

SITE ANALYSIS 1:200

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M. KAMRUL ISLAM & M. RAHMAN
48 ERNEST STREET LAKEMBA NSW

client

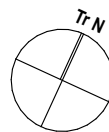
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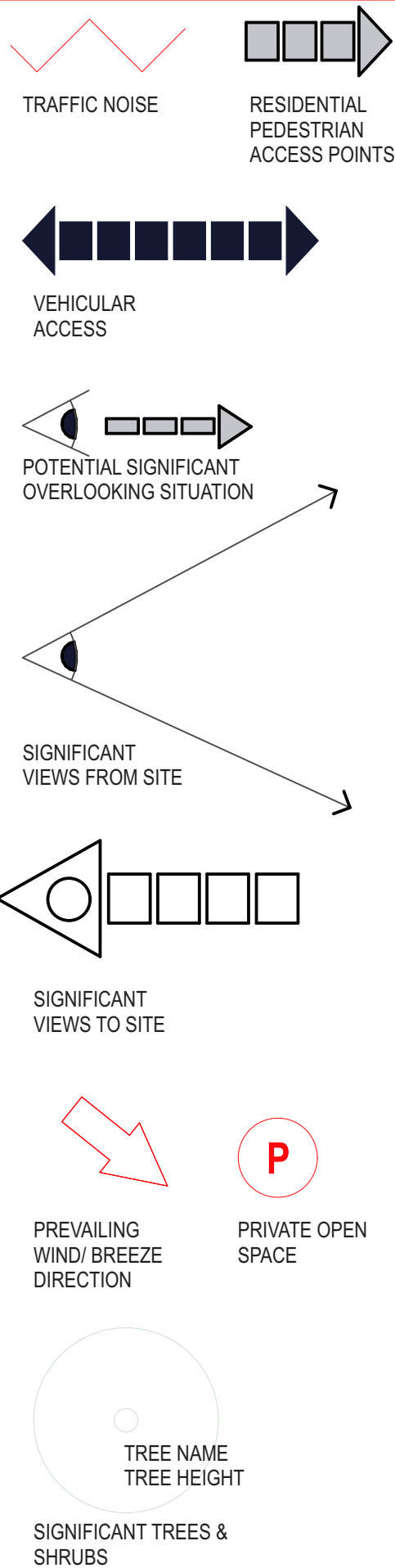
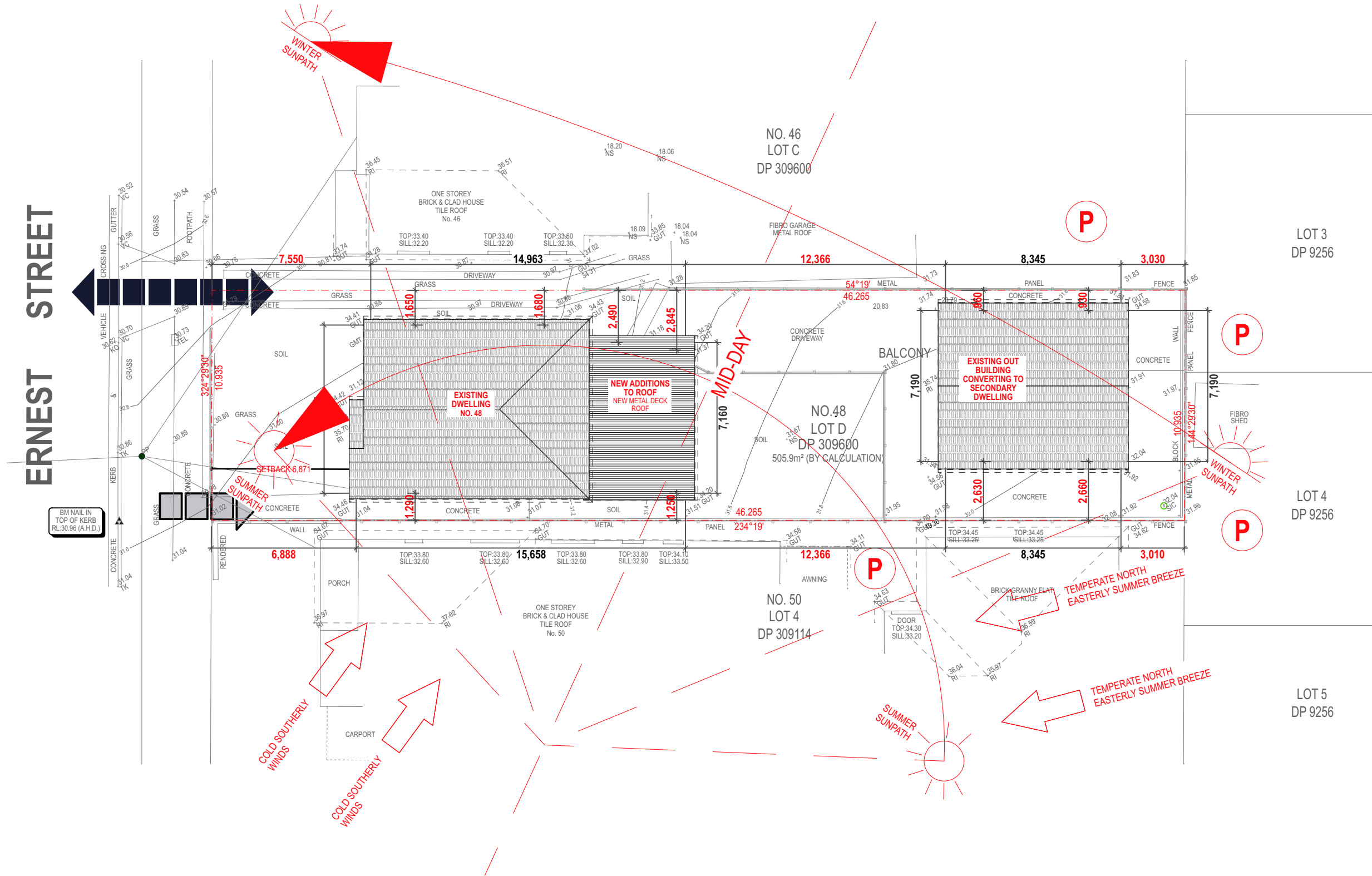
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ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP001890



SITE ANALYSIS PLAN
drawing

525-181 A01 A
project drawing no. issue
21/5/25

ERNEST STREET



ESD NOTES

WATER CONSERVATION

SELECTED WATER DEVICES TO ALL NEW WORKS AREAS WITH THE FOLLOWING STAR RATINGS

ITEM	RATING
SHOWER BASIN TAPS	4 STAR
SHOWER ROSE & MIXER	4 STAR
WC FLUSH SYSTEM	4 STAR
LAUNDRY TAPS	4 STAR

THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S ALLNEW SECONDARY DWELLING ROOF AREA IS TO BE DRAINED INTO A 2500 LITRES RAIN WATER TANK TO BE PROVIDED AS SPECIFIED ON THESE DRAWINGS AND CONNECTED TO ALL GARDEN & TOILET.

INSTALLATION AND LABELLING OF PIPES TO BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES.

ENERGY CONSERVATION

THE BUILDING IS TO BE CONSTRUCTED AND FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM:

ITEM	REQUIRMENT
MAIN DWELLING:	
EXTERNAL WALLS	BRICK VENEER WALLS
INTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
SEC. DWELLING:	
EXTERNAL WALLS	BRICK VENEER WALLS
INTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
WINDOW & SLIDING DOOR	ALUM FRAME WITH 6.82mm LAMINATED GLAZING.
GLASS TYPE	

ROOF TYPE	TILED PITCH T/C TILES
ROOF INSULATION	FOIL SISALATION

CEILING INSULATION	TO BASIX CERTIFICATE
WALL INSULATION	TO BASIX CERTIFICATE

EXTERNAL WALL COLOUR	MEDIUM COLOUR
ROOF CLADDING COLOUR	MEDIUM COLOUR
WEATHER STRIPPING	TO ALL DOORS AND WINDOWS

ROOF VENTILATION	STANDARD
HOTWATER UNIT	INSTANT GAS.
AIR CONDITIONING FOR HEATING AND COOLING OF BEDROOMS AND LIVING ROOMS	SINGLE PHASE WITH < 3.0 EER & DAY/NIGHT ZONING BETWEEN BEDROOM AND LIVING AREAS

SHOWER ROOM EXHAUST	INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/ OFF
LAUNDRY VENTILATION	NATURAL VENTILATION ONLY

LIGHTING: ALL FITTINGS CAPABLE OF ACCEPTING FLUORESCENT LAMPS TO:

ALL NEW SELECTED WHITE GOODS AND OTHER PRIME COST ELECTRICAL APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: REFRIDGERATOR, DISHWASER, WASHING MACHINE. DRYER TO BE AT LEAST 2.5 STAR RATED. PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIDGERATOR TO MANUFACTURERS REQUIREMENTS.

ALL GAS APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: KITCHEN COOK TOP AND OVEN; AND A 6 STAR INSTANTANIOUS GAS HOT WATER SYSTEM FOR DOMESTIC HOT WATER SUPPLY.

PROVIDE EXTERNAL CLOTHES DRYING AREA AS INDICATED ON PLAN, AND RETRACTIBLE INTERNAL DRYING LINE IN LAUNDRY.

BASIX CERTIFICATE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND SPECIFICATION AND REQUIREMENTS

SMOKE ALARM

Ⓢ DENOTES

CEILING MOUNTED SMOKE ALARM CONNECTED TO MAINS POWER SUPPLY WITH BATTERY BACK. AS PER: BCA: CLASS 1a BUILDING IN ACCORDANCE WITH 9.5.2 & 9.5.4 AS 1603; AS1670;AS3786 &AS1851.8

STORMWATER

ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3500 & COUNCIL'S REQUIRMENTS. DOWN PIPE & S/W PIPE LOCATIONS AND DOWNPIPES ARE INDICATIVE ONLY - TO BE DETERMINED BY PLUMBER.

ALL STORMWATER TO BE DISCHARGED TO THE STREET GUTTER USING NEW AND EXISTING UNDERGROUND PIPING. ALL NEW PIPING TO BE STORMWATER GRADE UPVC TO ALL RELEVANT AND CURRENT SAA CODE REQUIREMENTS.

ALL WATER RUN-OFF FROM PAVING TO BE DIRECTED TO GRASS AREAS AND GARDEN BEDS.

REFER TO STORMWATER DRAINAGE CONCEPT PLAN FOR FURTHER DETAILS.

TERMITE PROTECTION

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1 - 2000. PROVISIONS IN THIS DESIGN INCLUDE:
- PESTICIDE RETICULATION SYSTEM BELOW THE GROUND SLAB WITH FREQUENT CHEMICAL INJECTION SERVICE TO MANUFACTURER'S MAINTENANCE RECOMMENDATIONS.
- WOVEN METAL MESH FABRIC LAID ACROSS 270MM BRICK WALL CAVITIES BELOW THE FLOOR STRUCTURE LEVEL.

REFER TO SECTIONS FOR FURTHER DETAILS

SLIP RESISTANCE

ALL FLOOR SURFACES TO HAVE A SLIP-RESISTANT FINISHIN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES

Table 10.8.3: Roof space ventilation requirements	
Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

PROVIDE EXHAUST SYSTEM TO:

LAUNDRY,KITCHEN AND EN-SUITE. IN ACCORDANCE WOTH ABCB HOUSING PROVISIONS PART 10.8: CONDENSATION DETAILS OF FLOW RATES + EXHAUST TO OUTSIDE AIR:

Part 10.8 Condensation management:10.8.1

External wall construction

(1) Where a pliable building membrane is installed in an external wall, it must—
(a) comply with AS 4200.1; and
[2019: 3.8.7.2]
(b) be installed in accordance with AS 4200.2; and
(c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(2) Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—
(a) in climate zones 4 and 5, 0.143 µg/N.s; and
(b) in climate zones 6, 7 and 8, 1.14 µg/N.s.
(3) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

10.8.2 Exhaust systems


(1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—
(a) 25 L/s for a bathroom or sanitary compartment; and
(b) 40 L/s for a kitchen or laundry.
(2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
(3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
(4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must—
(a) be interlocked with the room's light switch; and
(b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.
(5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—

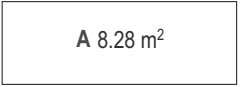
(a) via openings to an adjacent room with a free area of 14,000 mm2; or
(b) in accordance with AS 1668.2.
(6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

10.8.3 Ventilation of roof spaces
(1) In climate zones 6, 7 and 8, a roof must have a roof space that— (a) is located—
(i) immediately above the primary insulation layer; or
(ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/ N.s, which is immediately above the primary insulation layer; or
(iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
(b) has a height of not less than 20 mm; and
(c) is either—
(i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
(ii) located immediately underneath the roof tiles of an unsarked tiled roof.
(2) The requirements of (1) do not apply to a—
(a) concrete roof; or
(b) roof that is made of structural insulated panels; or
(c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m²	LOT SIZE = 505.9m²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDNG FOOTPRINT AREA = 330.00m² SEC.DWELLING MAX. AREA = 60m²	ACTUAL DWELLING AREA = 103.46m² ACTUAL SEC. DWELLING AREA = 60m² TOTAL DWELLING AREA = 163.46m²
4	SITE COVER =50% = 252.95m²	ACTUAL SITE COVER = 35.18% = 177.98m²
5	DWELLING BLDNG HEIGHT MAX.= 8.50m S/DWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL DWELLING BLDNG HEIGHT MAX.= 5.59m ACTUAL S/DWELLING BLDNG HEIGHT MAX.= 3.80m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.930m
7	REAR SETBACK MIN.= 3.00m	ACTUAL REAR SETBACK = 3.010m
8	LANDSCAPED AREA MIN.= 25% = 126.48m²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m²
9	S/WATER PERVIOUS AREA= 30%= 151.77m²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m²
10	PRIVATE COURTYARD AREA = 24.0m²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m² PRIVATE COURTYARD S/DWELLING-AREA B = 32.96m²

PROPOSED LANDSCAPED AREA CALCULATIONS	
	
LAND AREA = 505.9m²	
SOFT LANDSCAPED AREA REQ. = 25%= 126.48m²	
PERVIOUS AREA CALCULATIONS AREA	
A=64.07m²	
B=65.69m²	
TOTAL	129.76m² 25.65% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS	
	
LAND AREA = 505.9m²	
STORMWATER SOFT AREA REQ. = 30%= 151.77m²	
PERVIOUS AREA CALCULATIONS AREA	
A=64.07m²	
B=65.69m²	
C=6.82m²	
D=22.30m²	
TOTAL	158.88m² 31.40% OF SITE AREA

