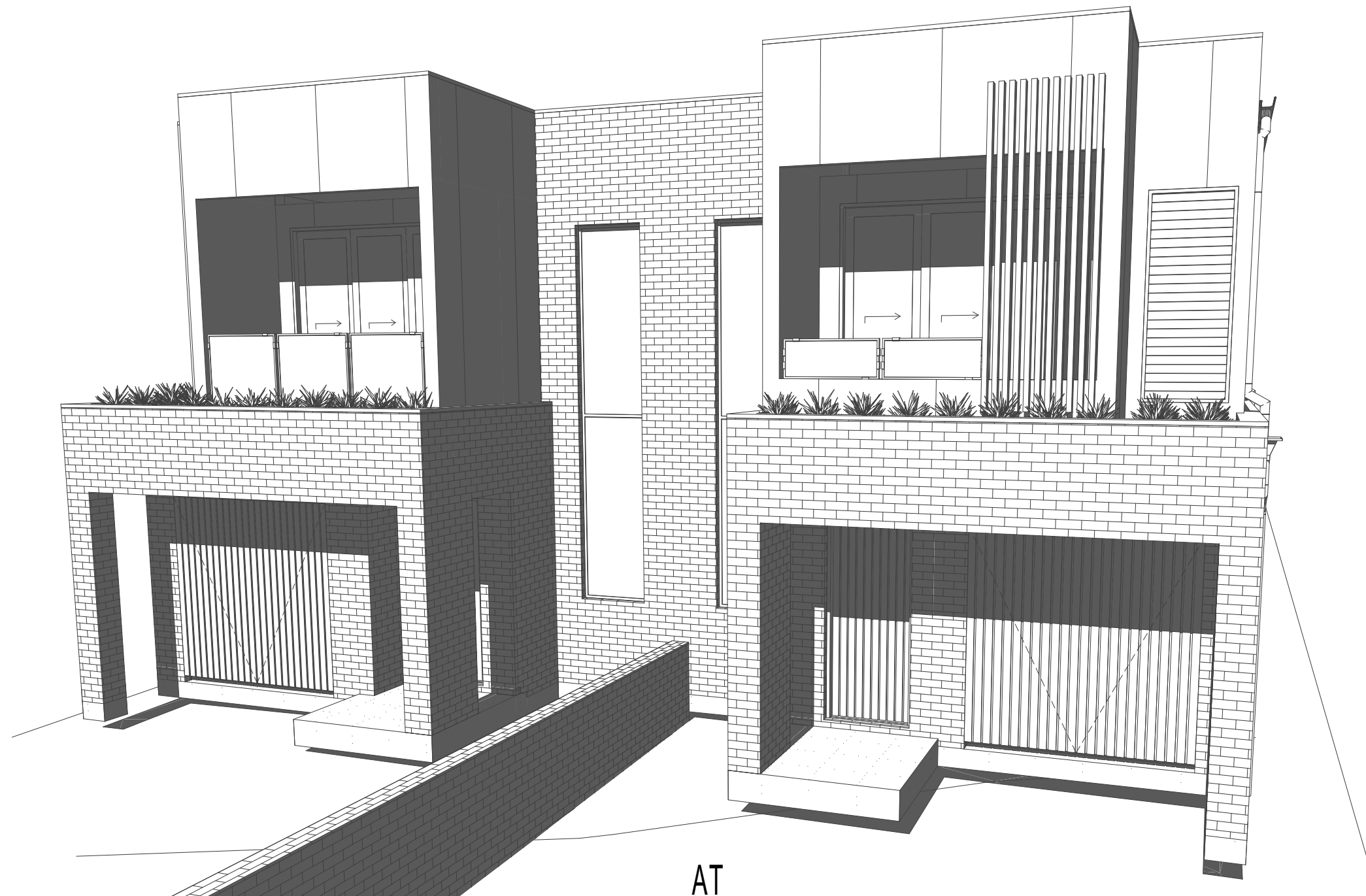


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SCHEDULE OF DRAWINGS

PAGE NO.	SHEET NAME
1	COVER PAGE
2	DEMOLITION PLAN
3	SITE PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ROOF PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	BASIX COMMITMENTS
11	WINDOW AND EXT DOOR SCHEDULE
12	SUBDIVISION PLAN (TORRENS TITLE)
13	SITE MANAGEMENT/SEDIMENT PLAN
14	SITE ANALYSIS
15	JUNE 9AM SHADOW DIAGRAMS
16	JUNE 12PM SHADOW DIAGRAMS
17	JUNE 3PM SHADOW DIAGRAMS
18	NEIGHBOUR NOTIFICATION
19	MATERIALS & FINISHES SCHEDULE

[illegible]

AT
LOT 78, 42 BELAR AVENUE, VILLAWOOD NSW 2163
FOR
MR & MRS KUMAR



**ONPOINT
DRAFTING GROUP**

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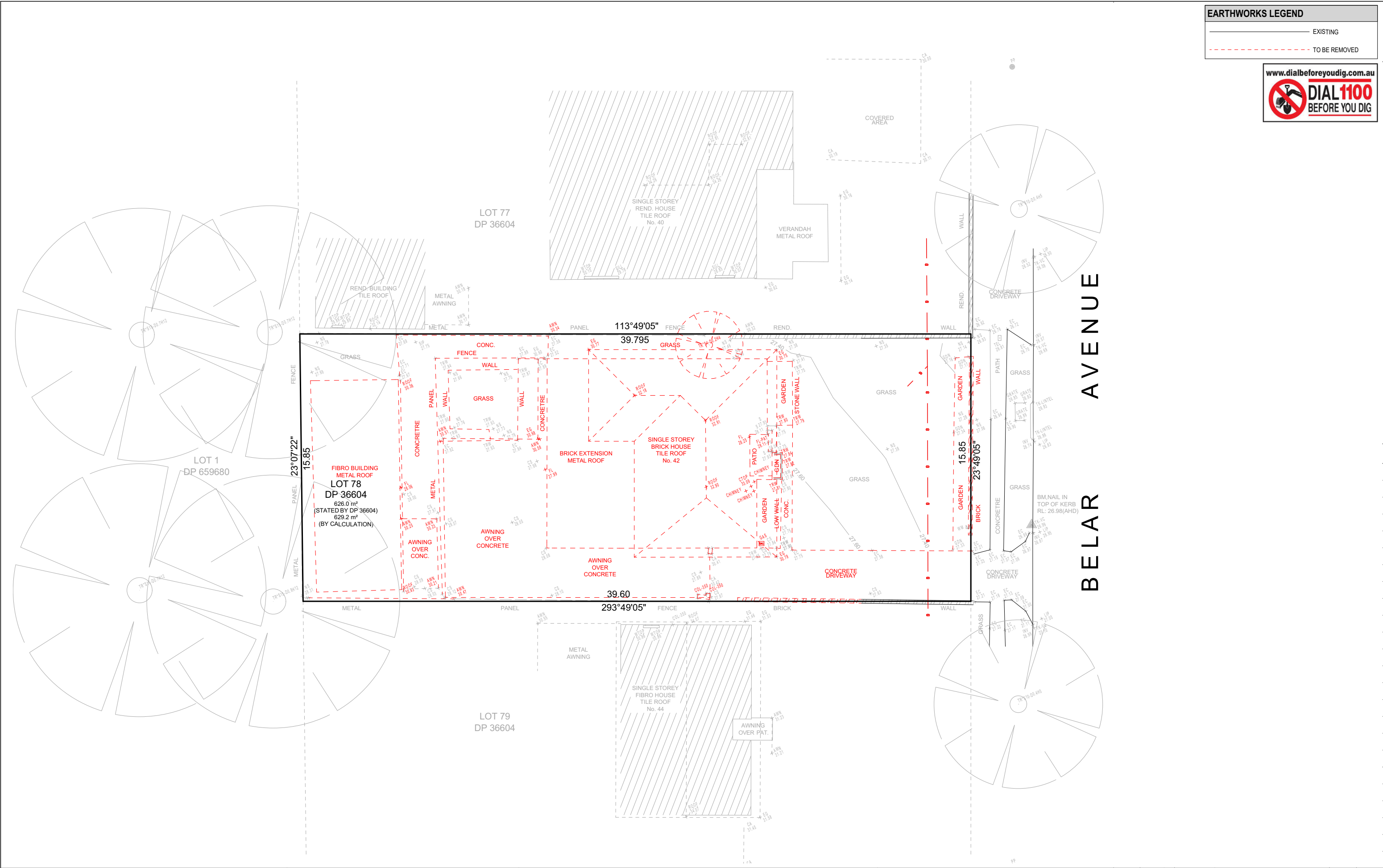
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ADDRESS:	LOT 78, 42 BELAR AVENUE VILLAWOOD NSW 2163	
COUNCIL:	CANTERBURY-BANKSTOWN COUNCIL	DP No: 36604

DRAWING:	COVER PAGE
LODGEMENT:	DEVELOPMENT APPLICATION
CLIENT SIGNATURE:	

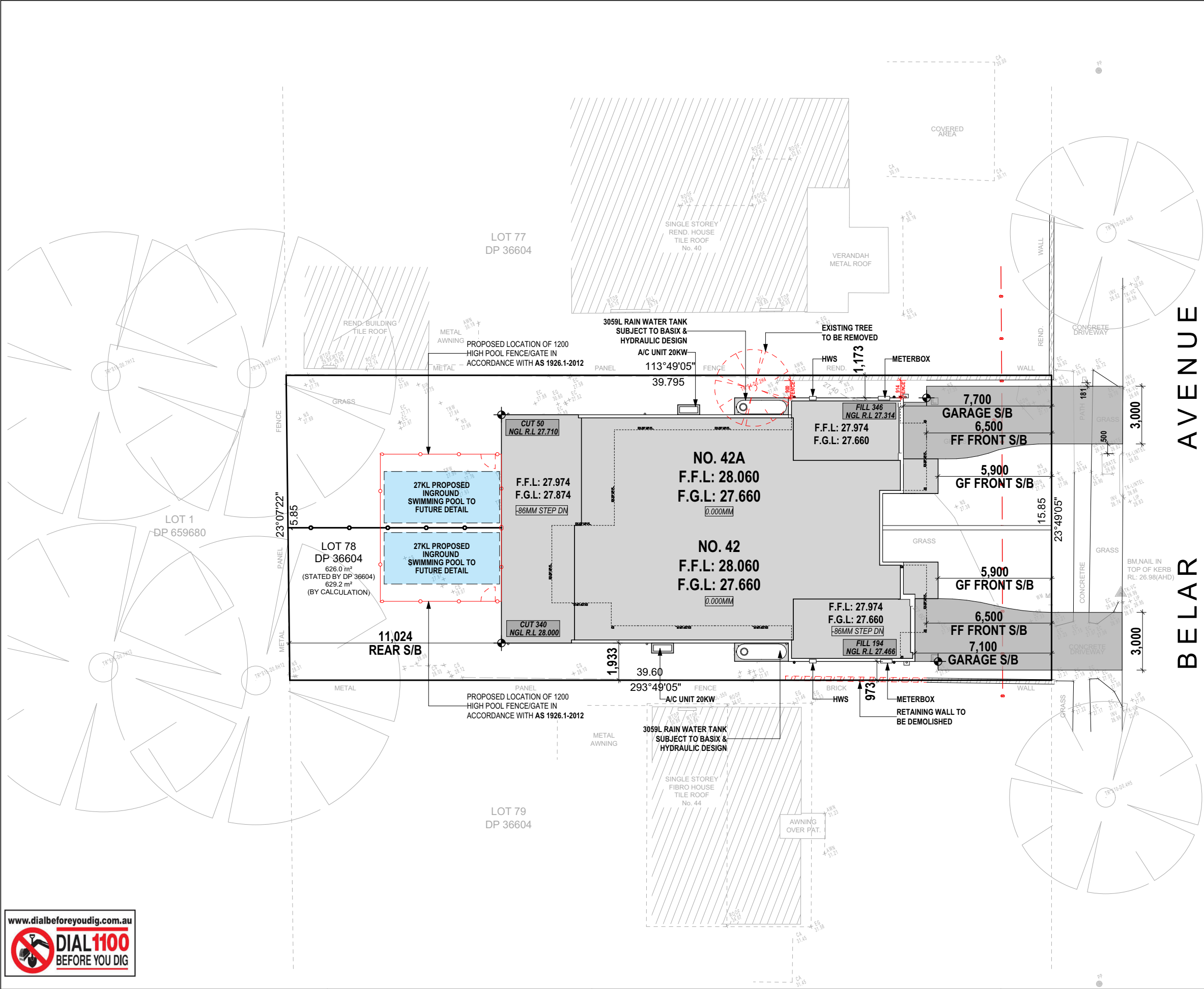
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DATE DRAWN: 02/05/2025		PROJECT STAGE: DA - LODGEMENT PLANS		
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EARTHWORKS LEGEND

