


INHAUS
DESIGNS



bdoo

ARCHITECTS & DESIGNERS

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

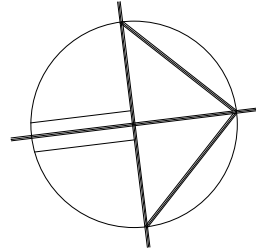
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

COVER SHEET

CHECKED BY

JE

DWG #

INHAUS-00

REVISION

D

PROJECT #

2022

PARTIAL DEMOLITION OF EXISTING STRUCTURES AND PROPOSED ALTERATIONS AND ADDITIONS OF TWO-STOREY DWELLING WITH SWIMMING POOL

INHAUS-00
INHAUS-01
INHAUS-02
INHAUS-03
INHAUS-04
INHAUS-05
INHAUS-06
INHAUS-07
INHAUS-08
INHAUS-09
INHAUS-10
INHAUS-11
INHAUS-12

COVER SHEET
COMPLIANCE PAGE
SITE PLAN
EXISTING GROUND PLAN
GROUND FLOOR PLAN
FIRST FLOOR PLAN
ROOF PLAN
ELEVATIONS
SECTIONS
BACKYARD PLAN
POOL SECTIONS
WINDOW & DOOR SCHEDULE
WALL SCHEDULE/FENCE

INHAUS-13
INHAUS-14
INHAUS-15
INHAUS-16
INHAUS-17
INHAUS-18
INHAUS-19
INHAUS-20
INHAUS-21
INHAUS-22
INHAUS-23
INHAUS-24

SITE ANALYSIS
SHADOW DIAGRAMS
SHADOW DIAGRAMS
3D HEIGHT BLANKET PLAN
DEMOLITION PLAN
PARKING PLAN
SCHEDULE OF COLOURS AND FINISHES
SEDIMENT CONTROL PLAN
LANDSCAPE PLAN/MAINTENANCE PLAN
ELEVATIONS - EXISTING / NEW
GROUND FLOOR - EXISTING / NEW
BASIX COMMITMENTS

INHAUS-25
INHAUS-31
INHAUS-32
INHAUS-33
INHAUS-34
NP-01
NP-02
NP-03
NATHERS COMMITMENTS
NCC/AS - GENERAL NOTES
NCC/AS - STAIRS
AS3740 (WATERPROOFING)
AS3740 (WATERPROOFING)
NOTIFICATION PLAN
NOTIFICATION PLAN
NOTIFICATION PLAN

NOT FOR CONSTRUCTION

INHAUSDESIGNS

bdoo

REGISTERED DESIGNER

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOR ITS LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE

DESCRIPTION

A 10.04.2025 ISSUED FOR FLOOR PLANS

B 15.04.2025 ISSUED FOR DESIGN PLANS

C 23.04.2025 ISSUED FOR CONSULTANTS

D 05.05.2025 ISSUED FOR DA SUBMISSION

E XXXX XXXX

F XXXX XXXX

LEGEND

EXCLUDED AREA

DEEP SOIL

GFA

SWIMMING POOL

PRIVATE OPEN SPACE

SITE BOUNDARY

REGION LIMIT

TITLE

COMPLIANCE PAGE

CHECKED BY

JE

DWG #

INHAUS-01

PROJECT #

2022

REVISION

D

GFA GROUND FLOOR

1 : 100

GFA FIRST FLOOR

1 : 100

DEEP SOIL

1 : 100

NOT FOR CONSTRUCTION

COMPLIANCE TABLE

DWELLING (TYPE) - ALTERATIONS AND ADDITIONS WITH SWIMMING POOL

COUNCIL - CANTERBURY - BANKSTOWN COUNCIL

DCP/LEP - BANKSTOWN DCP 2023- AS AMENDED AUGUST 2024

DP NUMBER - DP239591

LOT NUMBER - 74

ZONING - R2

SITE AREA - 557.9M ²	PERMISSIBLE	PROPOSED
FSR - 0.5:1	278.95M ²	276.71M ²
TOTAL GFA		LOT
GROUND FLOOR GFA		144.59M ²
FIRST FLOOR GFA		132.12M ²
TOTAL GFA		276.71M ²
MAX HEIGHT	8.5M	M
SETBACKS		
GROUND FLOOR FRONT SETBACK	5.5M	M
GROUND FLOOR REAR SETBACK	6M	M
GROUND FLOOR SIDE SETBACK	0.9M	M
FIRST FLOOR FRONT SETBACK	6.5M	M
FIRST FLOOR REAR SETBACK	6M	M
FIRST FLOOR SIDE SETBACK	1.5M × BLDG HEIGHT GREATER THAN 7M	M
GARAGE SETBACK	5.5M	M
PRIVATE OPEN SPACE	80M ²	M ²
5x5M MINIMUM WIDTH		
LANDSCAPE / DEEP SOIL		228.25M ²
45% OF AREA LANDSCAPED IN FRONT OF BLDG LINE 131.3M x 45%	59.65M ²	97.29M ²

BASIX™Certificate

Building Sustainability Index

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

Alterations and Additions

Certificate number: A1794247

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 06 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address

Project name	91 Townsend Street Condeell Park
Street address	91 TOWNSEND Street CONDELL PARK 2200
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP239591
Lot number	74
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 includes a pool (and/or spa).
N/A	N/A

Certificate Prepared by

(please complete before submitting to Council or PCA)

Name / Company Name: AENEC - Office: 02 9994 8908

ABN (if applicable): 32812556377

Form # AE0.3

Australian Energy Efficiency Consulting

E:info@aenec.com.au

P:0416 316 204

Project Specification

Project Address: 91 Townsend St, Condeell Park

BASIX CERTIFICATION NUMBER: A1794247

This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.

External Walls Specification:

Type	Material	Added Insulation	Colour	Detail
Masonry	Brick Veneer	R1.16	-	As per drawings
Framed	Framed	R1.30	-	As per drawings

Internal Walls specification:

Type	Material	Added Insulation	Colour	Detail
Framed	Plasterboard	Nil	-	-

Roof Specification:

Type	Material	Added Insulation	Colour	Detail
Framed	As per Drawings	R3.00 + sarking	Dark	As per drawings

Floors Specification:

Type	Material	Added Insulation	Covering	Detail
Framed	As per Drawings	R0.80	-	Above dwelling - internal
Framed	As per Drawings	Nil	-	Above outdoor air
Masonry	Concrete	Nil	-	Slab on ground

Window Specification:

Frame material	Glazing	U Value	SHGC	Detail
Aluminum	Single	7.83 or Lower	0.75 or Lower	See BASIX
Aluminum	Single - Low E	5.70 or Lower	0.47 or Lower	See BASIX
Aluminum	Single - Low E	4.48 or Lower	0.46 or Lower	See BASIX
As suitable	As suitable	2.30 or Lower	0.19 or Lower	See BASIX

Skylight Specification:

Frame material	Glazing			
U Value	SHGC	Detail		

Various Notes if Applicable:

Showerheads	3 star no grater than 9lt/min flow rate			
Toilet Flush	3 star or no grater than 4 litres/flush			
Kitchen taps	3 star no grater than 9lt/min flow rate			
Bathroom taps	3 star no grater than 9lt/min flow rate			
Rainwater tank	N/A	Pool = 25KL	Pool cover required	

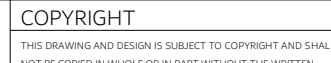
NOTES:

1. ALL DOWNLIGHTS TO BE : APPROVED NON VENTILATED WITH FIRE RATED COVERSHELD TO ALLOW CONTINUOUS INSTALLATION OF INSULATION

2. ALL vents and/or wall openings to be the 'SEALED' type.

3. All insulation is to be installed in accordance with AS/NZS 4859.1

4. All windows to comply with AS2047



COPYRIGHT

RESIDENTIAL / COMMERCIAL / INTERIORS

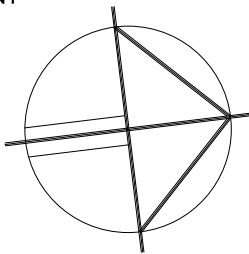
DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025






















SCALE AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEN

- | | |
|---|----------------------|
|  | NON-TRAFFICABLE |
|  | LANDSCAPE |
|  | CONCRETE PATH |
|  | CONCRETE SURFACE |
|  | SWIMMING POOL |
|  | TILED FLOOR |
|  | ARTICULATION |
|  | OVERHEAD |
|  | HIDDEN |
|  | SITE BOUNDARY |
|  | SMOKE ALARM |
|  | MECH. VENTILATION |
|  | WET AREA FLOOR WASTE |
|  | 90 STUD WALL |
|  | 110 BRICK |
|  | 250 BRICK VENEER |
|  | 270 DOUBLE BRICK |
|  | 130 CLADDING |
|  | 200 HEBEL WALL |

TITLE

SITE PLAN

CHECKED BY	
------------	--

JE

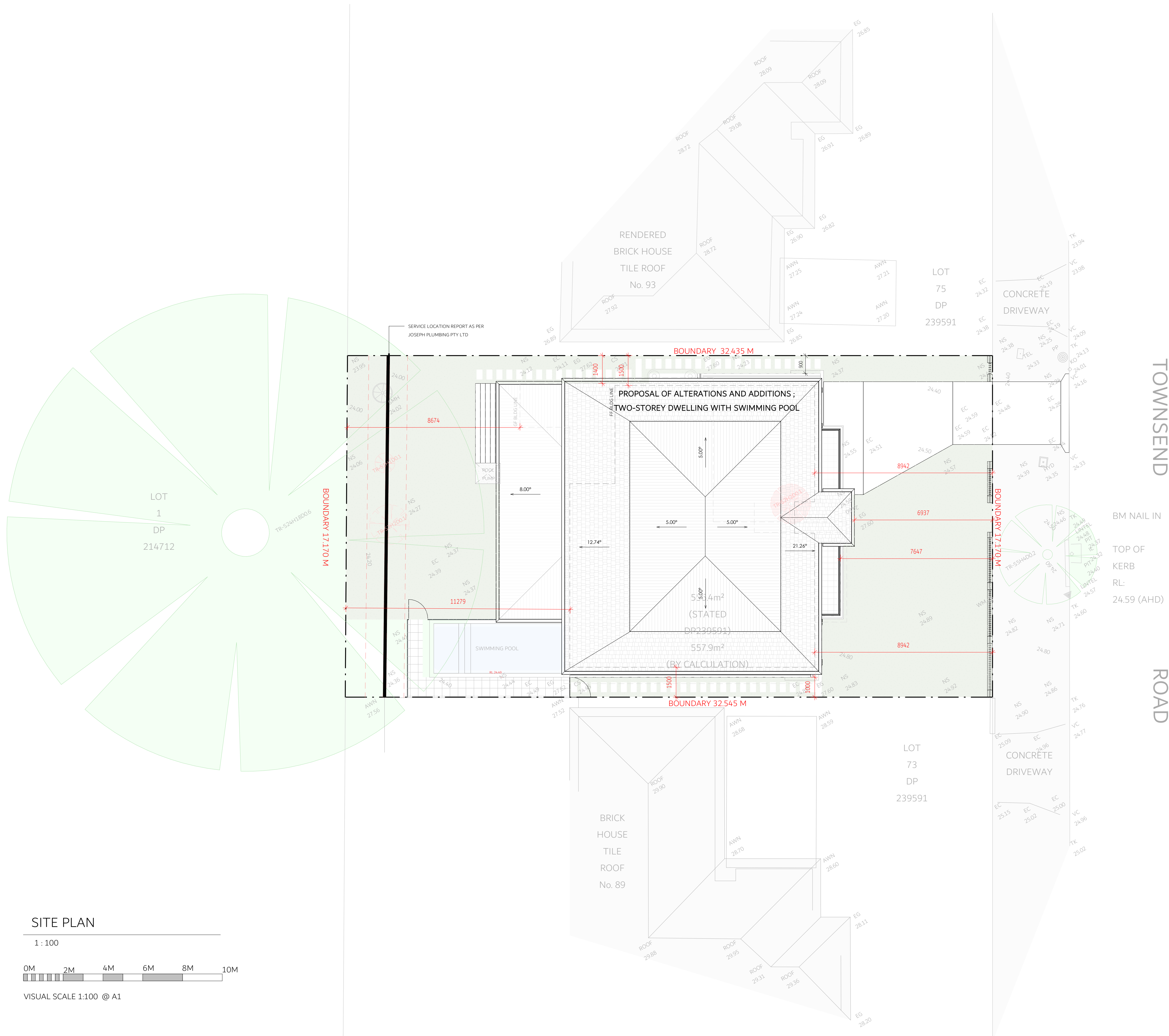
DWG #

REVISION


INHAUS


PROJECT #

NOT FOR CONSTRUCTION



INHAUS
DESIGNS





REGISTERED
ARCHITECT

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

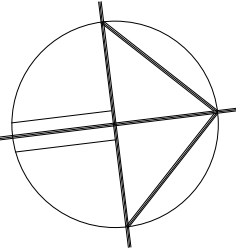
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

EXISTING GROUND PLAN

CHECKED BY

JE

DWG #

INHAUS-03

REVISION

D

PROJECT #

2022

EXISTING - GROUND FLOOR LEVEL

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

NOT FOR CONSTRUCTION

INHAUSDESIGNS

bdoo

4 STAR RATED

PROFESSOR REVIEW

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED, REPRODUCED OR PARTIALLY REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NSW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE

DESCRIPTION

A10.04.2025ISSUED FOR FLOOR PLANS

B15.04.2025ISSUED FOR DESIGN PLANS

C23.04.2025ISSUED FOR CONSULTANTS

D05.05.2025ISSUED FOR DA SUBMISSION

EXXXXXXXX

FXXXXXXXX

LEGEND

NON-TRAFFICABLE

LANDSCAPE

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECH-VENTILATION

WET AREA FLOOR WASTE

90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

GROUND FLOOR PLAN

CHECKED BY

JE

DWG #

INHAUS-04

REVISION

D

PROJECT #

2022

GROUND FLOOR LEVEL

1 : 100

0M

2M

4M

6M

8M

10M

VISUAL SCALE 1:100 @ A1

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2

SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2

EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC – H2D8 & AS 4654.1 & 2.

EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).

WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM

WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.

NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.

FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.

PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

TABLE 2 – MINIMUM GLAZING THICKNESSES AND R _w RATINGS – 91 Townsend Street, Condell Park			
Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _w or STC (dB)
Ground Floor			
Entry	W08 1900 x 1200	5 mm float fixed window with standard seals	25
Butler's Pantry	W07 600 x 4000	5 mm float sliding window with standard seals	26
Laundry	W06 600 x 2400	4 mm float sliding window with standard seals	20
Living/ Dining Room	SD01 2460 x 5920	6.38 mm laminated sliding door with acoustic seals	31
	W05 2400 x 2400	6.38 mm laminated fixed window with standard seals	
	2 x W04 2 x 2400 x 750	6.38 mm laminated awning windows with acoustic seals	
	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600	8.38 mm laminated sliding window with acoustic seals	34
	W01 2400 x 1200	8.38 mm laminated fixed window with standard seals	
Bedroom 1	2 x W01 2 x 2400 x 1200	8.38 mm laminated fixed windows with standard seals	34
First Floor			
Master Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
	W14 1900 x 1200	4 mm float fixed window with standard seals	24
Master Ensuite	W13 900 x 900	4 mm float awning window with standard seals	30
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	
Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	34
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	24
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	27
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	33

NOT FOR CONSTRUCTION



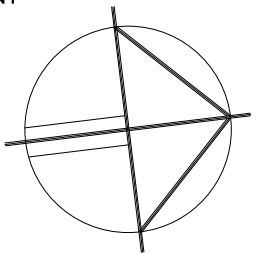
bdoo COPYRIGHT
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS
DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

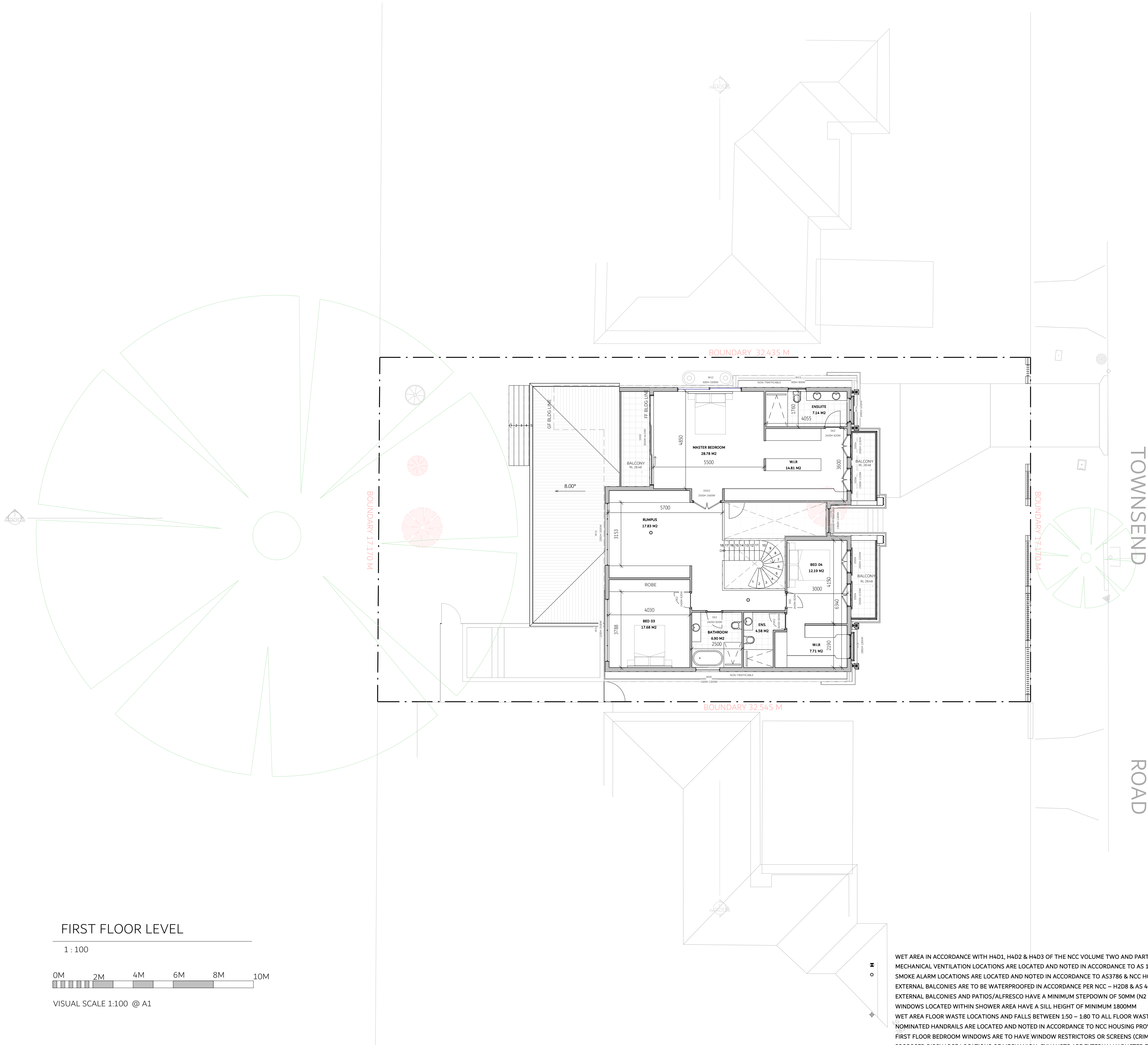
NOTES
. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND
NON-TRAFFICABLE
LANDSCAPE
CONCRETE PATH
CONCRETE SURFACE
SWIMMING POOL
TILED FLOOR
ARTICULATION
OVERHEAD
HIDDEN
SITE BOUNDARY
SMOKE ALARM
MECH-VENTILATION
WET AREA FLOOR WASTE
90 STUD WALL
110 BRICK
250 BRICK VENEER
270 DOUBLE BRICK
130 CLADDING
200 HEBEL WALL

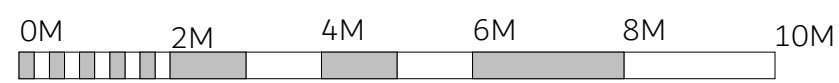
TITLE
FIRST FLOOR PLAN
CHECKED BY JE
DWG # INHAUS-05
REVISION D
PROJECT # 2022

NOT FOR CONSTRUCTION



FIRST FLOOR LEVEL

1 : 100





VISUAL SCALE 1:100 @ A1

TABLE 2 – MINIMUM GLAZING THICKNESSES AND R_w RATINGS – 91 Townsend Street, Condeell Park

Room	Glazing Reference/ Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _w or STC (dB)
Ground Floor			
Entry	W08 1900 x 1200	5 mm float fixed window with standard seals	25
Butler's Pantry	W07 600 x 4000	5 mm float sliding window with standard seals	26
Laundry	W06 600 x 2400	4 mm float sliding window with standard seals	20
Living/ Dining Room	SD01 2460 x 5920	6.38 mm laminated sliding door with acoustic seals	31
	W05 2400 x 2400	6.38 mm laminated fixed window with standard seals	
	2 x W04 2 x 2400 x 750	6.38 mm laminated awning windows with acoustic seals	
	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600	8.38 mm laminated sliding window with acoustic seals	34
	W01 2400 x 1200	8.38 mm laminated fixed window with standard seals	
Bedroom 1	2 x W01 2 x 2400 x 1200	8.38 mm laminated fixed windows with standard seals	34
First Floor			
Master Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
	W14 1900 x 1200	4 mm float fixed window with standard seals	24
Master Ensuite	W13 900 x 900	4 mm float awning window with standard seals	24
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	
Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	34
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	24
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	27
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	33

INHAUSDESIGNS



 bdag

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NSW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

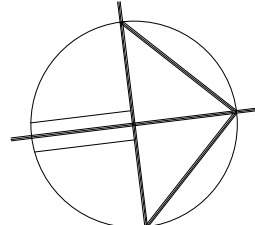
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA


· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.


· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.


· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.


REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX


LEGEND


 NON-TRAFFICABLE


 LANDSCAPE


 CONCRETE PATH


 CONCRETE SURFACE


 SWIMMING POOL


 TILED FLOOR


 ARTICULATION


 OVERHEAD


 HIDDEN


 SITE BOUNDARY


 SMOKE ALARM


 MECH VENTILATION


 WET AREA FLOOR WASTE


 90 STUD WALL

 110 BRICK

 250 BRICK VENEER

 270 DOUBLE BRICK

 130 CLADDING

 200 HEBEL WALL

TITLE

ROOF PLAN

CHECKED BY

JE

DWG #

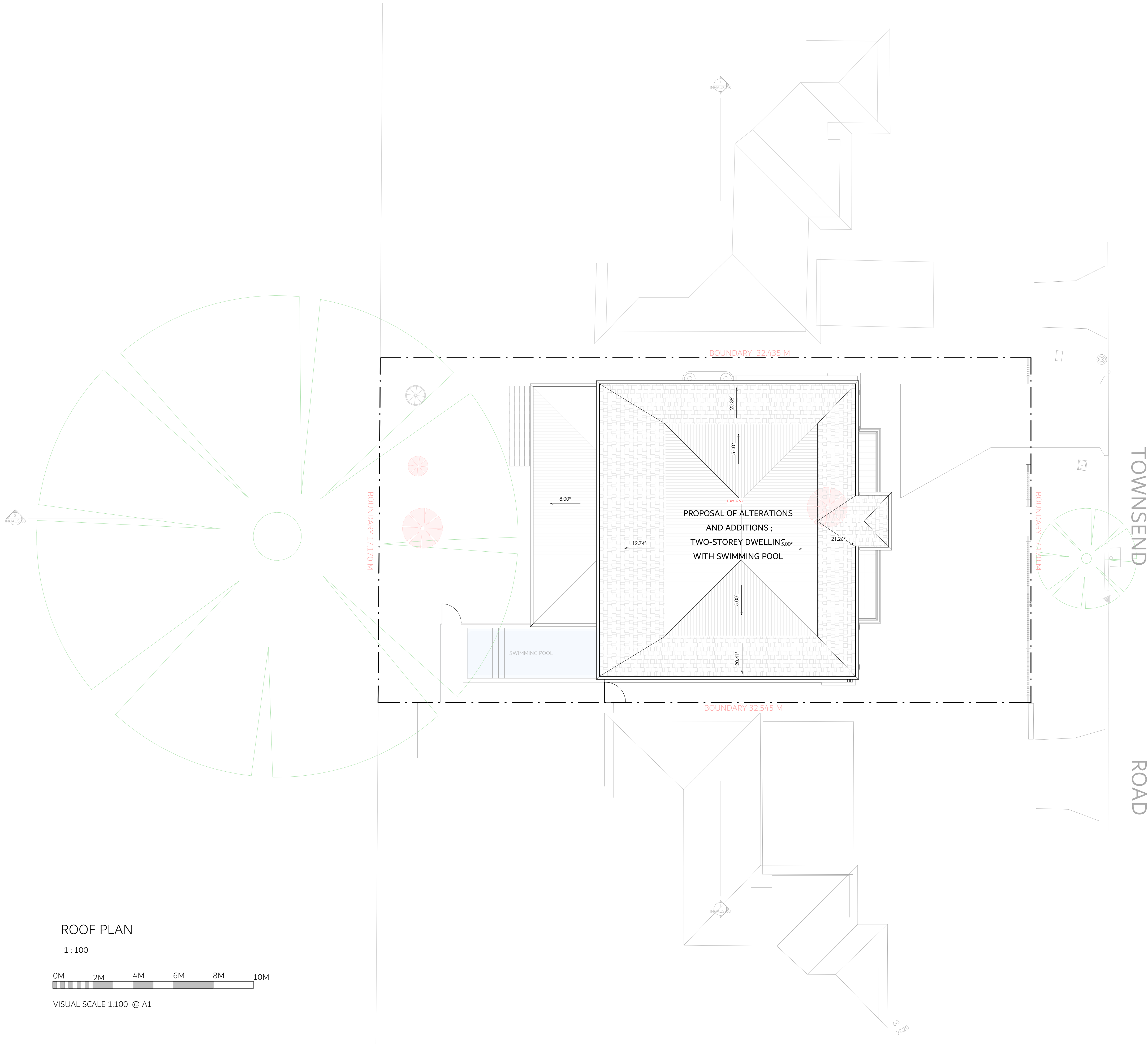
INHAUS-06

REVISION

D

PROJECT #

2022



BOUNDARY 32.435 M

BOUNDARY 17.170 M

BOUNDARY 32.545 M

BOUNDARY 17.170 M

TOWNSEND ROAD

PROPOSAL OF ALTERATIONS AND ADDITIONS; TWO-STOREY DWELLING WITH SWIMMING POOL

SWIMMING POOL

8.00°

12.74°

20.38°

5.00°

21.26°

5.00°

20.41°

EG 28.20

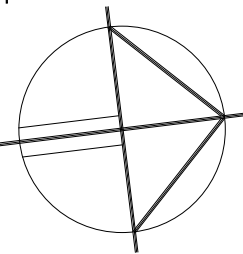
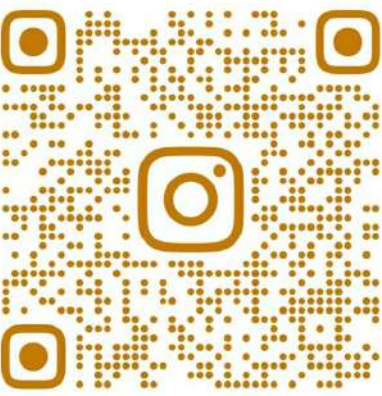
1:100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

Room	Glazing Reference/Approximate Dimensions (H x W) (mm)	Recommended Minimum Type and Thickness of Glazing	Required Minimum R _w or STC (dB)
Ground Floor			
Entry	W08 1900 x 1200	5 mm float fixed window with standard seals	25
Butler's Pantry	W07 600 x 4000	5 mm float sliding window with standard seals	26
Laundry	W06 600 x 2400	4 mm float sliding window with standard seals	20
Living/ Dining Room	SD01 2460 x 5920	6.38 mm laminated sliding door with acoustic seals	31
	W05 2400 x 2400	6.38 mm laminated fixed window with standard seals	
	2 x W04 2 x 2400 x 750	6.38 mm laminated awning windows with acoustic seals	
	W03 600 x 1500	4 mm float sliding window with standard seals	22
Bedroom 2	W02 600 x 2600	8.38 mm laminated sliding window with acoustic seals	34
	W01 2400 x 1200	8.38 mm laminated fixed window with standard seals	
Bedroom 1	2 x W01 2 x 2400 x 1200	8.38 mm laminated fixed windows with standard seals	34
First Floor			
Master Bedroom/WIR	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	34
	W12 600 x 3200	8.38 mm laminated sliding window with acoustic seals	
	SD02 2660 x 4420	8.38 mm laminated sliding door with acoustic seals	
	W14 1900 x 1200	4 mm float fixed window with standard seals	24
Master Ensuite	W13 900 x 900	4 mm float awning window with standard seals	
	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	30
Rumpus Room	W11 1500 x 2600	6.38 mm laminated sliding window with acoustic seals	34
Bedroom 3	W11 900 x 2600	8.38 mm laminated sliding window with acoustic seals	24
Bathroom	W09 1500 x 1200	4 mm float double hung window with standard seals	27
Bedroom 4 WIR	W08 1900 x 1200	5 mm float fixed window with standard seals	33
Bedroom 4	2 x D04 2 x 2480 x 580	8.38 mm laminated glazed doors with acoustic seals	

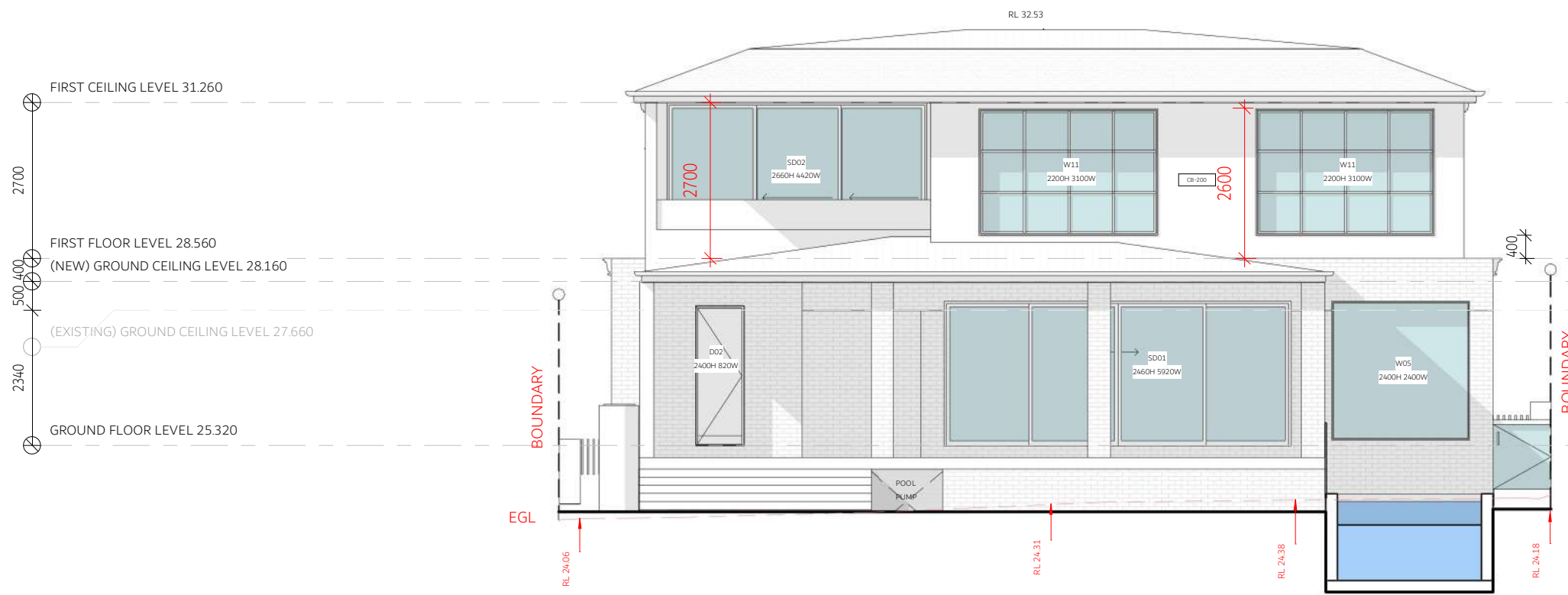
NOT FOR CONSTRUCTION



- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

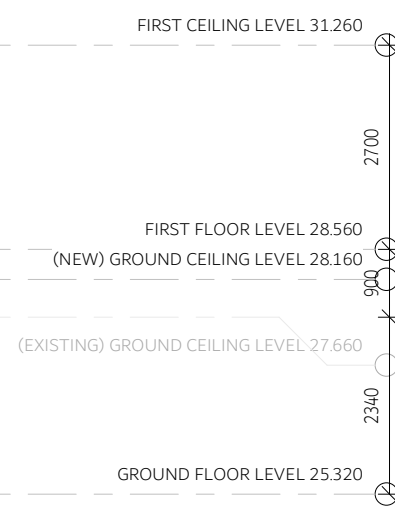
REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

	NON-TRAFFICABLE
	LANDSCAPE
	CONCRETE PATH
	CONCRETE SURFACE
	SWIMMING POOL
	TILED FLOOR
	ARTICULATION
	OVERHEAD
	HIDDEN
	SITE BOUNDARY
	SMOKE ALARM
	MECH VENTILATION
	WET AREA FLOOR WASTE
	90 STUD WALL
	110 BRICK
	250 BRICK VENEER
	270 DOUBLE BRICK
	130 CLADDING
	200 HEBEL WALL



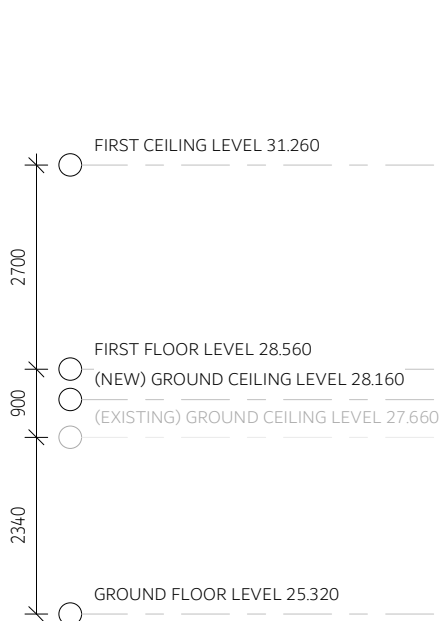
SOUTH ELEVATION.