WINDOW SCHEDULE - MAIN DWELLING



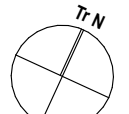
WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE	SILL HEIGHT. FROM FFL
Ⓦ ₀₁	ALUM. FRAME SL. WINDOW	1800mm	1500mm	800mm
Ⓦ ₀₂	ALUM. FRAME SL. WINDOW	1200mm	1500mm	800mm
Ⓦ ₀₃	ALUM. FRAME SL. WINDOW	1500mm	1500mm	800mm
Ⓦ ₀₄	ALUM. FRAME FIXED WINDOW	900mm	500mm	1100mm
Ⓦ ₀₅ Ⓦ ₀₆	HIGH ALUM. FRAME SL. WINDOWS FROSTED	900mm	900mm	1500mm
Ⓦ ₀₇	ALUM. FRAME SL. WINDOW	1800mm	1350mm	800mm
Ⓦ ₀₈	ALUM. FRAME SL. WINDOW	1500mm	1350mm	800mm
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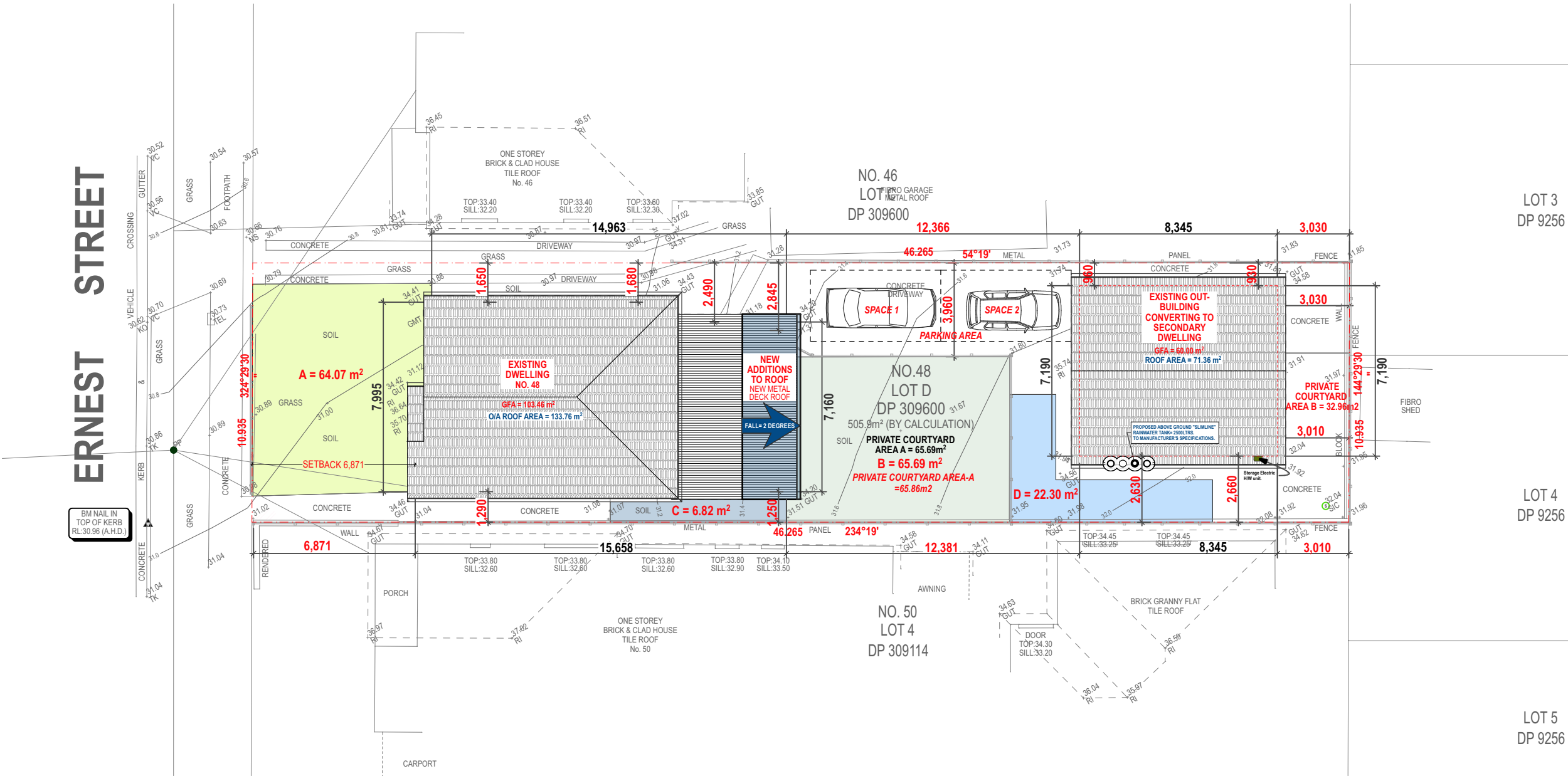
DOOR SCHEDULE - MAIN DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
Ⓓ ₀₁	HOLLOW CORE SWING DOOR	900 mm	2100mm
Ⓓ ₀₂	SOLID CORE DOOR	900 mm	2100mm

DOOR SCHEDULE - SECONDARY DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
Ⓓ ₀₁ Ⓓ ₀₂	HOLLOW CORE SWING DOORS	900 mm	2100mm
Ⓓ ₀₃ Ⓓ ₀₄	HOLLOW CORE SL. DOORS	900 mm	2100mm

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A DA SUBMISSION			21/5/25			client									525-181			A02			A		
rev notes			date												project			drawing no.			issue 21/5/25		



BCA & SEPP COMPLIANCE:
THE ENTIRE PROPOSAL IS IN CONFORMITY
WITH ALL RELEVANT PARTS OF THE
BUILDING
CODE OF AUSTRALIA 2022 (NCC 2022)
& THE NSW HOUSING CODE- SEPP 2008 &
SEPP 2021.

PROPOSED SITE PLAN 1:200

PROPOSED LANDSCAPED AREA CALCULATIONS	
<div><div></div><div>A 8.28 m²</div></div>	
LAND AREA = 505.9m ²	
SOFT LANDSCAPED AREA REQ. = 25%= 126.48m ²	
PERVIOUS AREA CALCULATIONS AREA	
A=64.07m ²	
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TOTAL	129.76m ² 25.65% OF SITE AREA

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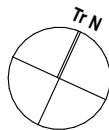
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PROPOSED SITE PLAN
drawing

525-181	A03	A
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ERNEST STREET

ERNEST STREET

BM NAIL IN
TOP OF KERB
RL:30.96 (A.H.D.)

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EXISTING FLOOR PLAN & SITE PLAN 1:200

PROPOSED ROOF PLAN 1:200

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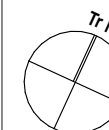
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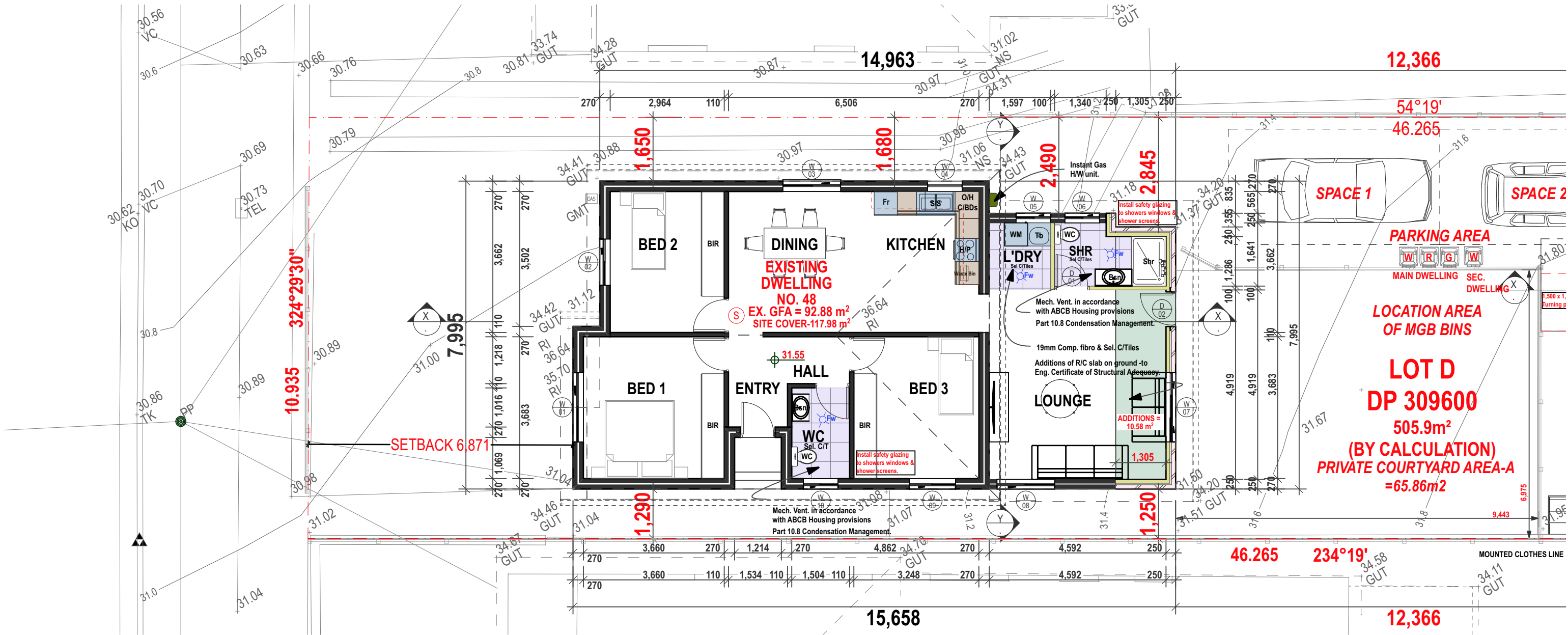


**EXISTING FLOOR PLAN & PROP.
ROOF PLAN**
drawing

525-181
project

A04
drawing no.

A
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BCA & SEPP COMPLIANCE:
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DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
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DOOR SCHEDULE

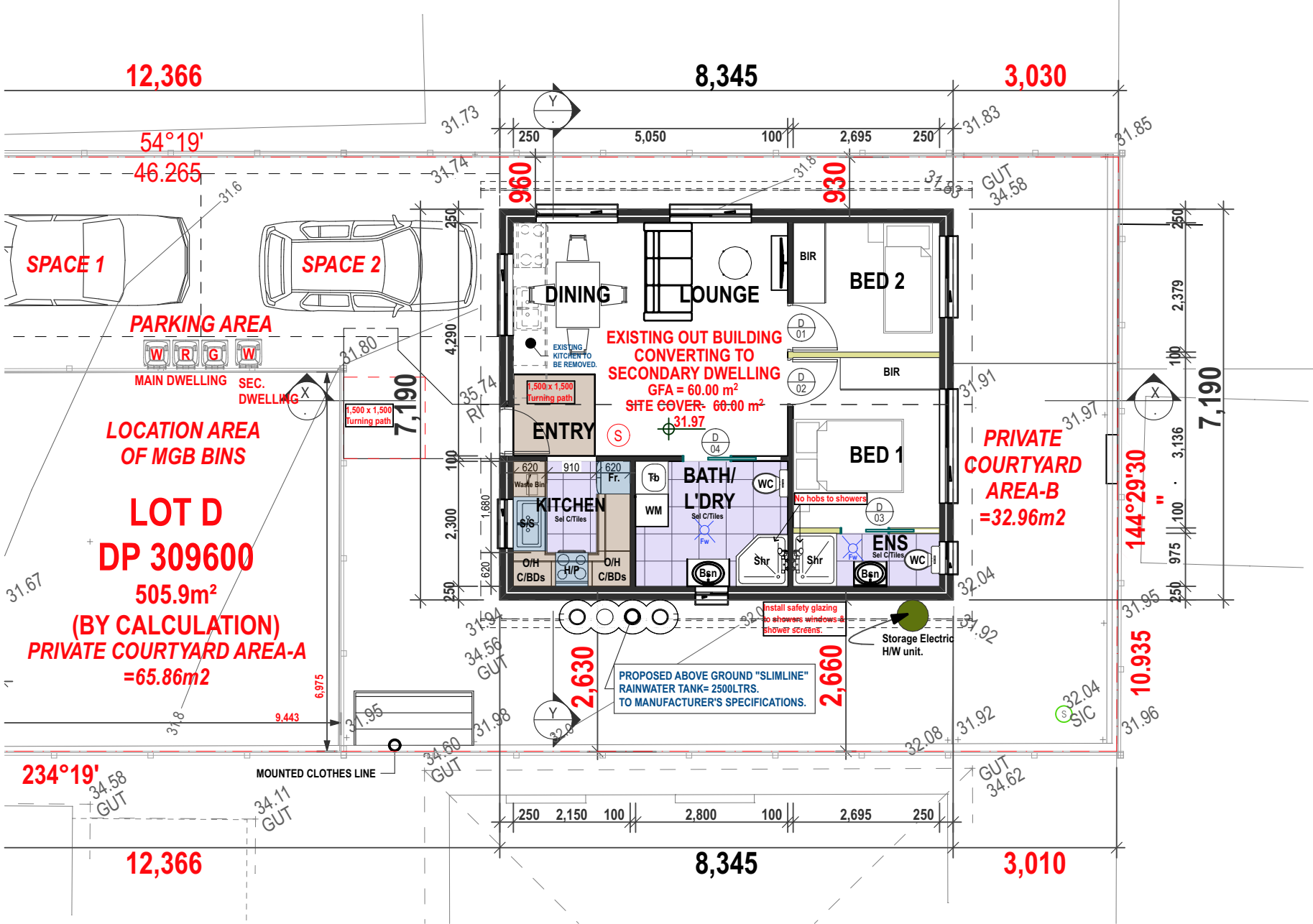
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W 04	ALUM. FRAME FIXED WINDOW	900mm	500mm	1100mm
W 05	HIGH ALUM. FRAME SL. WINDOWS FROSTED	900mm	900mm	1500mm
W 06	ALUM. FRAME SL. WINDOW	1800mm	1350mm	800mm
W 07	ALUM. FRAME SL. WINDOW	1500mm	1350mm	800mm
W 08	ALUM. FRAME SL. WINDOW	1200mm	1350mm	800mm
W 09	HIGH ALUM. FRAME SL. WINDOW FROSTED	900mm	600mm	1500mm

WINDOW SCHEDULE

PROPOSED FLOOR PLAN MAIN DWELLING 1:100

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BCA & SEPP COMPLIANCE:
THE ENTIRE PROPOSAL IS IN CONFORMITY
WITH ALL RELEVANT PARTS OF THE
BUILDING
CODE OF AUSTRALIA 2022 (NCC 2022)
& THE NSW HOUSING CODE - SEPP 2008 &
SEPP 2021.

