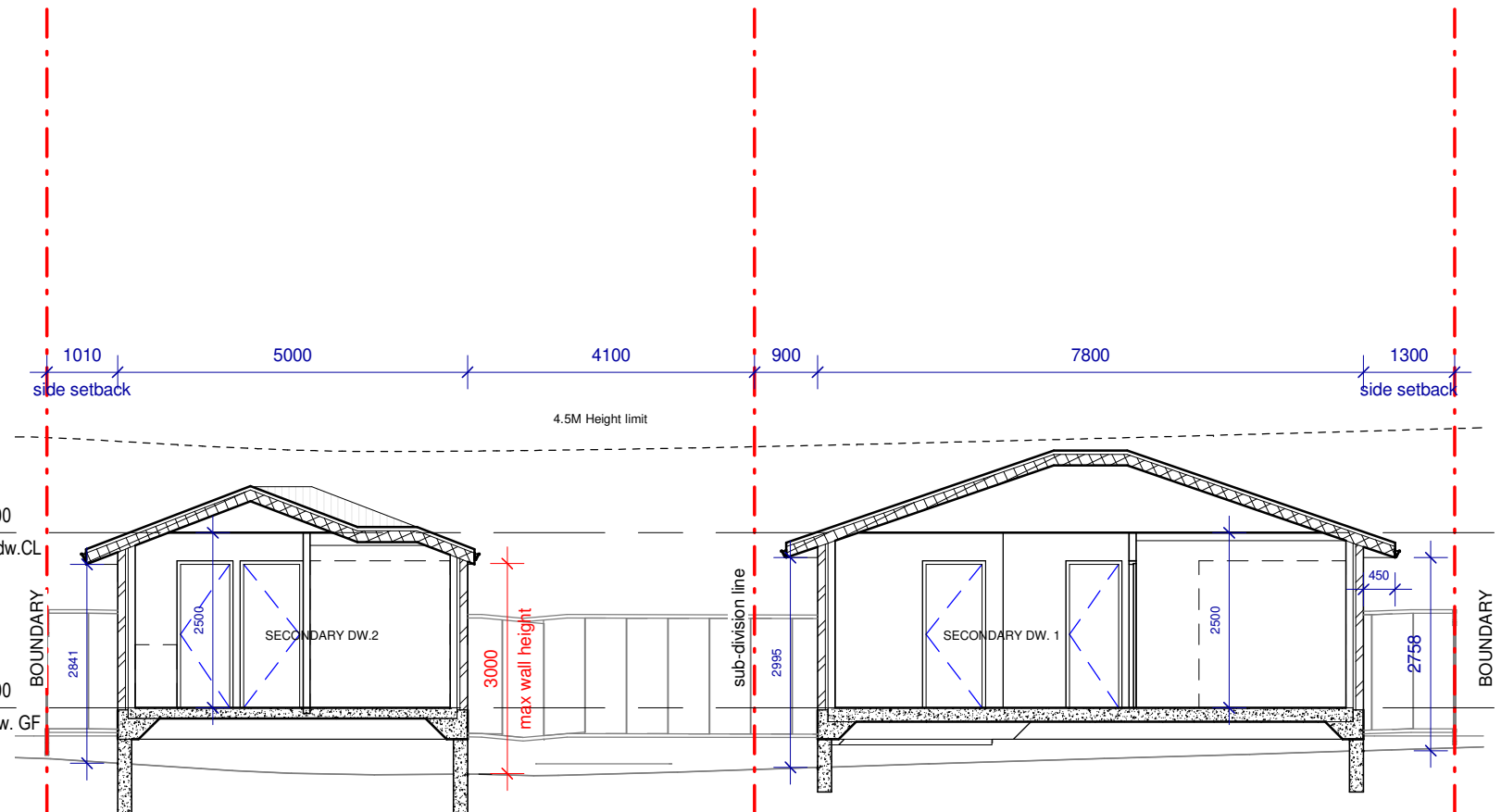
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Accreditation No. DMN/24/2220
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3/26/2025 13:37:58
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1 Secondary dw. Plan
1 : 100

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



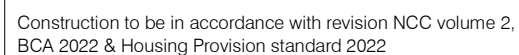
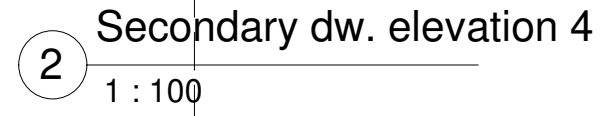
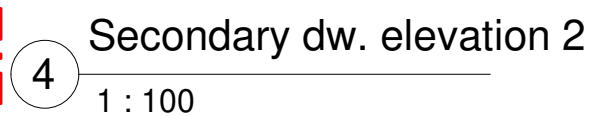
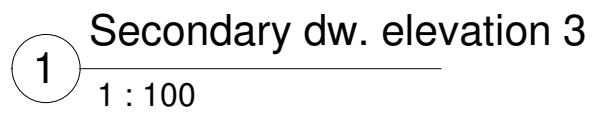
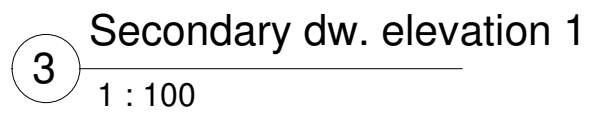
2 Secondary Section
1 : 100

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Assessor name: Bianca Nguyen
Accreditation No.: DMN/24/2220
Property Address: 34 Highland Ave, Bankstown, NSW, 2200