1 : 100



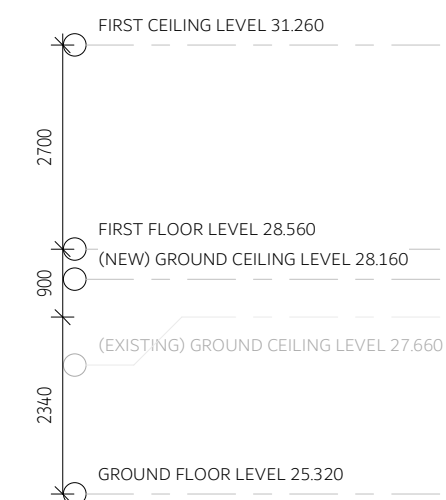
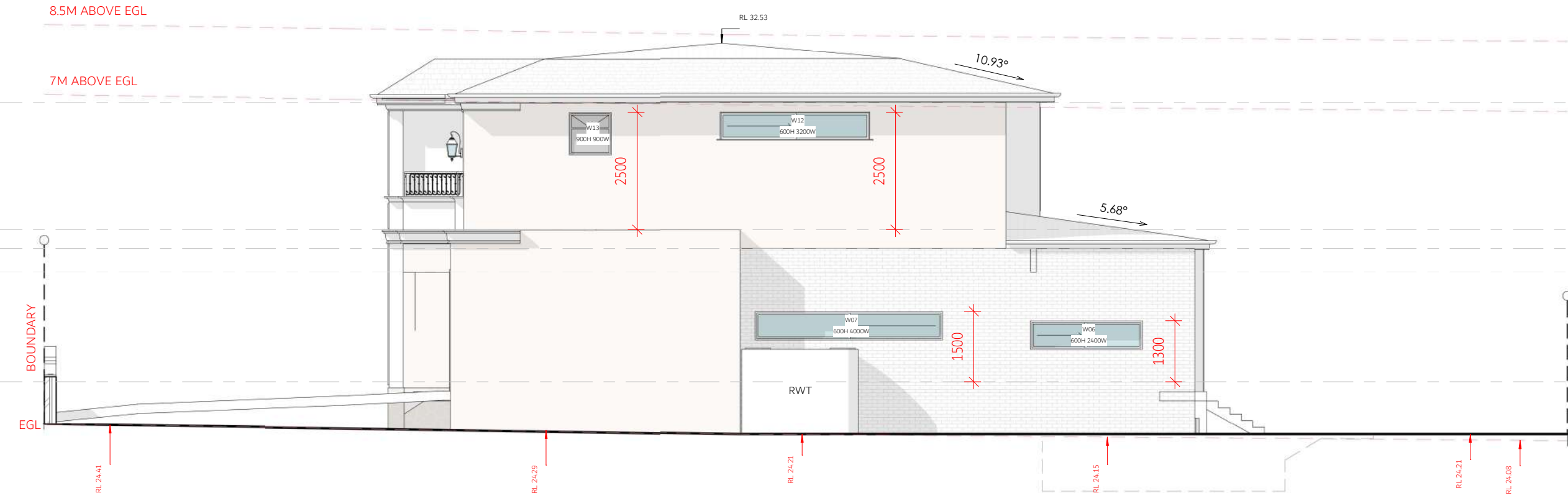
NORTH ELEVATION.

1 : 100



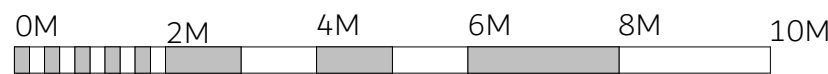
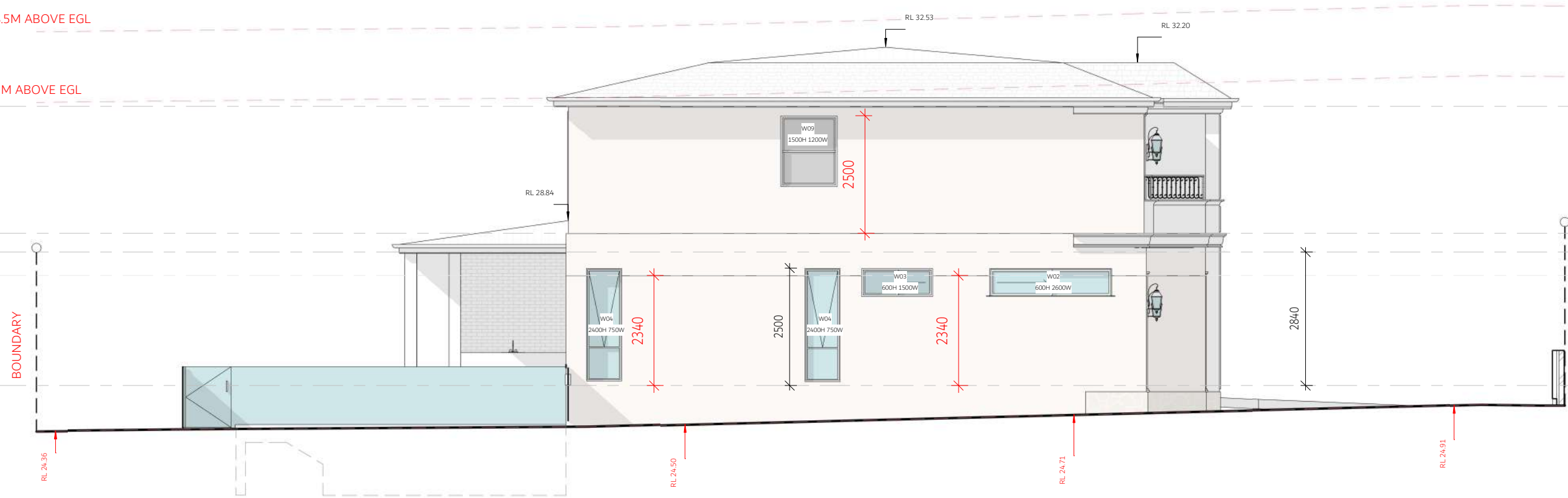
WEST ELEVATION.

1 : 100




EAST ELEVATION.


1 : 100



VISUAL SCALE 1:100 @ A1

INHAUS
DESIGNS



 bdag

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

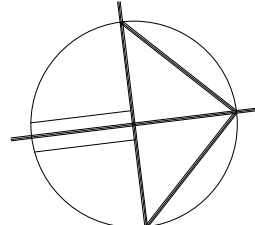
RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE

DESCRIPTION

A 10.04.2025 ISSUED FOR FLOOR PLANS

B 15.04.2025 ISSUED FOR DESIGN PLANS

C 23.04.2025 ISSUED FOR CONSULTANTS

D 05.05.2025 ISSUED FOR DA SUBMISSION

E XXXX XXXX

F XXXX XXXX

LEGEND

NON-TRAFFICABLE

LANDSCAPE

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECH-VENTILATION

WET AREA FLOOR WASTE

90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

SECTIONS

CHECKED BY

JE

DWG #

INHAUS-08

REVISION

D

PROJECT #

2022

CROSS SECTION

1 : 100

LONG SECTION

1 : 100

VISUAL SCALE 1:75 @ A1

NOT FOR CONSTRUCTION



RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

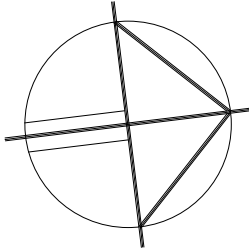
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- -ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- .ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- .BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
- .USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

- | | |
|--|----------------------|
| | NON-TRAFFICABLE |
| | LANDSCAPE |
| | CONCRETE PATH |
| | CONCRETE SURFACE |
| | SWIMMING POOL |
| | TILED FLOOR |
| | ARTICULATION |
| | OVERHEAD |
| | HIDDEN |
| | SITE BOUNDARY |
| | SMOKE ALARM |
| | MET VENTILATION |
| | WET AREA FLOOR WASTE |
| | 90 STUD WALL |
| | 110 BRICK |
| | 250 BRICK VENEER |
| | 270 DOUBLE BRICK |
| | 130 CLADDING |
| | 200 HEBB WALL |

TITLE

BACKYARD PLAN

CHECKED BY JE

DWG # INHAUS-09

REVISION D

PROJECT #

2022

POOL COMPLIANCE NOTES:

- ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT
- ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT
- ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING
- ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)
- ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE
- ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT
- REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

NOTE:

- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY, AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.

CDC SWIMMING POOL PUMP—THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOF ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT REDUCE BARRIER HEIGHT.

CDC SWIMMING POOL HEAT PUMP WATER HEATER — WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.

POOL SAFETY STANDARDS:

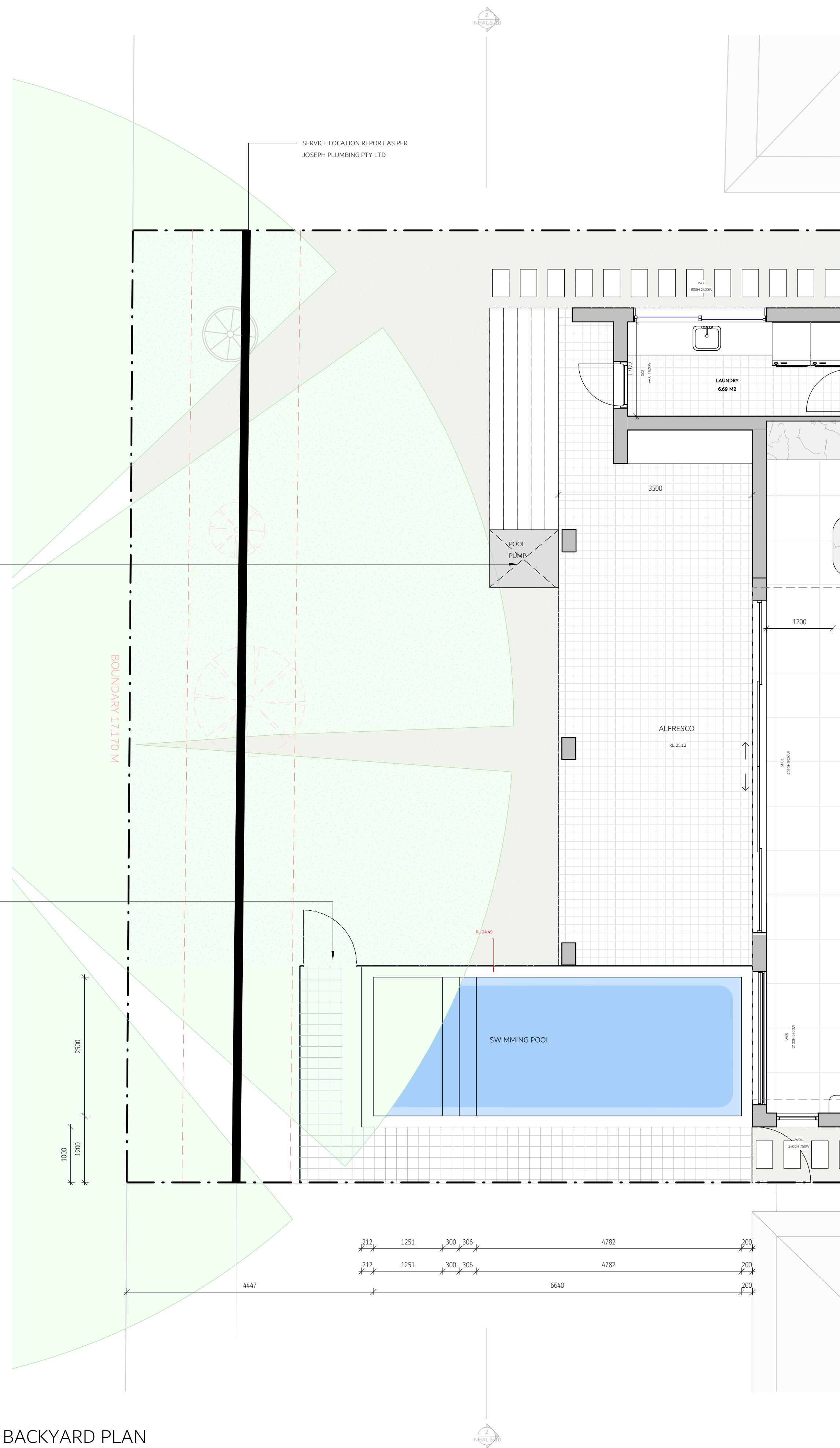
- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL.
- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA
- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM
- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTENTIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS
- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLDS, BROKEN RAILS OR RAILINGS)
- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION
- THE GATE LATCH MUST BE WORKING WELL, SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN
- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL
- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM
- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW THE TOP OF THE GATE
- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINST THE LAW TO PROP THE GATE OPEN
- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM
- ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN
- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES
- YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

POOL PUMP EQUIPMENT TO BE HOUSED IN A
SOUND PROOF ENCLOSURE AT 1800MM HIGH
(NON-CLIMBABLE) AND CLEAR OF NON-
CLIMBABLE ZONE (900MM AND 500MM AWAY)

1200MM HIGH CHILD PROOF SAFETY
FENCE AND SELF CLOSING, SELF
LOCKING GATE TO AS 1926.1 - 2012

SWIMMING POOL FILTRATION SYSTEM
IS TO COMPLY WITH AS 1926.3-2010

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS
REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3



BACKYARD PLAN


1 : 50



VISUAL SCALE 1:50 @ A1

NOT FOR CONSTRUCTION

INHAUSDESIGNS



bdoo

ARCHITECTS & DESIGNERS

COPYRIGHT

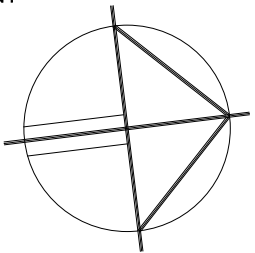
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD
27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

POOL SECTIONS

CHECKED BY

JE

DWG #

INHAUS-10

REVISION

D

PROJECT #

2022

NOT FOR CONSTRUCTION

POOL COMPLIANCE NOTES:

- ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT
- ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT
- ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING
- ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)
- ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE
- ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT
- REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

NOTE:

- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY. AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.

CDC SWIMMING POOL PUMP- THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOFED ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT REDUCE BARRIER HEIGHT.

CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.