SMOKE ALARM
(S) DENOTES
CEILING MOUNTED SMOKE ALARM CONNECTED TO
MAINS POWER SUPPLY WITH BATTERY BACK.
AS PER: BCA: CLASS 1a BUILDING IN ACCORDANCE
WITH 9.5.2 & 9.5.4 AS 1603; AS1670;AS3786
&AS1851.8

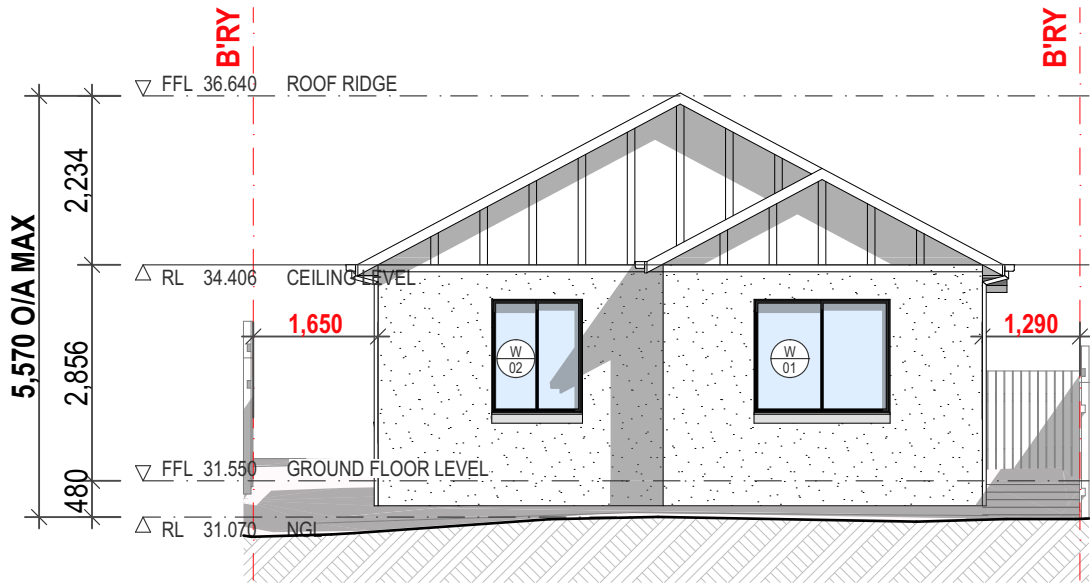
DOOR SCHEDULE - SECONDARY DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
D 01	HOLLOW CORE SWING DOORS	900 mm	2100mm
D 03	HOLLOW CORE SL. DOORS	900 mm	2100mm

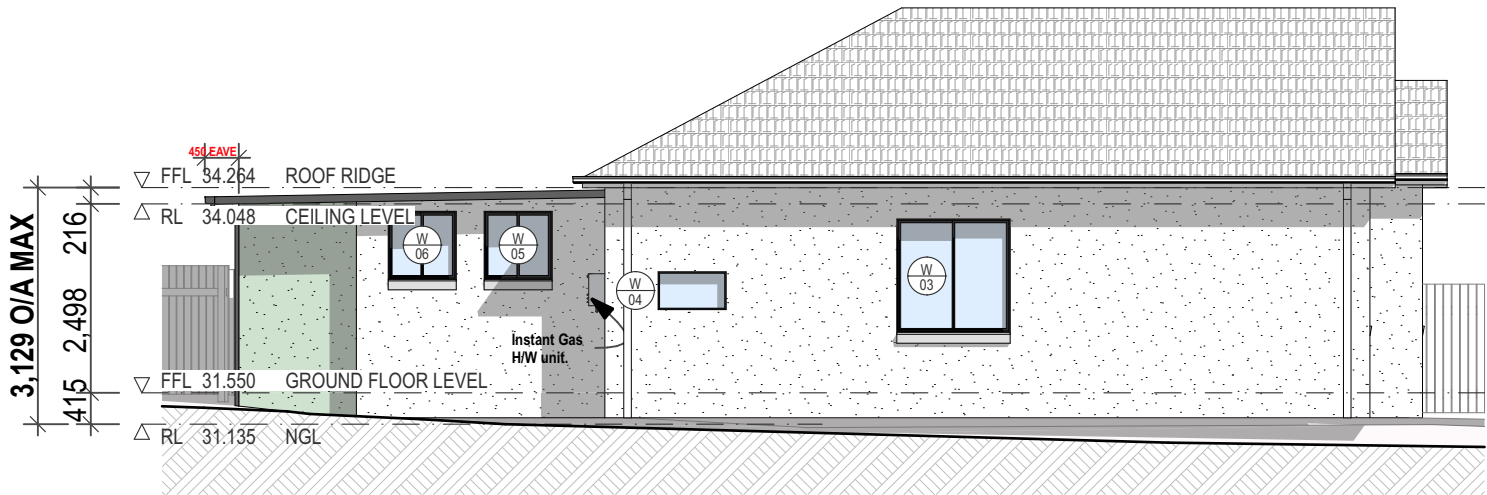
DOOR SCHEDULE

PROPOSED FLOOR PLAN SECONDARY DWELLING 1:100

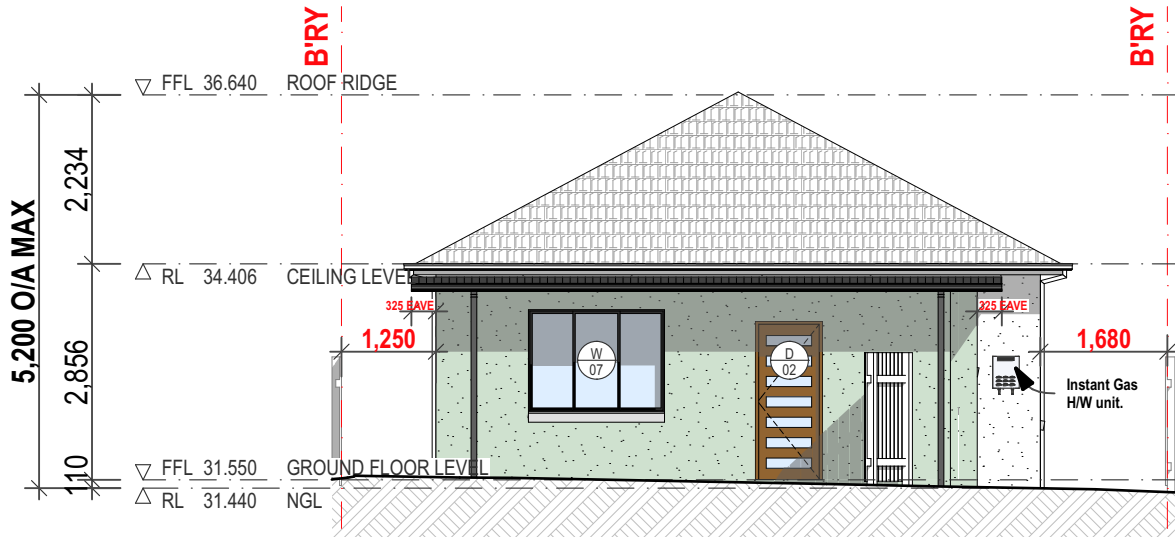
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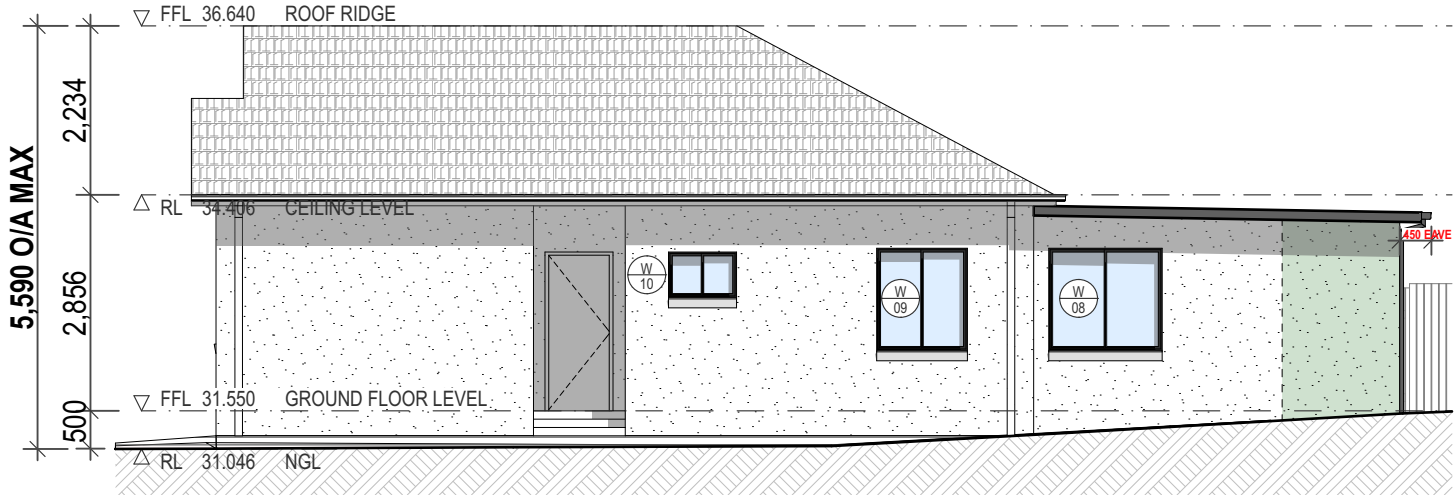
FRONT ELEVATION-WEST 1:100



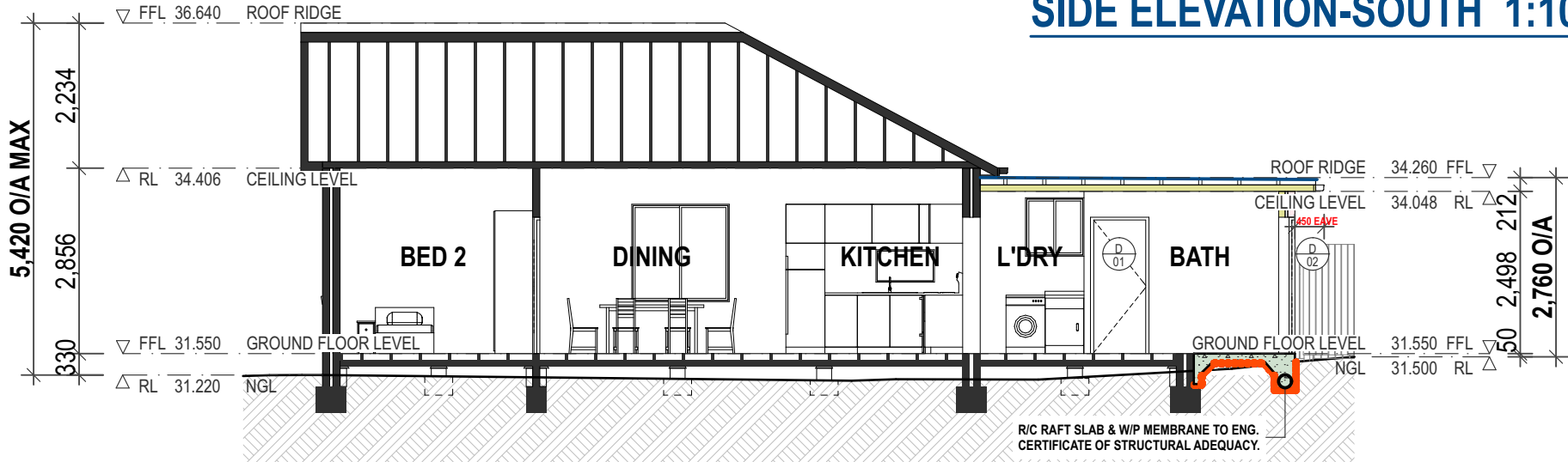
SIDE ELEVATION-NORTH 1:100



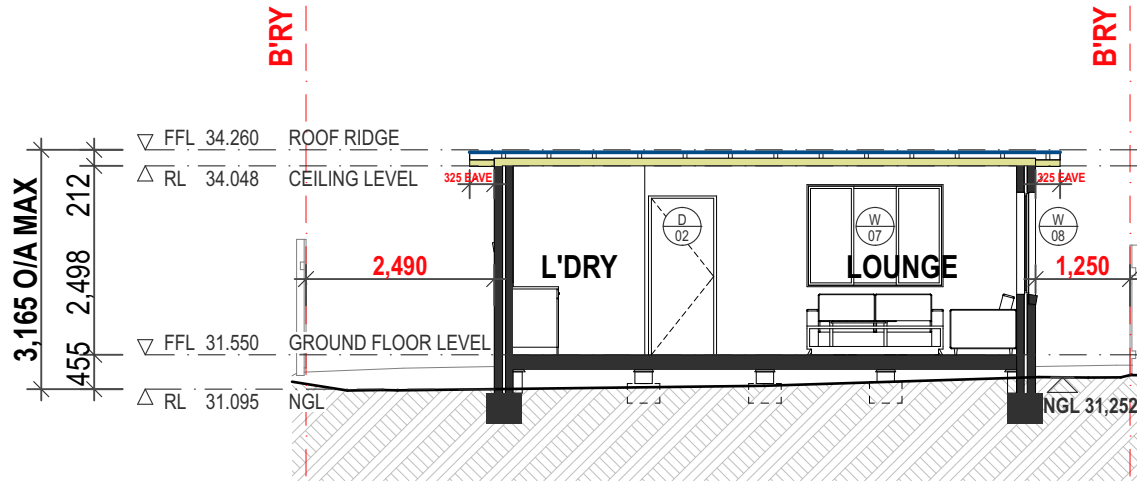
REAR ELEVATION-EAST 1:100



SIDE ELEVATION-SOUTH 1:100



SECTION X-X 1:100



SECTION Y-Y 1:100

SPECIFICATIONS: MAIN DWELLING

ROOF CONSTRUCTION:
METAL DECK ROOF.
PITCH = 2 DEGREES MINIMUM FALL.
EAVE = 450mm WITH GUTTER.
ROOF SHEETING AS PER SCHEDULE OF EXTERNAL FINISHES.
GUTTERS/DOWN PIPES= SEL. COLORBOND.
DOWN PIPES TO BE CONNECTED AND DISCHARGE TO
STREET'S GUTTER VIA AN UPDATED EXISTING STORM WATER
SYSTEM.
ALL WORK & MATERIALS UNDER THE CARPENTER'S TRADE
SHALL COMPLY TO AS 1684.2- 2010 CODE.
ALL STRUCTURAL ROOF TIMBER MEMBER SIZES TO
ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY.
10mm PLASTER BOARD SHEETING TO CEILING LINING
WITH 100mm SEL CORNICE.
FIBRO SHEETING TO EAVES LINING.
ROOF & CEILING TO BE INSULATED AS PER
BASIX CERTIFICATE.

WALL CONSTRUCTION:
EXTERNAL WALLS =250mm BRICK VENEER WALLS.
WITH 12mm CEMENT RENDER & SEL. PAINT FINISH
AS PER SCHEDULE OF EXTERNAL FINISHES.
INTERNAL WALLS = 100mm TIMBER FRAME WALLS.
10mm PLASTER BOARD SHEETING TO WALLS INTERNALLY.
ALL WORK & MATERIALS TO CONFORM TO AS 1684.2-2010
CODE.
ALL STRUCTURAL WALL TIMBER MEMBER SIZES TO
ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY.

