

SITEPLAN
SCALE 1:200



AREA SURVEYED, ALTHOUGH PLEASE CHECK ALL DIMENSIONS ON SITE.
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ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS.

A	03.04.25	FOR REVIEW
B	16.04.25	FOR DA APPROVAL



DRAWN BY:
**BJC DESIGN ARCHITECTURAL
BUILDING DESIGNERS**
(m) 0479 122 662
(e) Info@bjcdesgn.com.au

ADDRESS:
**41 VIRTUE ST, CONDELL
PARK 2200
Lot 77 In Dp 15227**

PROJECT:
**PROPOSED SINGLE
STOREY ALTERATION
AND ADDITION TO
EXISTING DWELLING**

CLIENT:
Mr & Mrs Chidiac

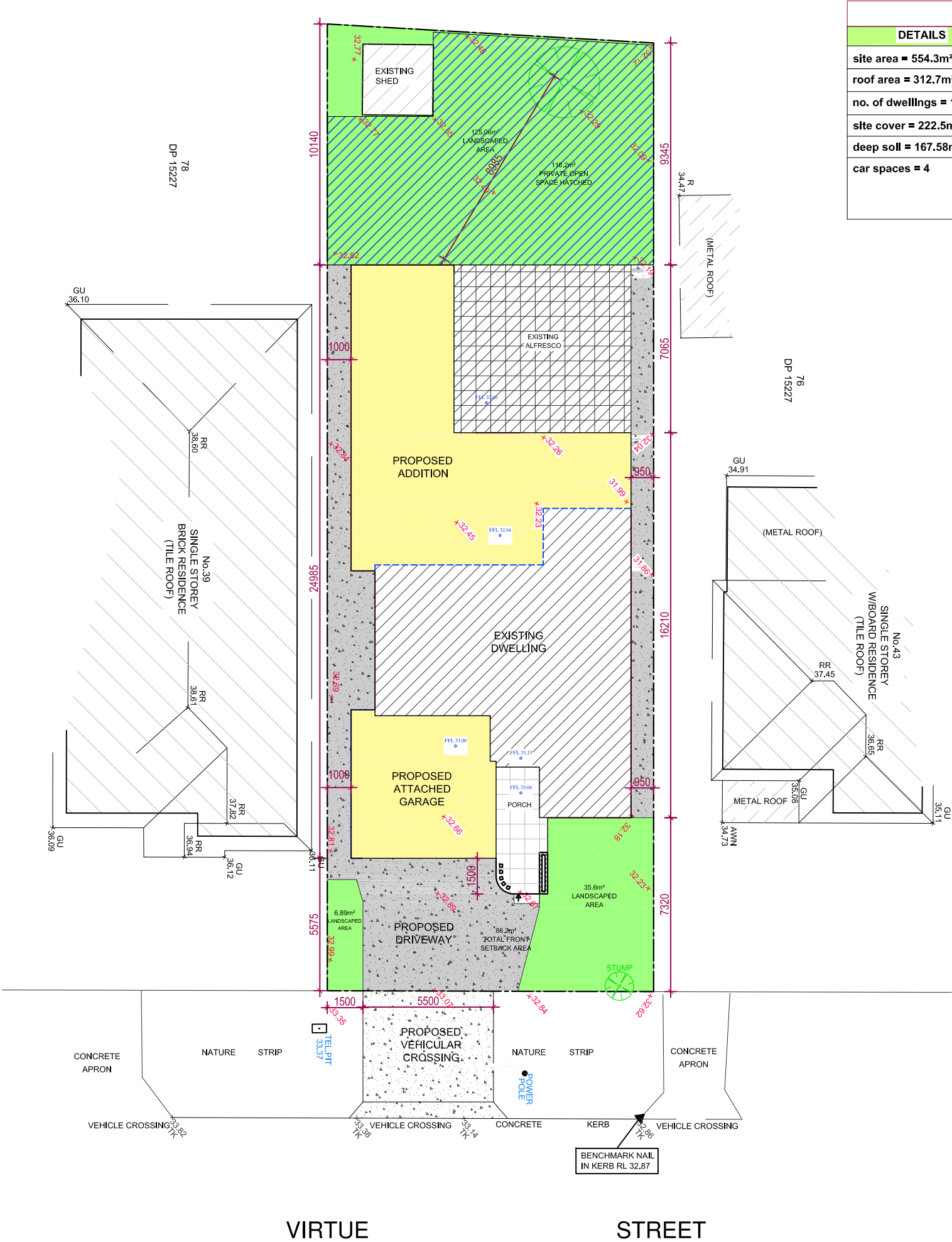