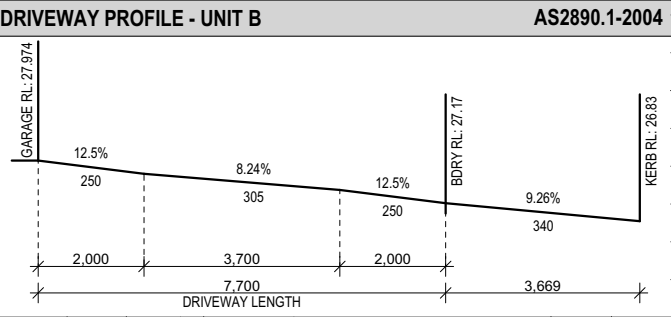
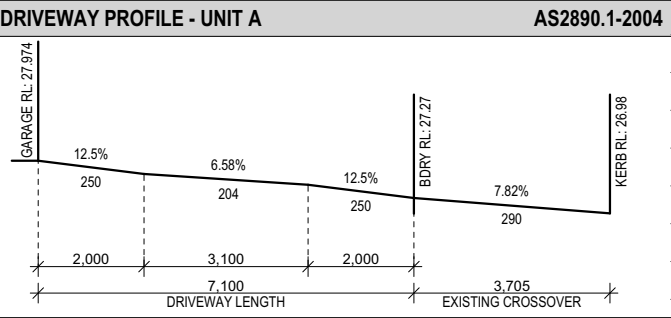
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DEVELOPMENT CONTROLS - DA (CANTERBURY-BANKSTOWN DCP 2023)			
CONTROLS	REQ'D	PROPOSED	COMPLIES
LOT SIZE M²		626	
MAXIMUM FLOOR AREA M² (as per Sepp definition)	313	312.59	YES
MAXIMUM HEIGHT (as per LEP) Overall height of dwelling to natural ground level	9.00m	7.89m	YES
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS GARAGE FLOOR - UNIT A GARAGE FLOOR - UNIT B GROUND FLOOR FIRST FLOOR	6.50m 6.50m 5.50m 6.50m	7.10m 7.70m 5.90m 6.50m	YES YES YES YES
SETBACKS FROM SIDE BOUNDARIES Minimum setback must be clear of obstructions RHS LHS	0.90m 0.90m	1.173m 0.973m	YES YES
SETBACKS FROM REAR BOUNDARIES	N/A	11.024m	YES
PRIVATE OPEN SPACE (as defined by Sepp) Must be located behind main building line and minimum dimension of 5m UNIT A UNIT B	80.00m² 80.00m²	87.93 m² 90.50 m²	YES YES
GARAGES, CARPORTS & CAR PARKING SPACES Min. off street parking spaces required - 1 Covered space & 1 uncovered space (PER UNIT)	2	2	YES
MINIMUM LANDSCAPED AREA REQ'D M²	N/A	234.98	YES
EXCAVATION Max excavation below natural ground level	0.60m	0.340m	YES
FILL Max fill	0.60m	0.346m	YES



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FOR: MR & MRS KUMAR

ADDRESS: LOT 78, 42 BELAR AVENUE
VILLAWOOD NSW 2163

COUNCIL: CANTERBURY-BANKSTOWN COUNCIL

DP No: 36604

DRAWING: SITE PLAN

LODGE MENT: DEVELOPMENT APPLICATION

CLIENT SIGNATURE: _____

DRAWN: SS

CHECKED: SS

PROJECT: DUAL OCCUPANCY

DATE DRAWN: 02/05/2025

PROJECT STAGE: DA - LODGEMENT PLANS

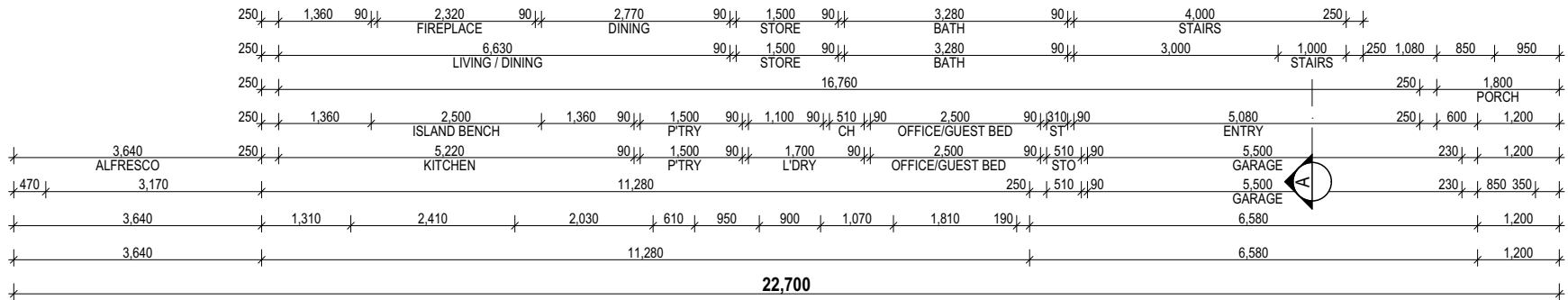
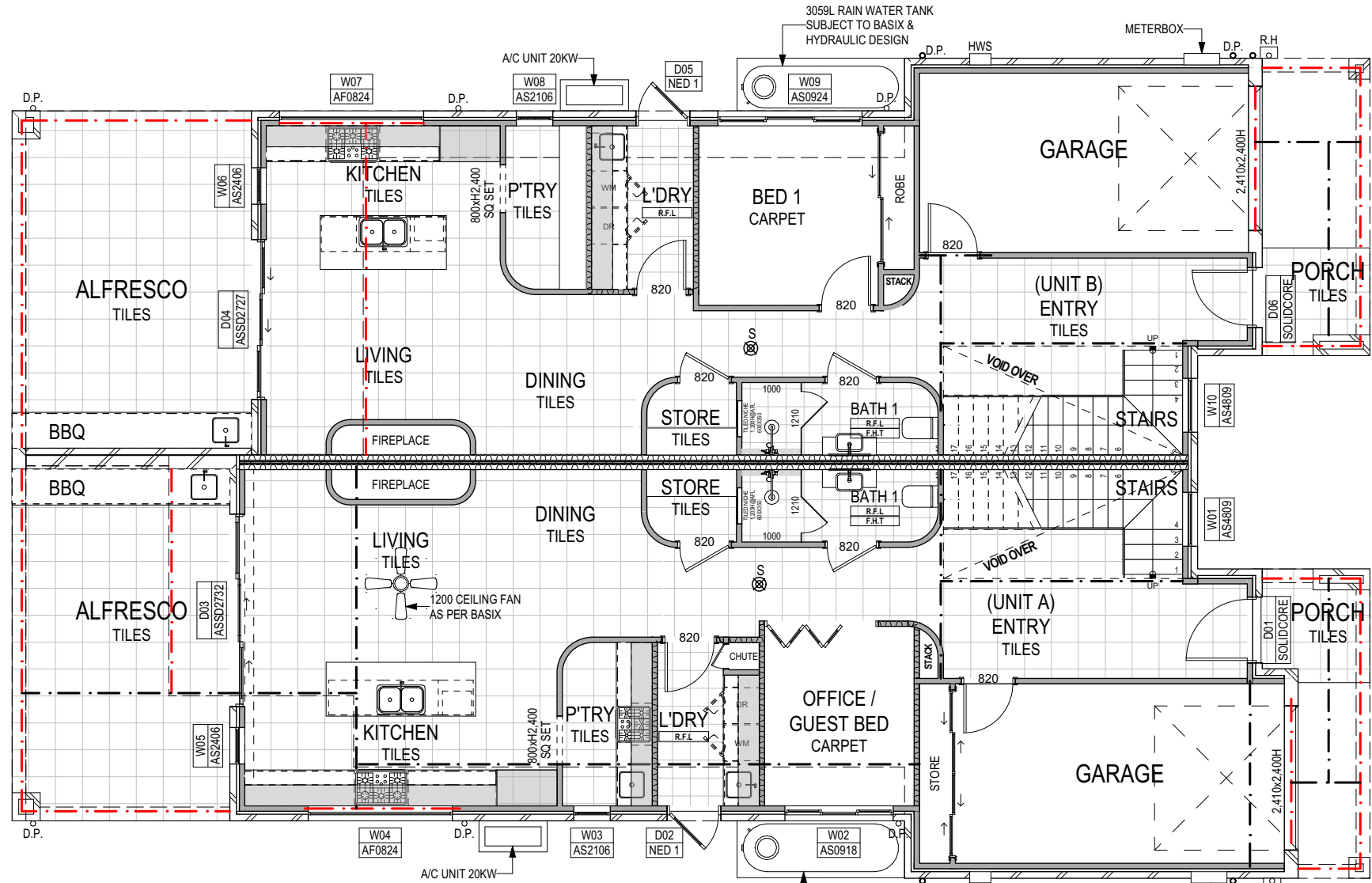
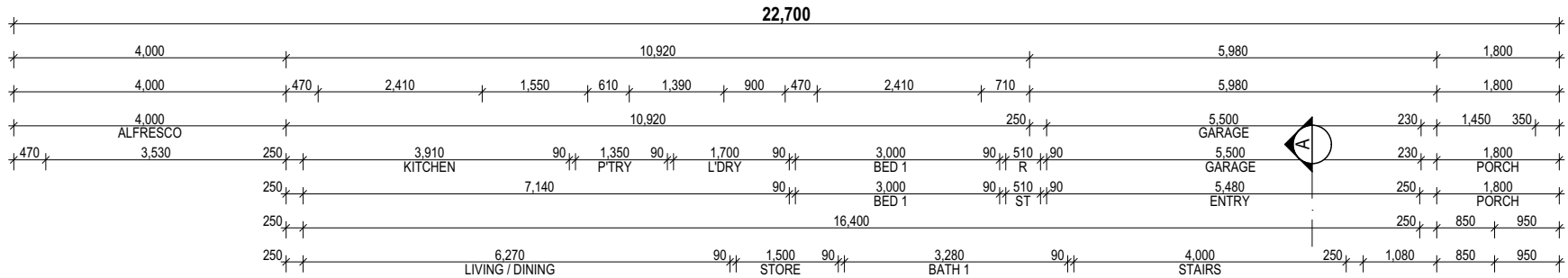
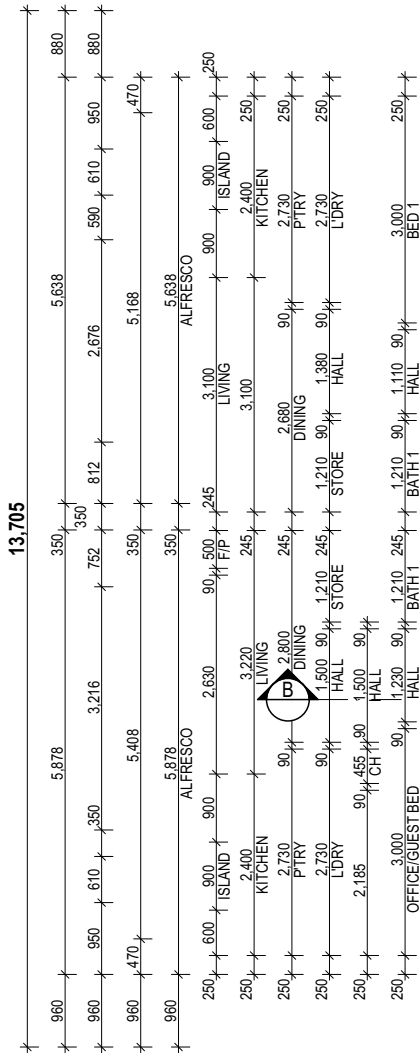
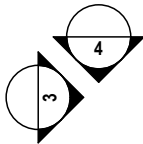
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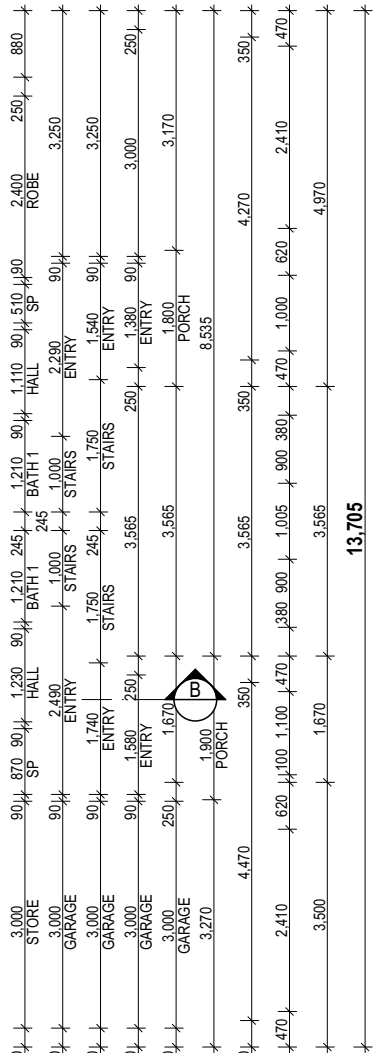
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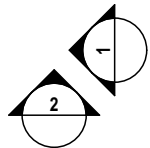
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R2.7 INTERNAL WALL INSULATION (AS SHOWN ON PLAN)	REFER TO PLANS