POOL SAFETY STANDARDS:

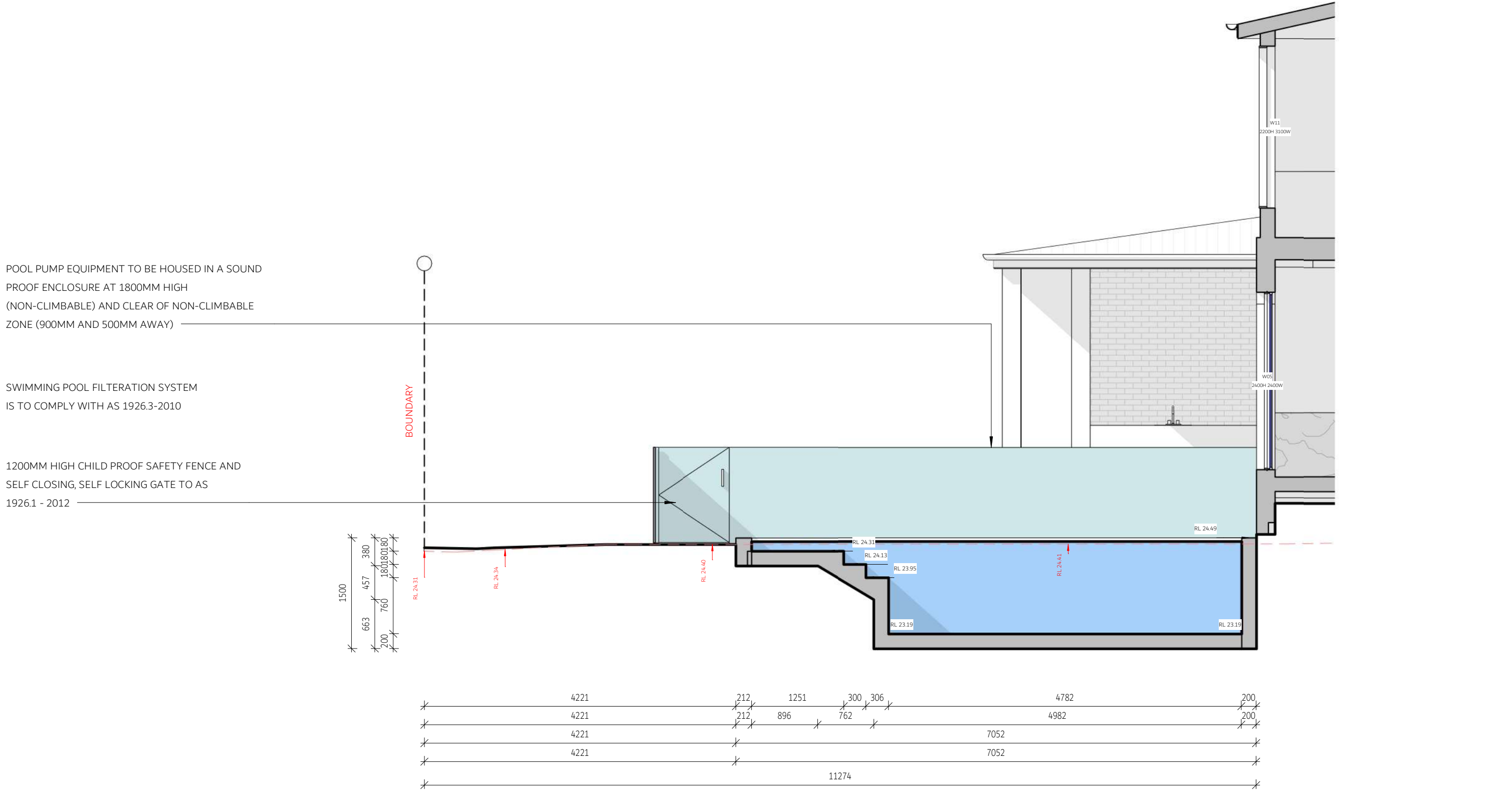
- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL
- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA
- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM
- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTENTIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS
- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLDS, BROKEN RAILS OR PAILINGS)
- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION
- THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN
- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL
- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM
- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW THE TOP OF THE GATE
- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINST THE LAW TO PROP THE GATE OPEN
- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENINGS GREATER THAN 100MM
- ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN
- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES
- YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012



LONG POOL SECTION

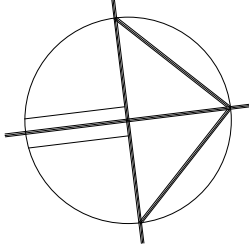
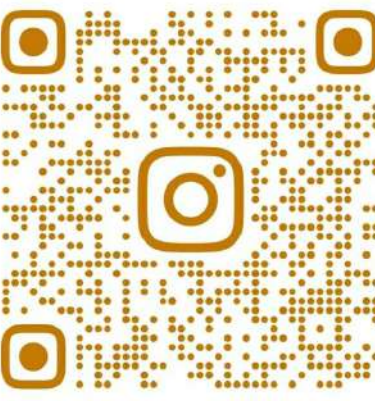
1 : 50

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012

POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3



NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX XXXX	
F XXXX XXXX	

LEGEND

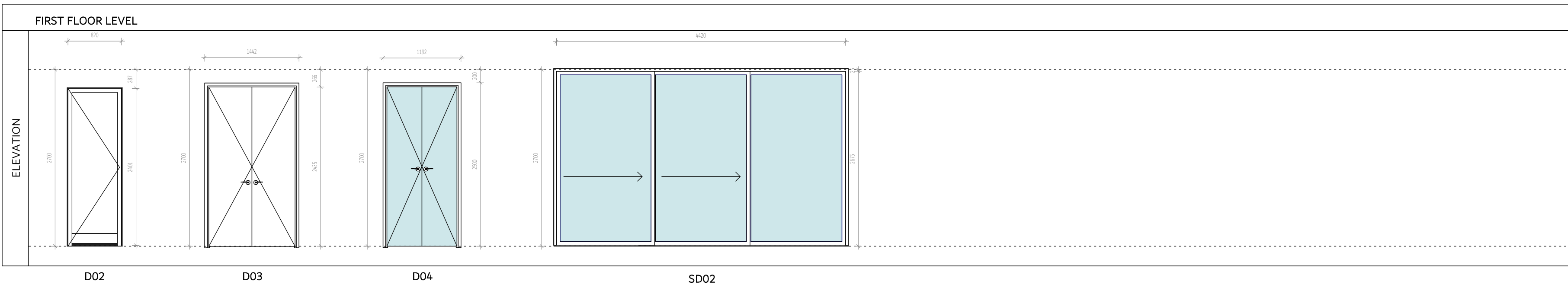
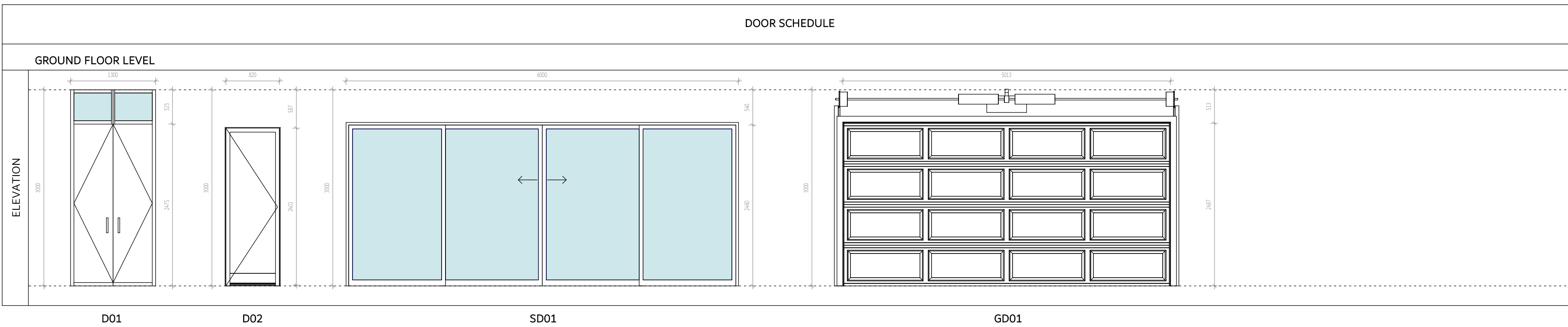
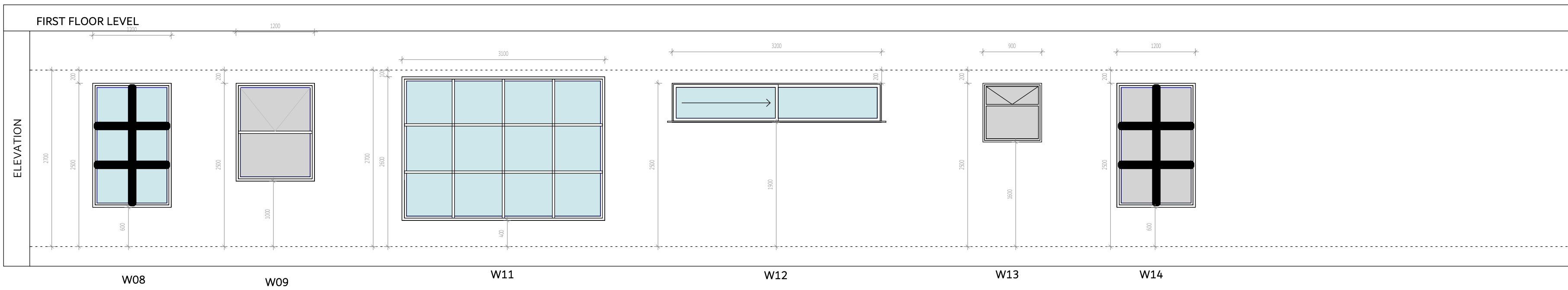
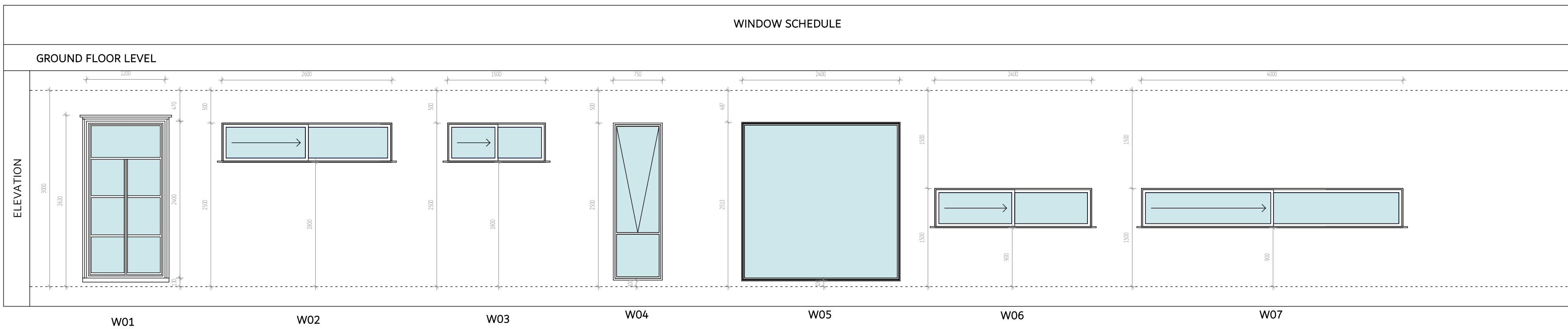
TITLE
WINDOW & DOOR SCHEDULE

CHECKED BY JE

DWG # INHAUS-11 REVISION D

PROJECT #

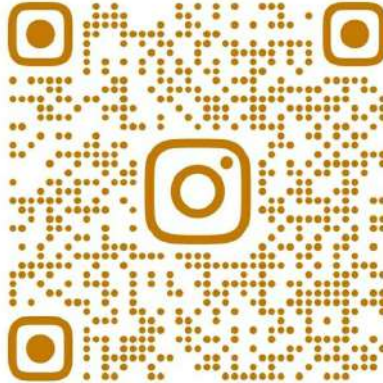
2022



WINDOW SCHEDULE				
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W01	3	GROUND FLOOR LEVEL	1200	2400
W02	1	GROUND FLOOR LEVEL	2600	600
W03	1	GROUND FLOOR LEVEL	1500	600
W04	2	GROUND FLOOR LEVEL	750	2400
W05	1	GROUND FLOOR LEVEL	2400	2400
W06	1	GROUND FLOOR LEVEL	2400	600
W07	1	GROUND FLOOR LEVEL	4000	600
W08	2	FIRST FLOOR LEVEL	1200	1900
W09	1	FIRST FLOOR LEVEL	1200	1500
W11	2	FIRST FLOOR LEVEL	3100	2200
W12	1	FIRST FLOOR LEVEL	3200	600
W13	1	FIRST FLOOR LEVEL	900	900
W14	1	FIRST FLOOR LEVEL	1200	1900
GRAND TOTAL: 18				

DOOR SCHEDULE				
TYPE MARK	COUNT	LEVEL	Rough Width/Door Panel Width/	HEIGHT
D02	6	GROUND FLOOR LEVEL		2400
ED01	1	GROUND FLOOR LEVEL	1200/	2425
GD01	1	GROUND FLOOR LEVEL	0/5000/	2500
POOL DOOR	2	GROUND FLOOR LEVEL		
SD01	1	GROUND FLOOR LEVEL	6000/5920/	2460
D02	5	FIRST FLOOR LEVEL	844/820/	2400
DD03	1	FIRST FLOOR LEVEL	1400/1400/	2500
DD04	4	FIRST FLOOR LEVEL	1150/1150/	2500
SD02	1	FIRST FLOOR LEVEL	4500/4420/	2660
GRAND TOTAL: 22				

INHAUSDESIGNS



bdag

ARCHITECTS

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF INHAUSDESIGNS. FOR ANY INQUIRY, PLEASE CONTACT: 0800 000 000

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO: 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

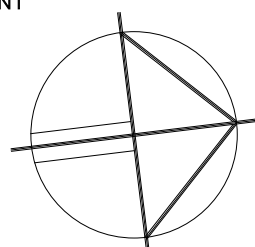
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE

DESCRIPTION

A 10.04.2025 ISSUED FOR FLOOR PLANS

B 15.04.2025 ISSUED FOR DESIGN PLANS

C 23.04.2025 ISSUED FOR CONSULTANTS

D 05.05.2025 ISSUED FOR DA SUBMISSION

E XXXX XXXX

F XXXX XXXX

LEGEND

NON-TRAFFICABLE

LANDSCAPE

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECH. VENTILATION

WET AREA FLOOR WASTE

90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

WALL SCHEDULE/FENCE

CHECKED BY

JE

DWG #

INHAUS-12

REVISION

D

PROJECT #

2022


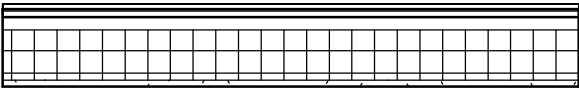
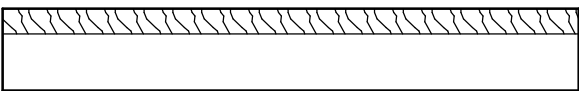
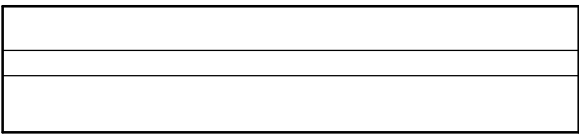
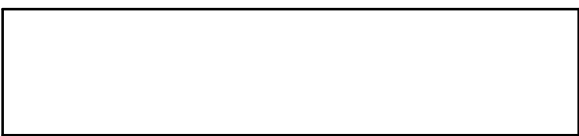


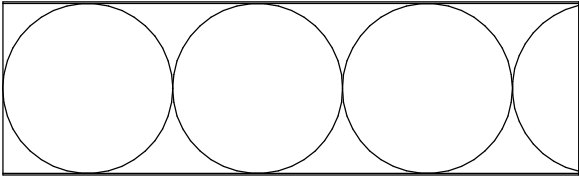


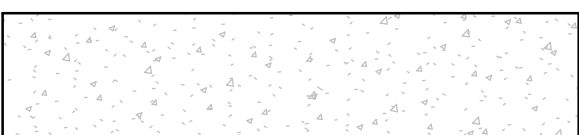


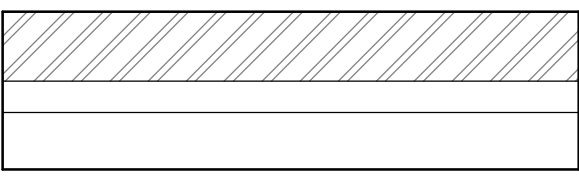
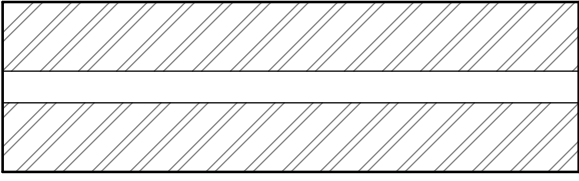
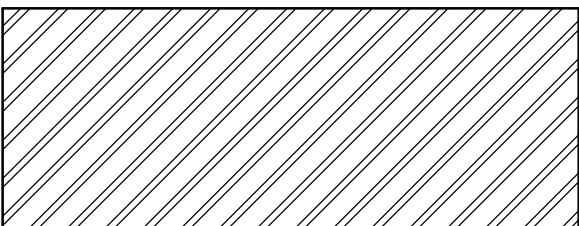
FENCE PLAN

1 : 50

FENCE ELEVATION

1 : 50

WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

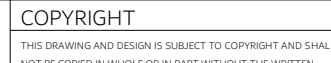
FENCE COMPLIANCE NOTES:

THE STANDARDS THAT FENCES MUST NEED TO BE BUILT WITHOUT PLANNING OR BUILDING APPROVAL IN RESIDENTIAL ZONES.

