

DA
CANTERBURY BANKSTOWN COUNCIL

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TOTAL FLOOR AREAS

GRANNY FLAT, GROUND FLOOR		
LIVING		59.70
PATIO		6.09
		65.79 m²
MAIN DWELLING, GROUND FLOOR		
ALFRESCO		7.49
GARAGE		21.11
LIVING (GROUND FLOOR)		87.80
PATIO		2.18
STAIRS		5.50
		124.08 m²
MAIN DWELLING, FIRST FLOOR		
LIVING (FIRST FLOOR)		100.64
STAIR VOID		5.31
		105.95 m²
		295.82 m²

LOCATION MAP



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AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - INTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	P-H2
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	8.20km
ZONING	R3 - MEDIUM DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,500mm	5,500mm
SIDE	MIN. 900mm	915mm
REAR	MIN. 6,000mm	26,255mm
BULK & SCALE		
SITE AREA	488.4m²	
SITE COVERAGE	MAX. 50%	38.87%
GROSS FLOOR AREA	MAX. 330m²	0m²
FLOOR SPACE RATIO	MAX. 0.5:1	0:1
BUILDING HEIGHT	MAX. 8,500mm	7,955mm
LANDSCAPE		
DEEP SOIL AREA	MIN. 97.68m²	162.86m²
DEEP SOIL AREA - FRONT	MIN. 24.89m²	25.85m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	136mm
FILL DEPTH	MAX. 600mm	53mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	22.5°, 20°, 3°
ELECTRICITY SUPPLY	3-PHASE
GAS SUPPLY	MAINS / RETICULATED
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WIND DRIVEN ROOF VENTILATORS	3
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	H2

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE) R4.1 BATTS TO PATIO & ALFRESCO
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS TO THROUGHOUT ALL INTERNAL WALLS
FLOOR	R4.1 INSULATION BETWEEN FIRST FLOOR JOISTS

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

BASIX AREAS	
CONDITIONED AREA	213.97 m²
UNCONDITIONED AREA	21.24 m²
WATER RATINGS	
SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR
WATER HARVESTING AND USAGE	
TOTAL ROOF AREA	229.01 m²
MIN. WATER TANK CAPACITY	3050 L
MIN. ROOF AREA DIRECTED TO TANK(S)	176.64 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	280 m²
RECYCLED WATER	
RETICULATED RECYCLED WATER	N/A
ENERGY COMMITMENTS	
HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	5 - REFER TO FLOOR PLAN FOR LOCATIONS
VENTILATION (EXHAUST FANS)	
NO MECHANICAL VENTILATION TO BATHROOMS	
KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF	
LAUNDRY: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF	
PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)	
N/A	
NATURAL LIGHTING	
NATURAL LIGHTING TO	KITCHEN 2 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
OTHER	
INDUCTION COOKTOP, ELECTRIC OVEN FIXED OUTDOOR CLOTHESLINE BY OWNER NO FIXED INDOOR CLOTHESLINE	

NCC 2022 LIVABLE HOUSING COMPLIANCE

- STEP FREE ENTRANCE LOCATION: TBA
ACCESSIBLE SANITARY COMPARTMENT LOCATION: TBA
ACCESSIBLE SHOWER LOCATION: TBA
- GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
 - THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
 - THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
 - INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
 - CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
 - REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

GRANNY FLAT

ENERGY COMMITMENTS	
HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING AREAS, COP 3.5 - 4.0
COOLING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING AREAS, EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- LAUNDRY:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A	
NATURAL LIGHTING	
NATURAL LIGHTING TO	1 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY	
N/A	
OTHER	
INDUCTION COOKTOP, ELECTRIC OVEN FIXED OUTDOOR CLOTHESLINE BY OWNER NO FIXED INDOOR CLOTHESLINE	

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS R4.1 BATTS TO PATIO
EXT. WALLS	R2.2 BATTS WALL WRAP TO CLADDING
INT. WALLS	R2.2 BATTS THROUGHOUT
FLOOR	NO ADDITIONAL INSULATION