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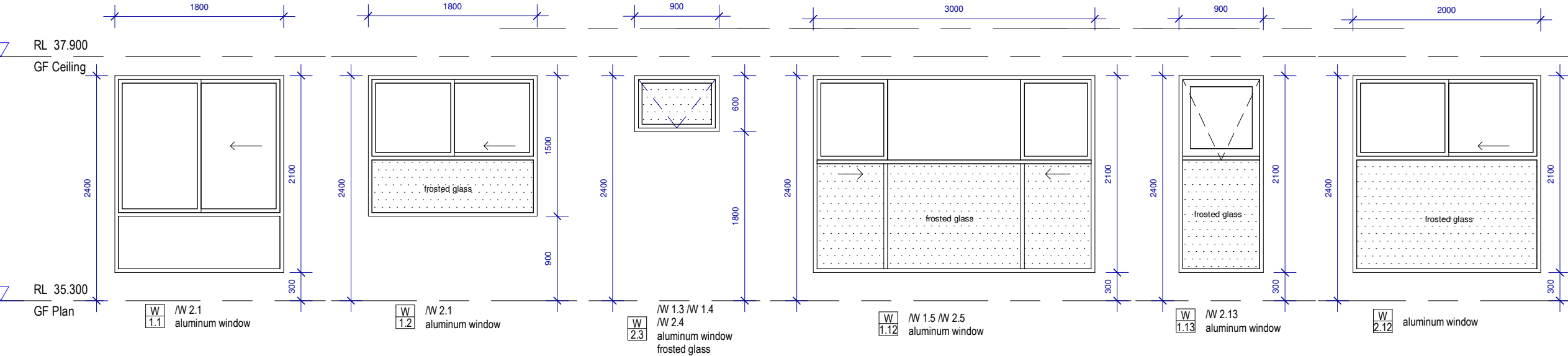
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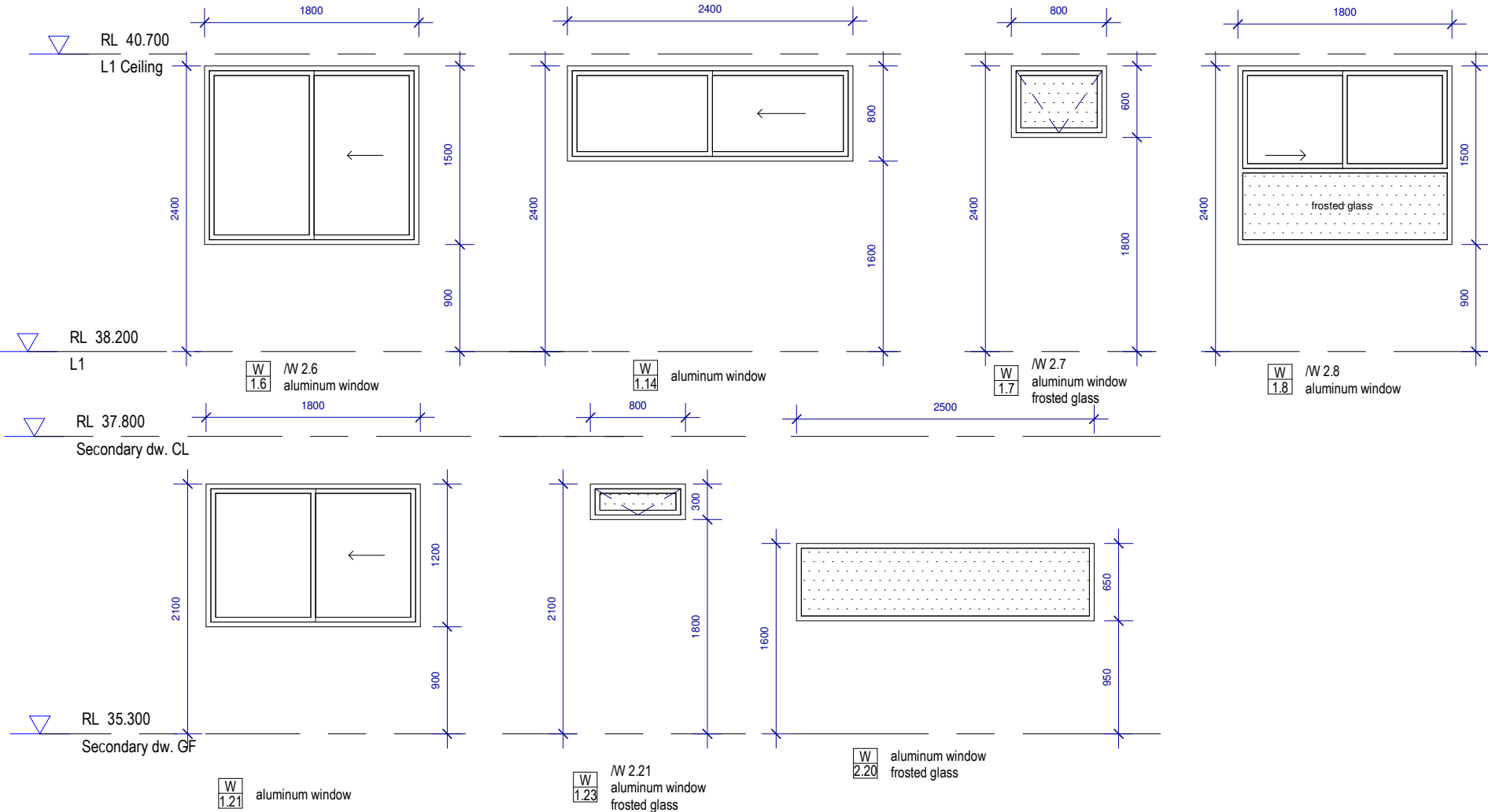
job no. drawing no.
DA14
scale @ A3
plotdate 3/26/2025 13:38:03
revision A
2024

WINDOW SCHEDULE				
MARK	SILL	WIDTH	HEIGHT	AREA
W1.1	0.30 m	1.80 m	2.10 m	3.78 m²
W1.2	0.90 m	1.80 m	1.50 m	2.70 m²
W1.3	1.80 m	0.90 m	0.60 m	0.54 m²
W1.4	1.80 m	0.90 m	0.60 m	0.54 m²
W1.5	0.30 m	3.00 m	2.10 m	6.30 m²
W1.6	0.90 m	1.80 m	1.50 m	2.70 m²
W1.7	1.80 m	0.80 m	0.60 m	0.48 m²
W1.8	0.90 m	1.80 m	1.50 m	2.70 m²
W1.9	0.90 m	0.90 m	1.50 m	1.35 m²
W1.10	1.80 m	1.50 m	0.60 m	0.90 m²
W1.11	0.90 m	1.80 m	1.50 m	2.70 m²
W1.12	0.30 m	3.00 m	2.10 m	6.30 m²
W1.13	0.30 m	0.90 m	2.10 m	1.89 m²
W1.14	1.60 m	2.40 m	0.80 m	1.92 m²
W1.15	0.90 m	2.40 m	1.50 m	3.60 m²
W1.16	0.00 m	0.90 m	2.40 m	2.16 m²
W1.20	0.90 m	1.80 m	1.20 m	2.16 m²
W1.21	0.90 m	1.80 m	1.20 m	2.16 m²
W1.22	0.90 m	1.80 m	1.20 m	2.16 m²
W1.23	1.80 m	0.80 m	0.30 m	0.24 m²
W1.24	0.90 m	1.80 m	1.20 m	2.16 m²
W2.1	0.30 m	1.80 m	2.10 m	3.78 m²
W2.2	0.90 m	1.80 m	1.50 m	2.70 m²
W2.3	1.80 m	0.90 m	0.60 m	0.54 m²
W2.4	1.80 m	0.90 m	0.60 m	0.54 m²
W2.5	0.30 m	3.00 m	2.10 m	6.30 m²
W2.6	0.90 m	1.80 m	1.50 m	2.70 m²
W2.7	1.50 m	0.80 m	0.60 m	0.48 m²
W2.8	0.90 m	1.80 m	1.50 m	2.70 m²
W2.9	0.90 m	0.90 m	1.50 m	1.35 m²
W2.10	1.80 m	1.50 m	0.60 m	0.90 m²
W2.11	0.90 m	1.80 m	1.50 m	2.70 m²
W2.12	0.30 m	2.00 m	2.10 m	4.20 m²
W2.13	0.30 m	0.90 m	2.10 m	1.89 m²
W2.16	0.00 m	0.90 m	2.40 m	2.16 m²
W2.20	0.95 m	2.50 m	0.65 m	1.63 m²
W2.21	1.80 m	0.80 m	0.30 m	0.24 m²
W2.22	0.90 m	1.80 m	1.20 m	2.16 m²
TOTAL GLAZING AREA				86.41 m²