UNIT B - FLOOR AREA	
PORCH	3.24
GROUND FLOOR	82.98
GARAGE	19.60
ALFRESCO	23.49
	129.31 m²
FIRST FLOOR	82.43
BALCONY	4.76
	87.19 m²
	216.50 m²
INT WALL INSULATION	
R2.7 SOUNDSCREEN	



UNIT A - FLOOR AREA	
PORCH	3.28
GROUND FLOOR	87.61
GARAGE	21.73
ALFRESCO	21.81
	134.43 m²
FIRST FLOOR	97.55
BALCONY	4.76
	102.31 m²
	236.74 m²



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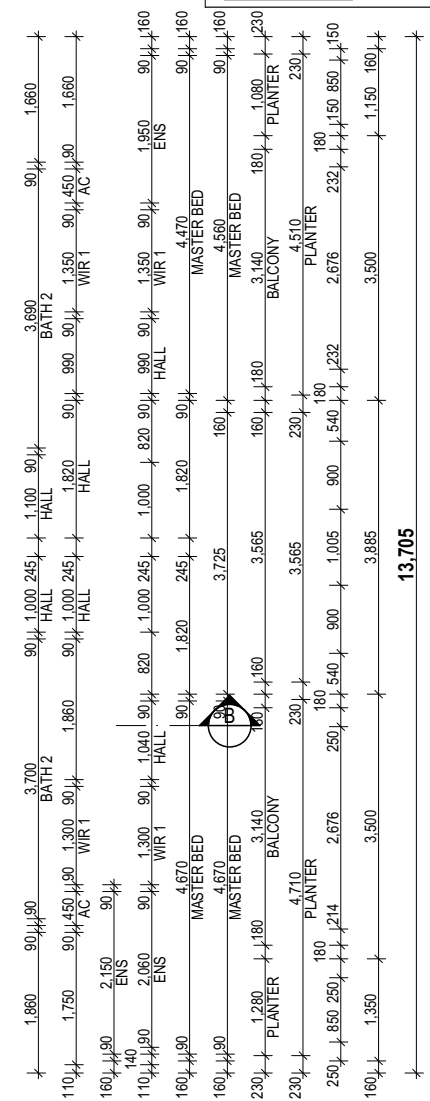
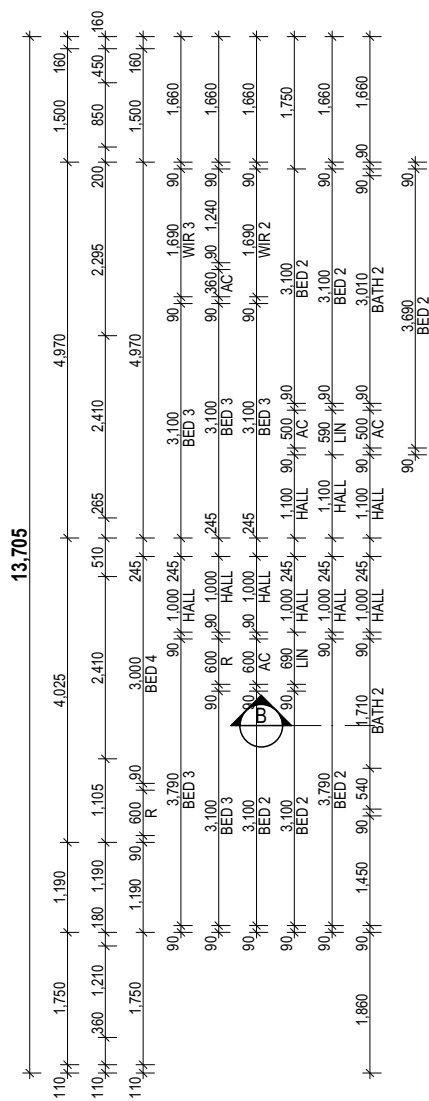
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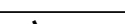
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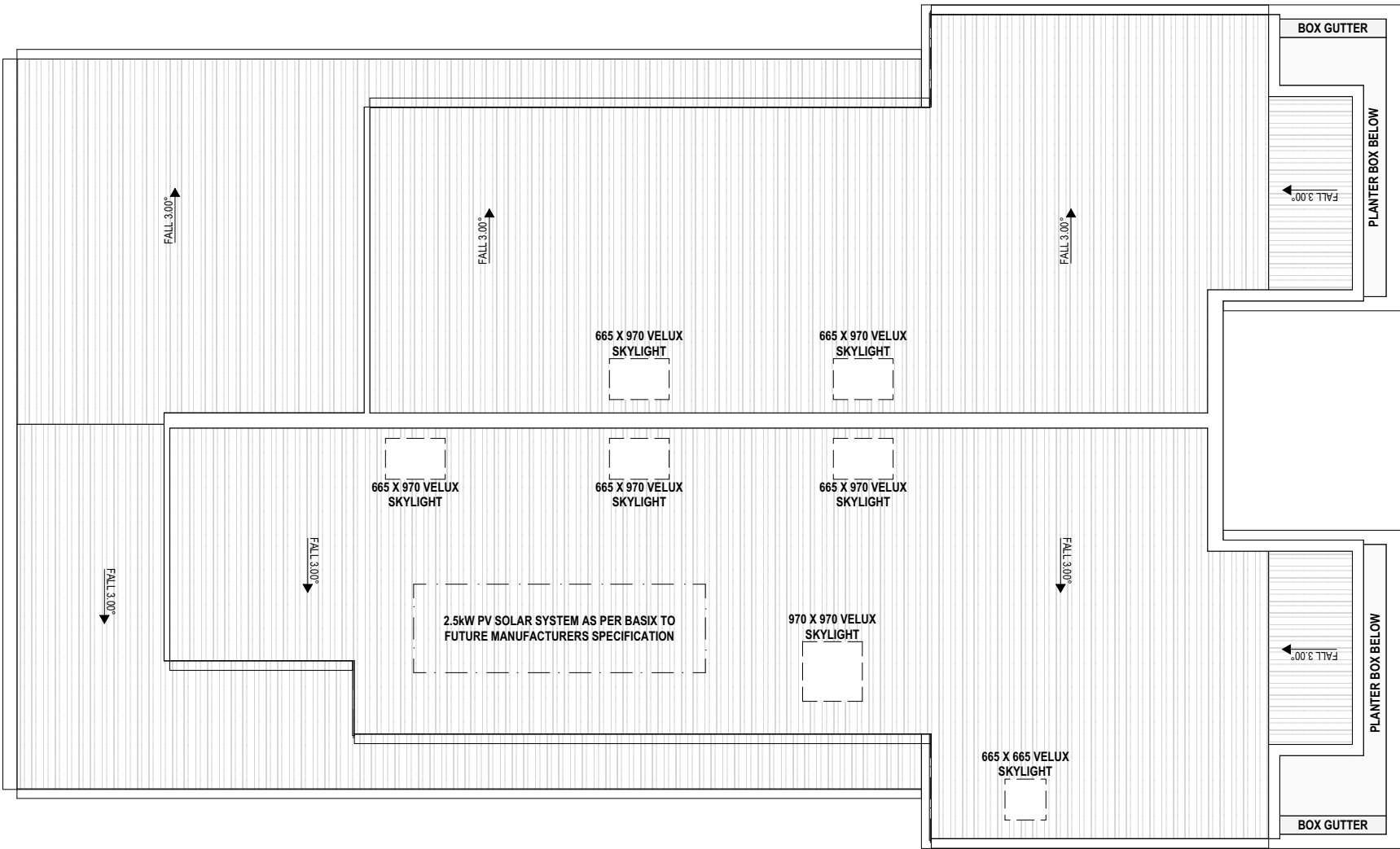
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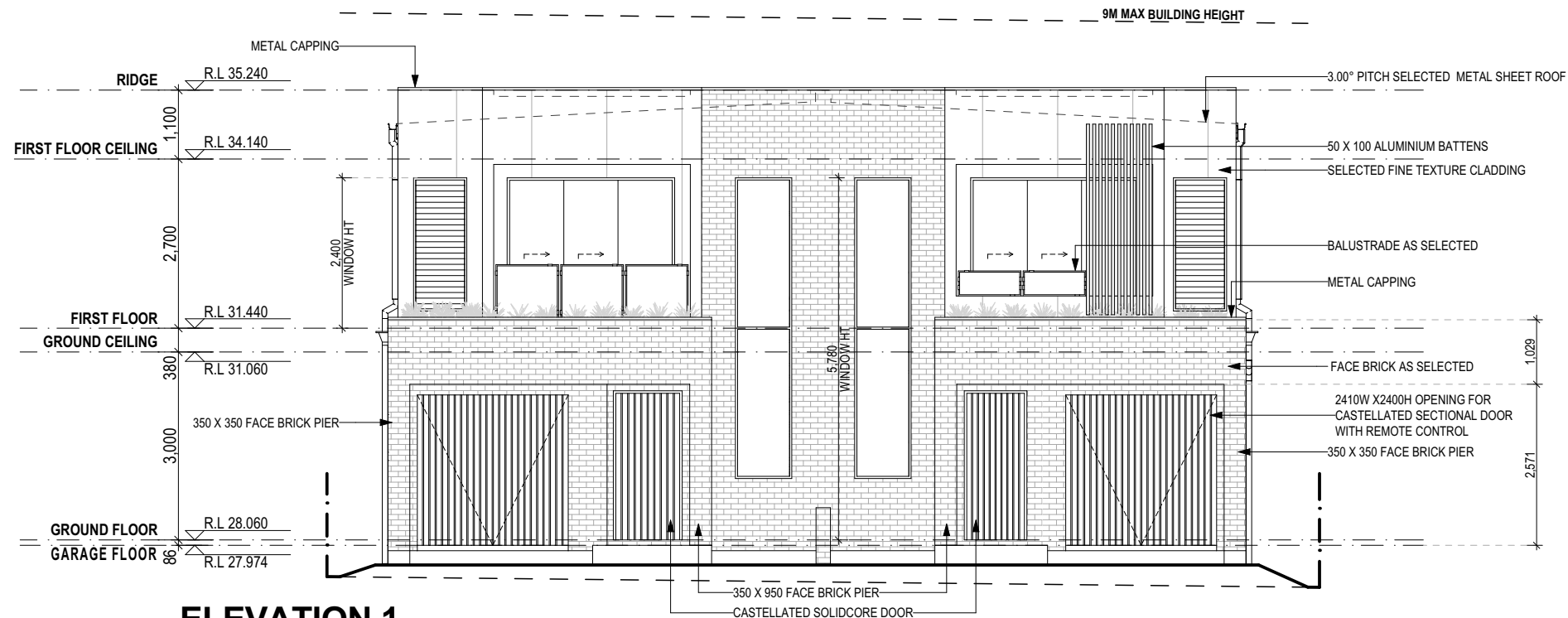


