ROOM SCHEDULE

ROOM NAME	AREA
STUDIO 1	
ALFRESCO	6.1 m ²
BATH	3.2 m ²
BED	10.8 m ²
SECONDARY DW. 1	21.3 m ²
OUTDOOR	12.0 m ²
RETREAT	
	53.4 m ²
STUDIO 2	,
BATH	4.1 m ²
BED	9.9 m ²
SECONDARY DW. 2	18.6 m ²
	32.5 m ²
UNIT 1	
ALFRESCO	15.5 m ²
BAL	4.0 m ²
BATH	3.8 m ²
BATH 2	9.2 m ²
BED 1	12.3 m ²
BED 2	12.4 m ²
BED 3	19.0 m ²
BED 4	14.4 m ²
DINING	17.6 m ²
ENS 1	3.8 m ²
ENS 2	5.3 m ²
ENTRY / HALLWAY	16.3 m ²
FAMILY	14.7 m ²
GARAGE	18.0 m ²
KITCHEN	27.7 m ²
L'DRY	4.1 m ²
LIVING	32.8 m ²
MASTER BED 5	22.9 m ²
P'DER	3.1 m ²
PORCH	2.7 m ²
STAIR	6.0 m ²
STAIR	6.0 m ²
WALKWAY	28.8 m ²
WIP	4.7 m ²
WIR	3.6 m ²
L	200 G m ²

UNIT 2

ALFRESCO	15.5 m ²
BAL	4.9 m ²
BATH	3.8 m ²
BATH 2	7.7 m ²
BED 1	12.3 m ²
BED 2	12.4 m ²
BED 3	15.6 m ²
BED 4	14.1 m ²
DINING	14.5 m ²
ENS 1	3.8 m ²
ENS 2	5.3 m ²
ENTRY / HALLWAY	16.7 m ²
FAMILY	14.7 m ²
GARAGE	18.0 m ²
KITCHEN	23.9 m ²
L'DRY	4.6 m ²
LIVING	26.9 m ²
MASTER BED 5	23.1 m ²
P'DER	2.5 m ²
PORCH	2.7 m ²
STAIR	6.0 m ²
STAIR	6.0 m ²
STUDY	5.2 m ²
WALKWAY	23.8 m ²
WIP	4.6 m ²
WIR	3.6 m ²
	292.5 m ²

687.0 m²

308.6 m²

Grand total

DR	Δ۱Λ	i LIST
	~vv	LIG

COVER

SAFETY NOTES

DA00

DA01

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 CONNECT TR TILED ROOF

- METAL / COLOURBOND ROOF BRICK COLOURBOND DOWNPIPE CONNECTED TILED ROOF

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

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

PROPOSED DUAL OCCUPANCY + SECONDARY DWELLING AT

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

SAFETY NOTES FOR ALL INVOLVED IN THE PROJECT

(included: Owner, Builder, Sub-contractors, Consultants, Renovators, Operators, Maintenors, Demolishers)

<u>1. FALLS, SUPS, TRIPS</u> A_WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation

B SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen FLOOR FINISHES by Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishing in the pedestrian trafficable areas of this building. Surface shouldbe selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS. LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.

2. Provide toeboards to scaffolding or work platforms.

3. Provide protective structure below the work area. 4, Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3.TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workes and loading areas should be provided. Traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site

4. SERVICES GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any

construction, maintenance or demolition commencing Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6.HAZARDOUS SUBSTANCES

For alterations to a building constructed prior to 1990: If this exising building was constructed prior to:

1990- it therefore may contain asbestos

1986- it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take approproate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times. SYNTHETIC MINERAL FIBRE

Fibreolass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.

Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided. ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided. SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use. NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at o later date a further assessment of the workplace health and

safety issues should be undertaken.

10.0THER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies

3/26/2025 13:37:32

date

descriptior

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.