GLAZING DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	Area
SD1.1	3600	2400	8.6 m²
SD1.2	3600	2400	8.6 m²
SD2.1	3600	2400	8.6 m²
SD2.2	3600	2400	8.6 m²
SD2.20	1800	2100	3.8 m²
Grand total			38.3 m²



DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D1.1	1300	2400	1300/1220
D1.2	900	2400	900/820
D1.3	900	2400	900/820
D1.4	800	2400	800/720
D1.5	900	2400	900/820
D1.6	800	2400	800/720
D1.7	800	2400	800/720
D1.8	800	2400	800/720
D1.10	900	2400	900/820
D1.11	900	2400	900/820
D1.12	900	2400	900/820
D1.13	900	2400	900/820
D1.14	800	2400	800/720
D1.15	900	2400	900/820
D1.16	800	2400	800/720
D1.17	820	2400	Pocket sliding
D1.20	900	2100	900/820
D1.21	900	2100	900/820
D1.22	900	2100	900/820
D1.23	800	2100	800/720
D1.24	900	2100	900/820
D2.1	1300	2400	1300/1220
D2.2	900	2400	900/820
D2.3	900	2400	900/820
D2.4	900	2400	900/820
D2.5	800	2400	800/720
D2.6	800	2400	800/720
D2.7	800	2400	800/720
D2.8	800	2400	800/720
D2.10	900	2400	900/820
D2.11	820	2400	Pocket sliding
D2.12	800	2400	800/720
D2.13	900	2400	900/820
D2.14	800	2400	800/720
D2.15	900	2400	900/820
D2.16	900	2400	900/820
D2.17	900	2400	900/820
D2.20	900	2100	900/820
D2.21	900	2100	900/820
D2.22	800	2100	800/720





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Assessor name

DMN/24/2220

Property Address

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NOTE: WINDOWS AND DOORS IN UNIT 2 IS MIRRORED FROM UNIT 1

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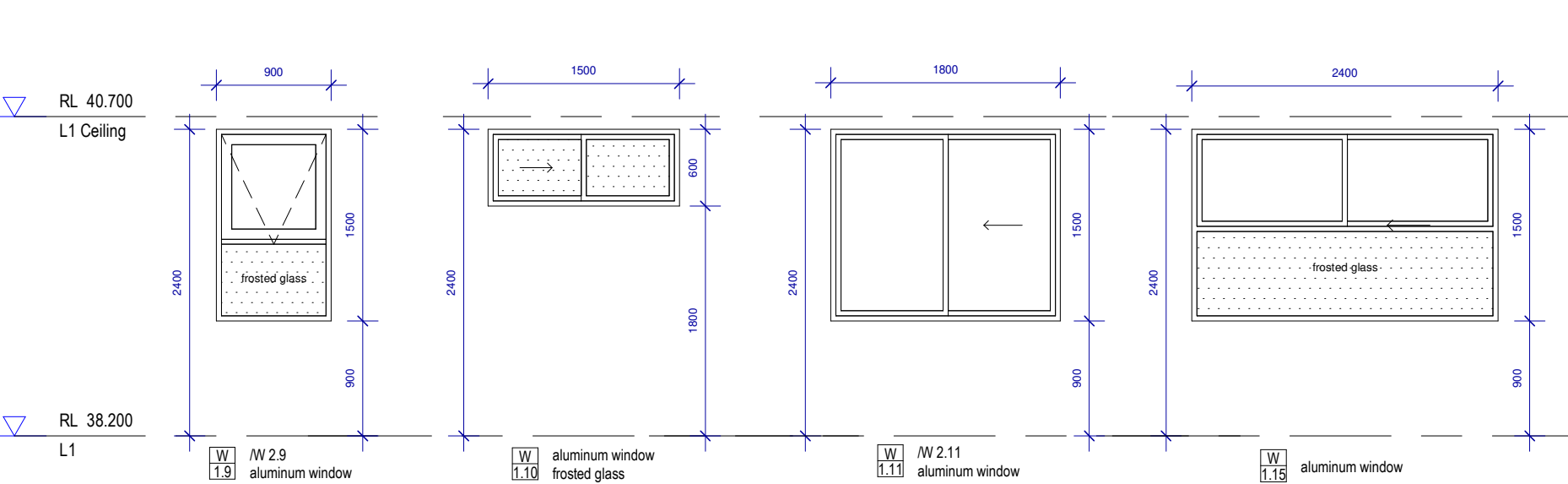
DOOR & WINDOW SCHEDULE