**Certificate No. # 09SL6GE731**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookkoll
DMN/14/1662
Lot 1 (#68) Dennis Street
LAKEMBA,
Canterbury Bankstown Council
2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY



SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: RAYMOND RANJEEV NAND	HOUSE DESIGN: LAWSON 24	HOUSE CODE: H-LAWCLAD17410	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607229
COPYRIGHT: © 2025	10 ADDED PCV009 & PCV0010	SIO 09/12/2024	ADDRESS: 68 DENNIS STREET , LAKEMBA NSW 2195	FACADE DESIGN: CLASSIC	FACADE CODE: F-LAWCLAS01	
	11 AMEND PARKING BAYS	SIO 10/12/2024	LOT / SECTION / DP: 1 / - / 960514	SHEET TITLE: COVER SHEET	SCALES: 1:100	
	12 AMENDED PER PCV011	SIO 14/04/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL			
	13 AMENDED AS PER PCV012	GBO 24/04/2025				
	14 AMENDED AS PER PCV013	LCS 16/05/2025				

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	1.68m³	3.78t
FILL	66.42m³	149.45t
DIFFERENCE	64.74m³	145.67t

146 TONNES OF IMPORT FILL

PLEASE NOTE:-
THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ARBORIST REPORT MAY BE REQUIRED FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY

DEMOLITION SHOW DASHED

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, FRONT FENCE, GARDEN BEDS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL CAUSED BY THE DEMOLISHING WILL REQUIRE TO BE ADEQUATELY FILLED, IF IMPORT FILL IS REQUIRED THIS WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION
- ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- IF ADDITIONAL CONTOUR SERVICE IS REQUIRED THIS WILL BE CHARGED TO THE OWNER BY WAY OF VARIATION

UTILITIES/ SERVICES: I.E.

- GAS METER AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
- ELECTRICAL METER AND ALL ASSOCIATED SERVICES (INCLUDING PRIVATE POWER POLE(S)) ARE REMOVED TO AGREED SAFE DISTANCE
- WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
- TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.

ASBESTOS:

- A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.
- CONFIRMATION THAT BOTH THE ELECTRICAL METER AND WATER METER HAVE BEEN RETURNED TO RELEVANT AUTHORITY

DRIVEWAY:

- ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
- IF THE BUILDER IS PROVIDING A NEW DRIVEWAY, IT HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSOVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT
- IF ANY EXISTING FOOTPATHS OR KERBS ARE REQUIRED TO BE CUT OR REMOVED TO GAIN ACCESS TO SERVICES, FOR SEWER, WATER, STORMWATER, POWER OR GAS CONNECTIONS OR THE LIKE, THE COSTS FOR THESE WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BE CHARGED TO THE OWNER BY WAY OF AN ESSENTIAL VARIATION.

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PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

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DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