UNIT A - FLOOR AREA	
PORCH	3.28
GROUND FLOOR	87.61
GARAGE	21.73
ALFRESCO	21.81
	134.43 m²
FIRST FLOOR	97.55
BALCONY	4.76
	102.31 m²
	236.74 m²

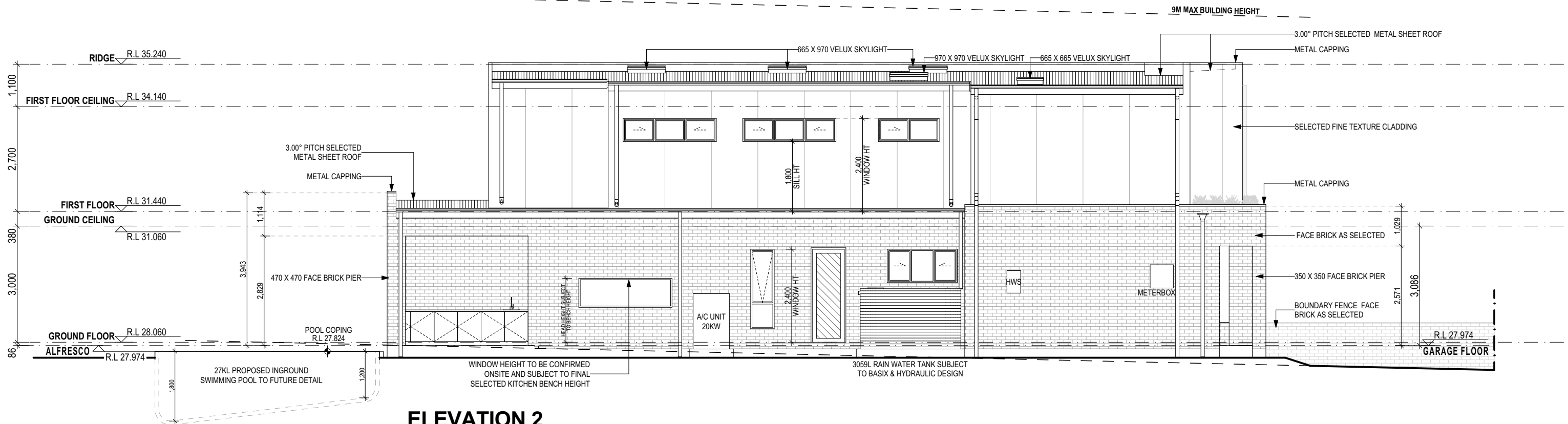
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	ADDRESS: LOT 78, 42 BELAR AVENUE VILLAWOOD NSW 2163	LODGEMENT: DEVELOPMENT APPLICATION		DATE DRAWN: 02/05/2025	PROJECT STAGE: DA - LODGEMENT PLANS		
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ROOF CALCULATIONS		
TYPE	PITCH	NET TOP SURFACE AREA m²
GROUND CEILING		
METAL SHEET ROOF	3.00°	68.95
FIRST FLOOR CEILING		
METAL SHEET ROOF	3.00°	175.47
		244.42 m²

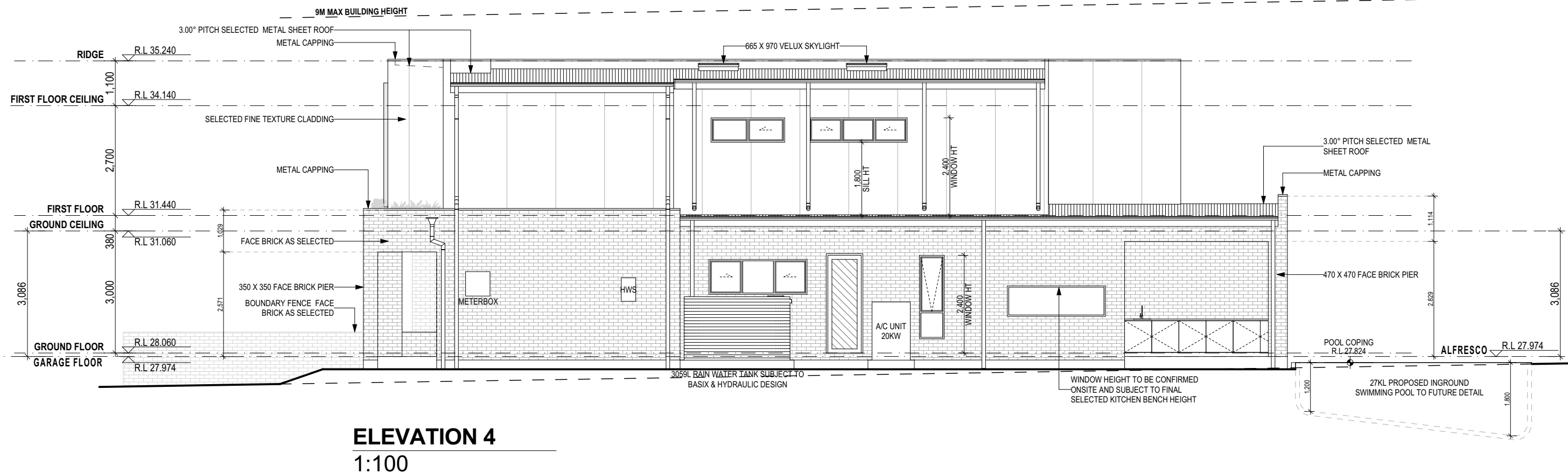
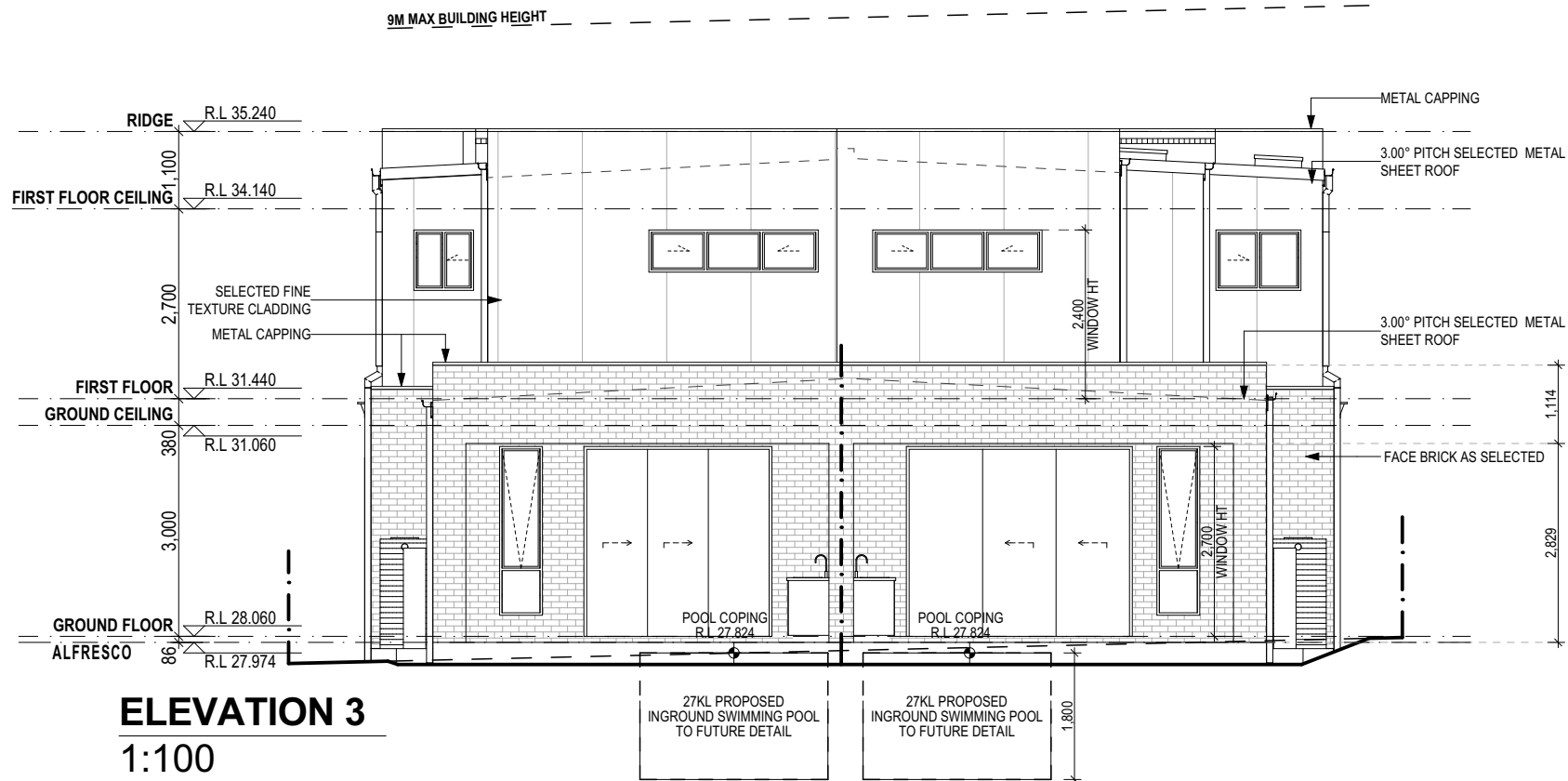