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708

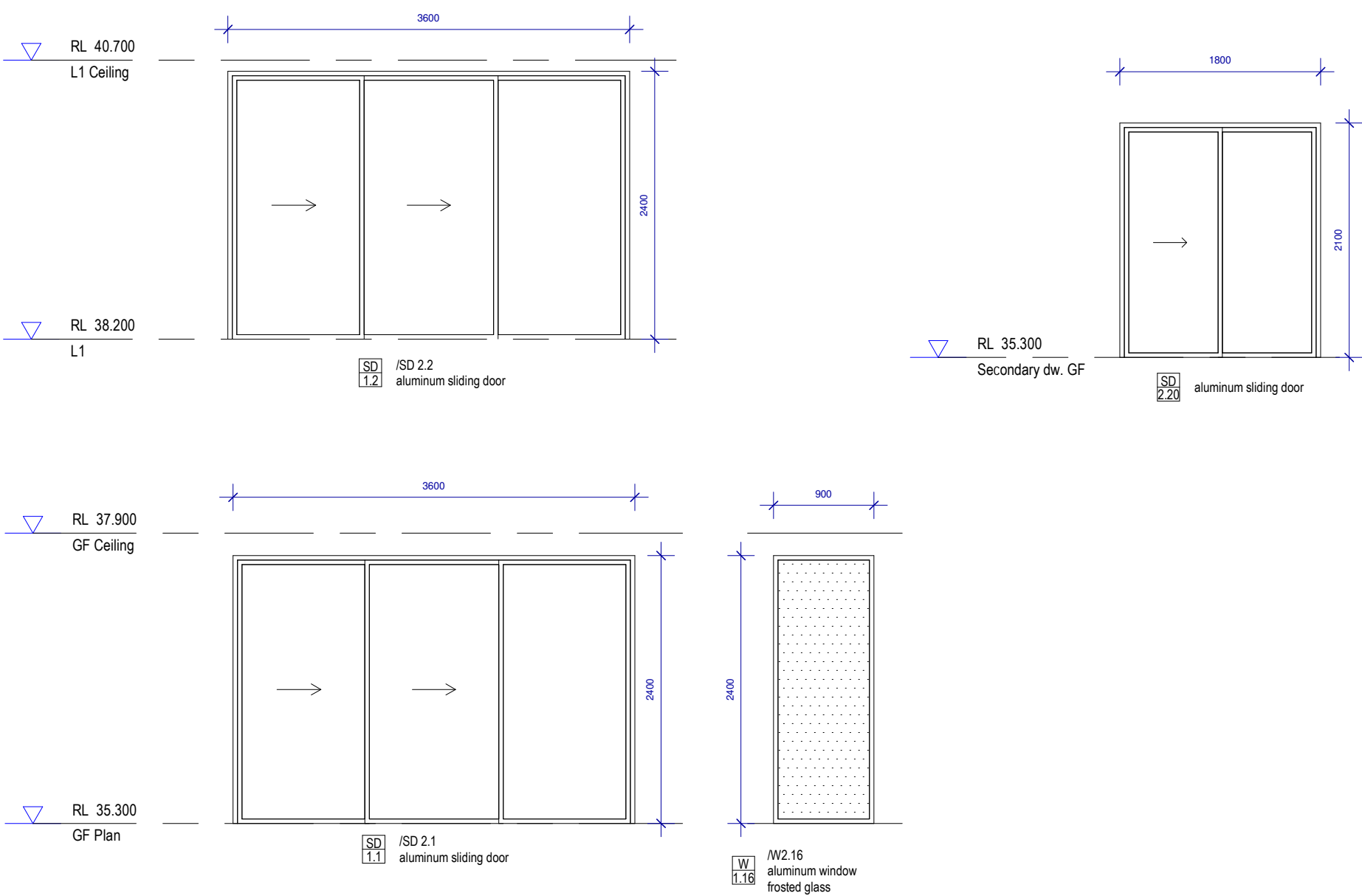


WINDOW SCHEDULE				
MARK	SILL	WIDTH	HEIGHT	AREA
W1.1	0.30 m	1.80 m	2.10 m	3.78 m²
W1.2	0.90 m	1.80 m	1.50 m	2.70 m²
W1.3	1.80 m	0.90 m	0.60 m	0.54 m²
W1.4	1.80 m	0.90 m	0.60 m	0.54 m²
W1.5	0.30 m	3.00 m	2.10 m	6.30 m²
W1.6	0.90 m	1.80 m	1.50 m	2.70 m²
W1.7	1.80 m	0.80 m	0.60 m	0.48 m²
W1.8	0.90 m	1.80 m	1.50 m	2.70 m²
W1.9	0.90 m	0.90 m	1.50 m	1.35 m²
W1.10	1.80 m	1.50 m	0.60 m	0.90 m²
W1.11	0.90 m	1.80 m	1.50 m	2.70 m²
W1.12	0.30 m	3.00 m	2.10 m	6.30 m²
W1.13	0.30 m	0.90 m	2.10 m	1.89 m²
W1.14	1.60 m	2.40 m	0.80 m	1.92 m²
W1.15	0.90 m	2.40 m	1.50 m	3.60 m²
W1.16	0.00 m	0.90 m	2.40 m	2.16 m²
W1.20	0.90 m	1.80 m	1.20 m	2.16 m²
W1.21	0.90 m	1.80 m	1.20 m	2.16 m²
W1.22	0.90 m	1.80 m	1.20 m	2.16 m²
W1.23	1.80 m	0.80 m	0.30 m	0.24 m²
W1.24	0.90 m	1.80 m	1.20 m	2.16 m²
W2.1	0.30 m	1.80 m	2.10 m	3.78 m²
W2.2	0.90 m	1.80 m	1.50 m	2.70 m²
W2.3	1.80 m	0.90 m	0.60 m	0.54 m²
W2.4	1.80 m	0.90 m	0.60 m	0.54 m²
W2.5	0.30 m	3.00 m	2.10 m	6.30 m²
W2.6	0.90 m	1.80 m	1.50 m	2.70 m²
W2.7	1.50 m	0.80 m	0.60 m	0.48 m²
W2.8	0.90 m	1.80 m	1.50 m	2.70 m²
W2.9	0.90 m	0.90 m	1.50 m	1.35 m²
W2.10	1.80 m	1.50 m	0.60 m	0.90 m²
W2.11	0.90 m	1.80 m	1.50 m	2.70 m²
W2.12	0.30 m	2.00 m	2.10 m	4.20 m²
W2.13	0.30 m	0.90 m	2.10 m	1.89 m²
W2.16	0.00 m	0.90 m	2.40 m	2.16 m²
W2.20	0.95 m	2.50 m	0.65 m	1.63 m²
W2.21	1.80 m	0.80 m	0.30 m	0.24 m²
W2.22	0.90 m	1.80 m	1.20 m	2.16 m²
TOTAL GLAZING AREA				86.41 m²

GLAZING DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	Area
SD1.1	3600	2400	8.6 m²
SD1.2	3600	2400	8.6 m²
SD2.1	3600	2400	8.6 m²
SD2.2	3600	2400	8.6 m²
SD2.20	1800	2100	3.8 m²
Grand total			38.3 m²



DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D1.1	1300	2400	1300/1220
D1.2	900	2400	900/820
D1.3	900	2400	900/820
D1.4	800	2400	800/720
D1.5	900	2400	900/820
D1.6	800	2400	800/720
D1.7	800	2400	800/720
D1.8	800	2400	800/720
D1.10	900	2400	900/820
D1.11	900	2400	900/820
D1.12	900	2400	900/820
D1.13	900	2400	900/820
D1.14	800	2400	800/720
D1.15	900	2400	900/820
D1.16	800	2400	800/720
D1.17	820	2400	Pocket sliding
D1.20	900	2100	900/820
D1.21	900	2100	900/820
D1.22	900	2100	900/820
D1.23	800	2100	800/720
D1.24	900	2100	900/820
D2.1	1300	2400	1300/1220
D2.2	900	2400	900/820
D2.3	900	2400	900/820
D2.4	900	2400	900/820
D2.5	800	2400	800/720
D2.6	800	2400	800/720
D2.7	800	2400	800/720
D2.8	800	2400	800/720
D2.10	900	2400	900/820
D2.11	820	2400	Pocket sliding
D2.12	800	2400	800/720
D2.13	900	2400	900/820
D2.14	800	2400	800/720
D2.15	900	2400	900/820
D2.16	900	2400	900/820
D2.17	900	2400	900/820
D2.20	900	2100	900/820
D2.21	900	2100	900/820
D2.22	800	2100	800/720





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Assessor name

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NOTE: WINDOWS AND DOORS IN UNIT 2 IS MIRRORED FROM UNIT 1

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DOOR & WINDOW SCHEDULE

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



DA16

scale plotdate revision

3/26/2025 13:38:09 A

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2024

MATERIAL & COLOR FINISHING SCHEDULE

CODE	LOCATION	MATERIAL	COLOR	FINISH
MR	ROOF	METAL ROOF	DARK GREY	N/A
CR/P1	FRONT FACADE	BRICK	WHITE	RENDERED & PAINTED
CR/P2	FRONT FACADE	BRICK	LIGHT GREY	RENDERED & PAINTED
ST	FRONT FACADE	NATURE STONE	NATURE	N/A
BR	WALL	BRICK	COASTALWHITEHAVEN	N/A
TB	FRONT FACADE	TIMBER	NATURE	N/A
WF	WINDOW FRAME	ALUMINUM	DARK GREY	N/A
WG	WINDOW GLAZING	GLASS	TRANSPARENT	N/A
GD	GARAGE DOOR	METAL	NATURE	N/A





Certificate No. #HR-RG1HW5-01

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Assessor name

Blanca Nguyen

Accreditation No.