TITLE:
**SITE
PLAN**

STATUS:
FOR SUBMISSION
DATE: 16.04.2025
SCALE: 1:200@A3

CHECKED: BC
APPROVED: Y / N

PROJECT:
DRAWN: BC
SHEET: A01

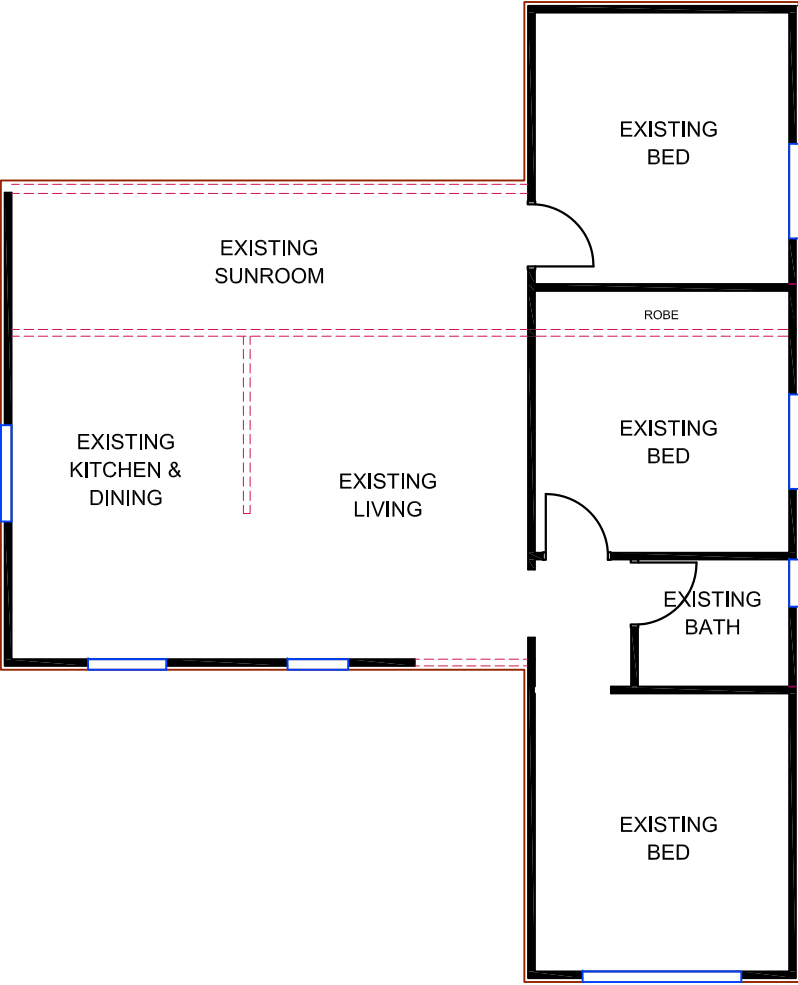
JOB REF:
VIR41
STAGE:
REVISION:
B



CALCULATIONS TABLE			
DETAILS	COMPLIANCE	GFA	COMPLIANCE
site area = 554.3m²	COMPLIES	Dwelling 1 GFA = 171.17m²	
roof area = 312.7m²		TOTAL GFA ALLOWED = 277.15m²	
no. of dwellings = 1		TOTAL FSR PROPOSED= 0.30:1	COMPLIES
site cover = 222.5m² (40.1%)	COMPLIES		
deep soil = 167.58m² (30.2%)	COMPLIES		
car spaces = 4	COMPLIES		