ELEVATION 1
1:100



ELEVATION 2
1:100



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VILLAWOOD NSW 2163

COUNCIL:

CANTERBURY-BANKSTOWN COUNCIL

DP No:

36604

DRAWING:

ELEVATIONS

LODGEMENT:

DEVELOPMENT APPLICATION

CLIENT SIGNATURE:

DRAWN:

SS

CHECKED:

SS

PROJECT:

DUAL OCCUPANCY

DATE DRAWN:

02/05/2025

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PROJECT STAGE:

DA - LODGEMENT PLANS

PAGE NO:

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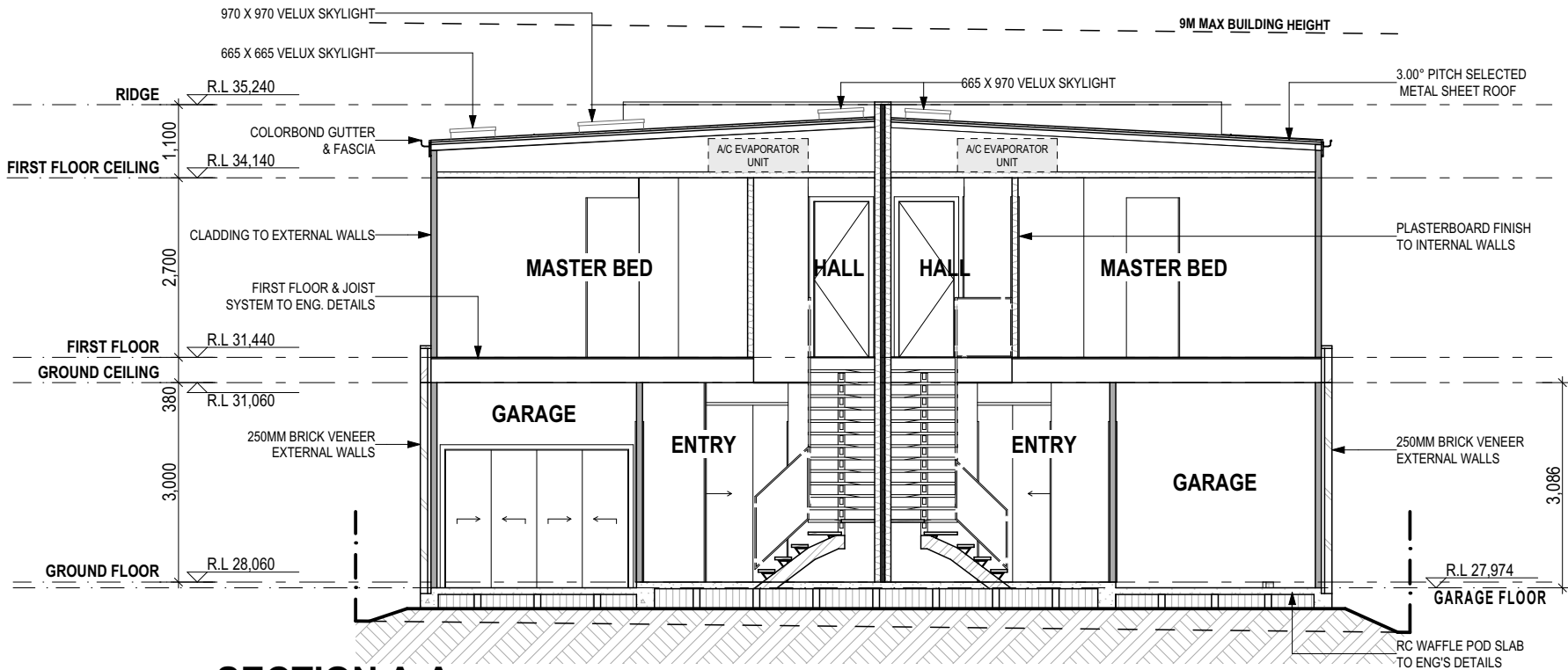
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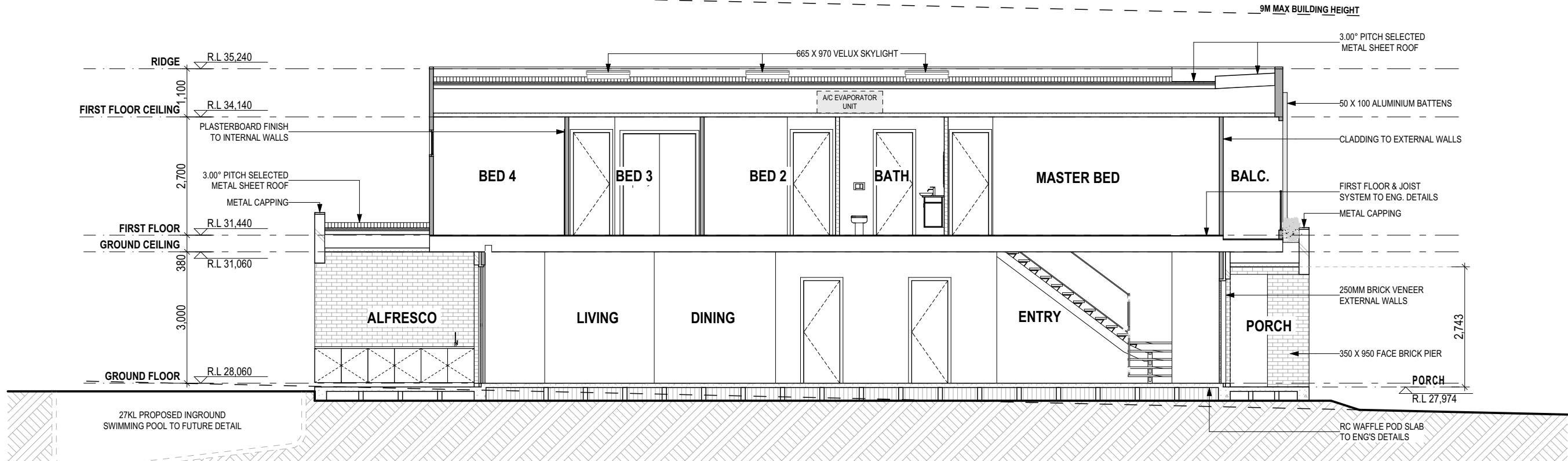
JOB NO:

15 - 1080

BASIX COMMITMENTS	
R2.7 MIDFLOOR INSULATION THROUGHOUT	BOTH UNITS
R7.0 CEILING INSULATION TO GROUND & FIRST FLOOR (EXCLUDES GARAGE, BALCONY, PORCH & ALFRESCO)	BOTH UNITS
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SECTION A-A
1:100



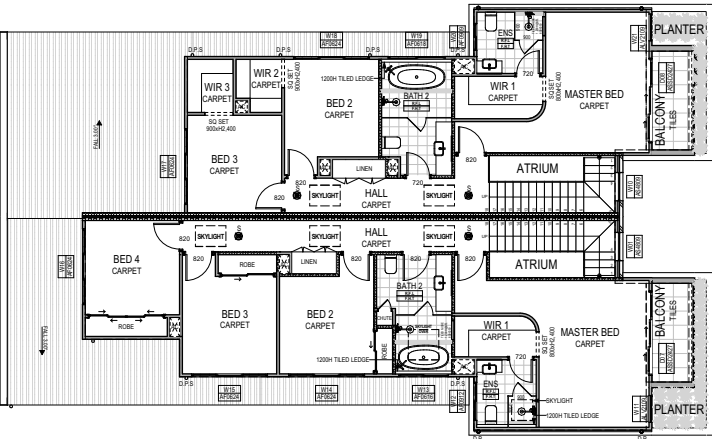
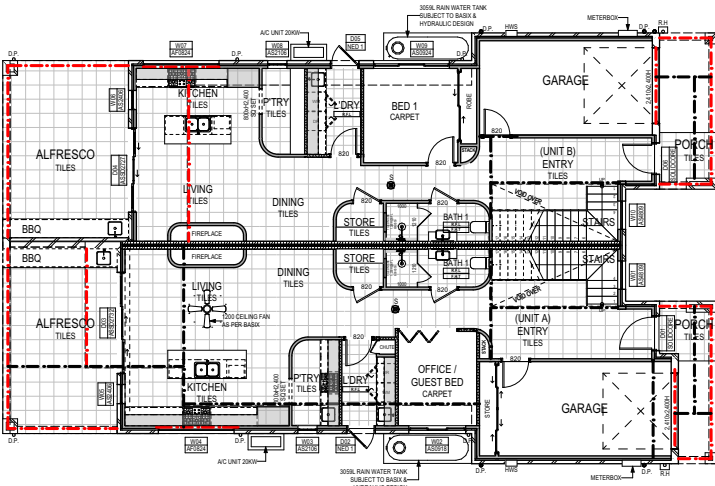
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BASIX COMMITMENTS - UNIT 42A
ENERGY COMMITMENTS HOT WATER SYSTEM GAS INSTANTANEOUS - 6 STARS
HEATING & COOLING SYSTEM COOLING SYSTEM (OR A SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5
HEATING SYSTEM (OR SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-PHASRE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5
VENTILATION (EXHAUST FANS) BATHROOM DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF KITCHEN RANGEHOOD: DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF LAUNDRY NATURAL VENTILATION ONLY
ARTIFICIAL LIGHTING THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS
POOL & SPA NO HEATING POOL PUMP TYPE NOT SPECIFIED, NO TIMER NO SPA
NATURAL LIGHTING TO KITCHEN 1x BATHROOMS/TOILETS
ALTERNATIVE ENERGY 2.5kW PHOTOVOLTAIC SYSTEM
OTHER FIXED OUTDOOR CLOTHESLINE GAS COOKTOP & ELECTRIC OVEN
WATER COMMITMENTS 3 STAR SHOWERHEADS (>7.5 BUT <=9L/MIN) 3 STAR TOILET SUITES 3 STAR KITCHEN TAPS 3 STAR BATH TAPS
122.21m2 TOTAL ROOF AREA
3059L WATER TANK(S) MINIMUM CAPACITY 122.21m2 MINIMUM ROOF AREA TO TANK(S)
RAINWATER TANK(S) TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP ALL TOILETS CLOTHES WASHER SWIMMING POOL