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:

- SIDE AND REAR BOUNDARY FENCES MUST NOT BE HIGHER THAN 1.8 M, OR HIGHER THAN 1.2 M IF THE FENCE IS BUILT FROM MASONRY.
- FENCES ALONG A BOUNDARY OF, OR IN THE SETBACK AREA OF, A PRIMARY OR SECONDARY ROAD MUST NOT BE TALLER THAN 1.2 M (THIS INCLUDES THE FRONT OF THE SITE AND ANY SIDE BOUNDARY ON CORNER SITES).
- FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID PIERS OR POSTS WIDER THAN 350 MM.
- CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

NOT FOR CONSTRUCTION



RESIDENTIAL / COMMERCIAL / INTERIORS

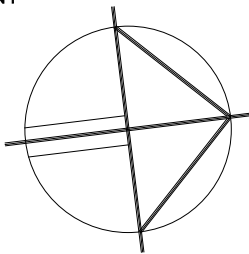
DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025



SCALE AS INDICATED @ A1

NOTES

ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.













ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

- | | |
|--|---|
|  | NEIGHBORS |
|  | LANDSCAPED AREA |
|  | CONCRETE PATH |
|  | PROPOSED DWELLING |
|  | SWIMMING POOL |
|  | TILED FLOOR |
|  | PREVAILING WINDS |
|  | VIEW CORRIDORS FROM ADJOINING BUILDINGS |
|  | VIEWS FROM SUBJECT SITE |
|  | PROPERTY BOUNDARY LINE |
|  | EXISTING OUTLINE |
|  | SUN PATH |

TITLE

SITE ANALYSIS

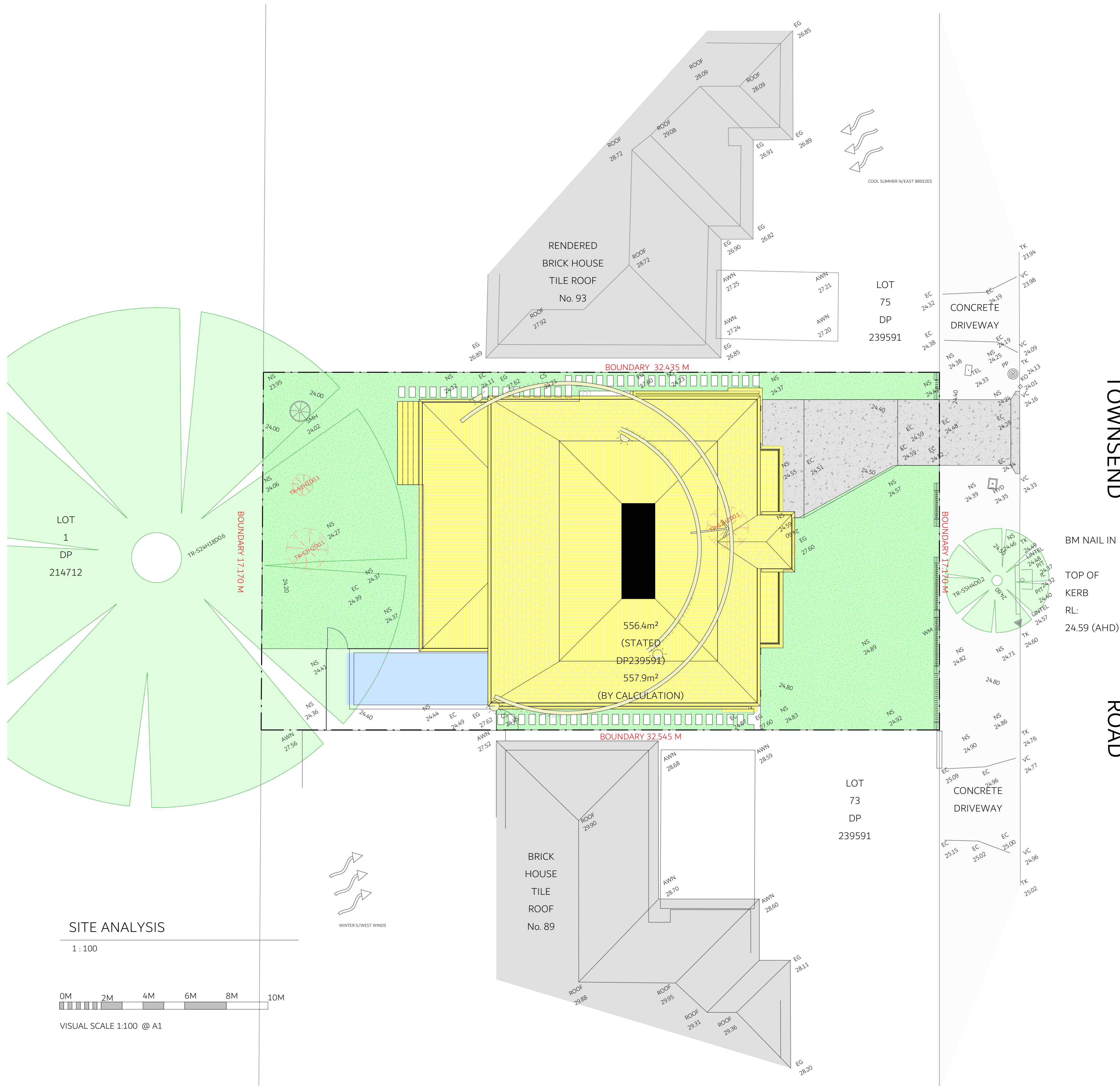
CHECKED BY _____ JE

DWG # INHAUS-13 REVISION D

PROJECT #

2022

NOT FOR CONSTRUCTION



NEIGHBOURING DWELLING




EXISTING DWELLING/ SITE



NEIGHBOURING DWELLING

INHAUSDESIGNS



bdaa

REGISTERED ARCHITECT

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

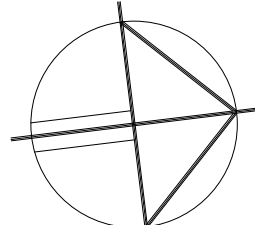
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA


· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.


· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.


· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.


REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX


LEGEND


 NON-TRAFFICABLE


 LANDSCAPE


 CONCRETE PATH


 CONCRETE SURFACE


 SWIMMING POOL


 TILED FLOOR


 ARTICULATION


 OVERHEAD


 HIDDEN


 SITE BOUNDARY


 SMOKE ALARM


 MECH VENTILATION


 WET AREA FLOOR WASTE


 90 STUD WALL

 110 BRICK

 250 BRICK VENEER

 270 DOUBLE BRICK

 130 CLADDING

 200 HEBEL WALL

TITLE

SHADOW DIAGRAMS

CHECKED BY

JE

DWG #

INHAUS-14

REVISION

D

PROJECT #

2022

9AM 21 JUNE

1 : 100

11AM 21 JUNE

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

10AM 21 JUNE

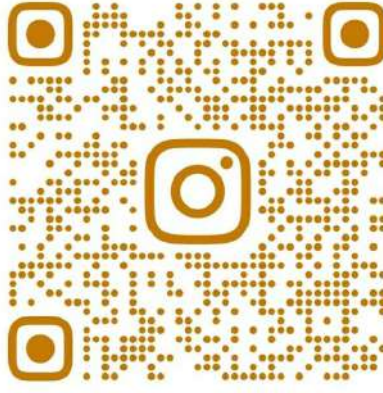
1 : 100


12PM 21 JUNE

1 : 100

NOT FOR CONSTRUCTION

INHAUSDESIGNS



 bdag

COPYRIGHT

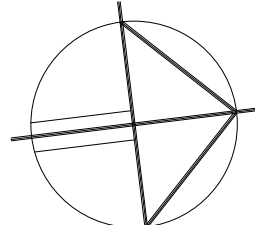
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD
27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

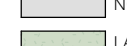
· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

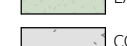
· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.


· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.


REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

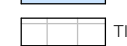
LEGEND


 NON-TRAFFICABLE


 LANDSCAPE


 CONCRETE PATH


 CONCRETE SURFACE


 SWIMMING POOL


 TILED FLOOR


 ARTICULATION

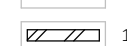
 OVERHEAD

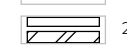
 HIDDEN


 SITE BOUNDARY


 SMOKE ALARM


 MECH VENTILATION

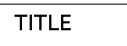
 WET AREA FLOOR WASTE


 90 STUD WALL

 110 BRICK

 250 BRICK VENEER

 270 DOUBLE BRICK

 130 CLADDING

 200 HEBEL WALL

TITLE

SHADOW DIAGRAMS

CHECKED BY

JE

DWG #

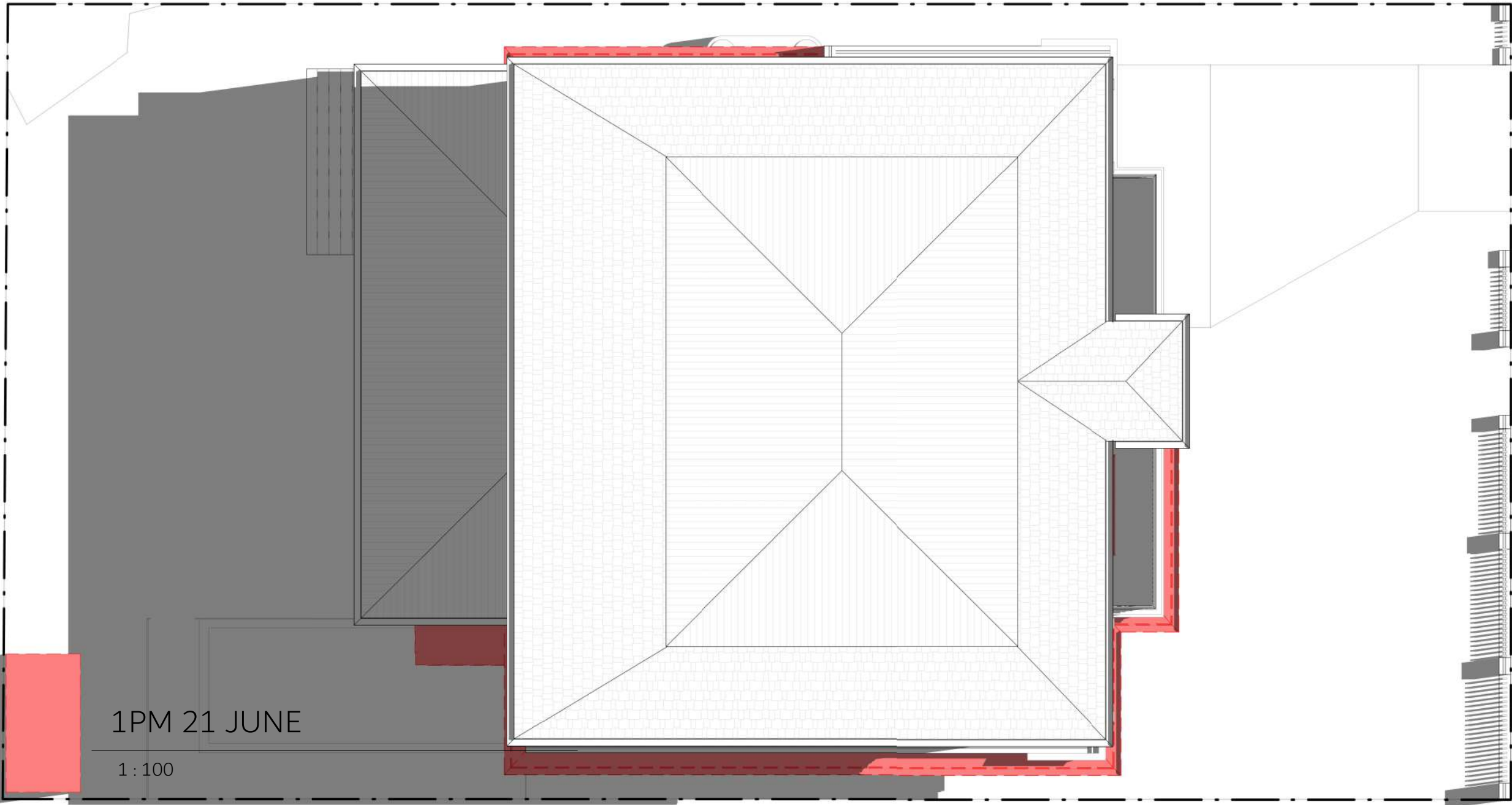
INHAUS-15

REVISION

D

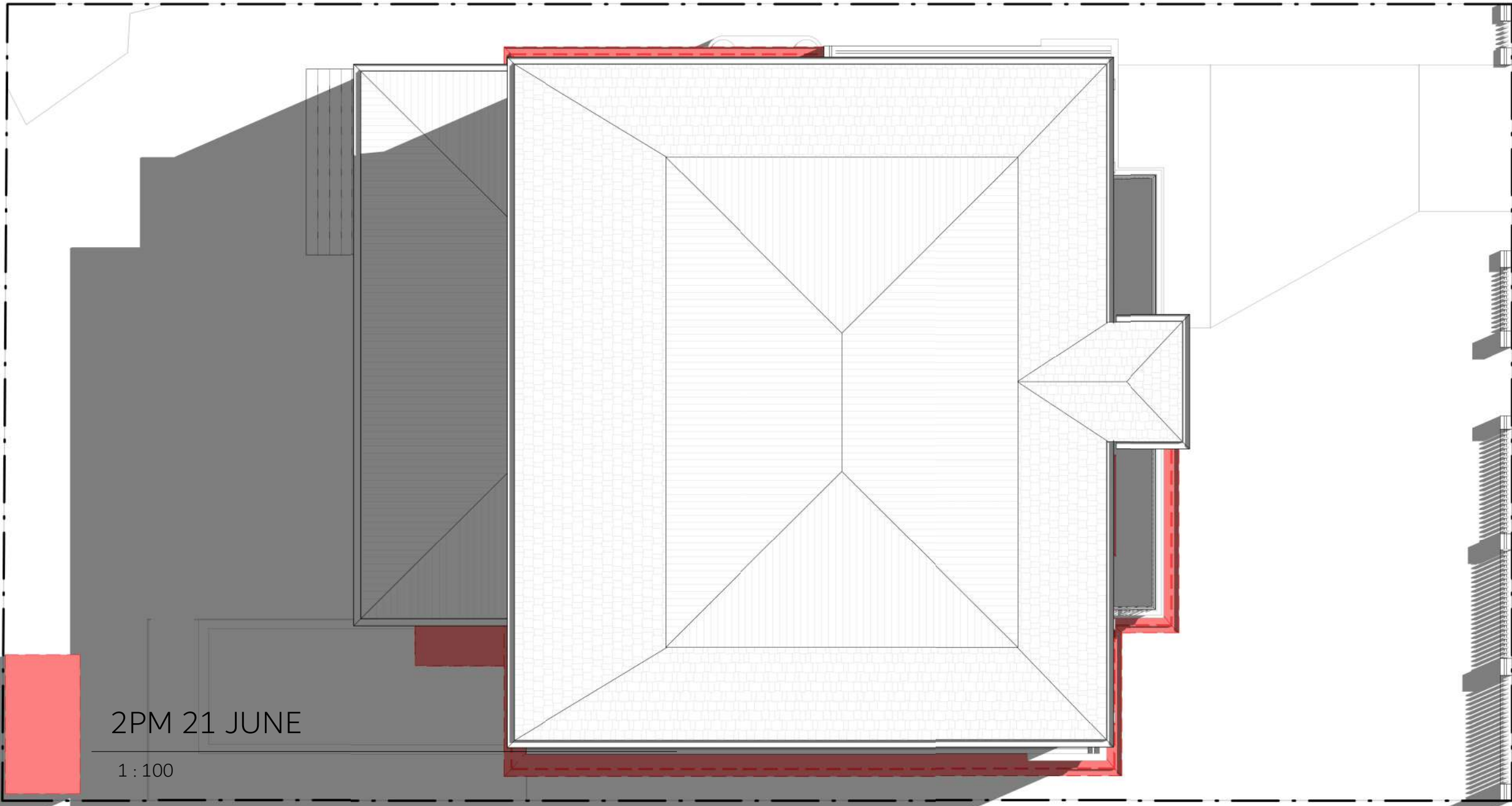
PROJECT #

2022



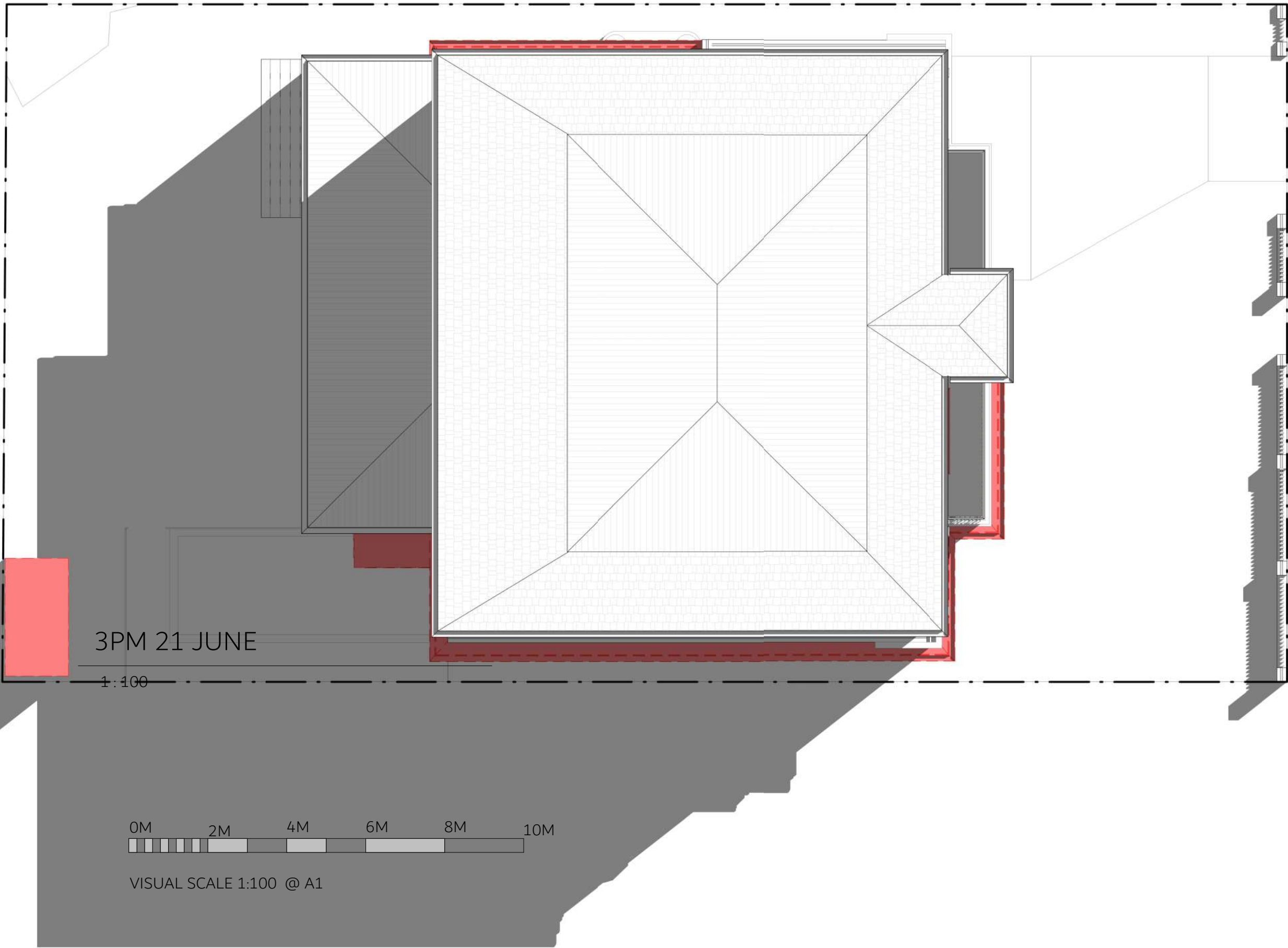
1PM 21 JUNE

1 : 100



2PM 21 JUNE

1 : 100

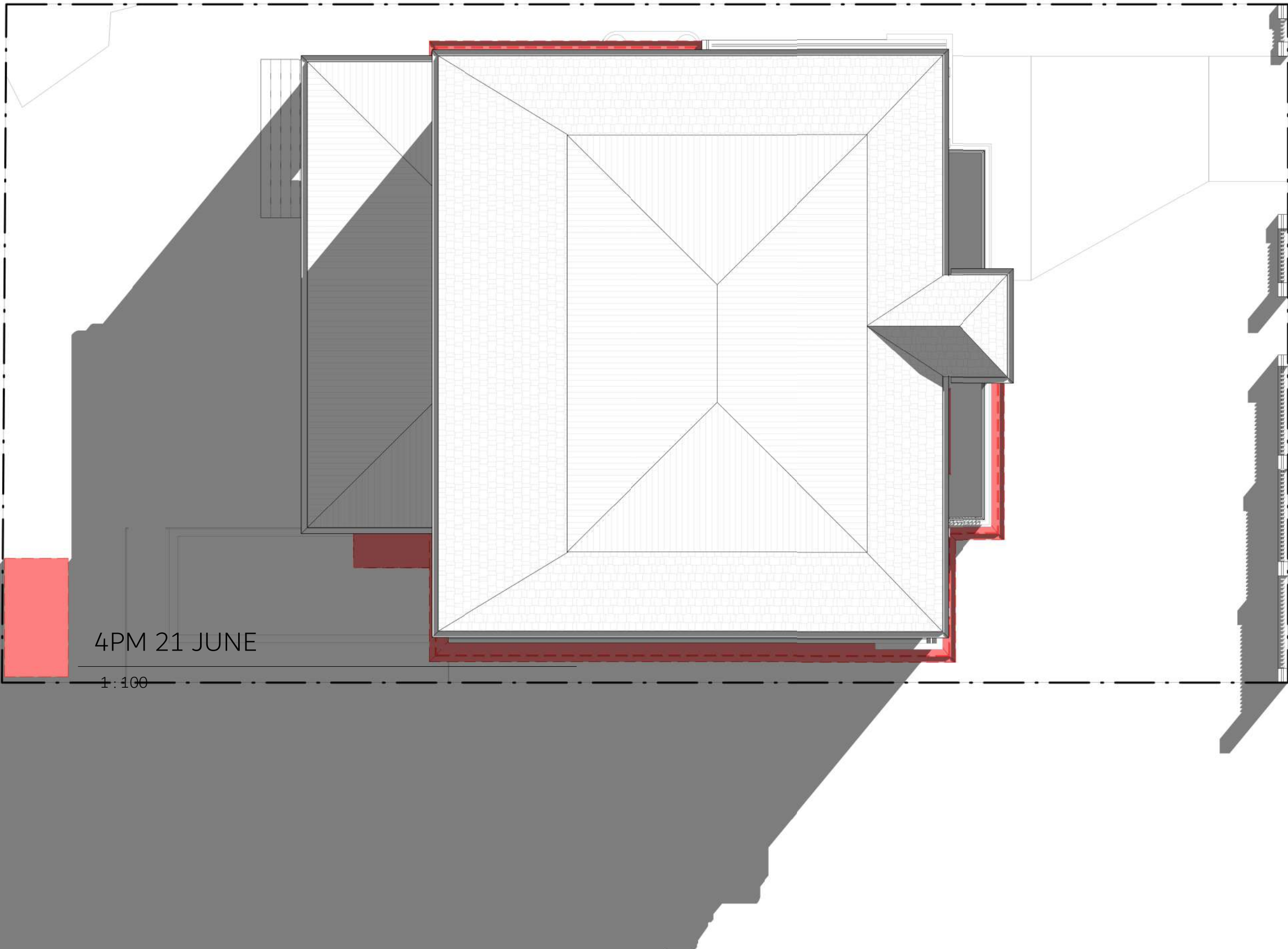


3PM 21 JUNE

1 : 100

0M 2M 4M 6M 8M 10M

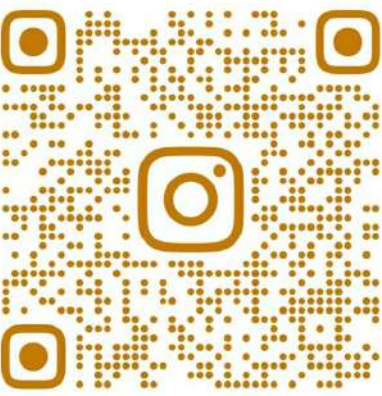
VISUAL SCALE 1:100 @ A1



4PM 21 JUNE

1 : 100

NOT FOR CONSTRUCTION



COPYRIGHT
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL
NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

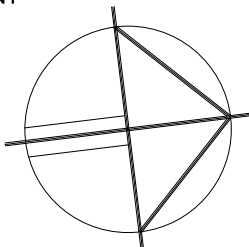
TOWNSEND ALTERATIONS AND
ADDITIONS

91 TOWNSEND STREET, CONDELL
PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

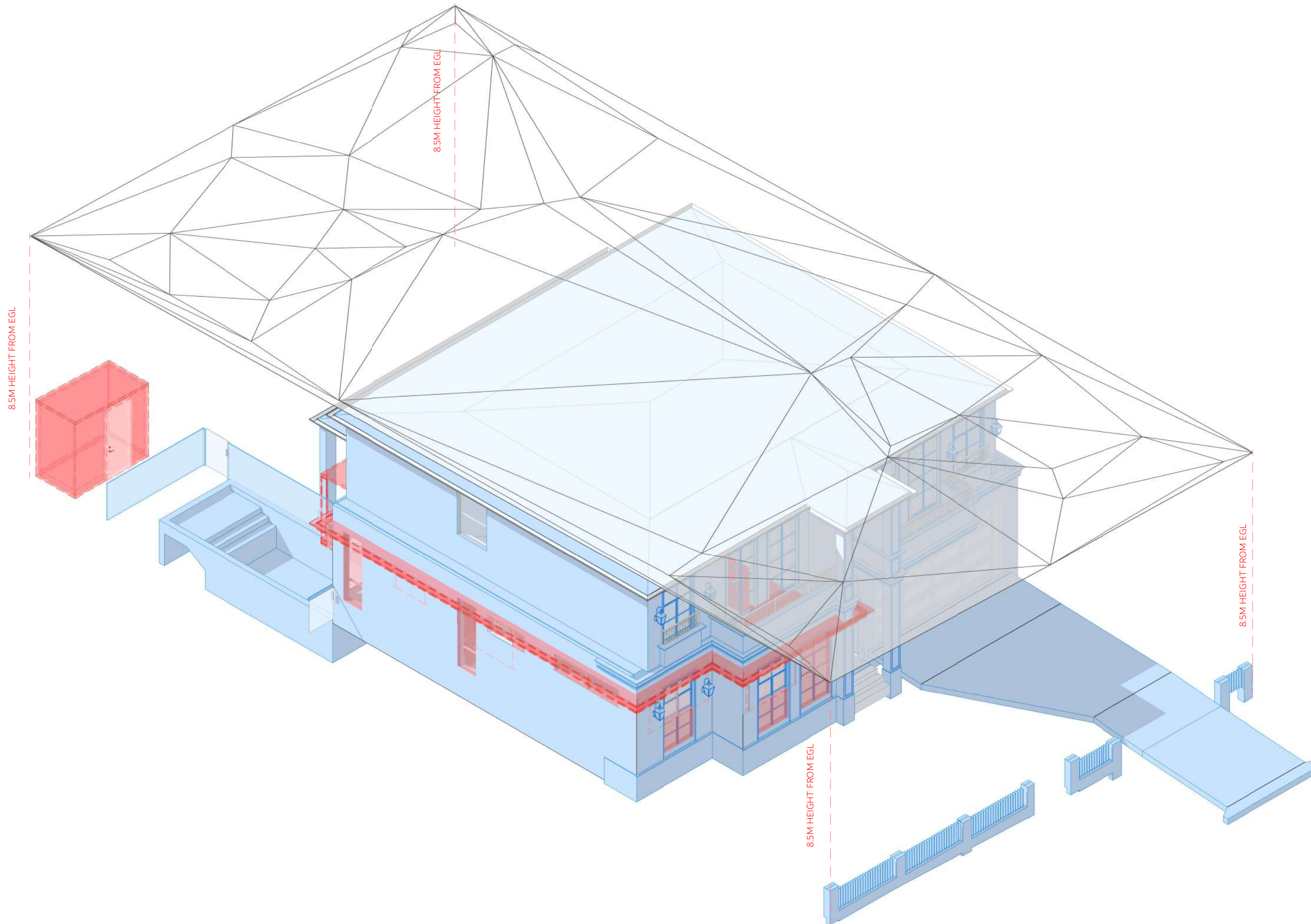
LEGEND

TITLE
3D HEIGHT BLANKET PLAN

CHECKED BY JE

DWG # INHAUS-16 REVISION D

PROJECT #
2022




VISUAL SCALE 1:100 @ A1

NOT FOR CONSTRUCTION

INHAUS

DESIGNS



bdaa

ARCHITECTS & DESIGNERS

10/100

10/100

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

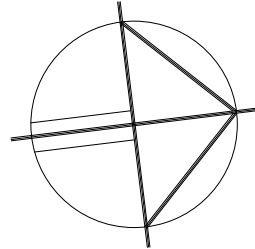
RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO. 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS
91 TOWNSEND STREET, CONDELL PARK, NSW, 2200
ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE

DEMOLITION PLAN

CHECKED BY

JE

DWG #

INHAUS-17

REVISION

D

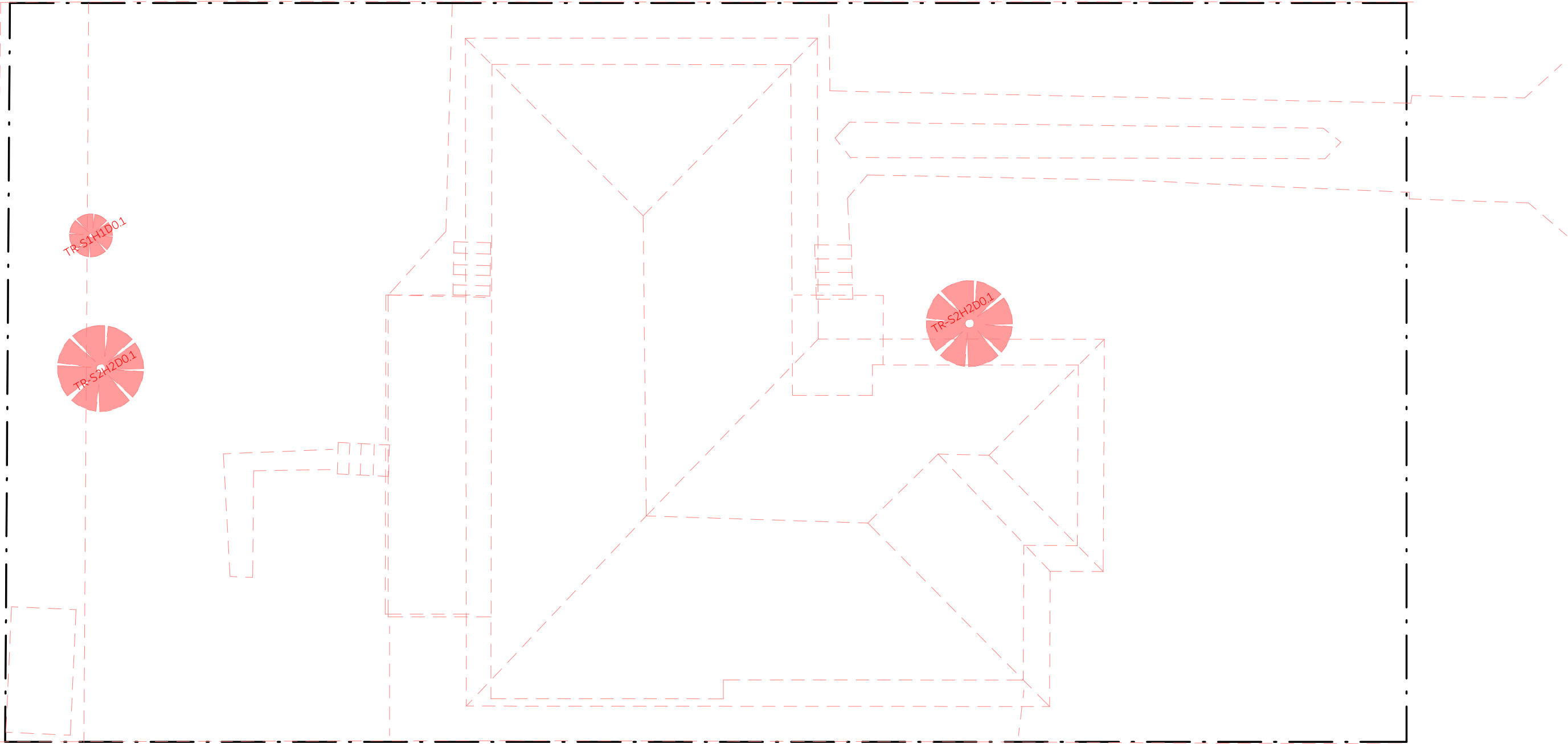
PROJECT #

2022

NOT FOR CONSTRUCTION

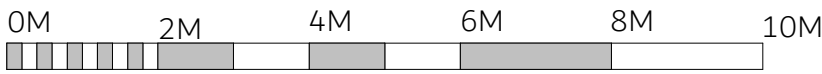
DEMOLITION NOTES:

1. ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
3. EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
5. THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND SERVICES.
6. DEMOLITION PLAN CONFIRMING DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601—2001, THE DEMOLITION OF STRUCTURES.