LEGEND
EXISTING STRUCTURES
PROPOSED ADDITIONS
DEEP SOIL
HARD PAVED





LEGEND

RETAINED

DEMOLISHED

EXISTING FLOOR PLAN - WALL DEMO PLAN

SCALE 1:100



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AND ADDITION TO
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CLIENT:
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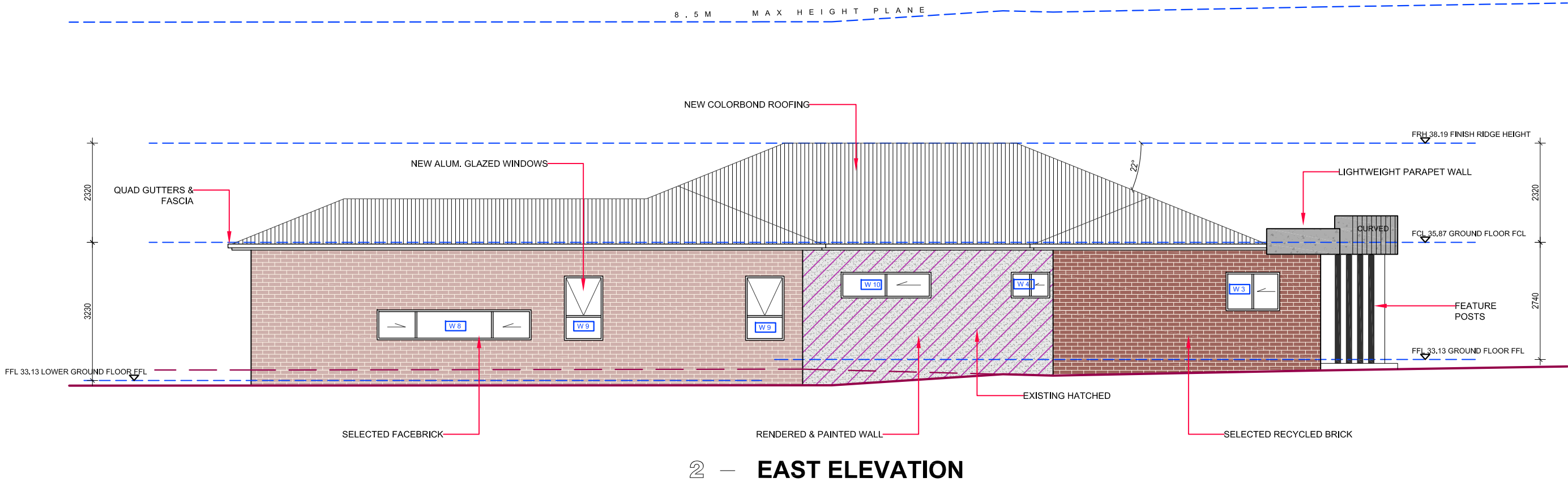
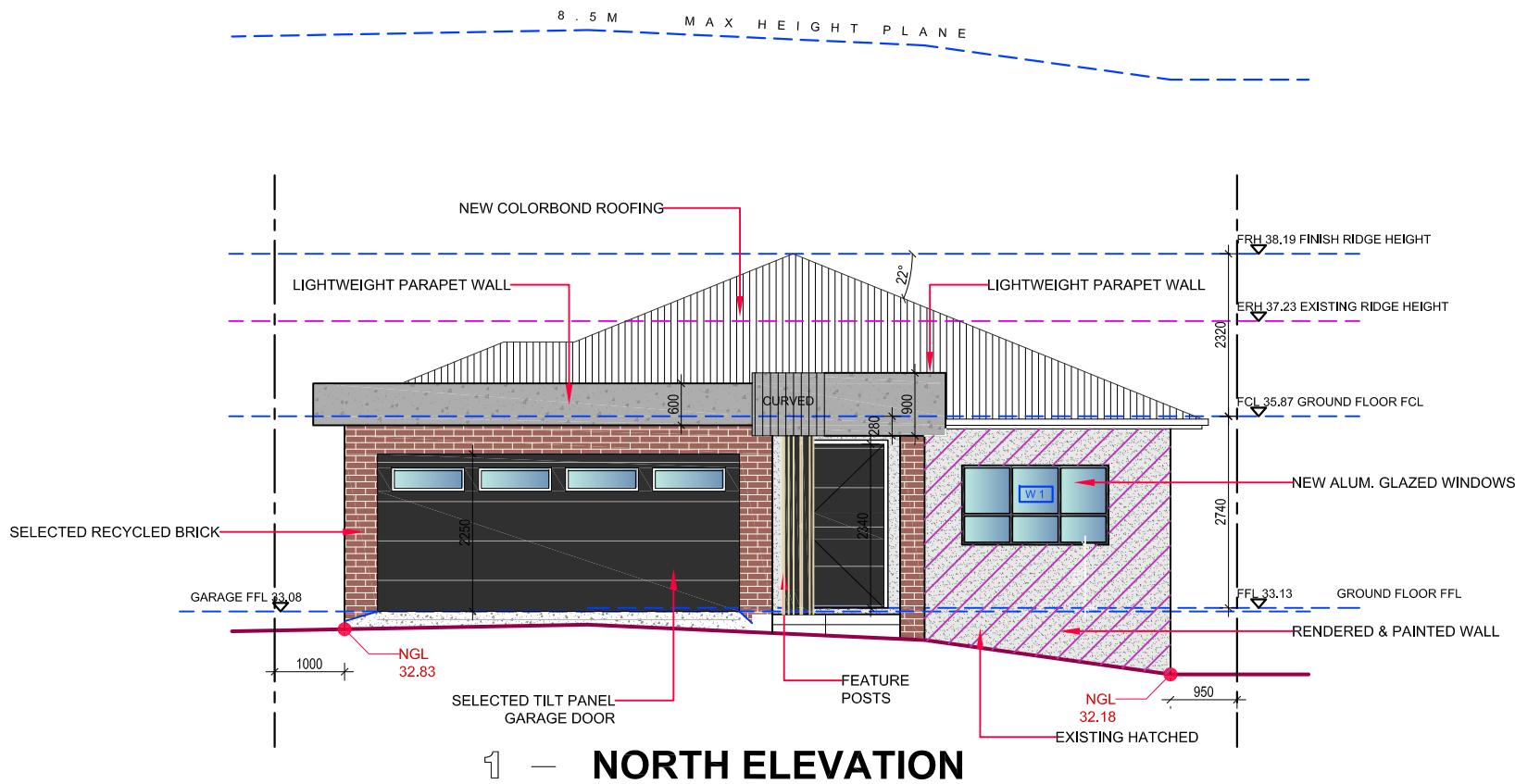
TITLE:
WALL DEMO PLAN