BASIX COMMITMENTS - UNIT 42
ENERGY COMMITMENTS HOT WATER SYSTEM GAS INSTANTANEOUS - 6 STARS
HEATING & COOLING SYSTEM COOLING SYSTEM (OR A SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5
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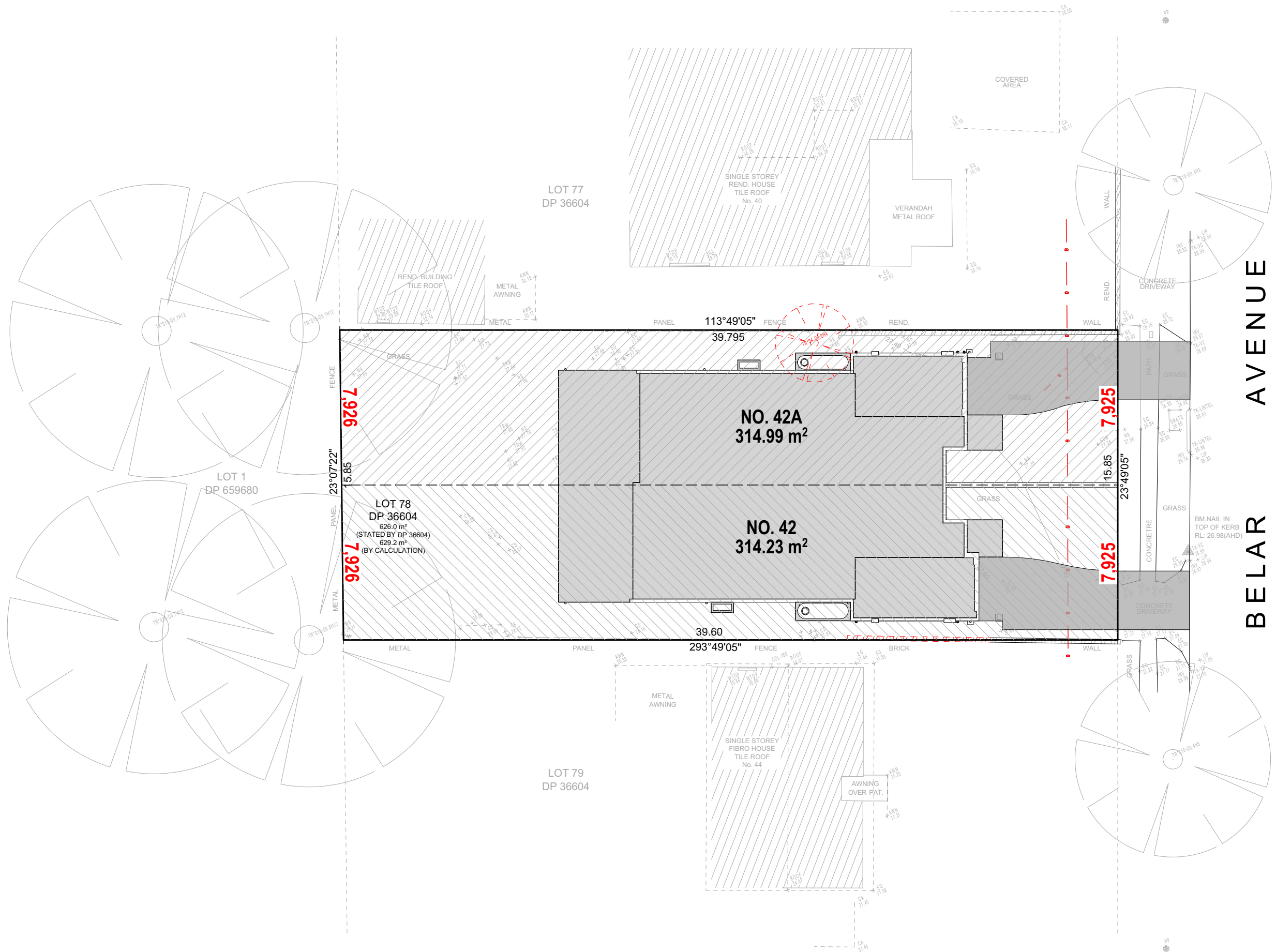


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WINDOW SCHEDULE											
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W							
W01		AS	4,800	900	980	5,780	N	N	LOW-E - DOUBLE GLAZED	ENTRY	
W02		AS	860	1,810	1,540	2,400	N	N	LOW-E - DOUBLE GLAZED	OFFICE / GUEST	
W03		AS	2,050	610	350	2,400	N	N	LOW-E - DOUBLE GLAZED	P'TRY	
W04		AF	750	2,410	900	1,650	N	N	LOW-E - DOUBLE GLAZED	KITCHEN	
W05		AS	2,400	610	300	2,700	N	N	LOW-E - DOUBLE GLAZED	KITCHEN	
W06		AS	2,400	610	300	2,700	N	N	DOUBLE GLAZED	KITCHEN	
W07		AF	750	2,410	900	1,650	N	N	LOW-E - SINGLE GLAZED	KITCHEN	
W08		AS	2,050	610	350	2,400	N	N	LOW-E - SINGLE GLAZED	P'TRY	
W09		AS	860	2,410	1,440	2,300	N	N	LOW-E - SINGLE GLAZED	BED 1	
W10		AS	4,800	900	980	5,780	N	N	LOW-E - SINGLE GLAZED	ENTRY	
W11		ALV	2,126	850	274	2,400	N	N	LOW-E - SINGLE GLAZED	MASTER BED	
W12		AF	860	1,210	1,540	2,400	N	N	LOW-E - DOUBLE GLAZED	ENS	
W13		AF	600	1,570	1,800	2,400	N	N	SINGLE GLAZED	BATH 2	
W14		AF	600	2,410	1,800	2,400	N	N	LOW-E - DOUBLE GLAZED	BED 2	
W15		AF	600	2,410	1,800	2,400	N	N	LOW-E - DOUBLE GLAZED	BED 3	
W16		AF	600	2,410	1,800	2,400	N	N	LOW-E - DOUBLE GLAZED	BED 4	
W17		AF	600	2,410	1,800	2,400	N	N	LOW-E - SINGLE GLAZED	BED 3	

WINDOW SCHEDULE											
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W							
W18		AF	600	2,410	1,800	2,400	N	N	LOW-E - SINGLE GLAZED	BED 2	
W19		AF	600	1,810	1,800	2,400	N	N	SINGLE GLAZED	BATH 2	
W20		AF	860	850	1,540	2,400	N	N	LOW-E - SINGLE GLAZED	ENS	
W21		ALV	2,126	850	274	2,400	N	N	LOW-E - SINGLE GLAZED	MASTER BED	

EXTERNAL DOOR SCHEDULE								
ID	ELEV. VIEW	DESCRIPTION	SASH TYPE	SIZE		GLAZING	ROOM NAME	NOTE
				H	W			
D01		CASTELLATED SOLIDCORE DOOR	DOOR	2,340	1,020	N/A	ENTRY	
D02		NED 1 TRANSLUCENT GLAZED DOOR	DOOR	2,400	820	LOW-E - SINGLE GLAZED	LAUNDRY	
D03		N/A	ASSD	2,700	3,216	LOW-E - DOUBLE GLAZED	LIVING	
D04		N/A	ASSD	2,700	2,676	LOW-E - DOUBLE GLAZED	LIVING	
D05		NED 1 TRANSLUCENT GLAZED DOOR	DOOR	2,400	820	LOW-E - SINGLE GLAZED	LAUNDRY	
D06		CASTELLATED SOLIDCORE DOOR	DOOR	2,340	920	N/A	ENTRY	
D07		N/A	ASSD	2,400	2,676	LOW-E - DOUBLE GLAZED	BALCONY	
D08		N/A	ASSD	2,400	2,676	LOW-E - DOUBLE GLAZED	BALCONY	



AVENUE
BELAR

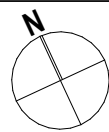


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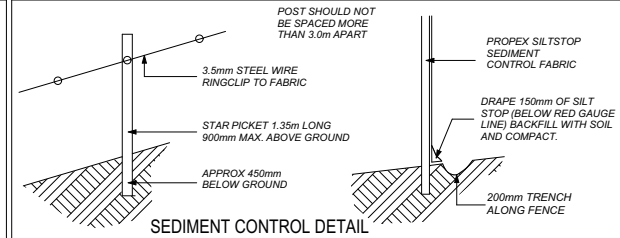
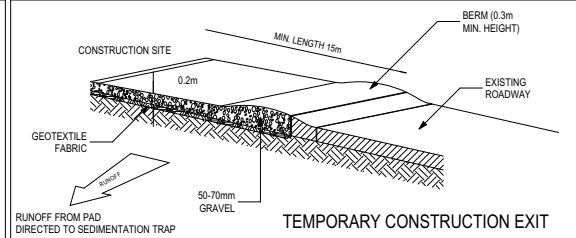
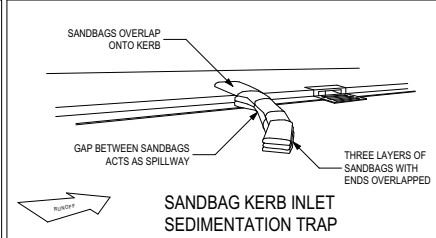
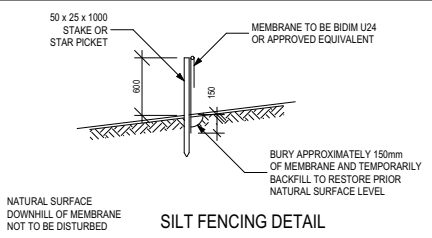
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FOR: **MR & MRS KUMAR**
ADDRESS: **LOT 78, 42 BELAR AVENUE
VILLAWOOD NSW 2163**
COUNCIL: **CANTERBURY-BANKSTOWN COUNCIL**
DP No: **36604**

DRAWING: **SUBDIVISION PLAN (TORRENS TITLE)**
LODGEMENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____



DRAWN: **SS** CHECKED: **SS** PROJECT: **DUAL OCCUPANCY**
DATE DRAWN: **02/05/2025** PROJECT STAGE: **DA - LODGEMENT PLANS**
SCALE: **1:200 @ A3** PAGE NO: **12 of 19** REV: **E** JOB NO: **15 - 1080**



SITEWORK STAGES

NOTE: THE SITE CONSTRUCTION WORKS WILL BE COMPLETED IN THE FOLLOWING STAGES:
STAGE 1: SITE SETUP (ONE OFF)
STAGE 2: DETAILED DEMOLITION AND SALVAGE (LOW CYCLE)
STAGE 3: GENERAL DEMOLITION, PILING AND EXCAVATION (MEDIUM CYCLE)
STAGE 4: SURFACE EXCAVATION AND UNDERPINNING (MEDIUM CYCLE)
STAGE 5: BULK EXCAVATION (HIGH CYCLE)
STAGE 6: CRANE INSTALLATION (ONE OFF)
STAGE 7: BUILDING STRUCTURE (HIGH CYCLE)
STAGE 8: CRANE REMOVAL(ONE OFF)
STAGE 9: CONSTRUCTION GENERALLY (MEDIUM CYCLE)