FLOOR CONSTRUCTION:
R/C RAFT SLAB - WITH W/P MEMBRANE ON THE U/S OF THE
SLAB.
TO ENGINEERING DESIGN CERTIFICATE OF STRUCTURAL
ADEQUACY.

WINDOWS:
ALUMINIUM FRAME SLIDING WINDOWS -
TO WINDOW SCHEDULE, BASIX CERTIFICATE & SCHEDULE OF
FINISHES.
LAMINATED GLASS, FLY SCREENS & LOCKS TO BE INCLUDED.

DOORS:
EXTERNAL DOORS -SEL. SOLID CORE W/P DOOR.
INTERNAL DOORS -SEL. HOLLOW CORE DOOR.
TO DOOR SCHEDULE.
ALL HARDWARE TO BE INCLUDED.

**PROVIDE MECHANICAL VENTILATION CONNECTED TO THE
LIGHT SWITCH FOR BOTH SHOWER & LAUNDRY.
PROVIDE & INSTALL APPROVED SAFETY GLASS TO
ALL SHOWERS & SHR & LAUNDRY WINDOWS.**

NOTES :
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48 ERNEST STREET LAKEMBA NSW
client

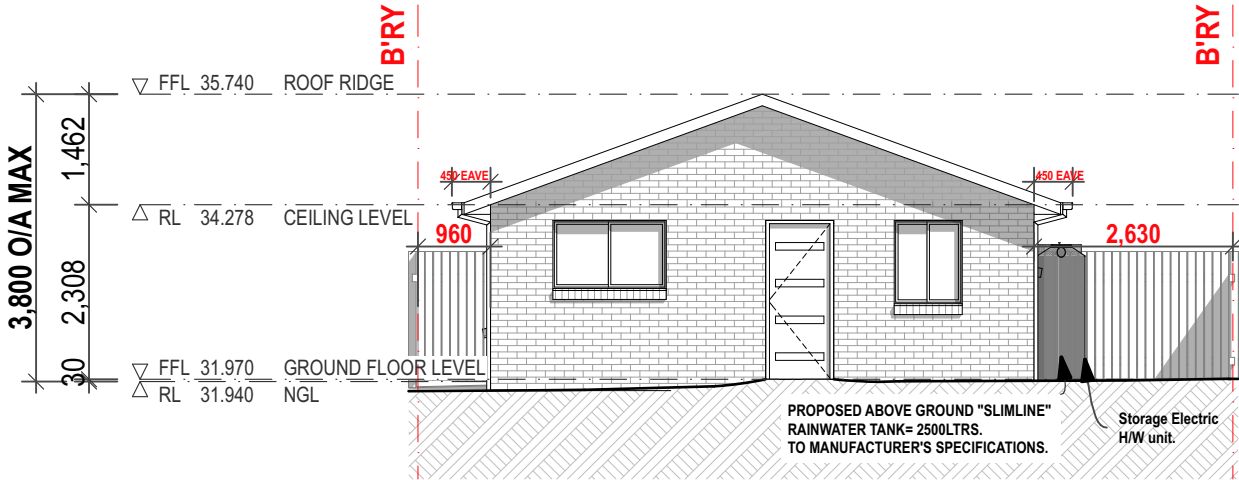
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EX. OUT/BLDING TO SEC. DWELLING
project
48
ERNEST STREET
LAKEMBA
address

Ergo Designs P/L
building designers and consultants
334A homer st earlwood nsw 2206 ph: 9558 1233
e-mail: ergo-des@bigpond.net.au

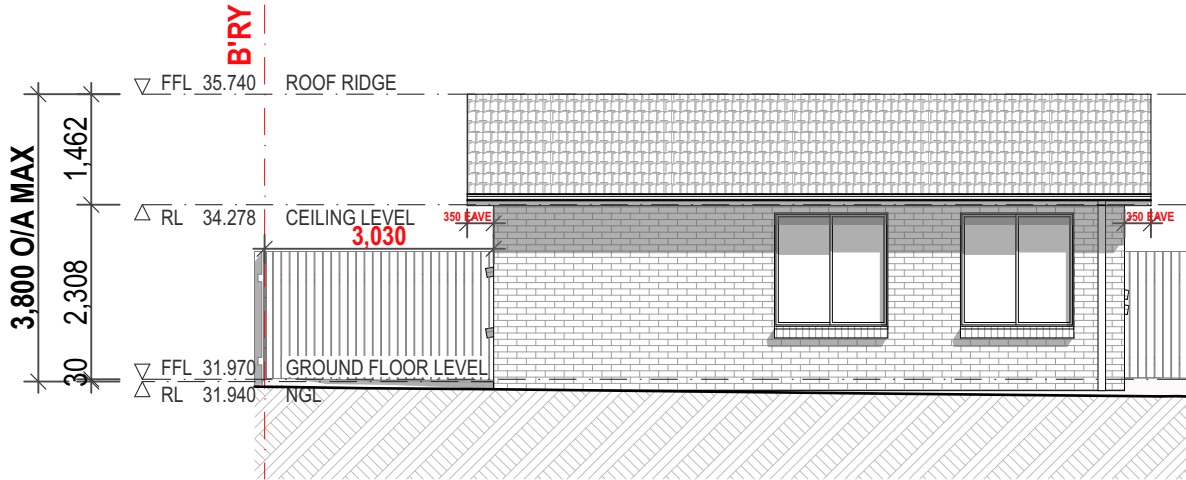
bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP001890



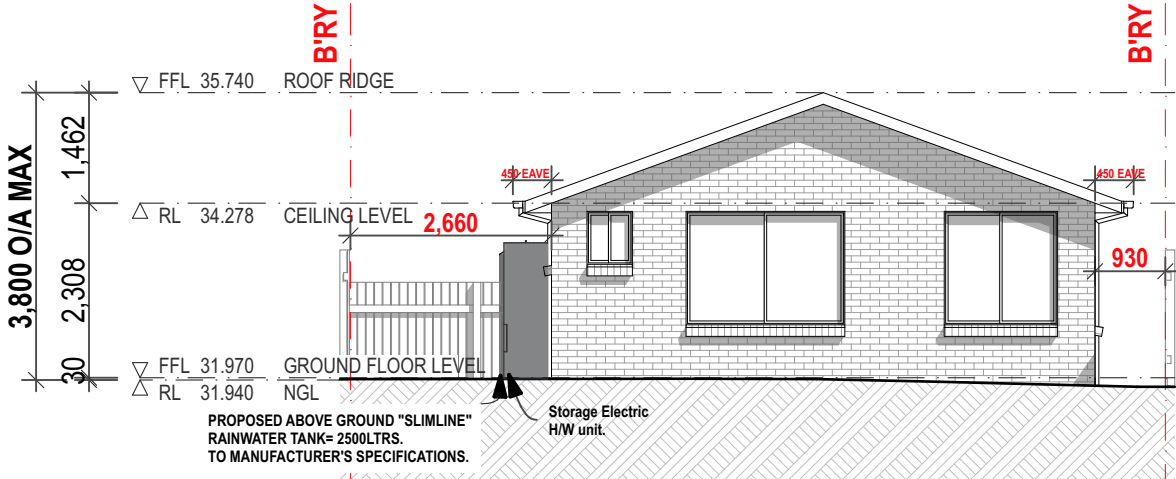
**ELEVATIONS & SECTIONS-MAIN
DWELLING**
drawing
525-181
project
A07
drawing no.
A
issue
21/5/25



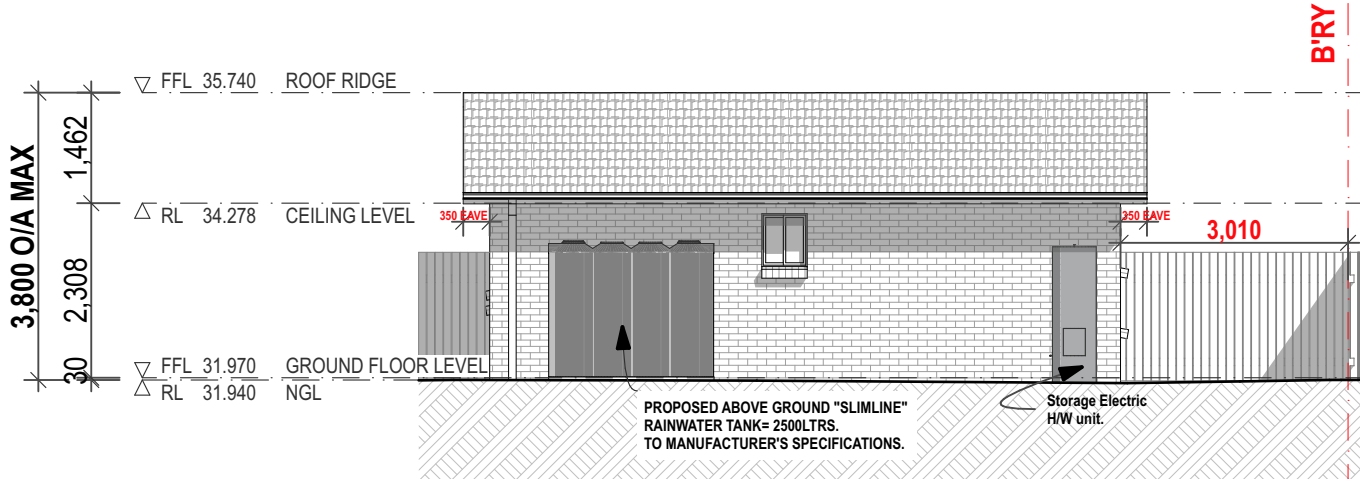
FRONT ELEVATION-WEST 1:100



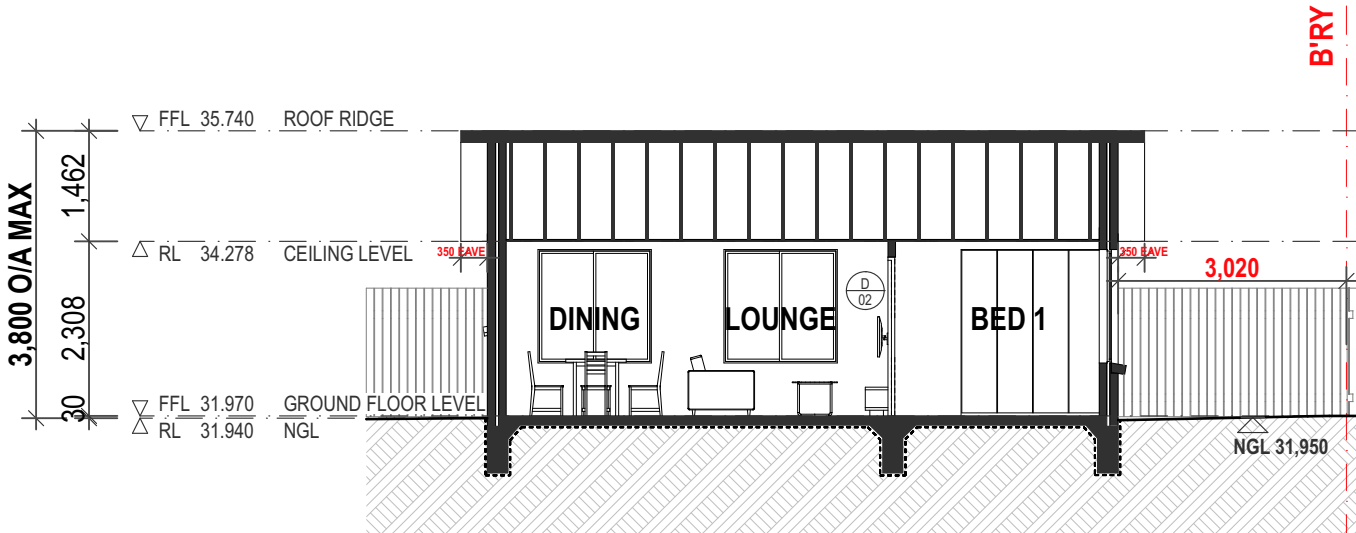
SIDE ELEVATION-NORTH 1:100



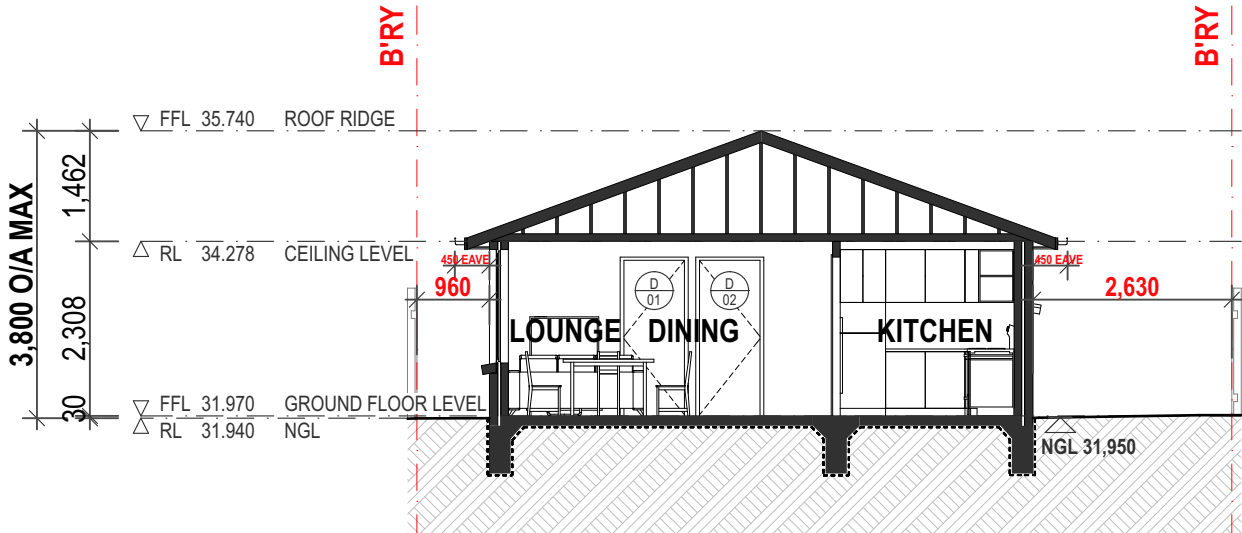
REAR ELEVATION-EAST 1:100



SIDE ELEVATION-SOUTH 1:100



SECTION X-X 1:100



SECTION Y-Y 1:100

SPECIFICATIONS:
SECONDARY DWELLING

ROOF CONSTRUCTION:
TILED PITCHED ROOF.
PITCH = 20 DEGREES MINIMUM. EAVES = 450mm WITH GUTTERS.
ROOF TILES AS PER SCHEDULE OF EXTERNAL FINISHES.
GUTTERS/DOWN PIPES= SEL. COLORBOND.
DOWN PIPES TO BE CONNECTED AND DISCHARGE TO STREET'S GUTTER VIA THE EXISTING DWELLING'S STORM WATER SYSTEM.
ALL WORK & MATERIALS UNDER THE CARPENTER'S TRADE SHALL COMPLY TO AS 1684.2- 2010 CODE.
ALL STRUCTURAL ROOF TIMBER MEMBER SIZES TO ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY.
10mm PLASTER BOARD SHEETING TO CEILING LINING WITH 100mm SEL CORNICE.
FIBRO SHEETING TO EAVES LINING.