STATUS: FOR SUBMISSION		PROJECT:	JOB REF: VIR41
DATE: 16.04.2025	CHECKED: BC	DRAWN: BC	STAGE:
SCALE: 1:100@A3	APPROVED: Y / N	SHEET: A031	REVISION: B

W I N D O W S C H E D U L E

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FINISHES	SCHEDULE
AW	AWNING WINDOW
SW	SLIDING WINDOW
DH	DOUBLE HINGED WINDOW
SMR	SHEETMETAL ROOFING
QGR	QUAD GUTTERS
RP1	RENDER AND PAINT - LIGHT
RP2	RENDER AND PAINT - DARK
EXP	EXPOSED CONCRETE FINISH
TP	TIMBER POST
BG	BOX GUTTER
GB	GLASS BALUSTRADES
DP	DOWN PIPE
SSC	STANDING SEAM METAL CLAD
FB1	FACE BRICK
ASD	ALUMINIUM SLIDING DOOR
ABD	ALUMINIUM BI-FOLD DOOR



ELEVATIONS 1

SCALE 1:100



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B 16.04.25 FOR DA APPROVAL



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**41 VIRTUE ST, CONDELL
PARK 2200
Lot 77 in Dp 15227**

PROJECT:
**PROPOSED SINGLE
STOREY ALTERATION
AND ADDITION TO
EXISTING DWELLING**

CLIENT:
Mr & Mrs Chidiac

TITLE:
**EAST &
NORTH
ELEVATIONS**

STATUS:
FOR SUBMISSION
DATE: 16.04.2025
SCALE: 1:100@A2

CHECKED:
BC
APPROVED:
Y / N

PROJECT:
DRAWN:
BC
SHEET:
B01

JOB REF:
VIR41

STAGE:

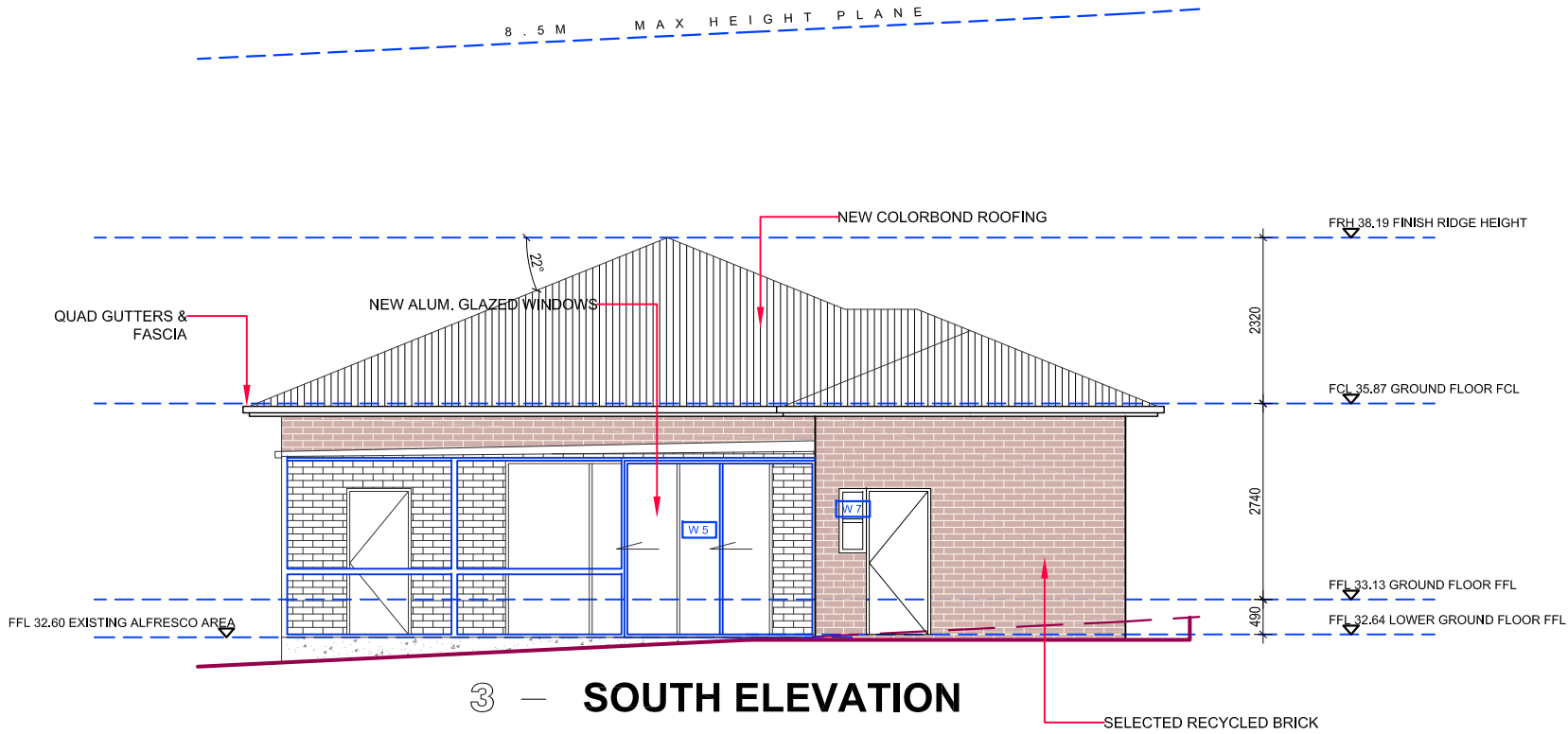
REVISION:

B

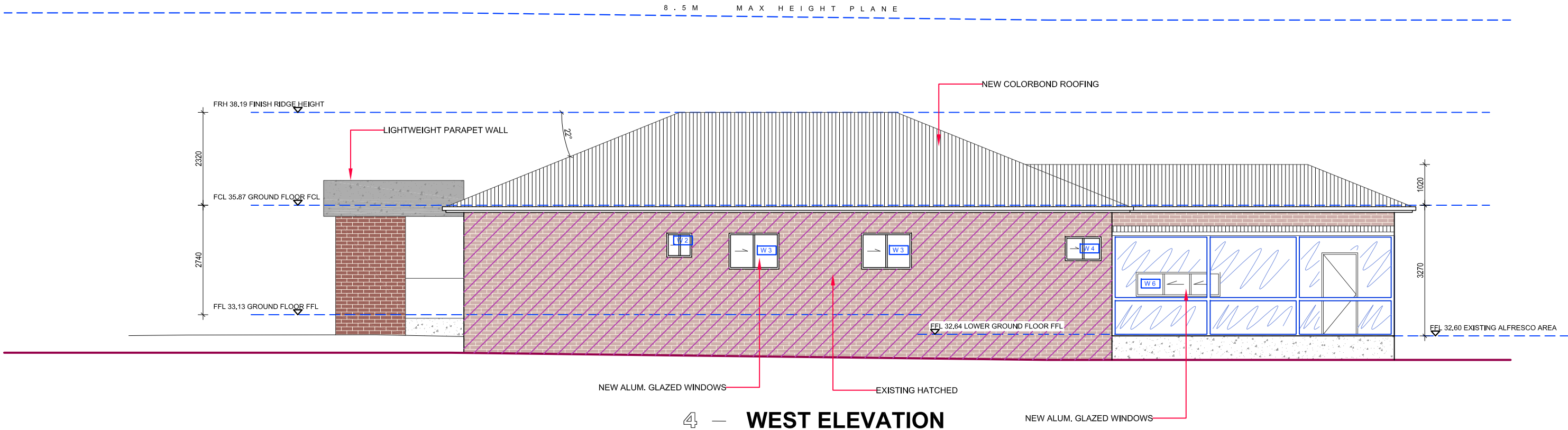
W I N D O W S C H E D U L E

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3 — SOUTH ELEVATION



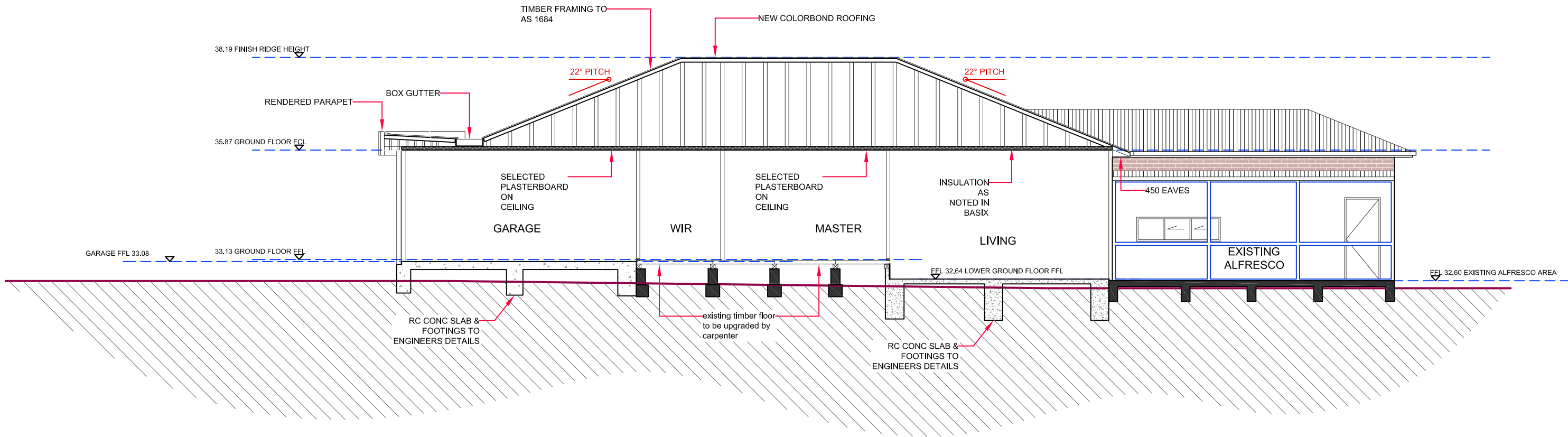
4 — WEST ELEVATION

ELEVATIONS 2

SCALE 1:100

	AREA SURVEYED. ALTHOUGH PLEASE CHECK ALL DIMENSIONS ON SITE.				DRAWN BY: BJC DESIGN ARCHITECTURAL BUILDING DESIGNERS (m) 0479 122 662 (e) info@bjcdesign.com.au	ADDRESS: 41 VIRTUE ST, CONDELL PARK 2200 Lot 77 in Dp 15227	PROJECT: PROPOSED SINGLE STOREY ALTERATION AND ADDITION TO EXISTING DWELLING	CLIENT: Mr & Mrs Chidiac	TITLE: WEST & SOUTH ELEVATIONS	STATUS: FOR SUBMISSION		PROJECT: B02	JOB REF: VIR41							
	THE WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES, AND OTHER BY-LAWS.									DATE: 16.04.2025	CHECKED: BC									
	THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL'S AND CONSTRUCTION METHODS PRIOR TO THE START OF ANY WORK ON SITE.									SCALE: 1:100@A2	APPROVED: Y / N									
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SECTION AA

SECTIONS

SCALE 1:100

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1792201

Project address	
Project name	CHIDIAC RESIDENCE
Street address	41 VIRTUE Street CONDELL PARK 2200
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP15227
Lot number	77
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: BASHIR CHIDIAC C/O BJC DESIGN	
ABN (if applicable): 17 214 566 061	

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.20 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Glazing requirements
Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

BASIX DETAILS SHEET 1

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ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS.										SCALE:	APPROVED:	SHEET:	REVISION:
										NTS	Y / N	C01	B