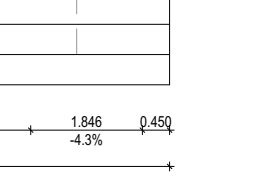
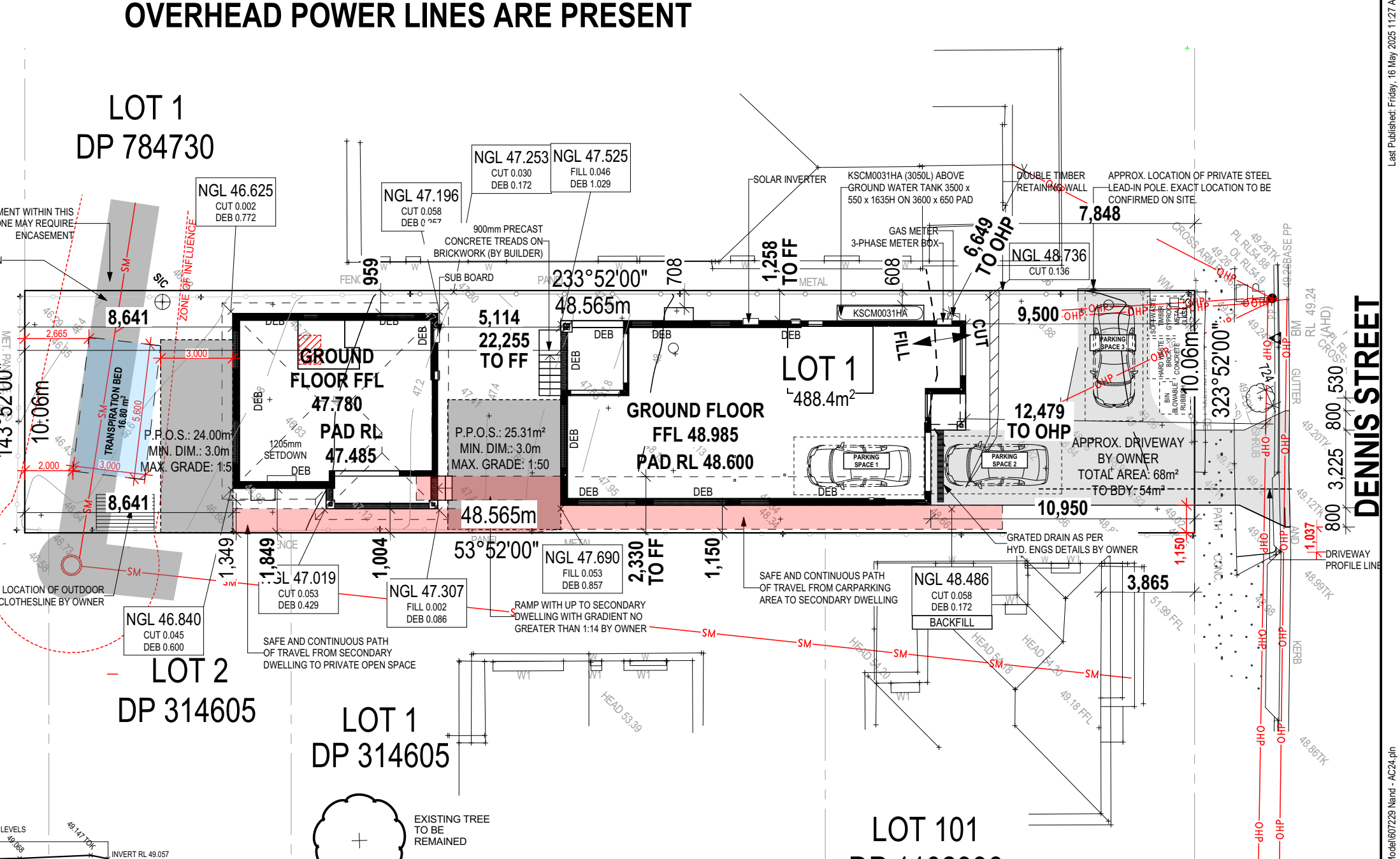
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

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FILL	66.42m³	149.45t
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146 TONNES OF IMPORT FILL

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DEMOLITION SHOW DASHED



CANTERBURY-BANKSTOWN COUNCIL DRIVEWAY PROFILE

50 x 25 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BIDIM U24 OR APPROVED EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMPORARILY BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

MIN. LENGTH 15m

BERM (0.3m MIN. HEIGHT)

EXISTING ROADWAY

GEOTEXTILE FABRIC

50-70mm GRAVEL

RUNOFF FROM PAD DIRECTED TO SEDIMENTATION TRAP

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP ONTO KERB

GAP BETWEEN SANDBAGS ACTS AS SPILLWAY

THREE LAYERS OF SANDBAGS WITH ENDS OVERLAPPED

SANDBAG KERB INLET SEDIMENTATION TRAP

EXISTING TREE TO BE REMAINED

EXISTING TREE TO BE REMOVED BY OWNER

MAIN DWELLING

GRANNY FLAT

LOT 101 DP 1102996

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m²)
257	0.57
429	3.98
686	5.99
857	3.20
1,029	13.24
	26.98 m²