WALL CONSTRUCTION:
EXTERNAL WALLS =250mm BRICK VENEER WALLS.
INTERNAL WALLS = 100mm TIMBER FRAME WALLS.
10mm PLASTER BOARD SHEETING TO WALLS INTERNALLY.
ALL WORK & MATERIALS TO CONFORM TO AS 1684.2 -2010 CODE.
ALL STRUCTURAL WALL TIMBER MEMBER SIZES TO ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY.

FLOOR CONSTRUCTION:
R/C RAFT SLAB - WITH W/P MEMBRANE ON THE U/S OF THE SLAB.
TO ENGINEERING CERTIFICATE OF STRUCTURAL ADEQUACY.

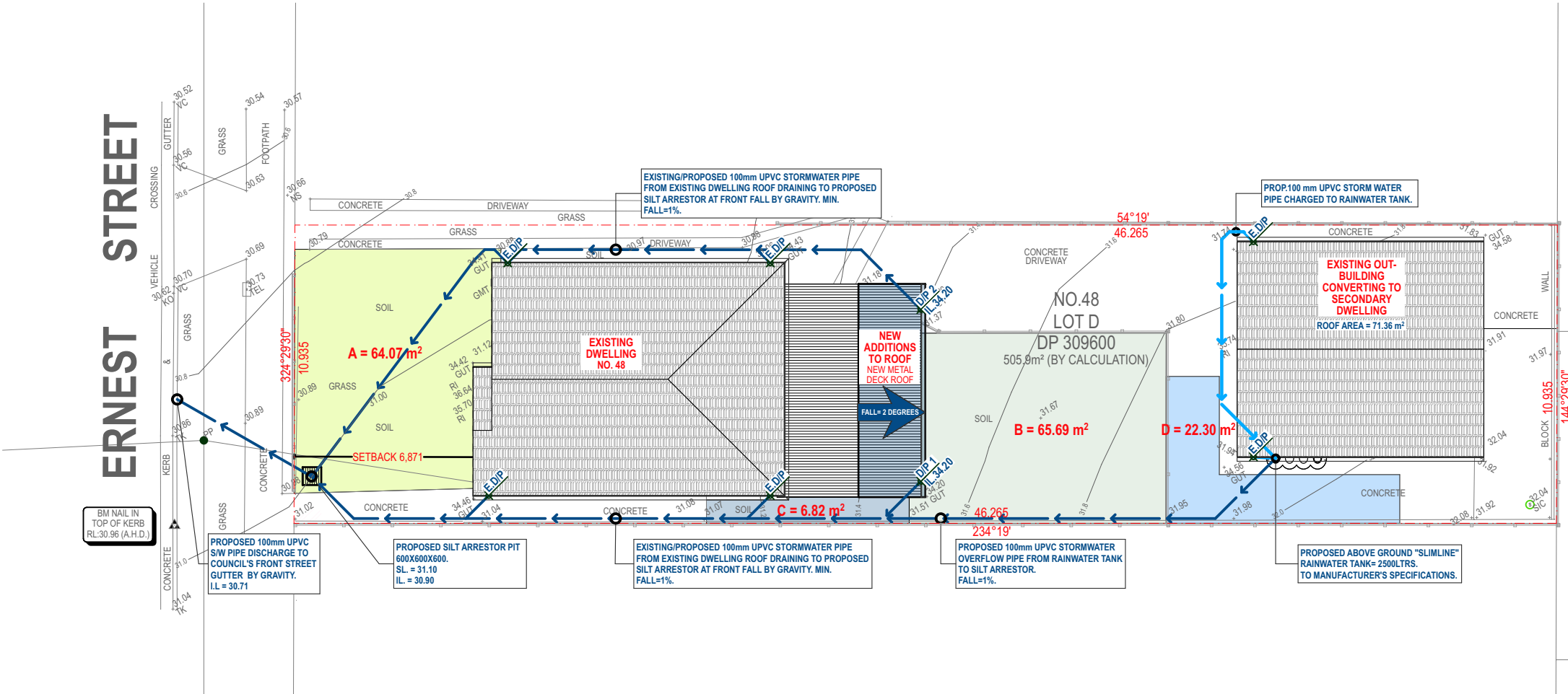
WINDOWS:
ALUMINIUM FRAME SLIDING WINDOWS -
TO WINDOW SCHEDULE, BASIX CERTIFICATE & SCHEDULE OF FINISHES.
LAMINATED GLASS, FLY SCREENS & LOCKS TO BE INCLUDED.

DOORS:
EXTERNAL DOORS -SEL. SOLID CORE W/P DOOR.
INTERNAL DOORS- SEL. HOLLOW CORE DOORS.
TO DOOR SCHEDULE.
ALL HARDWARE TO BE INCLUDED.

**PROVIDE MECHANICAL VENTILATION CONNECTED TO THE LIGHT SWITCH FOR BOTH SHOWER & LAUNDRY.
PROVIDE & INSTALL APPROVED SAFETY GLASS TO ALL SHOWERS & SHR & LAUNDRY WINDOWS.**

ELEVATIONS & SECTIONS OF SECONDARY DWELLING

<p>NOTES : DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES. C.O.S DENOTES ITEM TO BE CHECKED ON SITE. ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSUM SURVEYING SERVICES PL. AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ERGO DESIGNS.</p>	<p>A DA SUBMISSION 21/5/25 rev notes date</p>	<p>This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.</p>	<p>M. KAMRUL ISLAM & M. RAHMAN 48 ERNEST STREET LAKEMBA NSW client</p>	<p>ALT'S & ADD'S TO MAIN DWELLING/CONV. OF EX. OUT/BLDNG TO SEC. DWELLING project 48 ERNEST STREET LAKEMBA address</p>	<p>Ergo Designs P/L building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au</p>	<p>bdaa ACCREDITED BUILDING DESIGNER Accreditation No.6667 Registration Class BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE) Registration Number DEP001890</p>	<p>North arrow symbol</p>	<p>ELEVATIONS & SECTIONS- SECONDARY DWELLING. drawing 525-181 project A08 drawing no. A issue 21/5/25</p>
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STORMWATER NOTES

DRAWING SYMBOL	LEGEND
	PROP. UNDERGROUND STORMWATER PIPING
	PROP. OVER FLOW UNDERGROUND STORMWATER PIPING FROM RAINWATER TANK TO NEW SILT ARRESTOR.
	EXIST. HOUSE UNDERGROUND STORMWATER PIPING - 100 DIA. NOM.
	DP
	E/DP
	PROP. DOWNPIPE - 100 DIA. NOM.
	EXIST. DOWNPIPE - 100 DIA. NOM.
	RAIN WATER OUTLET - LINEAR GRATED SUMP 150 X 150MM NOM.
	SILT ARRESTOR - 600 X 600 X 600 NOM.

NOTES

THIS DRAWING IS INDICATIVE OF THE STORWATER DISCHARGE DESIGN CONCEPT ONLY.

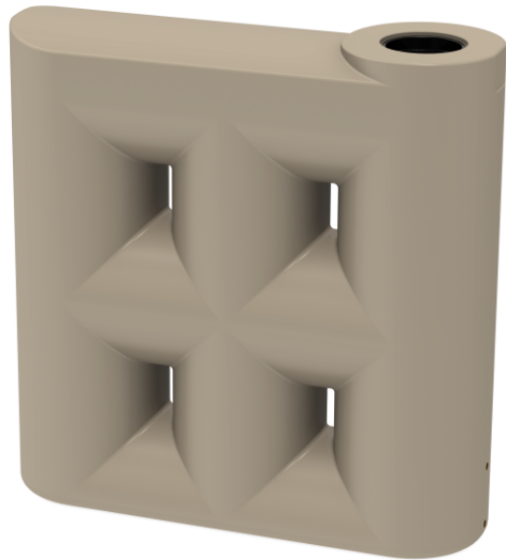
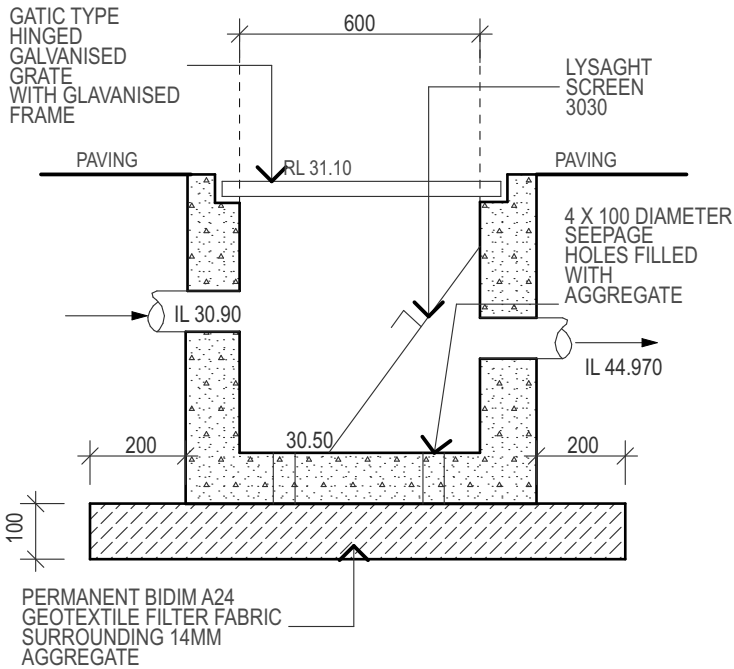
WATER RUN-OFF FROM PAVED AREAS IS TO BE ABSORBED AT THE PERIMETER GARDEN BEDS

ALL NEW STORMWATER PIPING TO BE 150MM DIA. STORMWATER GRADE UPVC.- TO HYDRAULIC ENGINEER'S DETAILS

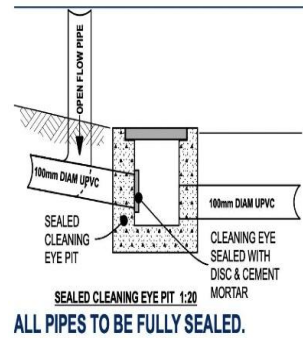
SIZING OF ALL NEW ROOF GUTTERS DOWNPIPES AND UNDERGROUND STORMWATER PIPES ARE TO BE VERIFIED BY HYDRAULIC CONTRACTOR ON SITE BEFORE THE COMMENCEMENT OF THE WORKS.

ALL STORMWATER DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS3500 & COUNCIL'S REQUIRMENTS.

EXISTING STORMWATER PIPELINES ARE TO BE INSPECTED AND RECTIFIED OR REPLACE IF REQUIRED BY HYDRAULIC CONTRACTOR .

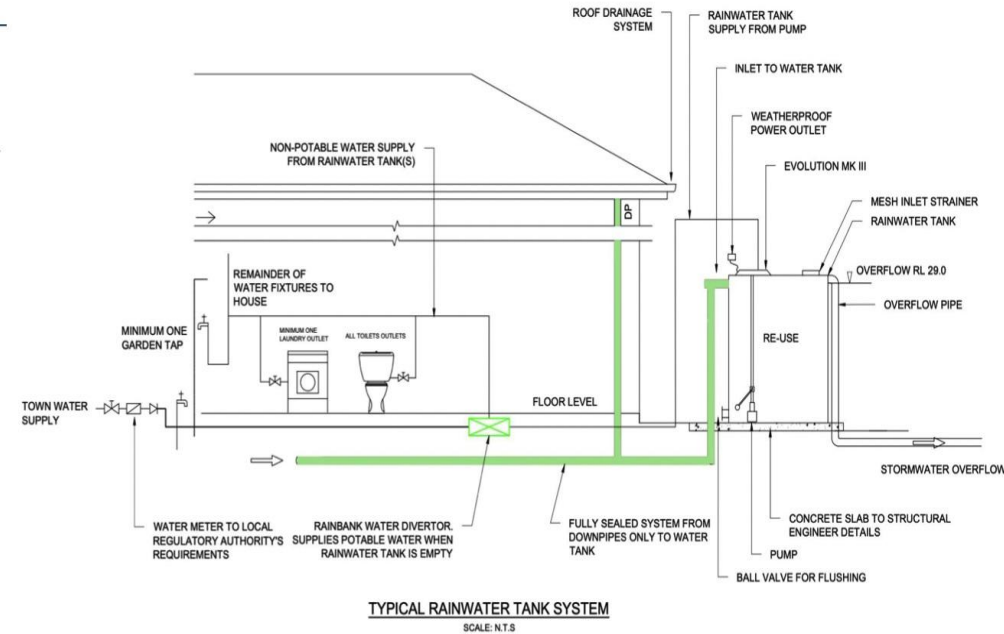


2500L SLIMLINE WATER TANK
1900 L x 810 W x 2200 H
TO MANUFACTURER'S SPECIFICATIONS.



RAINWATER TANK NOTES

RAINWATER TANKS ARE TO BE: ERECTED ON A SELF-SUPPORTING BASE IN THE APPROVED LOCATION ON THE PROPERTY IN ACCORDANCE WITH THE STAMPED-APPROVED SITE PLANS FOR THE DEVELOPMENT. STRUCTURALLY SOUND AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 1.2-1988: NATIONAL PLUMBING AND DRAINAGE - WATER SUPPLY - ACCEPTABLE SOLUTIONS, FULLY ENCLOSED AND ALL OPENINGS SEALED TO PREVENT ACCESS BY MOSQUITOES. FITTED WITH A FIRST FLUSH DEVICE, FITTED WITH A TRICKLE SYSTEM TO TOP UP FROM MAINS WATER, PROVIDED WITH AN AIR GAP, AND INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER'S "PLUMBING REQUIREMENTS INFORMATION FOR RAINWATER TANK SUPPLIERS AND PLUMBERS APRIL 2003" AND THE NSW CODE OF PRACTICE: PLUMBING AND DRAINAGE.