DMN/24/2220

Property Address

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NSW, 2200

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bdda acc. no 6602

project drawing

FINISHING SCHEDULE

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708

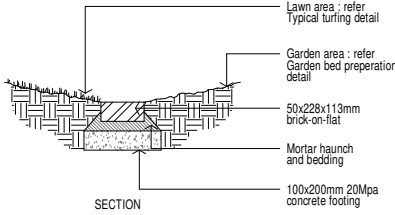
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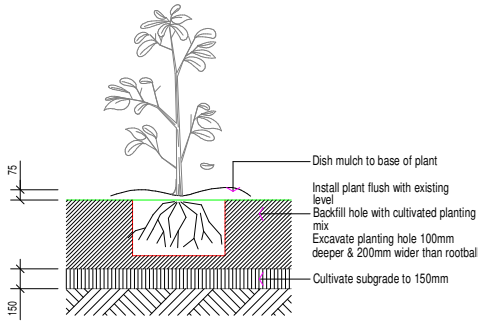
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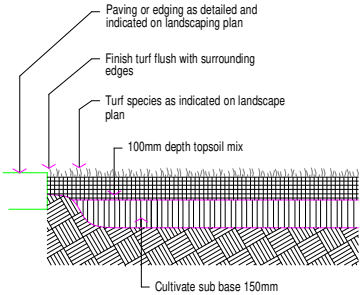
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BRICK GARDEN EDGE DETAIL - NTS



PLANTING IN GARDEN BEDS DETAIL - NTS



GROUND PREPARATION GRASS AREA: TURF USING IMPORTED TOPSOIL DETAIL - NTS

LEGENDS

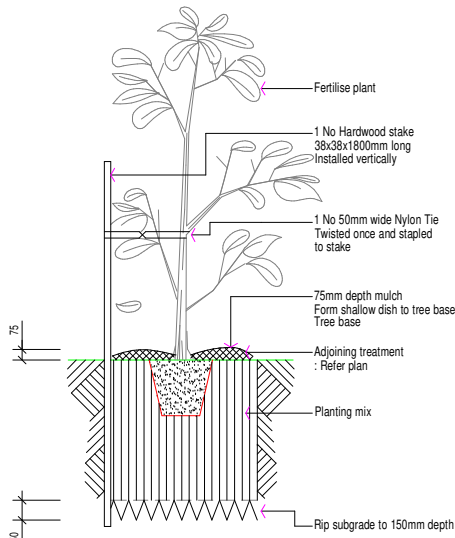
- boundary
- proposed building
- proposed driveway
- proposed landscaping

LANDSCAPE AREA

FRONT LANDSCAPE	93.1 m ²	16%
BACK LANDSCAPE	505.4 m ²	84%
Grand total	598.5 m ²	100%

SITE AREA CALCULATION

Name	Area	%
ALFRESCO	32.0 m ²	2.6%
BUILDING	465.2 m ²	38.5%
DRIVEWAY	60.5 m ²	5.0%
GREEN	22.6 m ²	1.9%
LANDSCAPE	598.5 m ²	49.5%
PORCH	6.6 m ²	0.5%
WALKWAY	24.4 m ²	2.0%
Grand total	1209.8 m ²	100.0%



15-35 LITRE TREE PLANTING DETAIL - NTS

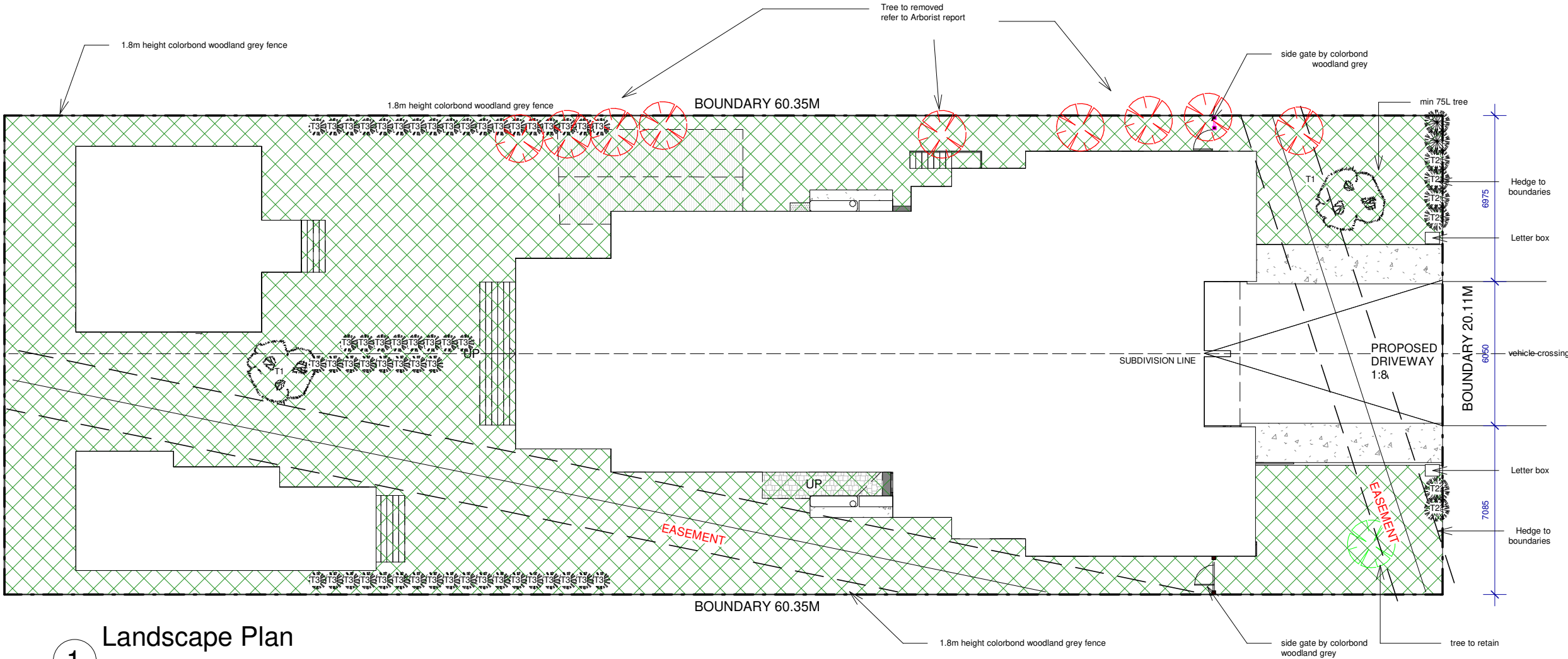
Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 1500mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm.
Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Brick garden edging
Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep).
The edges are to be laid in even curves and straight line as shown on the plan.
Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix.
Soil mix to comprise of one part approved compost to three parts topsoil.
Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay)Install 75mm depth of selected mulch.