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m²)
257	1.03
362	1.72
429	1.42
514	2.09
600	2.74
730	1.40
772	3.11
857	6.06
	19.57 m²

Certificate No. #09SL6GE731

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll

Accreditation No. DMN/14/1662

Property Address: Lot 1 (#68) Dennis Street, LAKEMBA, Canterbury Bankstown Council, 2195, NSW, 2195

<https://www.frs.com.au/QRCodeLanding?PublicId=09SL6GE731>

SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASIX)

WATERPROOFING & PLUMBING

CONDENSATION MANAGEMENT

ENERGY EFFICIENCY

LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY

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607229

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE ONSITE DETENTION SYSTEM. COLLECTION AREA = 176.64m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED ONSITE DETENTION SYSTEM.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

CDP

WM

WC

+

STANDARD DOWNPIPE

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WASHING MACHINE

TOILET

YARD TAP

REFER TO STORMWATER DESIGN BY ALW DESIGN FOR STORMWATER REQUIREMENTS

REFERENCE: SW24402 - ISSUE D

DATED: 16/04/2025

NATIONWIDE HOUSE

Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 1 (#68) Dennis Street

LAKEMBA,

Canterbury Bankstown Council

2195, NSW, 2195

<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>


SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY

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<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <div>607229</div>
	TWO STOREY	10	ADDED PCV009 & PCV0010	SIO	09/12/2024	RAYMOND RANJEEV NAND		LAWSON 24		H-LAWCLAD17410	
	COPYRIGHT:	11	AMEND PARKING BAYS	SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	12	AMENDED PER PCV011	SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01	
		13	AMENDED AS PER PCV012	GBO	24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	WATER MANAGEMENT PLAN (GF)	3 / 29	1:100, 1:20	

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ALW DESIGN FOR STORMWATER
REQUIREMENTS
REFERENCE: SW24402 - ISSUE D
DATED: 16/04/2025

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CDP

STANDARD DOWNPIPE
CHARGED DOWNPIPE

RECYCLED COLD WATER LINE
TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WM

WC

+

WASHING MACHINE
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YARD TAP

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NATIONWIDE HOUSE

Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 1 (#68) Dennis Street
LAKEMBA,
Canterbury Bankstown Council
2195, NSW, 2195

<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>

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(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY

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	TWO STOREY	10	ADDED PCV009 & PCV0010	SIO	09/12/2024	RAYMOND RANJEEV NAND		LAWSON 24		H-LAWCLAD17410	
	COPYRIGHT:	11	AMEND PARKING BAYS	SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	12	AMENDED PER PCV011	SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01	
		13	AMENDED AS PER PCV012	GBO	24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	WATER MANAGEMENT PLAN (FF)	4 / 29	1:100, 1:20	

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- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A B C D