DEFINITIONS

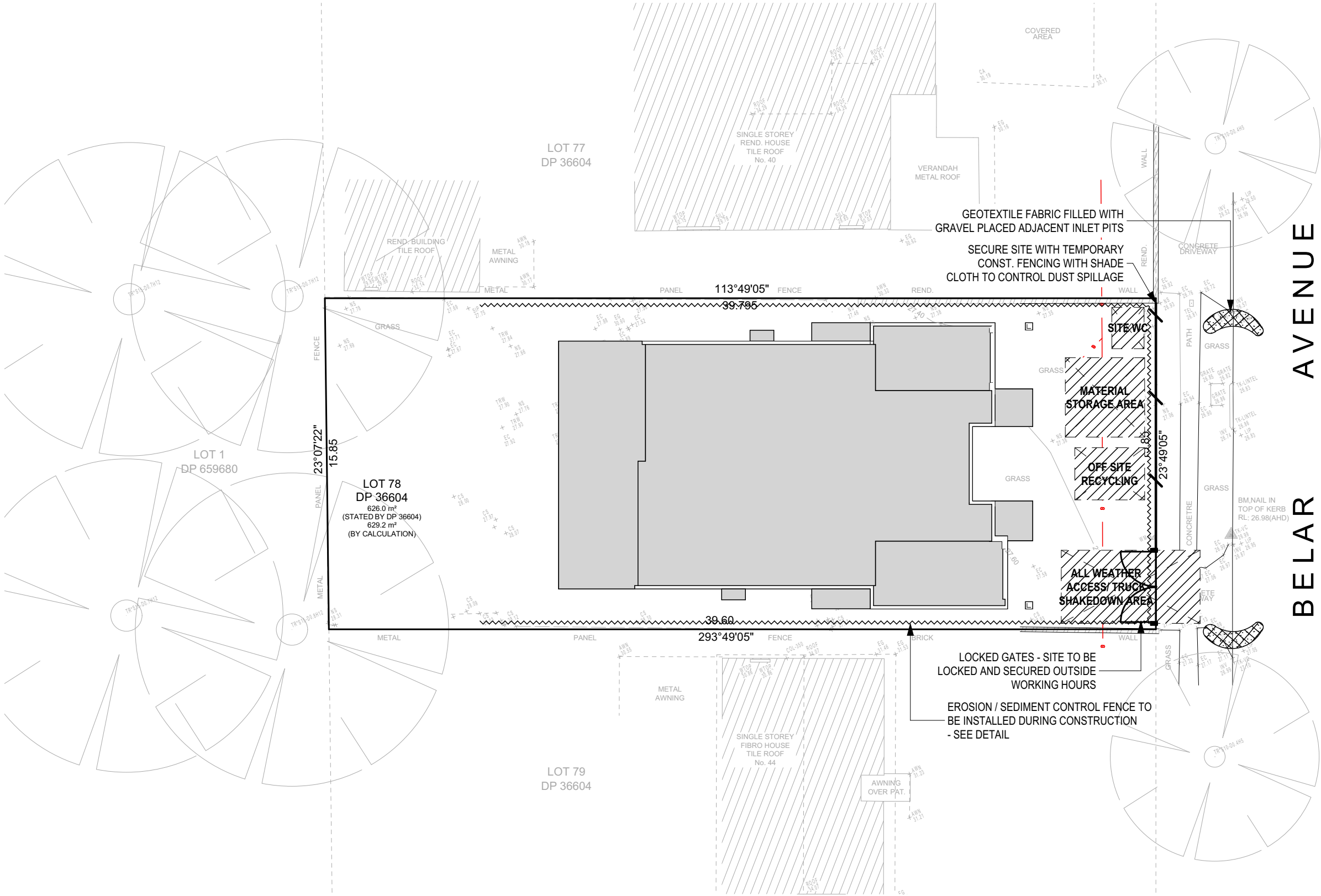
- ONE OFF: SINGLE DAYS OF ACTIVITY FOR DELIVERY AND INSTALLATION ASSOCIATED WITH 'ONE STREET' MOBILE CRANE AGE SUBJECT TO SEPERATE CRANE AGE PERMITS OR THE USE OF LOW LOADER EQUIPMENT FOR HEAVY MACHINERY DELIVERY.
- LOW CYCLE: FEW TRUCK MOVEMENTS UP TO 1 PER HOUR (8 PER DAY)
- MEDIUM CYCLE: INCREASING TRUCK MOVEMENT UP TO 2 PER HOUR (16 PER DAY)
- HIGH CYCLE: HIGH TRUCK MOVEMENTS UP TO 3 PER HOUR (24 PER DAY)

ANTICIPATED DUST DISTURBANCE

NOTE: THE FOLLOWING CONSTRUCTION PROCESSES ARE ANTICIPATED TO GENERATE DUST:
SITE CLEARANCE
GROUND EXCAVATION
MASONRY MATERIAL DELIVERY

TO CONTROL DUST, A COMBINATION OF THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

BOUNDARY FENCES FITTING WITH SHADE CLOTH
EXCAVATION - TO BE WATERED DOWN AT THE EXCAVATION FACE
MATERIAL STOCK PILES - TO BE WATERED DOWN AND COVERED WITH PLASTIC
SCAFFOLD - TO BE FITTED WITH SHADE CLOTH
TRUCKS - TIPPER TRAYS TO BE COVERED WITH PROTECTIVE SHADE CLOTH
SITE DISTURBANCE - KEEP TO A MINIMUM AT ANY ONE TIME
REDUCE WORKS ON HIGH WIND DAYS
REGULAR CLEAR DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS
BROOM SWEEPING TO BE KEPT TO A MINIMUM



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MR & MRS KUMAR

ADDRESS:

LOT 78, 42 BELAR AVENUE
VILLAWOOD NSW 2163

COUNCIL:

CANTERBURY-BANKSTOWN COUNCIL

DP No:

36604

DRAWING:

SITE MANAGEMENT/SEDIMENT PLAN

LODGEEMENT:

DEVELOPMENT APPLICATION

CLIENT SIGNATURE:

DRAWN:

SS

CHECKED:

SS

PROJECT:

DUAL OCCUPANCY

DATE DRAWN:

02/05/2025

SCALE:

1:200 @ A3

PROJECT STAGE:

DA - LODGEMENT PLANS

PAGE NO:

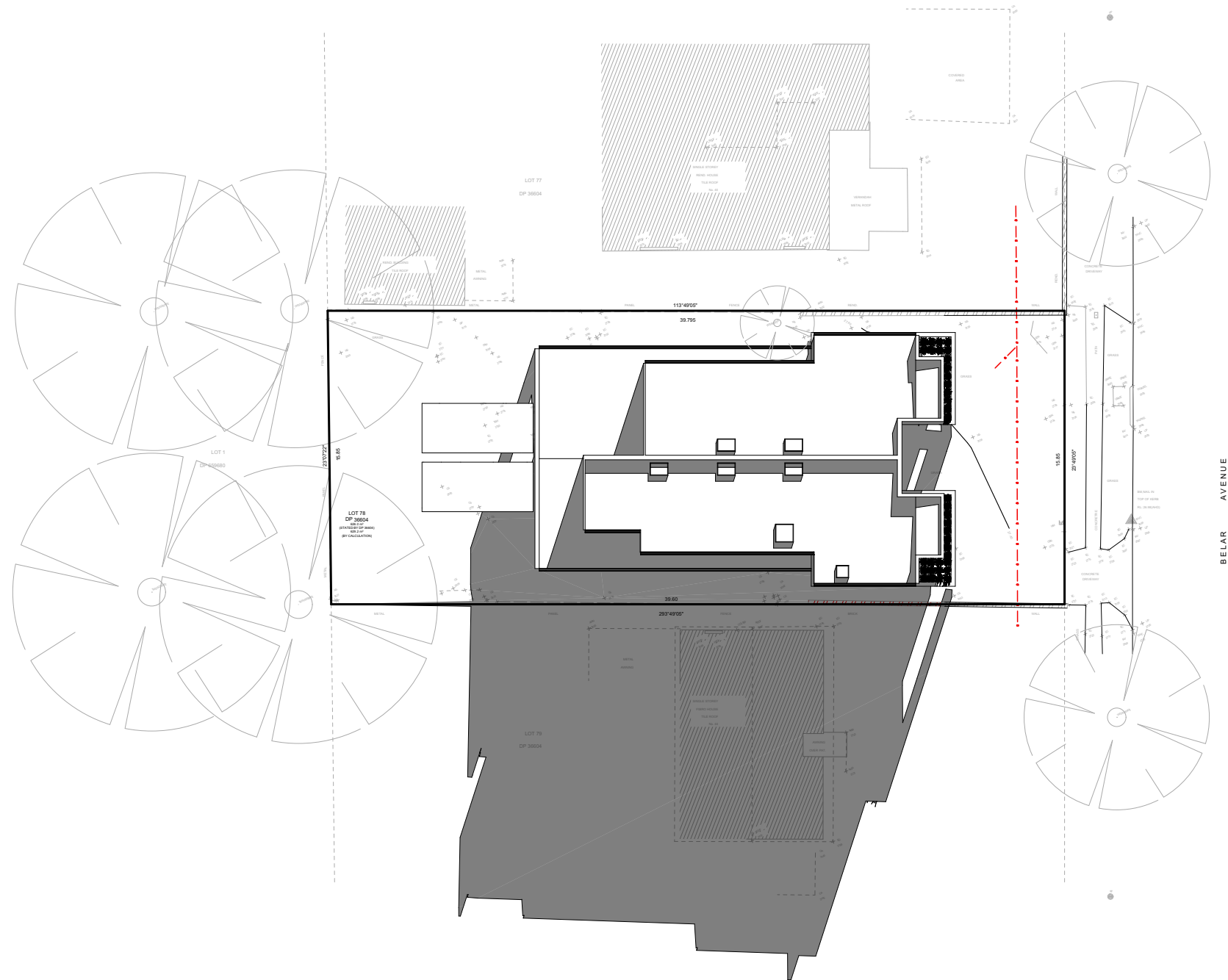
13 of 19

REV:

E

JOB NO:

15 - 1080



JUNE 21 9am
1:300

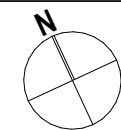


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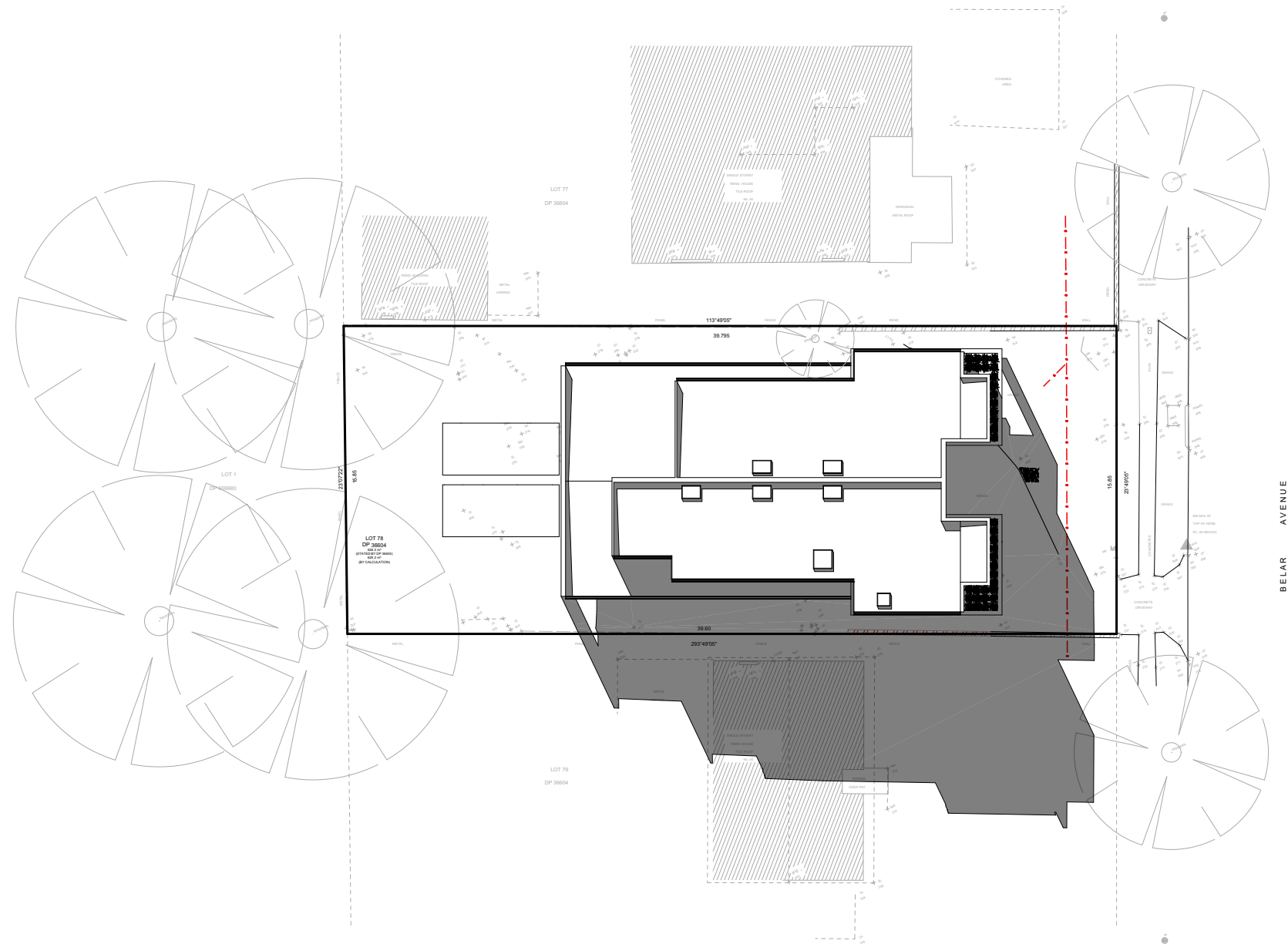
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DP No: **36604**