STORM WATER DRAINAGE CONCEPT PLAN 1:200

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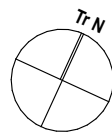
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48 ERNEST STREET LAKEMBA NSW
client

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e-mail: ergo-des@bigpond.net.au

bdac
ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP001890



PROPOSED STORM WATER PLAN
drawing
525-181
project
A09
drawing no.
A
issue
21/5/25

Figure 6.2c: Location of noggings for shower walls

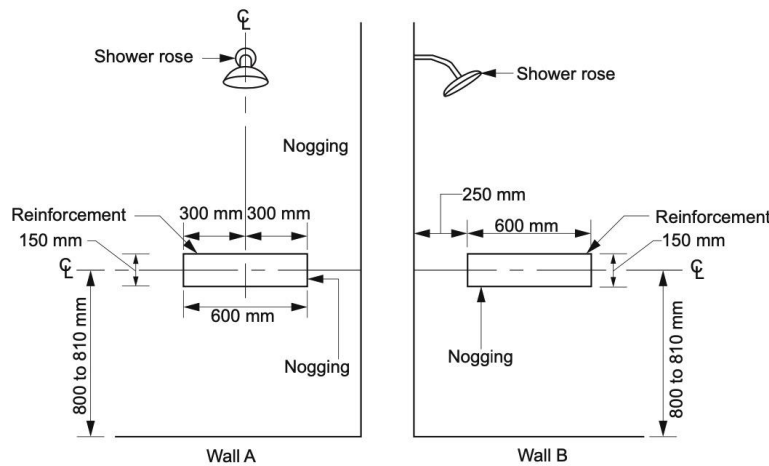


Figure 6.2d: Location of sheeting for shower walls

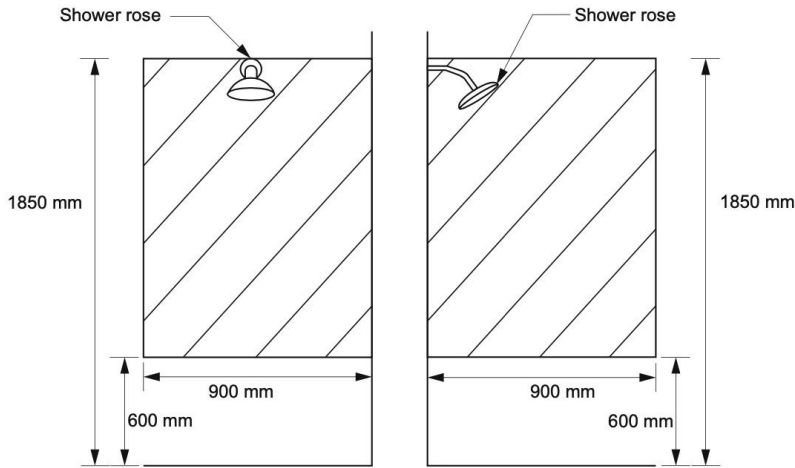


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

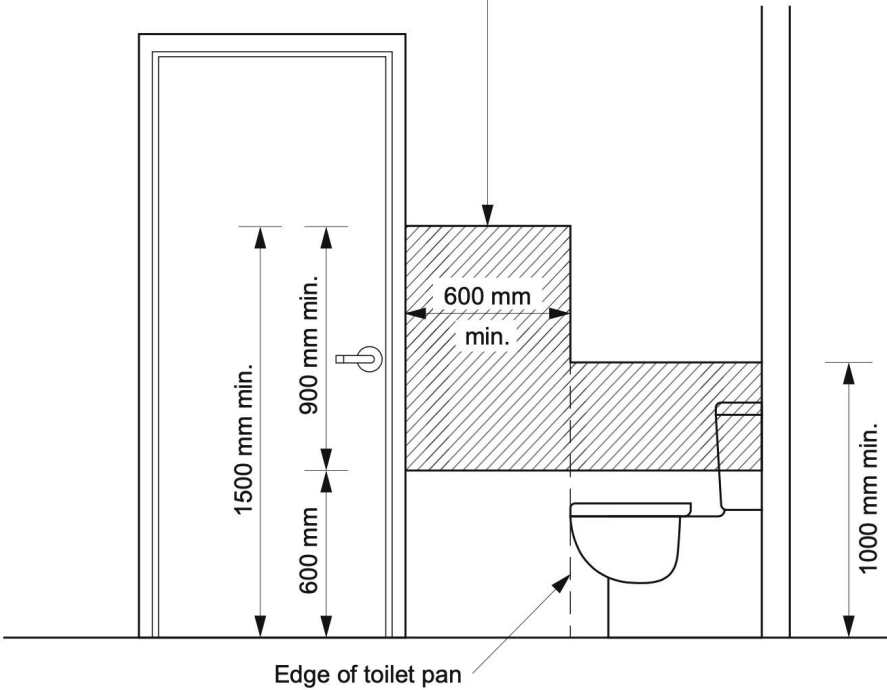


Figure 6.2f: Location of noggings for a wall behind a toilet pan

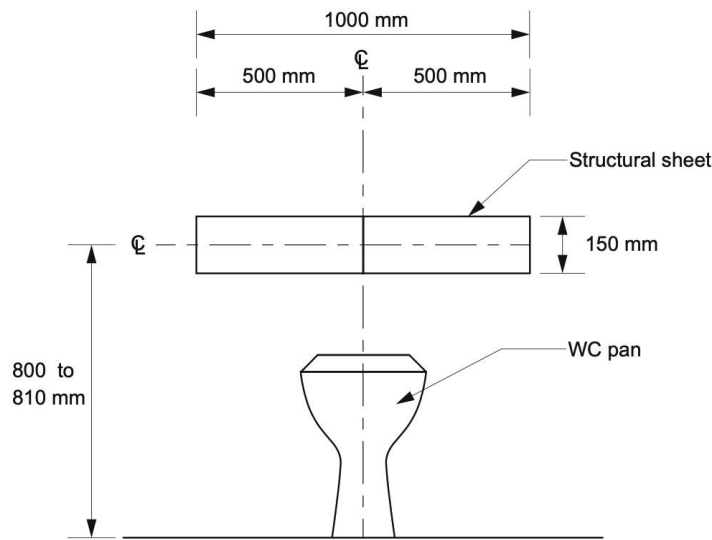
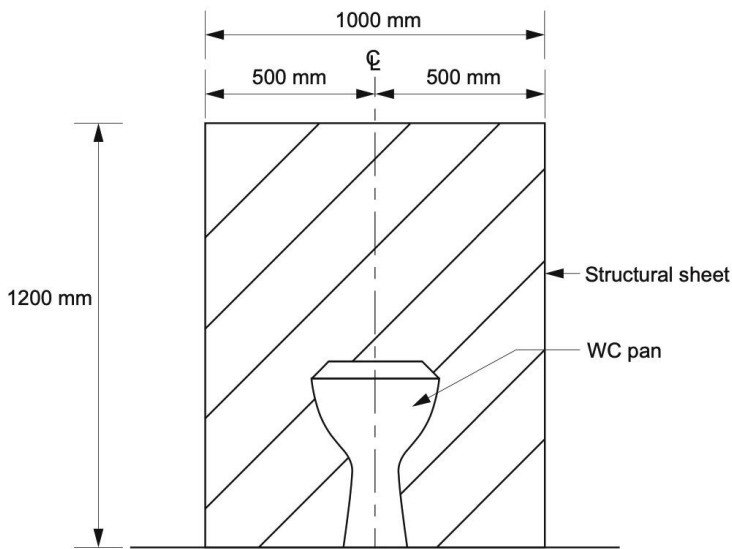


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

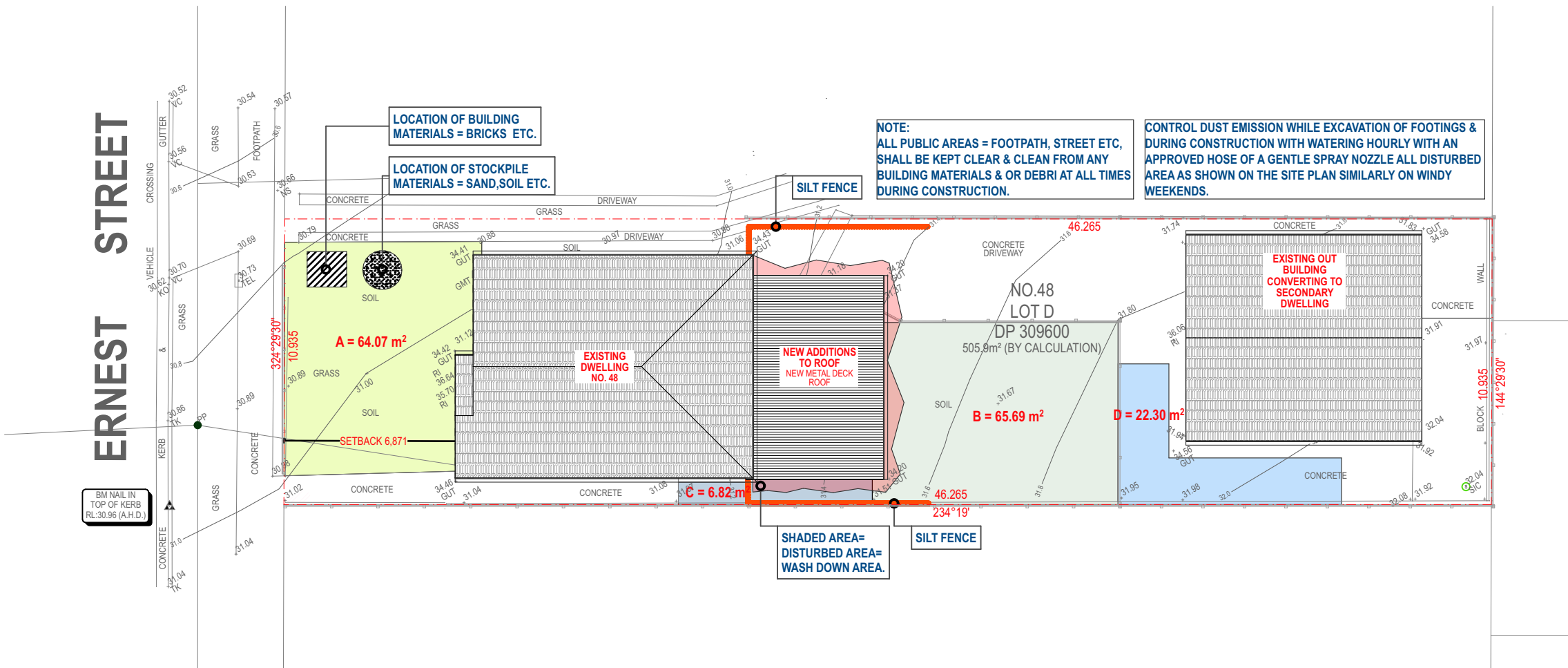


SEVEN CORE DESIGN FEATURES ELEMENTS IN THE SILVER LEVEL

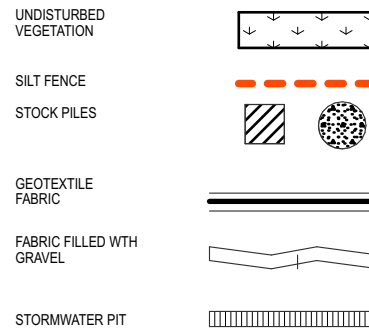
DESIGN FEATURES	EXAMPLES
1. A SAFE CONTINUOUS AND STEP FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/ OR PARKING AREA TO A DWELLING ENTRANCE THAT IS LEVEL.	THERE IS A STEP FREE PATHWAY & ENTRANCE TO THE SECONDARY DWELLING.
2. AT LEAST ONE, LEVEL (STEP FREE) ENTRANCE INTO THE DWELLING.	THE MAIN ENTRANCE IS STEP FREE WITH A MINIMUM DOOR WIDTH OF 850mm.
3. INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES.	THERE IS SAFE AND UNIMPEDED FREE MOVEMENT TO ALL ROOMS ONCE INSIDE.
4. A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS.	THERE SHALL BE TWO TOILETS THAT ARE EASILY ACCESSIBLE & LOCATED ON GROUND LEVEL ONLY AS THE BUILDING IS SINGLE STOREY.
5. A BATHROOM THAT CONTAINS A HOBLESS SHOWER RECESS.	THE SHOWER RM SHALL CONTAINS A HOBLESS SHOWER RECESS.
6. REINFORCED WALLS AROUND THE TOILET, SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRABRAILS AT A LATER DATE.	ALL WALLS AROUND THE SHOWER & TOILETS ARE TO BE REINFORCED ALL AROUND AS PER DETAILS SHOWN ABOVE IN ACCORDANCE WITH THE LIVABLE HOUSING DESIGN STANDARD.
7. STAIRWAYS ARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION.	THERE ARE NO STAIRWAYS ANYWHERE AS THE BUILDING IS SINGLE STOREY ONLY.

DESIGN ELEMENTS IN THE SILVER LEVEL & DETAILS

<p>NOTES :</p> <p>DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.</p> <p>C.O.S DENOTES ITEM TO BE CHECKED ON SITE.</p> <p>ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSUM SURVEYING SERVICES PT.</p> <p>AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ERGO DESIGNS.</p>	<p>A DA SUBMISSION 21/5/25</p> <p>rev notes date</p>	<p>This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.</p>	<p>M. KAMRUL ISLAM & M. RAHMAN</p> <p>48 ERNEST STREET LAKEMBA NSW</p> <p>client</p>	<p>ALT'S & ADD'S TO MAIN DWELLING/CONV. OF EX. OUT/BLDING TO SEC. DWELLING project</p> <p>48</p> <p>ERNEST STREET LAKEMBA address</p>	<p>Ergo Designs P/L</p> <p>building designers and consultants</p> <p>334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au</p>	<p>bdca</p> <p>ACCREDITED BUILDING DESIGNER</p> <p>Accreditation No.6667</p> <p>Registration Class BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE) Registration Number DEP0001890</p>	<p>7: N</p> <p>DESIGN ELEMENTS IN THE SILVER LEVEL & DETAILS drawing</p> <p>525-181 project</p> <p>A10 drawing no.</p> <p>A issue 21/5/25</p>
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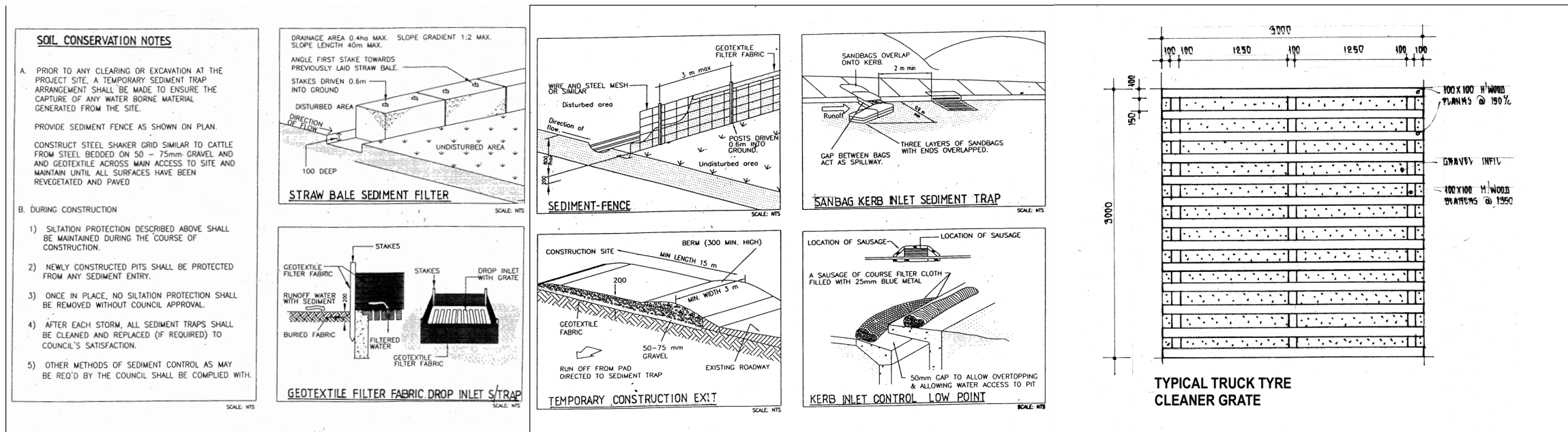