The Contractor shall verify all dimensions &

VIVIBUILDING DESIGN PTY LTD bdaa

2 Chichester St, Maroubra, NSW 2035 +61 490 334 341 phone vivibuildingdesign@gmail.com email website vivibuildingdesign.com.au bdda acc. no 6602

ABN 68814733204

add

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

DA0 1
scale
plotdate
revision

@ A3 3/26/2025 13:37:32 Α

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



SITE AREA CALCULATION		
Name	Area	%
ALFRESCO	32.0 m ²	2.6%
BUILDING	465.2 m²	38.5%
DRIVEWAY	60.5 m ²	5.0%
GREEN	22.6 m ²	1.9%
LANDSCAPE	598.5 m²	49.5%

GREEN	22.6 m ²	1.9%
LANDSCAPE	598.5 m ²	49.5%
PORCH	6.6 m²	0.5%
WALKWAY	24.4 m ²	2.0%
Grand total	1209.8 m ²	100.0%



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



FRONT LANDSCAPE	93.1 m ²	16%
BACK LANDSCAPE	505.4 m ²	84%
Grand total	598.5 m ²	100%
Finishing flear level has been calested from		

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



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









Demo	lition







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





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

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



AREA CALCULATION

2

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

3

4

DA03
ocolo

revision

scale @ A3 plotdate 3/26/2025 13:37:36 А



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

A 3/26/2025 13:37:38

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 +61 490 334 341 phone email vivibuildingdesign@gmail.com website vivibuildingdesign.com.au email bdda acc. no 6602



AREA CALCULATION

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

DA04

revision

scale @ A3 plotdate 3/26/2025 13:37:38

2024

А





@ A3 3/26/2025 13:37:40 Δ





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



front setback

9000

SUBDIVISION PLAN

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

3

DA07

revision

scale @ A3 plotdate 3/26/2025 13:37:40 А





HIGHLAND AVENUE BANKSTOWN	NSW
5 IN DP 7708	



								_
ATIONS					g no	DA10		
HIGHLAND AVENUE BANKSTOWN NSW 5 IN DP 7708				'n nsw	o drawin	scale plotdate revision	@ A3 3/26/2025 13:37:52 A	
1	2	3	4	5	job nc	2024		





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

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

@ A3 plotdate 3/26/2025 13:37:56 revision ^

00	^
211	14







WINDOW SCHEDULE

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

TOTAL GLAZING AREA

GLAZING DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	Area		
SD1.1	3600	2400	8.6 m ²		
SD1.2	3600	2400	8.6 m ²		
SD2.1	3600	2400	8.6 m ²		
SD2.2	3600	2400	8.6 m ²		

86.41 m²

3.8 m²

38.3 m²

SD2.20 1800 2100

Grand total



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



DOOR SCHEDULE

MARK	WIDTH	HEIGHT	NOTE
D1.1	1300	2400	1300/1220
D1.1	900	2400	900/820
D1.2	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
D2.11	800	2400	800/720
D2.12	900	2400	900/820
D2.13	800	2400	800/720
D2.14 D2.15	900	2400	900/820
D2.15	900	2400	900/820
D2.16 D2.17	900	2400	900/820
D2.17 D2.20	900		
D2.20 D2.21		2100	900/820
	900	2100	900/820
D2.22	800	2100	800/720

Δ



rev date description The Contractor shall verify all dimensions & VIVIBUILDING DESIGN PTY LTD 3/26/2025 13:38:06 levels on the site. Written dimensions to take preference over add scaled dimensions. phone Documents & design remain the copyright of email the Architect & cannot be reproduced without written consent.

ABN 68814733204 2 Chichester St, Maroubra, NSW 2035 +61 490 334 341 vivibuildingdesign@gmail.com website vivibuildingdesign.com.au bdda acc. no 6602