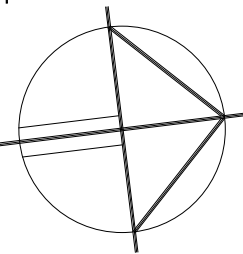
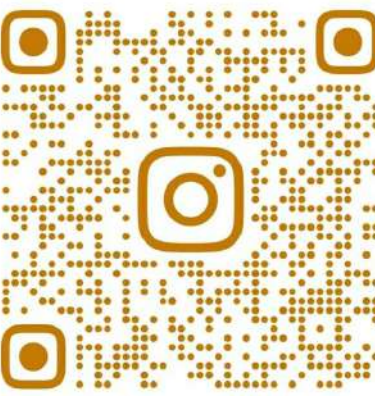


DEMOLITION PLAN

1 : 100



VISUAL SCALE 1:100 @ A1



- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

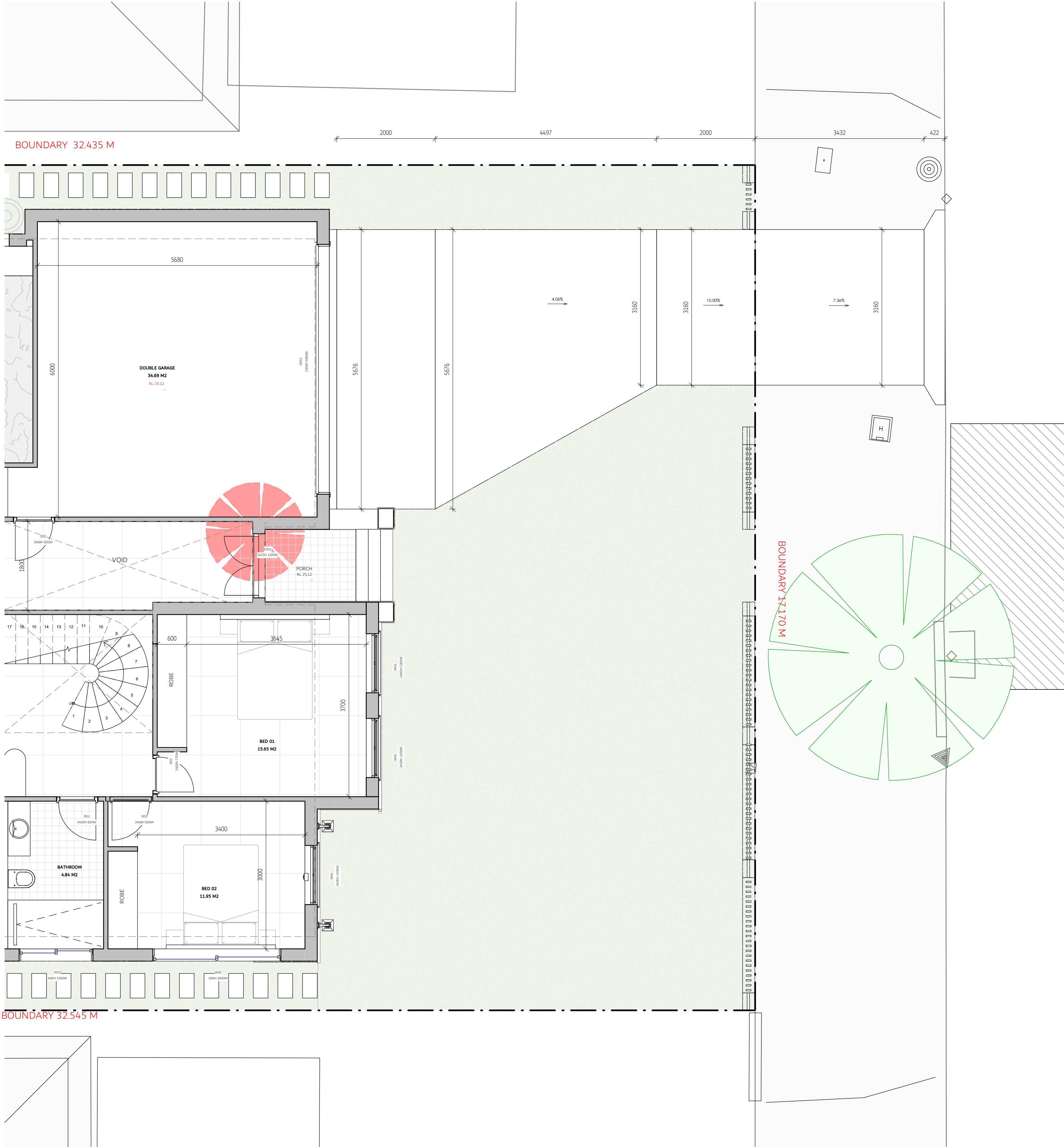
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

PARKING PLAN

1 : 50



VISUAL SCALE 1:75 @ A1





TOWNSEND

ROAD

REFER TO CIVIL ENGINEERING
DRAWINGS/ COUNCIL DRIVEWAY
APPROVAL FOR ANY CONSTRUCTION
LEVELS

INHAUSDESIGNS



COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

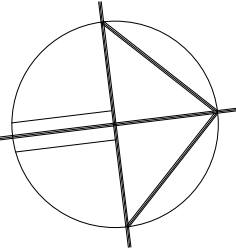
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

SCHEDULE OF COLOURS AND FINISHES

CHECKED BY

JE

DWG #

INHAUS-19

REVISION

D

PROJECT #

2022

SELECTED COMMONS
BRICK TO BE USED AND
RENDERED

SELECTED MONUMENT
GREY COLOUR FOR
EXTERNAL WINDOW
FRAMES.

SELECTED FRAMELESS
BOLT FIXED GLASS
BALUSTRADES AT
1200MM HEIGHT TO AS
STANDARDS.

SELECTED NEUTRAL
STONE FINISH.

SELECTED DULUX
WHITE RENDERED
FINISH


SELECTED ALUMINIUM
BLADE FENCE


SELECTED
COLOURBOND
ROOF SHEETING
IN SURFMIST.

SELECTED IRON
BALUSTRADES AT
1200MM HEIGHT TO
AS STANDARDS.

NOT FOR CONSTRUCTION

INHAUSDESIGNS



 bdo

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

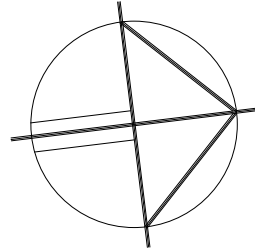
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA


· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.


· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.


· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.


REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX


LEGEND


 BUILDER'S WASTE BIN


 ALL WEATHER ACCESS SURFACE

 SWIMMING POOL

 SILT FENCE

 CONSTRUCTION FENCE

 STOCKPILE

 PORTALOO

TITLE

SEDIMENT CONTROL PLAN

CHECKED BY

JE

DWG #

INHAUS-20

REVISION

D

PROJECT #

2022

NOT FOR CONSTRUCTION

SEDIMENT CONTROL PLAN

1 : 100

0M

2M

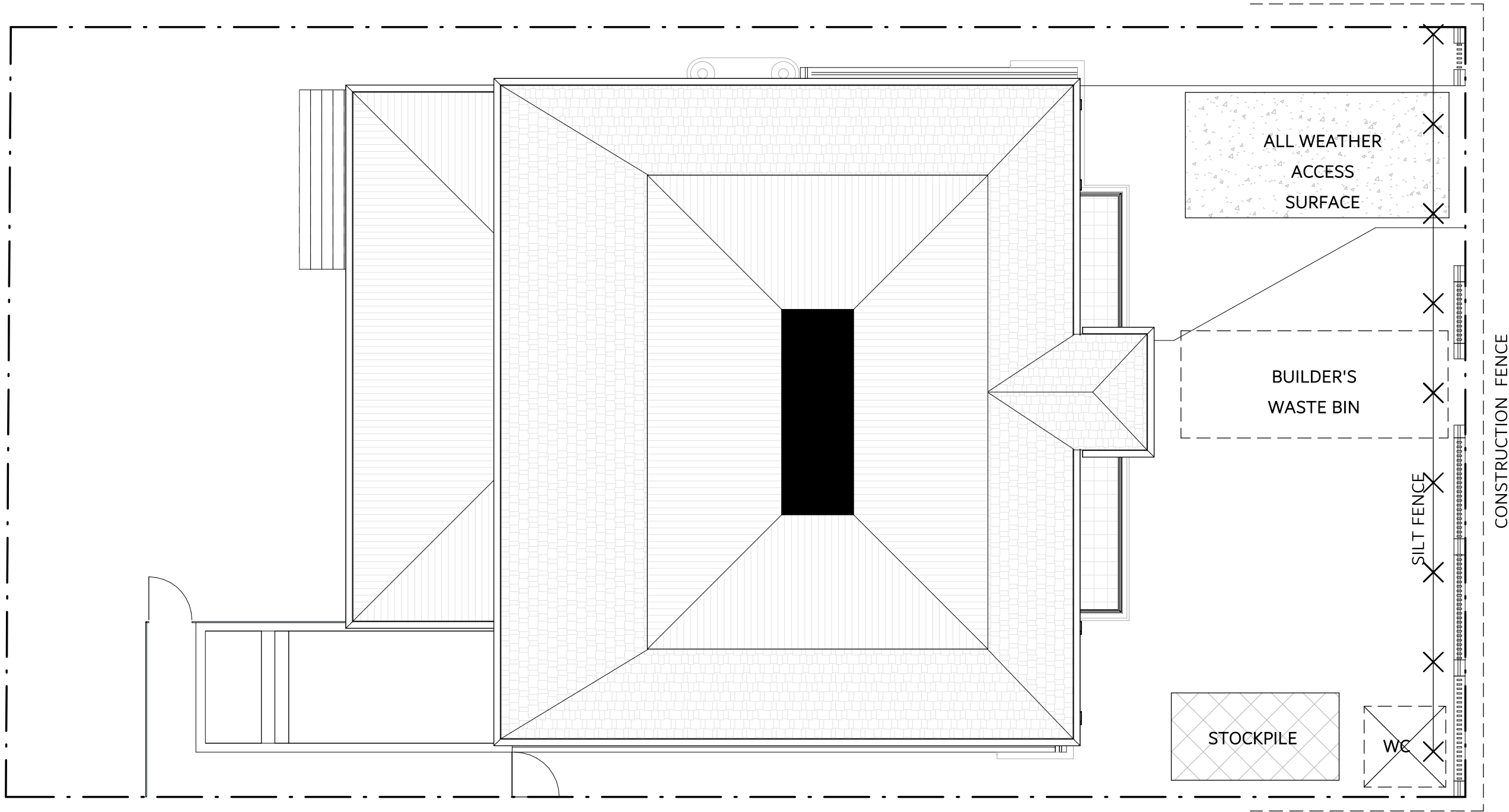
4M

6M

8M

10M

VISUAL SCALE 1:100 @ A1

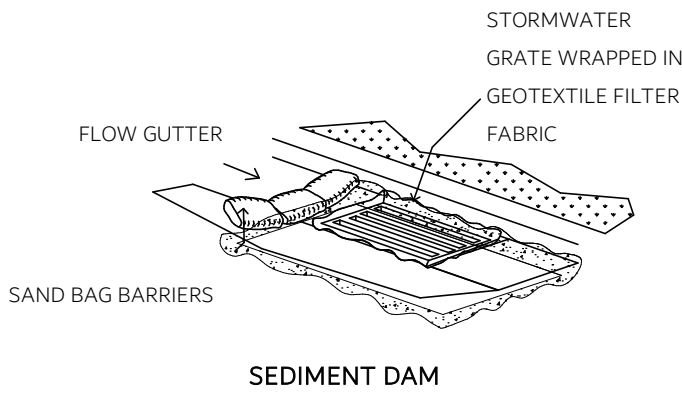


The plan shows a central building footprint with a black rectangular area in the middle. To the right of the building is an 'ALL WEATHER ACCESS SURFACE' and a 'BUILDER'S WASTE BIN'. Below the waste bin is a 'STOCKPILE' and a 'WC' (toilet). A 'SILT FENCE' and 'CONSTRUCTION FENCE' run along the right boundary. A 'PORTALOO' is located near the stockpile.

SEDIMENT CONTROL NOTES

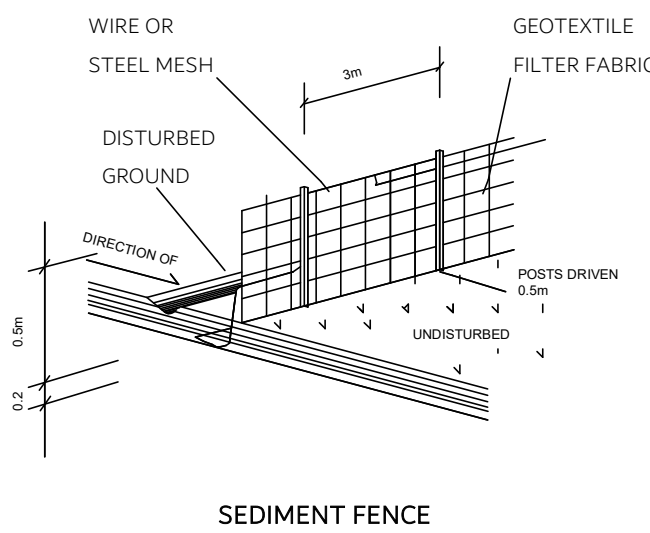
EROSION CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



The diagram shows a cross-section of a sediment dam. It consists of a 'FLOW GUTTER' at the top, followed by a 'STORMWATER GRATE WRAPPED IN GEOTEXTILE FILTER FABRIC'. Below the grate are 'SAND BAG BARRIERS'.