DRAWING: **JUNE 9AM SHADOW DIAGRAMS**
LODGEMENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____



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DATE DRAWN: 02/05/2025		PROJECT STAGE: DA - LODGEMENT PLANS
SCALE: 1:300 @ A3	PAGE NO: 15 of 19	REV: E
		JOB NO: 15 - 1080



JUNE 21 12pm
1:300

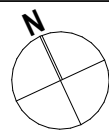


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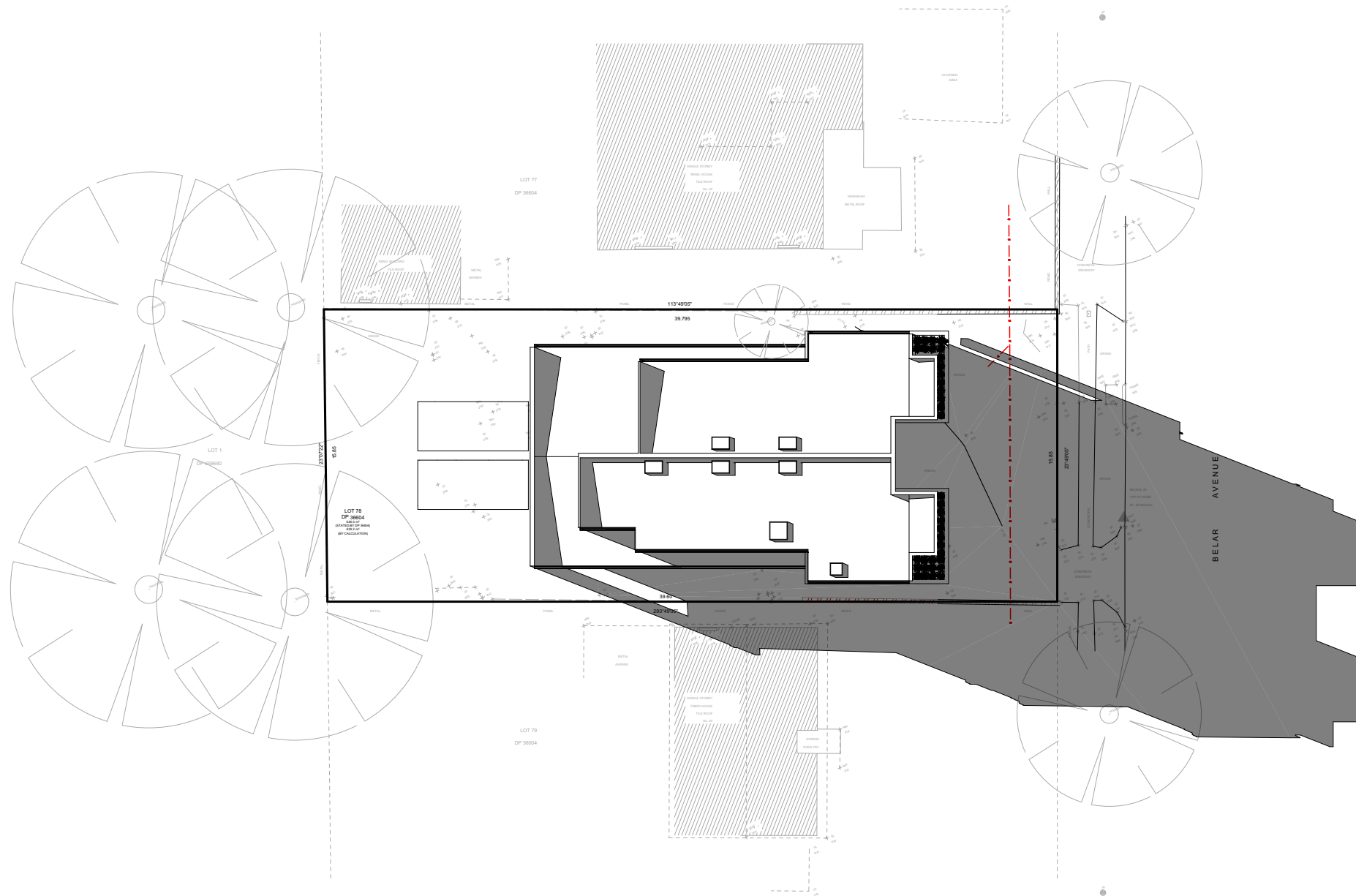
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COUNCIL: CANTERBURY-BANKSTOWN COUNCIL	DP No: 36604

DRAWING: JUNE 12PM SHADOW DIAGRAMS
LODGEMENT: DEVELOPMENT APPLICATION
CLIENT SIGNATURE:



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DATE DRAWN: 02/05/2025		PROJECT STAGE: DA - LODGEMENT PLANS		
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JUNE 21 3pm
1:300

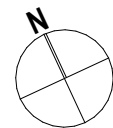


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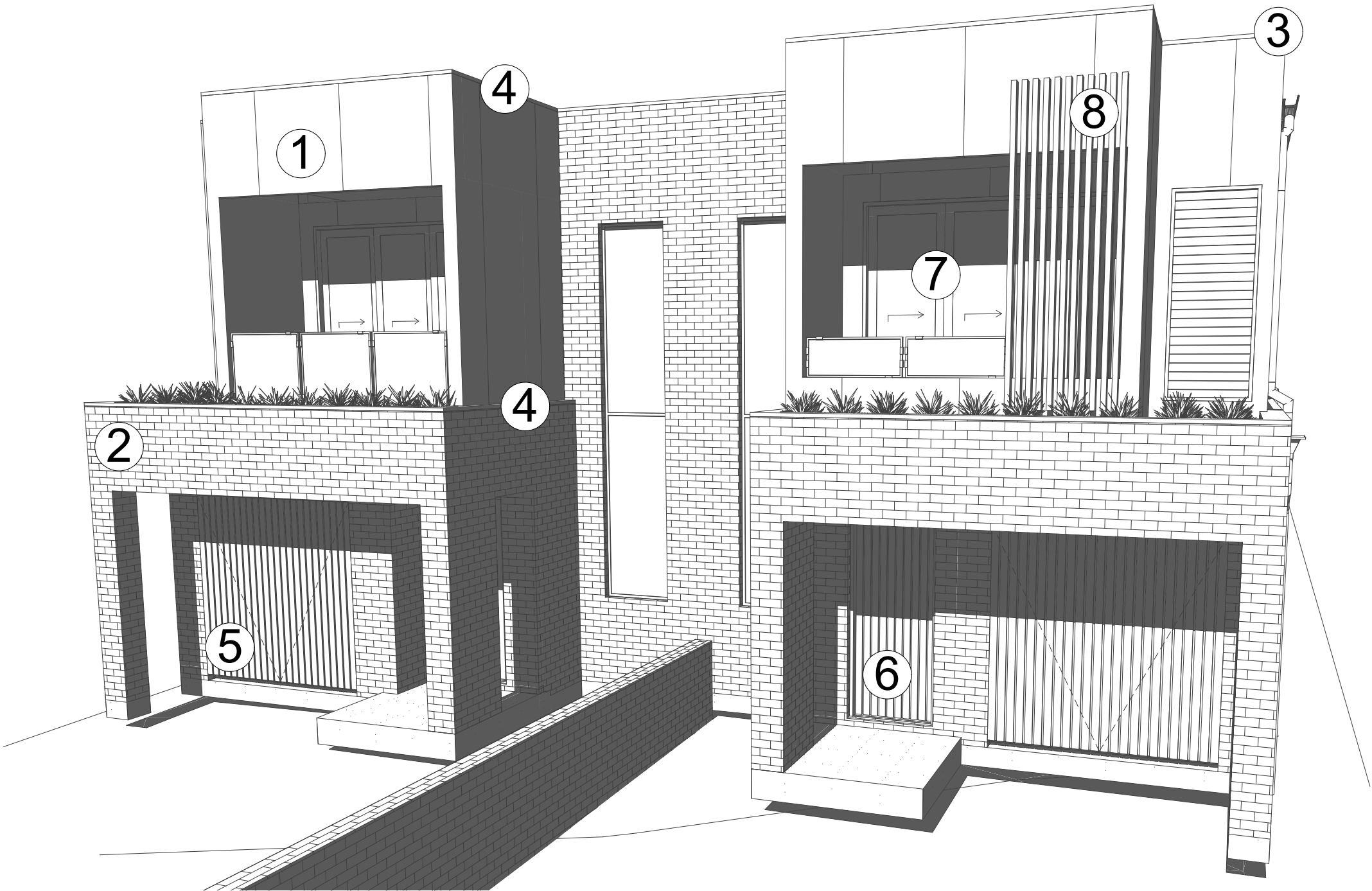
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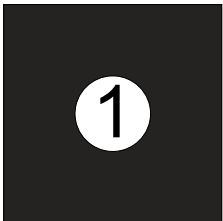


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SCALE: 1:300 @ A3	PAGE NO: 17 of 19	REV: E	JOB NO: 15 - 1080	

MATERIALS & FINISHES SCHEDULE



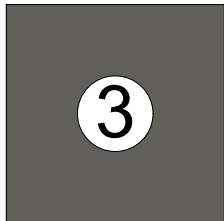
CLADDING
"CALKBOARD BLACK"



BRICKWORK
"VINTAGE RED"



METAL ROOF
"THUNDER GREY"



ROOF/WALL CAPPING
"CALKBOARD BLACK"



BATTEN GARAGE DOOR
"CALKBOARD BLACK"



BATTEN FRONT DOOR
"SPOTTED GUM"



WINDOW/DOOR FRAME
"BLACK MATT"



ARCHITECTURAL BATTENS
"SPOTTED GUM"



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PROJECT STAGE:

DA - LODGEMENT PLANS

PAGE NO:

19 of 19

REV:

E

JOB NO:

15 - 1080