LEGEND:



NOTES:

- ALL PRECAUTIONARY MEASURES ARE TO BE IN ACCORDANCE WITH ALL RELEVANT AS CODES AND COUNCIL REGULATIONS AND ARE INCLUSIVE OF BUT NOT LIMITED TO THE MEASURES DESCRIBED ON THIS PLAN.
- ALL PRECAUTIONARY MEASURES ARE TO BE ERECTED AND MAINTAINED IN ACCORDANCE WITH THE RELEVANT AS CODES AND COUNCIL REGULATIONS.
- NO RAW MATERIALS OR WASTE ARE NOT TO BE PURPOSEFULLY OR ACCIDENTALLY STORED IN PUBLIC SPACE EXCEPT WITHIN A TEMPORARY AND REMOVABLE WASTE BIN - AS INDICATED ON PLAN.
- ENSURE THAT NO SAFETY HAZARDS ARE CREATED IN PUBLIC SPACE OR NEIGHBOURING PROPERTIES. SWEEP IMMEDIATE FOOTPATH AND ROADWAY DAILY (OR NEIGHBOURING SURFACES IF REQUIRED) TO BE FREE OF ALL DEBRIS AND DUST.
- MINIMISE DISTURBED AREAS ON THE SITE BY KEEPING ACTIVITY AND STORAGE WITHIN THE BUILDING WORKS AREA AND THE FRONT YARD - AS DESCRIBED ON THE PLAN.
- ENSURE THAT NO NEIGHBOURING GROUNDS OR BUILDINGS ARE DISTURBED WITH DEBRIS OR CONSTRUCTION MATERIALS.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOT PATHS, AND PLACED ON WATERPROOF MEMBRANE
- DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ALL SURFACES IN CONSTRUCTION AND STORAGE ZONE WHICH ARE TO BE RETAINED SHALL BE PROTECTED OR REPAIRED TO PREVIOUS CONDITION OR BETTER.
- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER.
- NON COMPLIANCE TO THIS SOIL, WATER AND CONSTRUCTION MANAGEMENT PLAN UPON INSPECTION BY AUTHORITIES WILL RESULT TO A \$1500 FINE.



SITE MANAGEMENT PLAN & EROSION/SEDIMENT CONTROL PLAN 1:200

NOTES :
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rev notes date

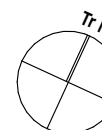
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48 ERNEST STREET LAKEMBA NSW
client

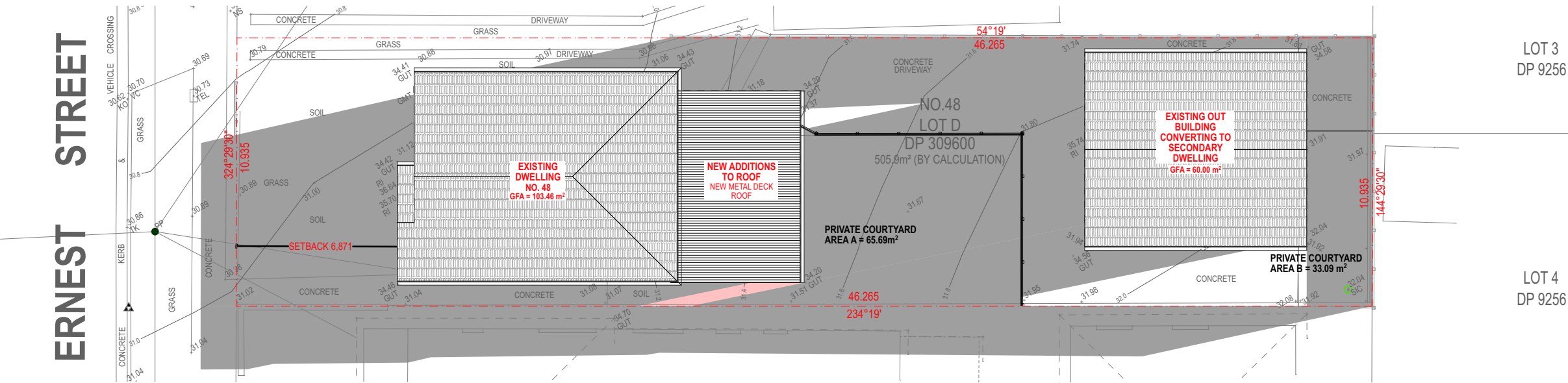
ALT'S & ADD'S TO MAIN DWELLING/CONV. OF EX. OUT/BLDING TO SEC. DWELLING project
48
ERNEST STREET
LAKEMBA
address

Ergo Designs P/L
building designers and consultants
334A homer st earlwood nsw 2206 ph: 9558 1233
e-mail: ergo-des@bigpond.net.au

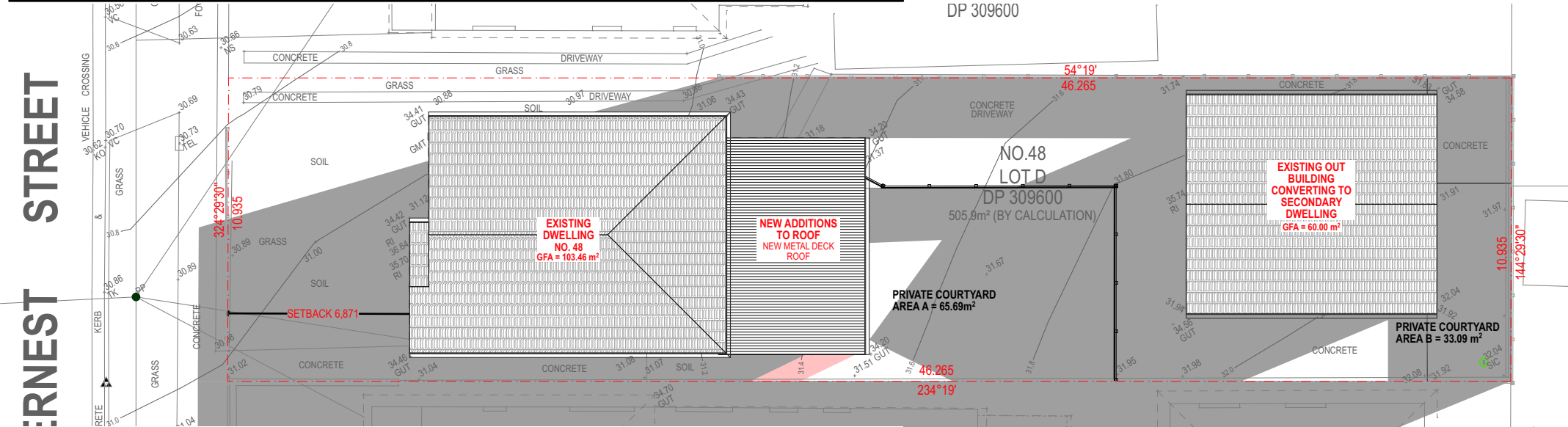
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BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP0001890



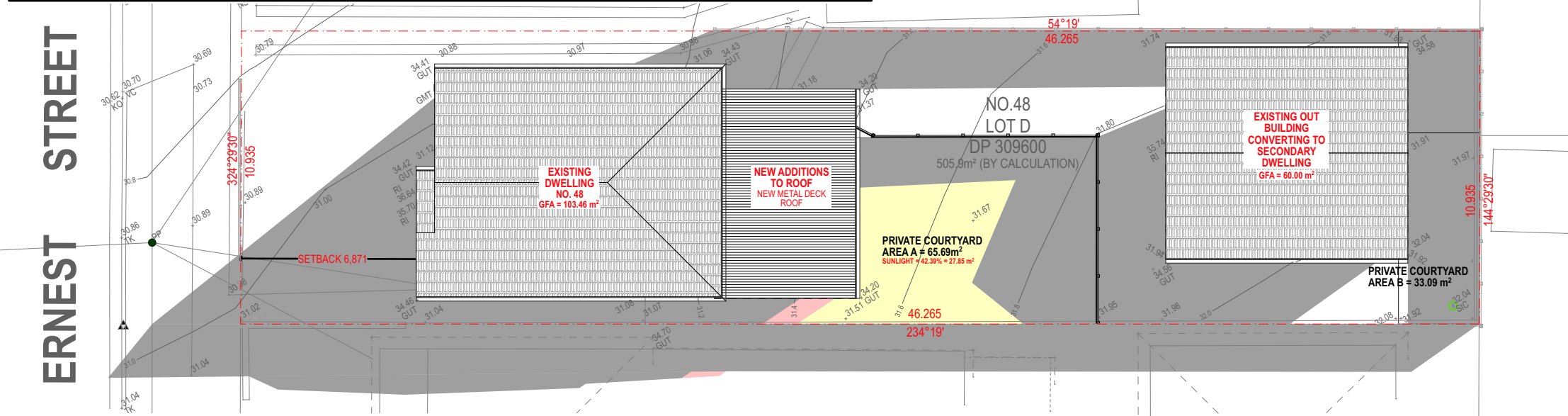
SITE MAN. PLAN & EROSION/ SEDIMENT CONTROL PLAN
drawing
525-181
project
A11
drawing no.
A
issue
21/5/25



WINTER SHADOW DIAGRAMS-21st of June - 8:00am 1:200



WINTER SHADOW DIAGRAMS-21st of June - 9:00am 1:200



WINTER SHADOW DIAGRAMS-21st of June - 10:00am 1:200

NOTES ON SHADOW DIAGRAMS

THESE SHADOW DIAGRAMS HAVE BEEN GENERATED BY COMPUTER CALCULATIONS USING THE SOFTWARE"ArchicAD 27.0." SHADOW OUTLINES HAVE BEEN CAST ON GROUND PLANE ONLY. DIAGRAMS SHOW SHADOW EFFECTS BY No.48 ERNEST STREET LAKEMBA NSW FOR EXISTING AND PROPOSED CONDITIONS.

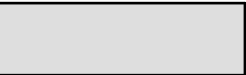
SHADOW AREAS DUE TO THE PROPOSED WORKS AT No.48 ERNEST STREET LAKEMBA NSW. HAVE BEEN SPECIALLY INDICATED BY YELLOW SHADING AND ANNOTATION DIRECTION OF TRUE NORTH HAS BEEN TRANSCRIBED FROM THE SITE SURVEY

PREPARED BY ERGO DESIGNS P/L.

SOLAR STATISTICS - 21 JUNE

TIME	AZIMUTH	ALTITUDE
9AM	42.5° NE	17°
12 PM	0° N	32°
3 PM	42.5° NW	17°

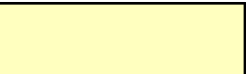
LEGEND



EXISTING SHADOW AREA OF EXISTING FENCE AT @ No.48 ERNEST STREET LAKEMBA NSW .



ADDITIONAL SHADOW AREAS DUE TO PROPOSED NEW STRUCTURE AT No.48 ERNEST STREET LAKEMBA NSW OVER EXISTING SHADOWS



SUNLIGHT HOURS AVAILABLE IN THE PRIVATE COURTYARD AREA DUE TO PROPOSED NEW STRUCTURE AT No.48 ERNEST STREET LAKEMBA NSW.

NOTE THE FOLLOWING:

PROPOSED SHADOW IMPACTS DO NOT AFFECT ANY OF THE ADJOINING WINDOWS OR COURTYARD AREA IN THE EXISTING BLOCK OF UNITS IN THE NEXT DOOR PROPERTY BECAUSE:

- 1.THE ADJOINING BUILDING IS WELL -AWAY- 5.902m. AWAY.
2. THERE IS AN EXISTING BUFFER BELT OF DENSE PLANTED EVERGREEN TREES IN BETWEEN THE ADJOINING BUILDING AND THE PROPOSED DEVELOPMENT.

THE COURTYARD AREA OF OUR SITE SHALL HAVE A MINIMUM OF 3 HOURS OF SUNLIGHT DURING THE MORNING HOURS OF BETWEEN 9.0am & 12pm.

NOTES :
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48 ERNEST STREET LAKEMBA NSW

client

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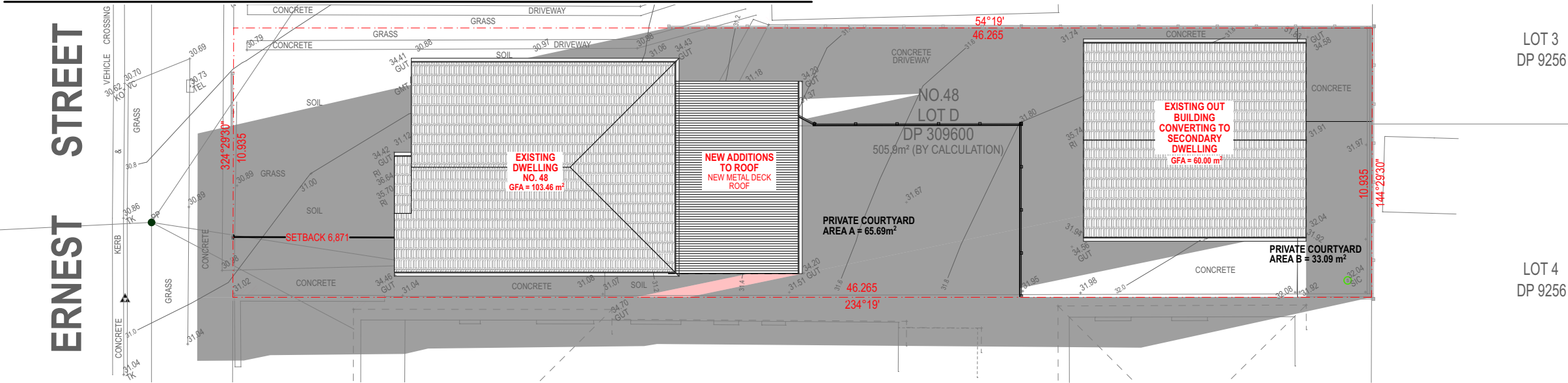