Maintenance:
All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

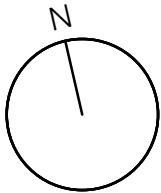


Landscape Plan

1 : 200

PLANTING SCHEDULE

Symbol	Botanica name	Common name	Mature size	Quantity	
				UNIT1	UNIT2
T1	Acacia benervia	Myall wattle	8m	1	1
T2	Hebe " Purple haze"	Hebe cultivar purple	1m	2	6
T3	Daphne "Eternal Fragrance"	Daphne cultivar	0.7m	18	18
T4	Escallonia "Iveyi"	White escallonia	2.5m	0	0



Issue	rev	date	description
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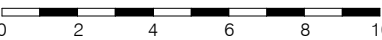
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LANDSCAPE PLAN

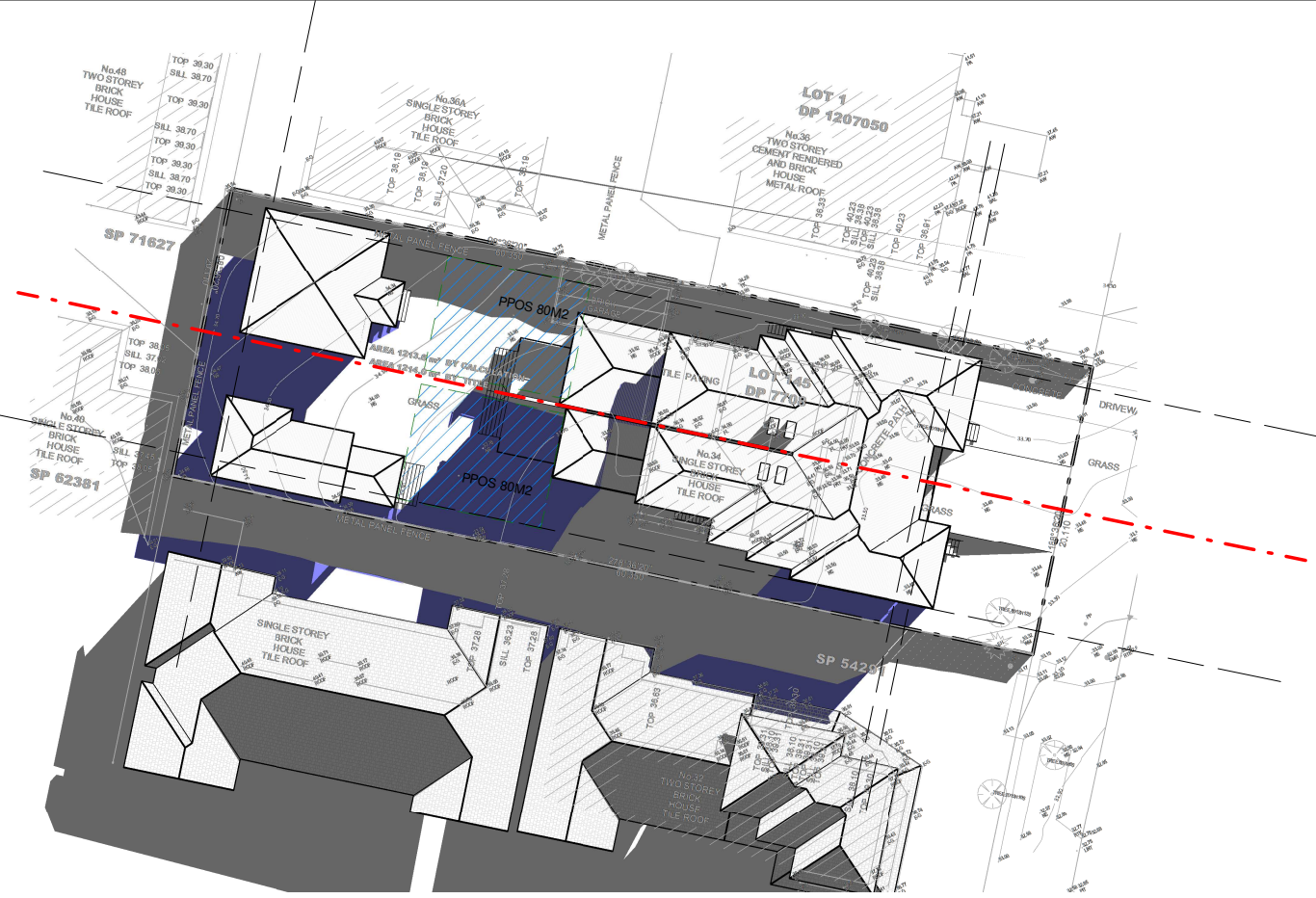
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