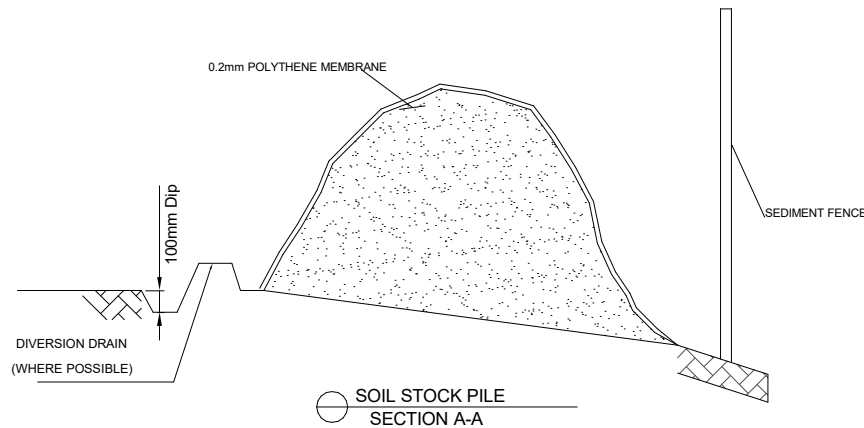
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER



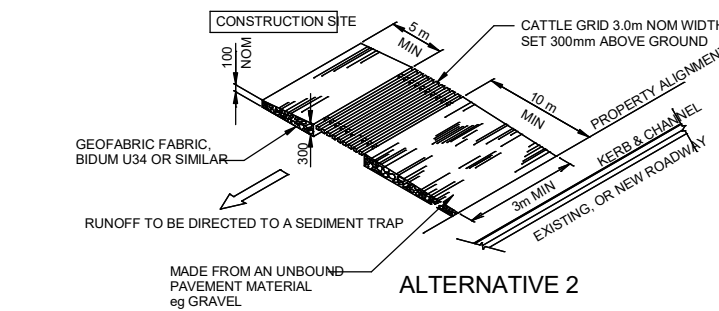
The diagram shows a cross-section of a sediment fence. It consists of a 'WIRE OR STEEL MESH' supported by 'POSTS DRIVEN' into the ground. The ground is divided into 'DISTURBED GROUND' and 'UNDISTURBED' areas. The fence is made of 'GEOTEXTILE FILTER FABRIC'.

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINEERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGETATION HAS BEEN COMPLETED.

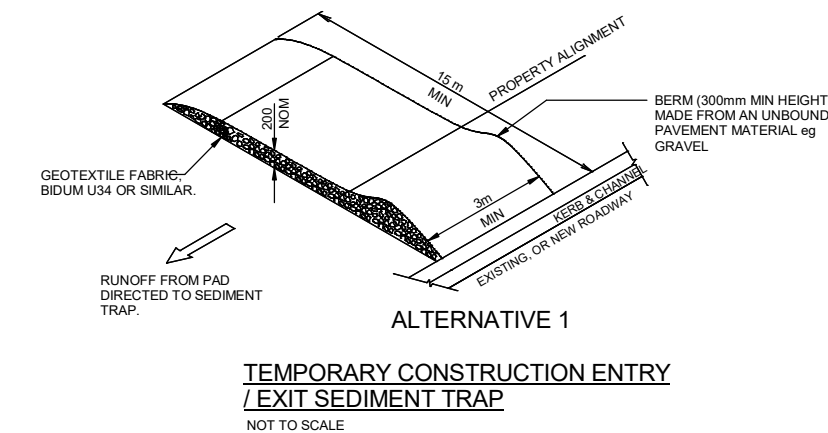
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.
7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE. ALL TRAPPED SEDIMENT WILL BE REMOVED TO A NOMINATED STOCKPILE.



The diagram shows a cross-section of a 'SOIL STOCK PILE'. A 'DIVERSION DRAIN (WHERE POSSIBLE)' is shown on the left, leading to a '100mm GAP' in the ground. A 'SEDIMENT FENCE' is on the right. The stockpile is covered with a '0.2mm POLYTHENE MEMBRANE'.

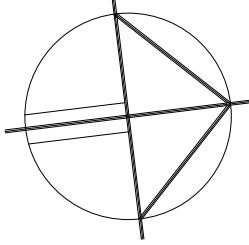
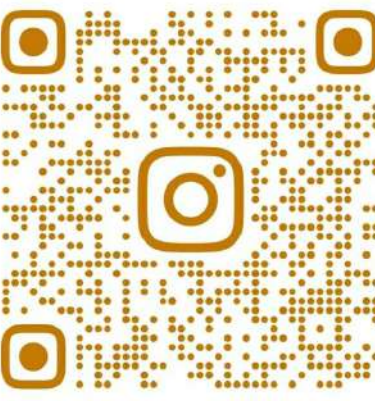


The diagram shows a cross-section of 'ALTERNATIVE 2' for a 'TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP'. It features a 'CONSTRUCTION SITE' with a 'CATTLE GRID 3.0m NOM WIDTH SET 300mm ABOVE GROUND'. The grid is supported by 'GEO FABRIC FABRIC BEAM USA OR SIMILAR'. The runoff is directed to a 'SEDIMENT TRAP' made from 'UNBOUND PAVEMENT MATERIAL eg GRAVEL'. The trap is located '1.0m' from the 'PROPERTY ALIGNMENT' and '1.0m' from the 'EXISTING OR NEW ROADWAY'.



The diagram shows a cross-section of 'ALTERNATIVE 1' for a 'TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP'. It features a 'GEO TEXTILE FABRIC BEAM USA OR SIMILAR' supporting a 'BERM (300mm MIN HEIGHT) MADE FROM AN UNBOUND PAVEMENT MATERIAL eg GRAVEL'. The berm is '1.0m' high and '1.0m' wide. The runoff is directed from the 'PAD' to the 'SEDIMENT TRAP'.

TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP
NOT TO SCALE



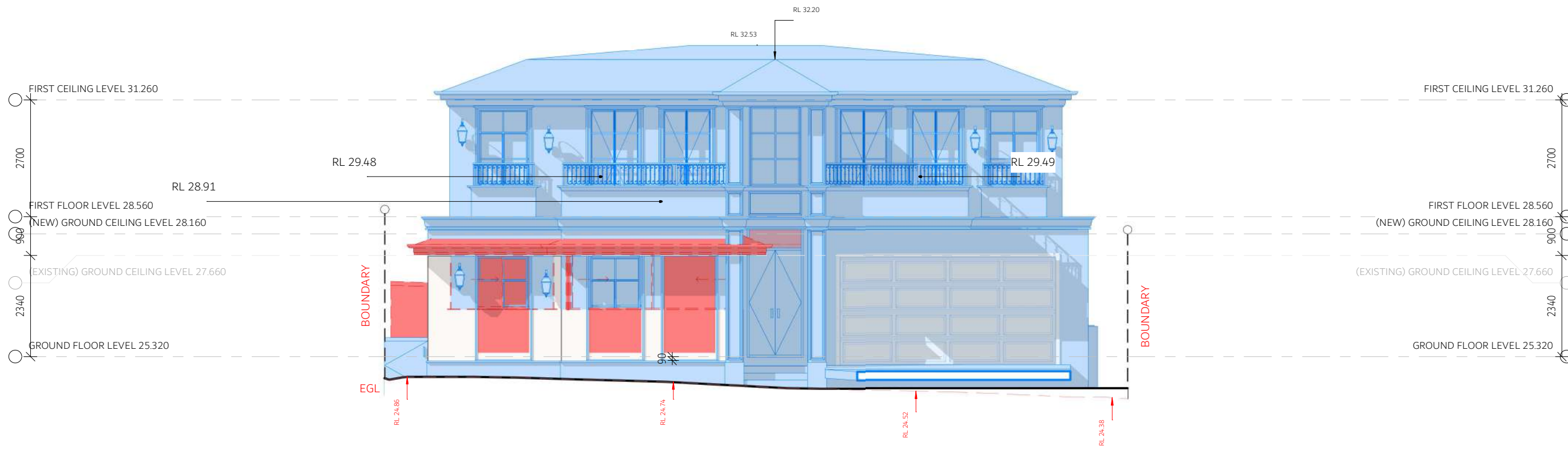
- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX



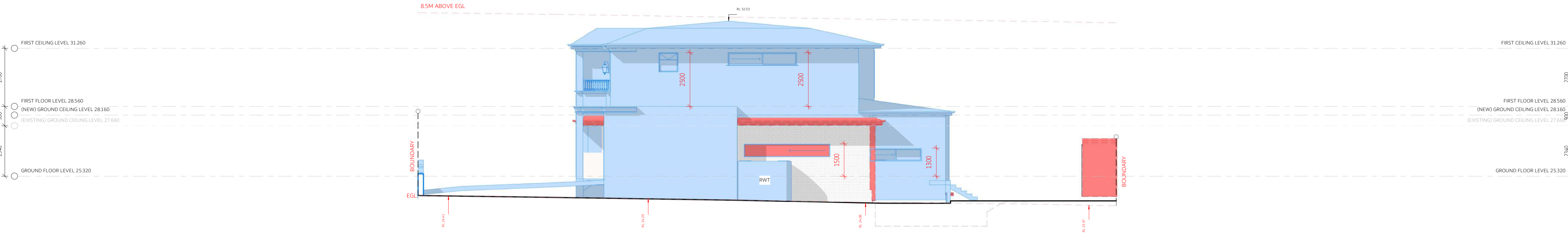
SOUTH ELEVATION 1

1 : 100



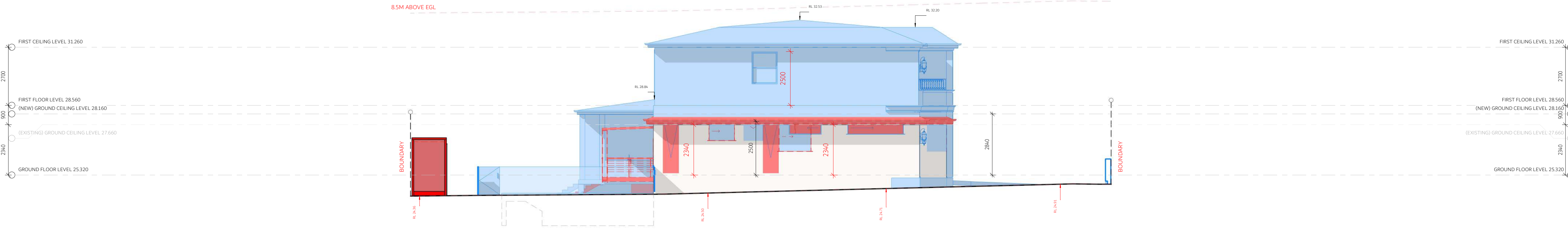
NORTH ELEVATION 1

1 : 100



WEST ELEVATION 1

1 : 100



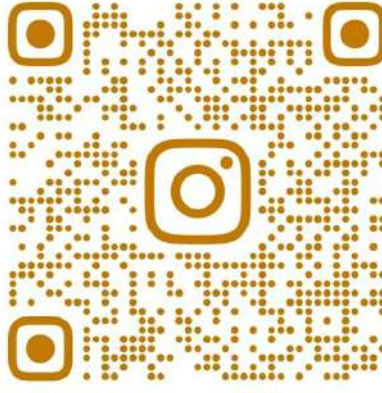
EAST ELEVATION 1


1 : 100



VISUAL SCALE 1:100 @ A1

INHAUSDESIGNS



 bdo

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

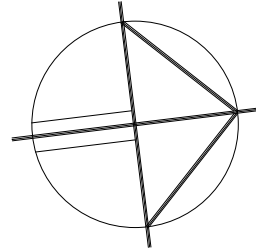
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

· ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

· BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

· USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

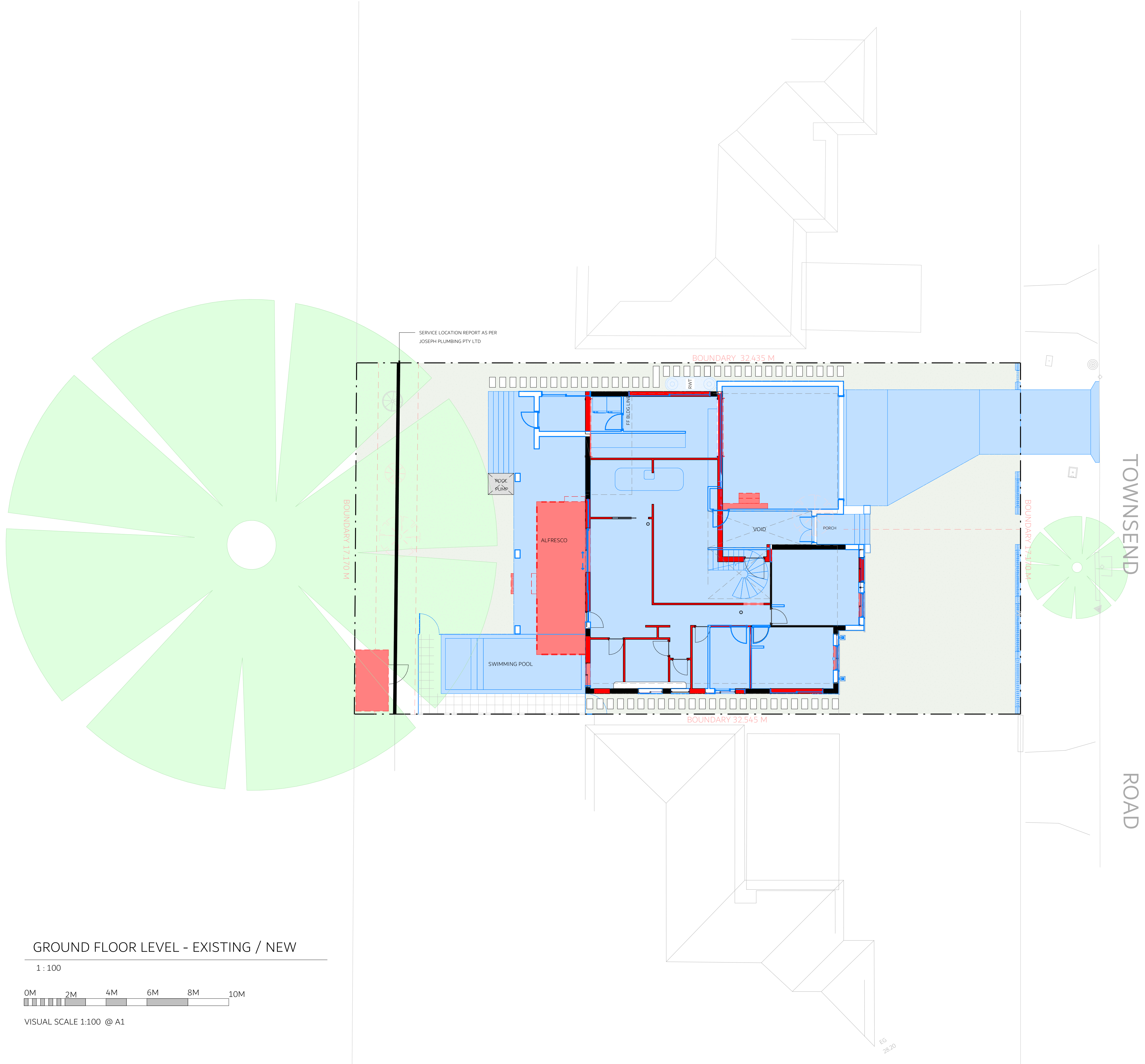
GROUND FLOOR - EXISTING / NEW

CHECKED BY JE

DWG # INHAUS-23

REVISION D

PROJECT # 2022



NOT FOR CONSTRUCTION

IN
HAUS
DESIGNS

bdoo

A E C A S A I T L D

REGISTERED DESIGNER

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

BASIX COMMITMENTS

CHECKED BY

JE

DWG #

INHAUS-24

REVISION


D

PROJECT #

2022

NOT FOR CONSTRUCTION

IN
HAUS
DESIGNS



bdoo

A & C & B & T & O

WILLBROS BUILDING

COPYRIGHT

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INHAUS DESIGNS NOW PTY LTD OR ITS AGENT.

RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI

MEMBERSHIP NO. 6605

EMAIL: ADMIN@INHAUSDESIGNS.COM.AU

BROWSE: WWW.INHAUSDESIGNS.COM.AU

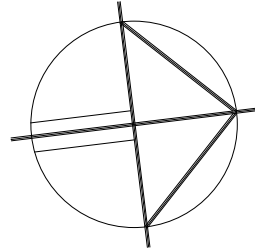
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALE

AS INDICATED @ A1

NOTES

. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 10.04.2025	ISSUED FOR FLOOR PLANS
B 15.04.2025	ISSUED FOR DESIGN PLANS
C 23.04.2025	ISSUED FOR CONSULTANTS
D 05.05.2025	ISSUED FOR DA SUBMISSION
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE

NATHERS COMMITMENTS

CHECKED BY

JE

DWG #

INHAUS-25

REVISION

D

PROJECT #

2022

NOT FOR CONSTRUCTION

Explanatory information: Barriers and children