SHADOW DIAGRAMS-
WINTER-8am-10am
drawing

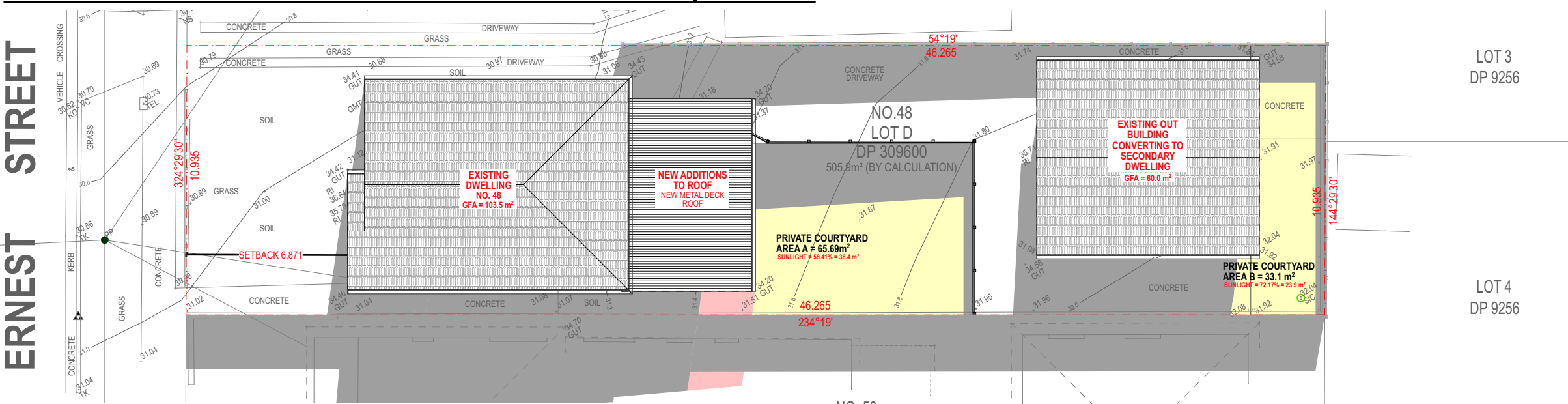
525-181	A12	A
project	drawing no.	issue
		21/5/25

ERNEST STREET

WINTER SHADOW DIAGRAMS-21st of June - 11:00am 1:200



WINTER SHADOW DIAGRAMS-21st of June - 12:00pm 1:200



WINTER SHADOW DIAGRAMS-21st of June - 1:00pm 1:200

NOTES :
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M. KAMRUL ISLAM & M. RAHMAN
48 ERNEST STREET LAKEMBA NSW

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bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP001890

SHADOW DIAGRAMS- WINTER-11am-1pm
drawing
525-181
project
A13
drawing no.
A
issue
21/5/25

NOTES ON SHADOW DIAGRAMS

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SHADOW AREAS DUE TO THE PROPOSED WORKS AT NO.48 ERNEST STREET LAKEMBA NSW. HAVE BEEN SPECIALLY INDICATED BY YELLOW SHADING AND ANNOTATION DIRECTION OF TRUE NORTH HAS BEEN TRANSCRIBED FROM THE SITE SURVEY

PREPARED BY ERGO DESIGNS P/L.

SOLAR STATISTICS - 21 JUNE

TIME	AZIMUTH	ALTITUDE
9AM	42.5° NE	17°
12 PM	0° N	32°
3 PM	42.5° NW	17°

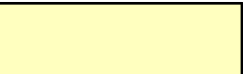
LEGEND



EXISTING SHADOW AREA OF EXISTING FENCE AT @ NO.48 ERNEST STREET LAKEMBA NSW .



ADDITIONAL SHADOW AREAS DUE TO PROPOSED NEW STRUCTURE AT NO.48 ERNEST STREET LAKEMBA NSW OVER EXISTING SHADOWS

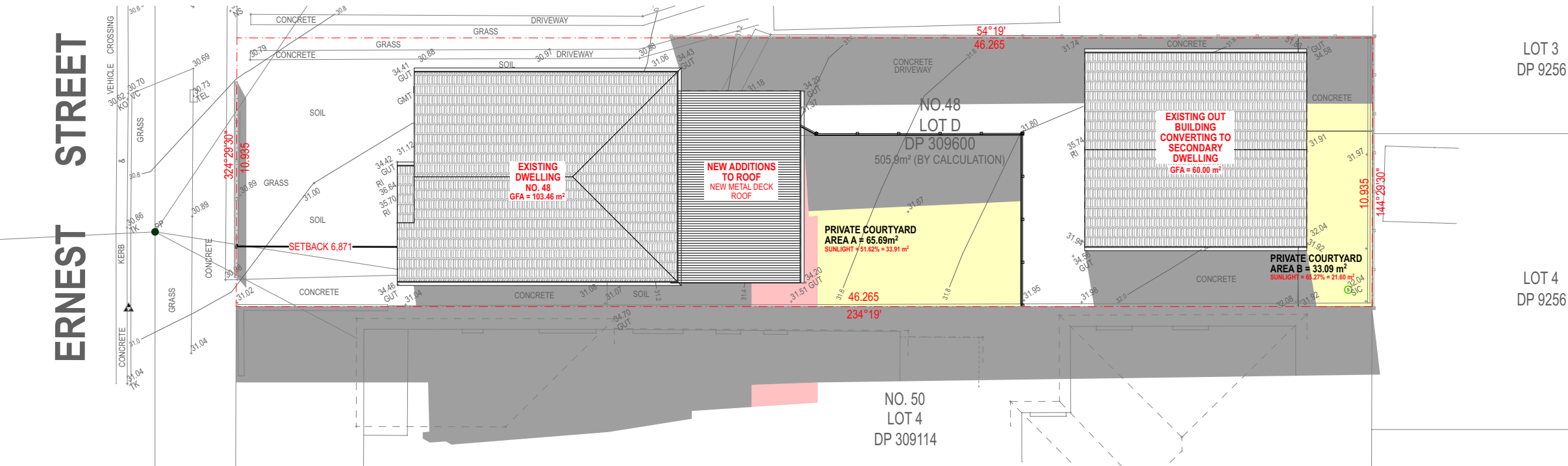


SUNLIGHT HOURS AVAILABLE IN THE PRIVATE COURTYARD AREA DUE TO PROPOSED NEW STRUCTURE AT NO.48 ERNEST STREET LAKEMBA NSW.

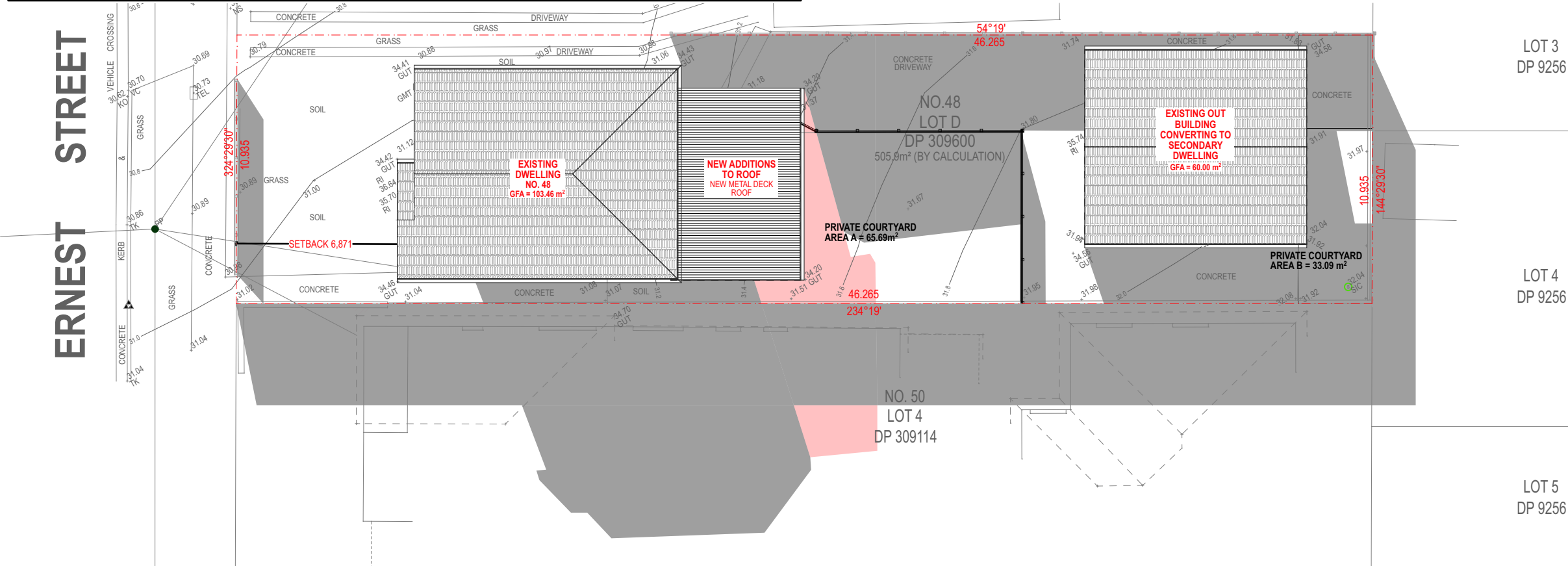
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2. THERE IS AN EXISTING BUFFER BELT OF DENSE PLANTED EVERGREEN TREES IN BETWEEN THE ADJOINING BUILDING AND THE PROPOSED DEVELOPMENT.

THE COURTYARD AREA OF OUR SITE SHALL HAVE A MINIMUM OF 3 HOURS OF SUNLIGHT DURING THE MORNING HOURS OF BETWEEN 9.0am & 12pm.



WINTER SHADOW DIAGRAMS-21st of June - 2:00pm 1:200



WINTER SHADOW DIAGRAMS-21st of June - 3:00pm 1:200

NOTES ON SHADOW DIAGRAMS

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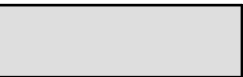
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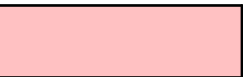
SOLAR STATISTICS - 21 JUNE

TIME	AZIMUTH	ALTITUDE
9AM	42.5° NE	17°
12 PM	0° N	32°
3 PM	42.5° NW	17°

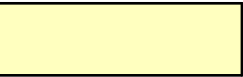
LEGEND



EXISTING SHADOW AREA OF EXISTING FENCE AT @ No.48 ERNEST STREET LAKEMBA NSW .



ADDITIONAL SHADOW AREAS DUE TO PROPOSED NEW STRUCTURE AT No.48 ERNEST STREET LAKEMBA NSW OVER EXISTING SHADOWS



SUNLIGHT HOURS AVAILABLE IN THE PRIVATE COURTYARD AREA DUE TO PROPOSED NEW STRUCTURE AT No.48 ERNEST STREET LAKEMBA NSW.

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client

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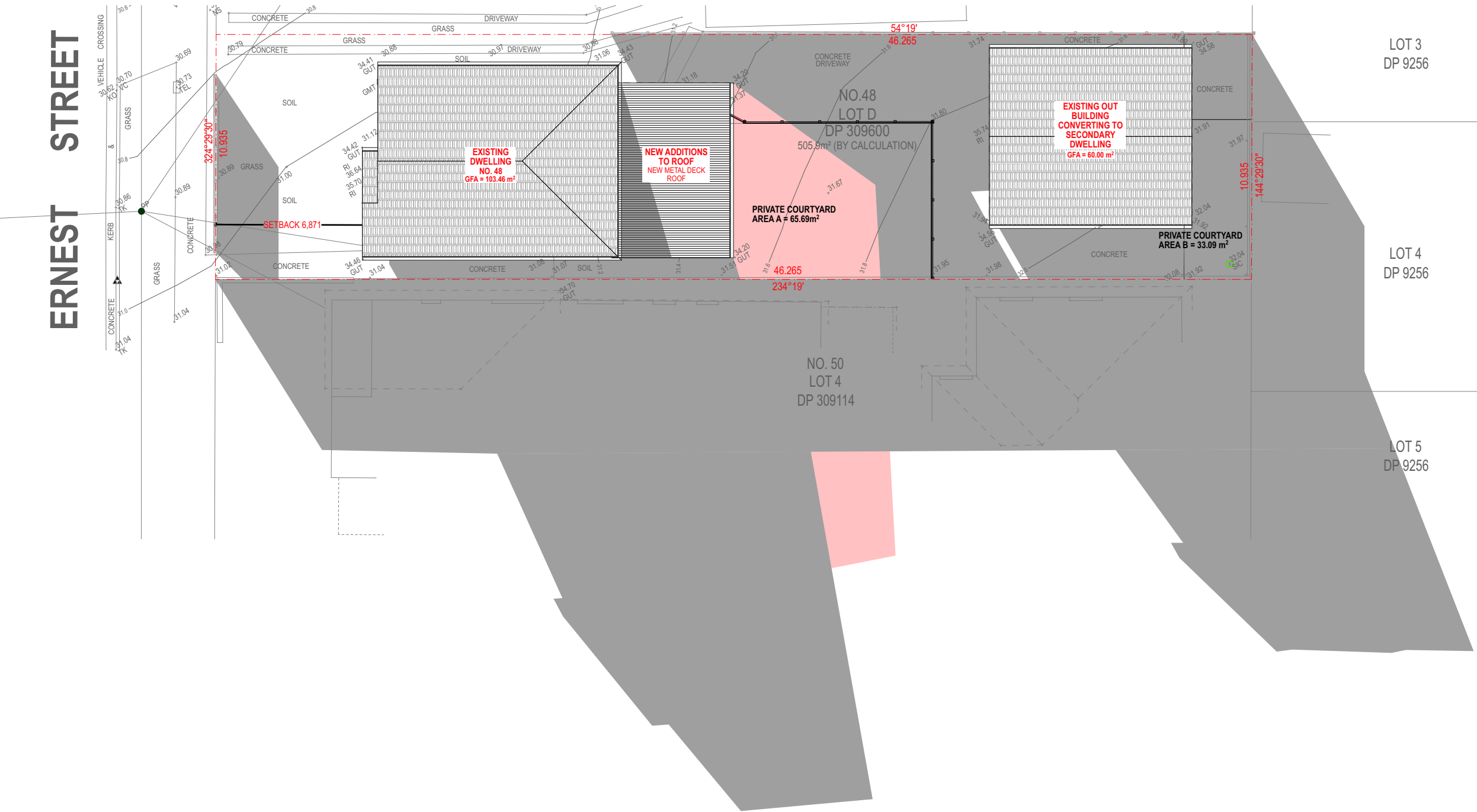
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Registration Number DEP001890



SHADOW DIAGRAMS-
WINTER-2pm-3pm
drawing

525-181 A14 A
project drawing no. issue
21/5/25



NOTES ON SHADOW DIAGRAMS

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SOLAR STATISTICS - 21 JUNE

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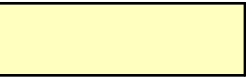
LEGEND



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WINTER SHADOW DIAGRAMS-21st of June - 4:00pm 1:200

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Registration Number DEP0001890



SHADOW DIAGRAMS-WINTER-4pm
drawing
525-181
project
A15
drawing no.
A
issue
21/5/25