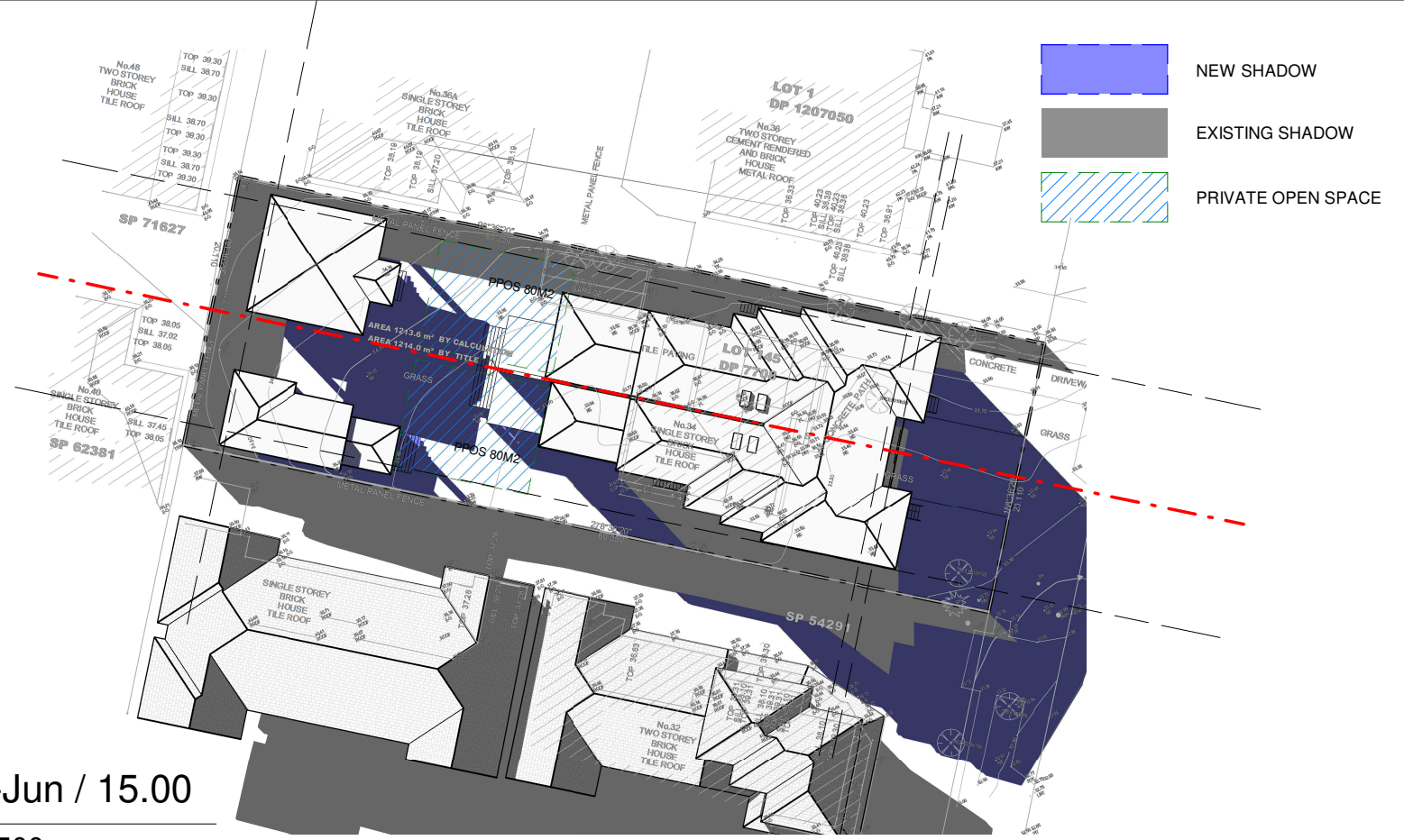
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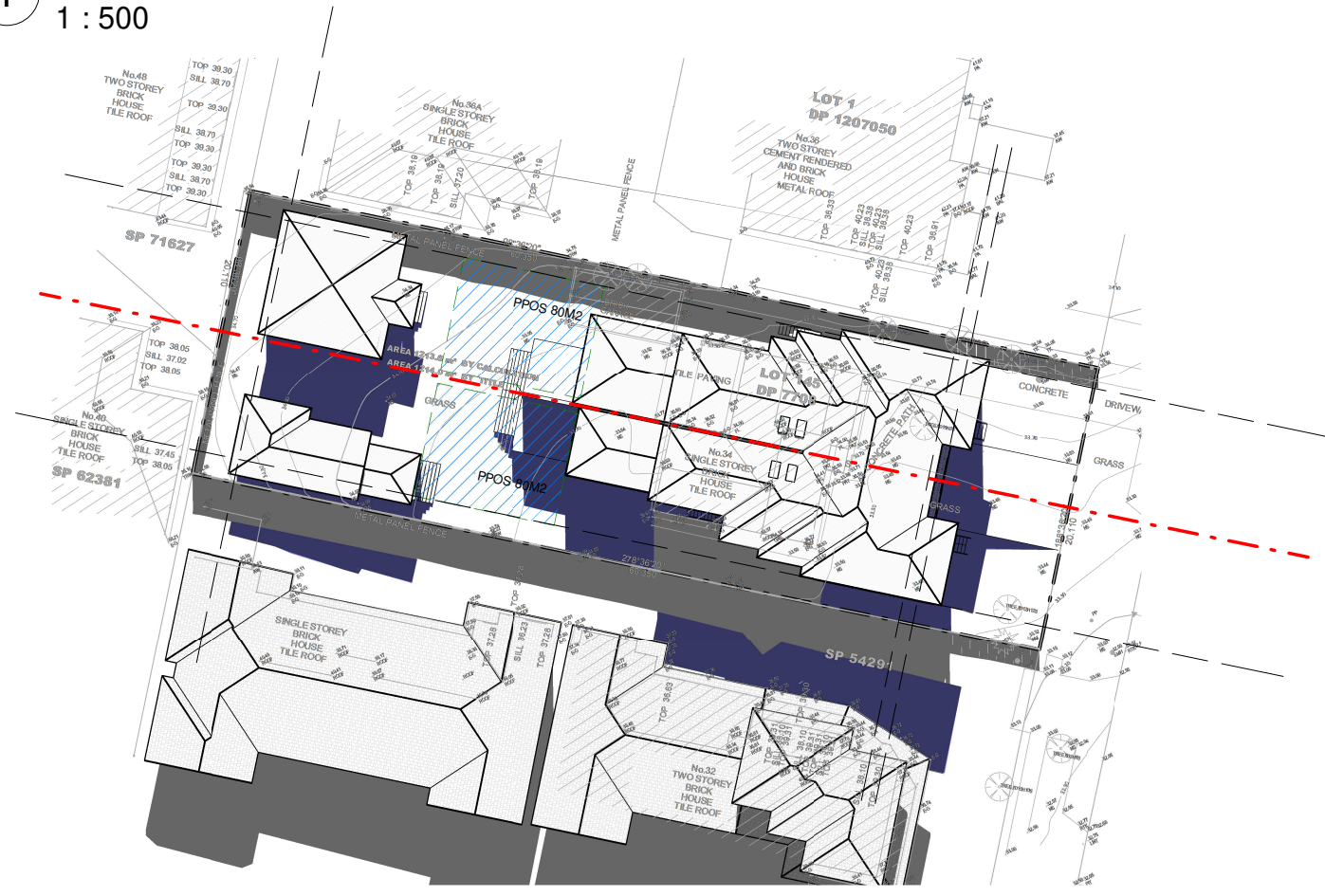
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1
21-Jun / 9.00
1 : 500

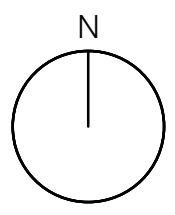


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21-Jun / 15.00
1 : 500



2
21-Jun / 12.00
1 : 500

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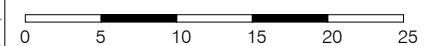
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website vivibuildingdesign.com.au
bdda acc. no 6602