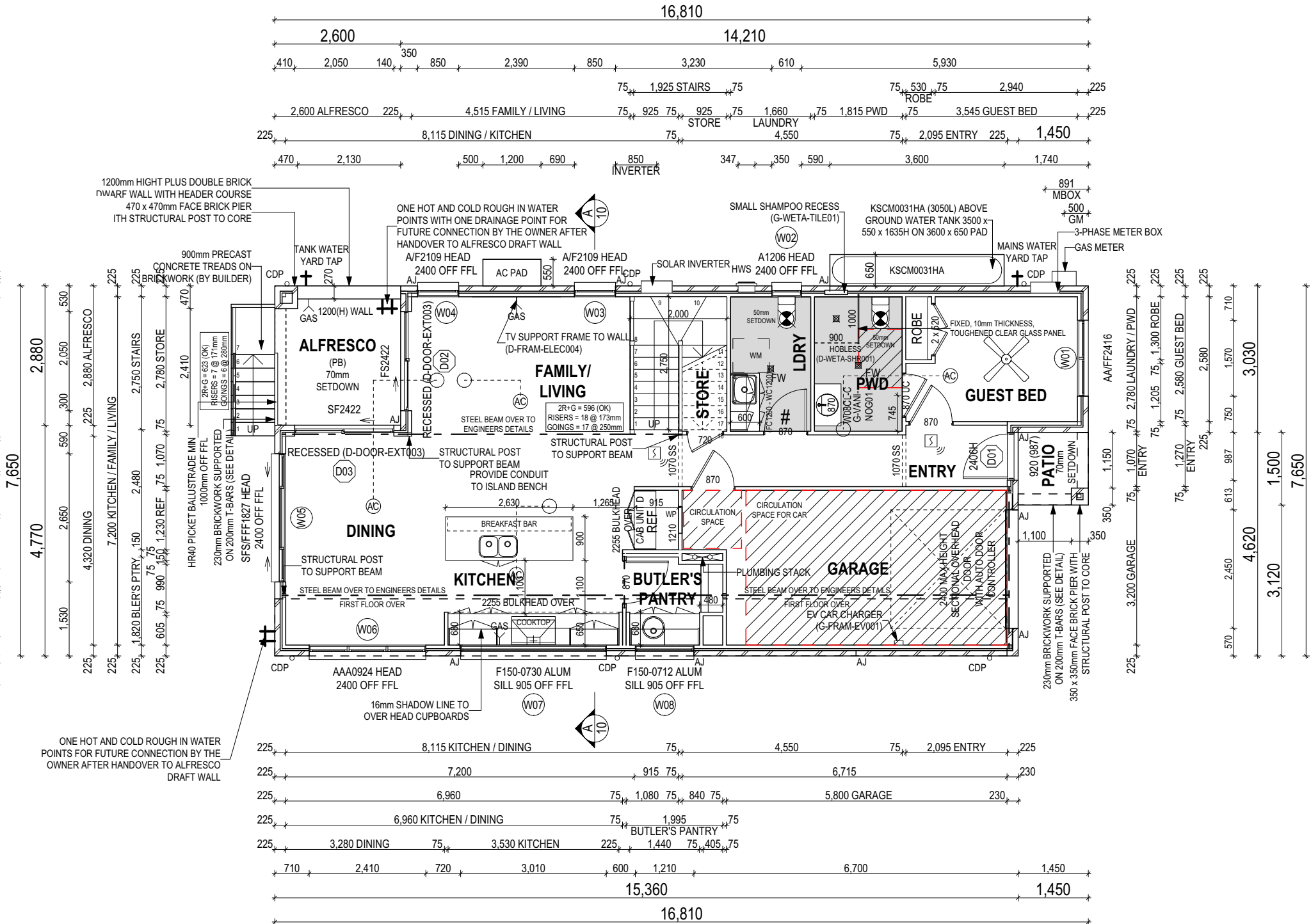
LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

PROVIDE ONE 10AMP DOUBLE WEATHERPROOF POWER POINT TO THE ALFRESCO DWARF WALL.

PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.


Assessor name: Claude-Francois Sookitoll
Accreditation No: DMN/14/1662
Property Address: Lot 1 (#68) Dennis Street, LAKEEMBA, Canterbury Bankstown Council, 2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>

SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASiS)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
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	COPYRIGHT:	11	AMEND PARKING BAYS		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	© 2025	12	AMENDED PER PCV011		SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01				
		13	AMENDED AS PER PCV012		GB0	24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:			
		14	AMENDED AS PER PCV013		LCS	16/05/2025	1 / - / 960514		CANTERBURY BANKSTOWN COUNCIL		GROUND FLOOR PLAN		5 / 29	1:100	607229

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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL FIRST FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC 2022