0

bdaa

ACCR

DOOR & WINDOW SCHEDULE

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

revision

scale @ A3 plotdate 3/26/2025 13:38:06 А

WINDOW SCHEDULE

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



3600 DOOR SCHEDULE RL 40.700 \bigtriangledown MARK WIDTH HEIGHT NOTE L1 Ceiling 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 800/720 800 2400 D1.7 800/720 \longrightarrow \rightarrow D1.8 800 2400 800/720 D1.10 900 2400 900/820 900 2400 900/820 D1.11 900 2400 900/820 D1.12 D1.13 900 2400 900/820 800/720 D1.14 800 2400 RL 38.200 \bigtriangledown D1.15 900 2400 900/820 L1 D1.16 800 2400 800/720 SD /SD 2.2 1.2 aluminum sliding door D1.17 820 2400 Pocket sliding 2100 D1.20 900 900/820 D1.21 900 2100 900/820 D1.22 900 2100 900/820 D1.23 800 2100 800/720 900 2100 D1.24 900/820 3600 D2.1 1300 2400 1300/1220 D2.2 900 2400 900/820 RL 37.900 \bigtriangledown D2.3 900 2400 900/820 GF Ceiling D2.4 900 2400 900/820 D2.5 800 2400 800/720 D2.6 800 800/720 2400 D2.7 800 2400 800/720 800 2400 800/720 D2.8 D2.10 900 2400 900/820 D2.11 820 2400 Pocket sliding D2.12 800 2400 800/720 \rightarrow \rightarrow 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 900/820 900/820 D2.20 900 2100 RL 35.300 ∇ 900/820 GF Plan

description

3/26/2025 13:38:09

/W2.16 m window glass

W	aluminum
1.16	frosted gl

VIVIBUILDING DESIGN PTY LTD

+61 490 334 341

website vivibuildingdesign.com.au

vivibuildingdesign@gmail.com

ABN 68814733204

bdda acc. no 6602

add

phone

email

bdaa 2 Chichester St, Maroubra, NSW 2035

OTAL GLAZING AREA			86.41 m ²	
GLA	ZING DOO	R SCH	HEDUL	.E
MARK	WIDTH	HE	IGHT	Area
SD1.1	3600		400	8.6 m ²
SD1.2	3600	24	400	8.6 m ²
SD2.1	3600	24	400	8.6 m ²
SD2.2	3600	24	400	8.6 m ²

2100

3.8 m²

38.3 m²

SD2.20

Grand total

1800



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

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





The Contractor shall verify all dimensions &

Written dimensions to take preference over

Documents & design remain the copyright of

the Architect & cannot be reproduced

levels on the site.

scaled dimensions.

without written consent.





DOOR & WINDOW SCHEDULE

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

3

DA16	
ocolo	

scale revision

@ A3 plotdate 3/26/2025 13:38:09 Α

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
ТВ	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





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

rev	date	descript
Ą	3/26/2025	13:38:13

The Contractor shall verify all dimensions & ቫ 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



FINISHING SCHEDULE

2

1

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

3

4

DA1	7
coolo	

revision

scale @ A3 plotdate 3/26/2025 13:38:13 А

2024

g



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

3/26/2025 13:38:14

date ev

description

Ν

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 bdaa ABN 68814733204 2 Chichester St, Maroubra, NSW 2035

add

email

+61 490 334 341 phone vivibuildingdesign@gmail.com website vivibuildingdesign.com.au bdda acc. no 6602



93.1 m ²	16%
505.4 m ²	84%
598.5 m²	100%
	505.4 m ²

SITE AREA CALCULATION

%

ıme	

riamo	1.004	/0
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%

=					
	Common name	Mature size	Quantity		
			UNIT1	UNIT2	
	Myall wattle	8m	1	1	
e"	Hebe cultivar purple	1m	2	6	
ragrance"	Daphne cultivar	0.7m	18	18	
	White escallonia	2.5m	0	0	

LANDSCAPE PLAN

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

DA18

scale plotdate revision

@ A3 3/26/2025 13:38:14 Α

2024

10



/N NSW	drawii	sca plc rev
	o no	00

@ A3







FRONT STREET ELEVATION

SITE MAP

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

1	
Τ	
•	
-	

rev date description A 3/26/2025 13:38:27

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.

The Contractor shall verify all dimensions &

VIVIBUILDING DESIGN PTY LTD ABN 68814733204 bdaa add

2 Chichester St, Maroubra, NSW 2035 +61 490 334 341 phone email vivibuildingdesign@gmail.com website vivibuildingdesign.com.au email bdda acc. no 6602



boundary proposed building proposed alfresco + porch GFA landscape area



Demolition

SITE ANALYSIS

2

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

3

DA20

@ A3 plotdate 3/26/2025 13:38:27 revision A А



without written consent.

website vivibuildingdesign.com.au bdda acc. no 6602