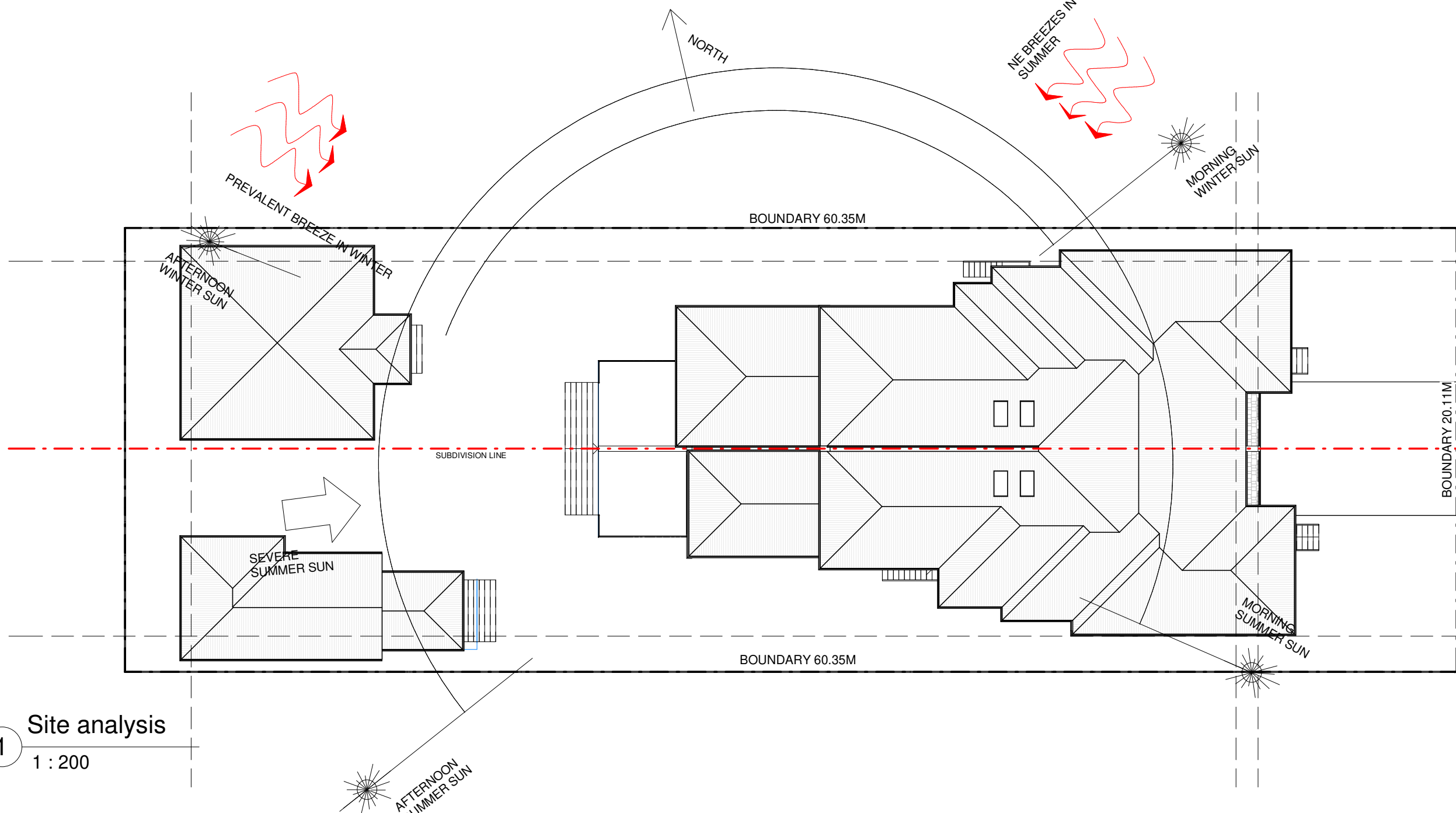
project drawing

SHADOW DIAGRAM

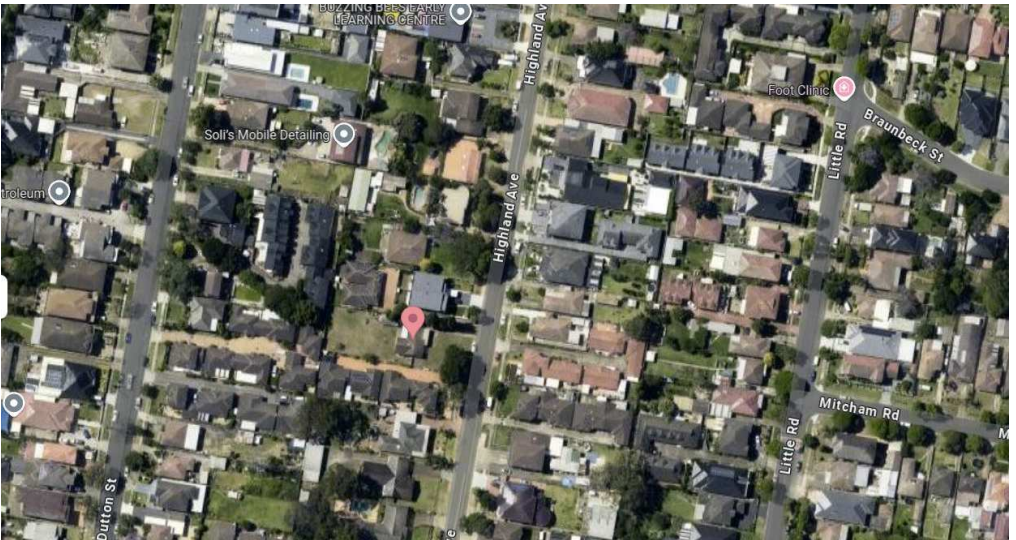
NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



DA19
scale plotdate @ A3
revision 3/26/2025 13:38:26
A
2024



1 Site analysis
1 : 200



SITE MAP

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022



FRONT STREET ELEVATION

LEGENDS

- boundary
- proposed building
- proposed alfresco + porch
- GFA
- landscape area calculation
- POS
- Demolition

<table><tr><th>issue</th><th>rev</th><th>date</th><th>description</th></tr><tr><td></td><td>A</td><td>3/26/2025 13:38:27</td><td></td></tr></table>	issue	rev	date	description		A	3/26/2025 13:38:27		<p>remember</p> <p>The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.</p>	<p>about</p> <p>VIVIBUILDING DESIGN PTY LTD ABN 68814733204</p> <p>add phone 2 Chichester St, Maroubra, NSW 2035 email +61 490 334 341 website vivibuildingdesign@gmail.com bdda acc. no 6602</p>	<p>project</p> <p>bdda ACCREDITED BUILDING DESIGNER</p>	<p>drawing</p> <p>SITE ANALYSIS NO. 34 HIGHLAND AVENUE BANKSTOWN NSW LOT 145 IN DP 7708</p> <p>0 1 2 3 4 5</p>	<p>job no</p> <p>2024</p>	<p>drawing no</p> <p>DA20</p> <p>scale 3/26/2025 13:38:27 @ A3 plotdate revision A</p>
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