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

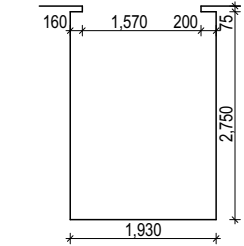
- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

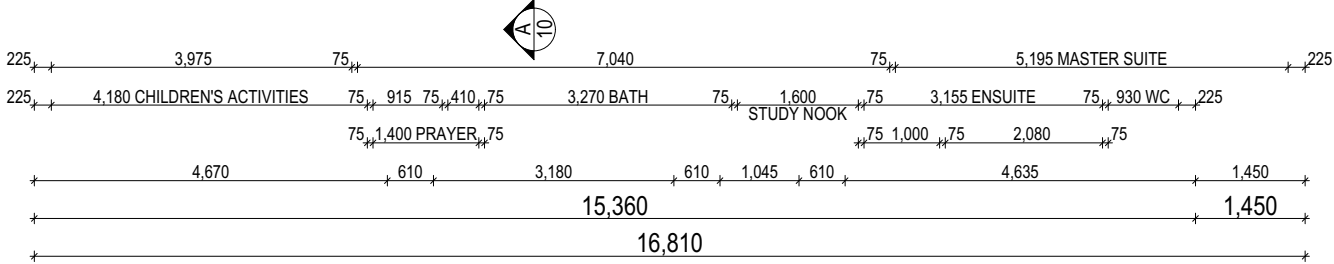
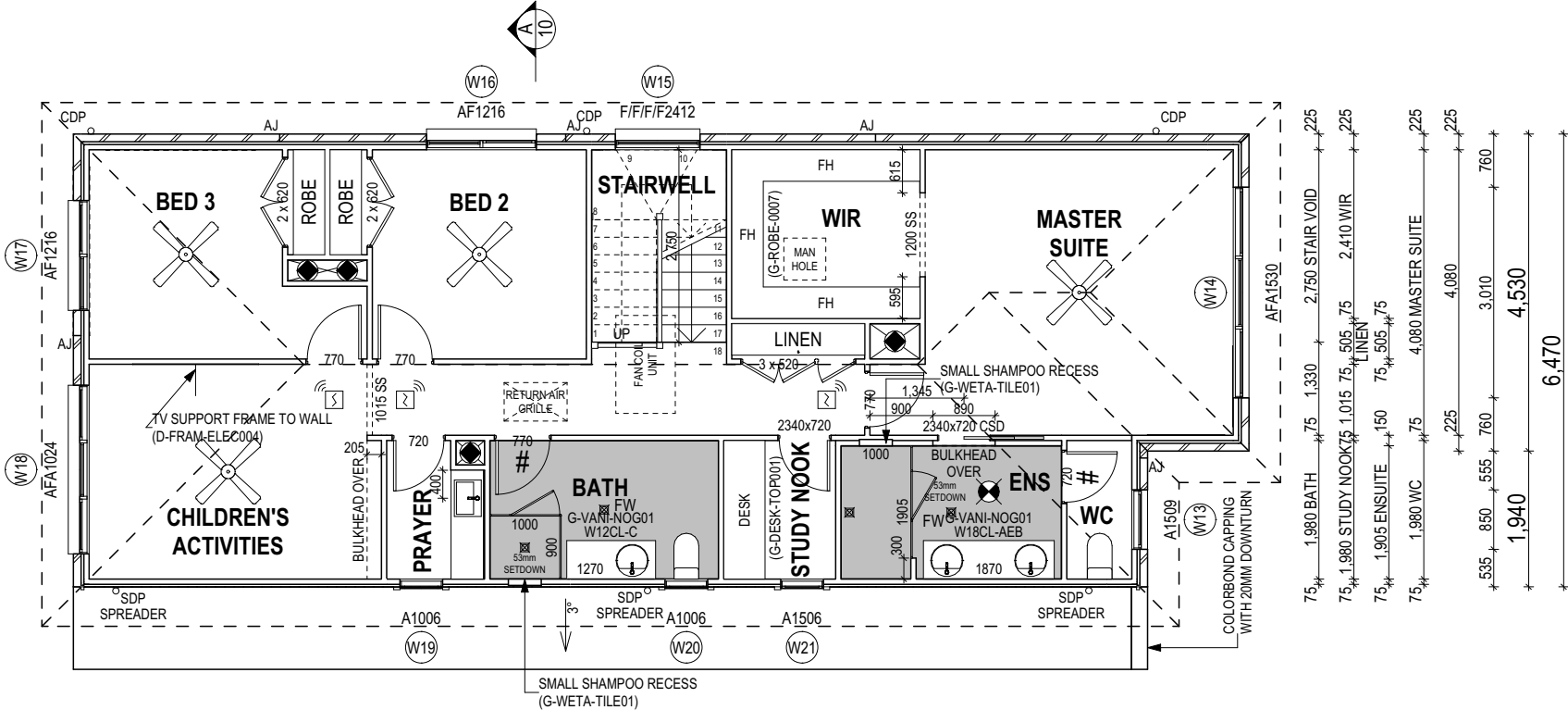
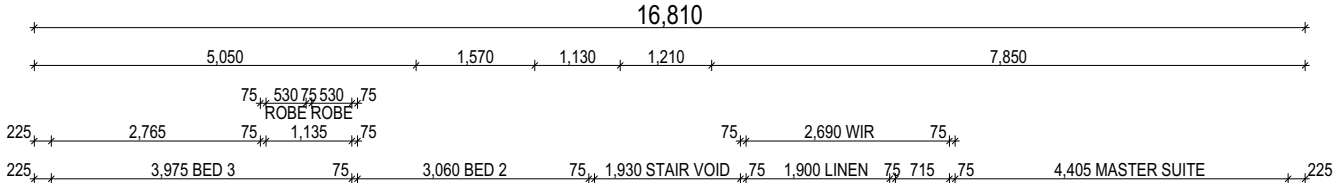
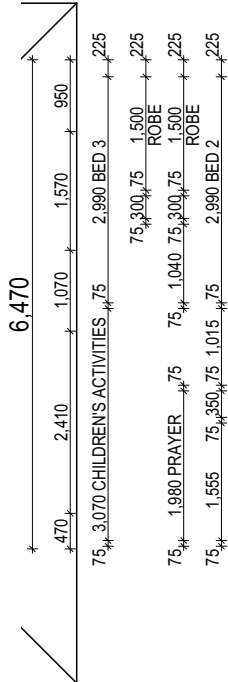


LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET



STAIR VOID DETAIL



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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY



SPECIFICATION:

TWO STOREY

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REVISION

10	ADDED PCV009 & PCV0010	SIO	09/12/2024
11	AMEND PARKING BAYS	SIO	10/12/2024
12	AMENDED PER PCV011	SIO	14/04/2025
13	AMENDED AS PER PCV012	GB0	24/04/2025
14	AMENDED AS PER PCV013	LCS	16/05/2025

DRAWN

CLIENT:

RAYMOND RANJEEV NAND

ADDRESS:

68 DENNIS STREET , LAKEEMBA NSW 2195

LOT / SECTION / DP:

1 / - / 960514

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

LAWSON 24

FACADE DESIGN:

CLASSIC

SHEET TITLE:

FIRST FLOOR PLAN

SHEET No.:

6 / 29

HOUSE CODE:

H-LAWCLAD17410

FACADE CODE:

F-LAWCLAS01

SCALES:

1:100

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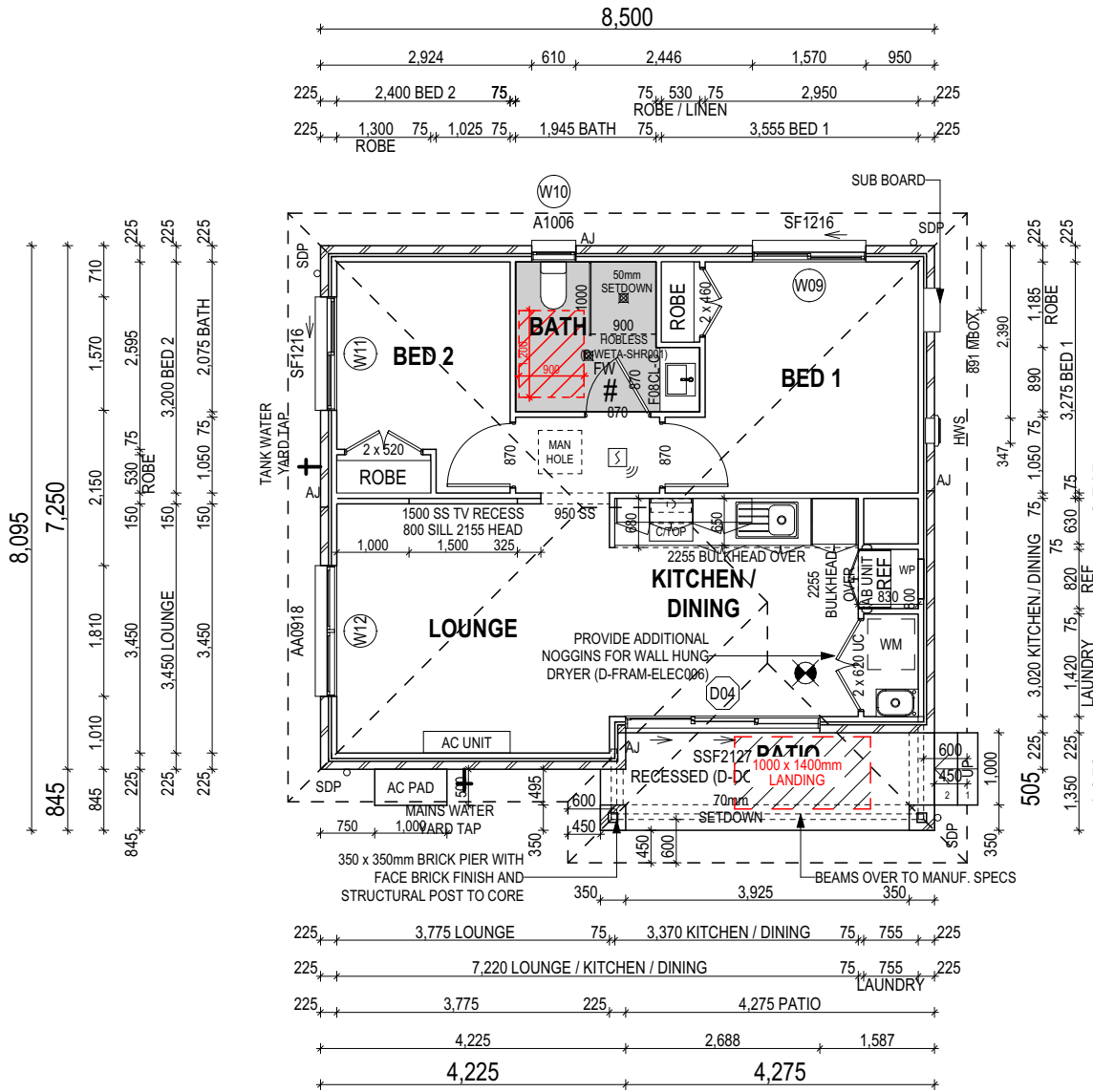
LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- HEBEL
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- EXHAUST FAN
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- INTERCONNECTED SMOKE ALARM
- # UC LIFT OFF HINGE / UNDERCUT
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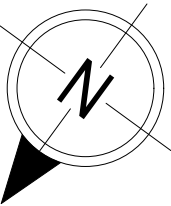
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DRAFTING OFFICE: SYDNEY

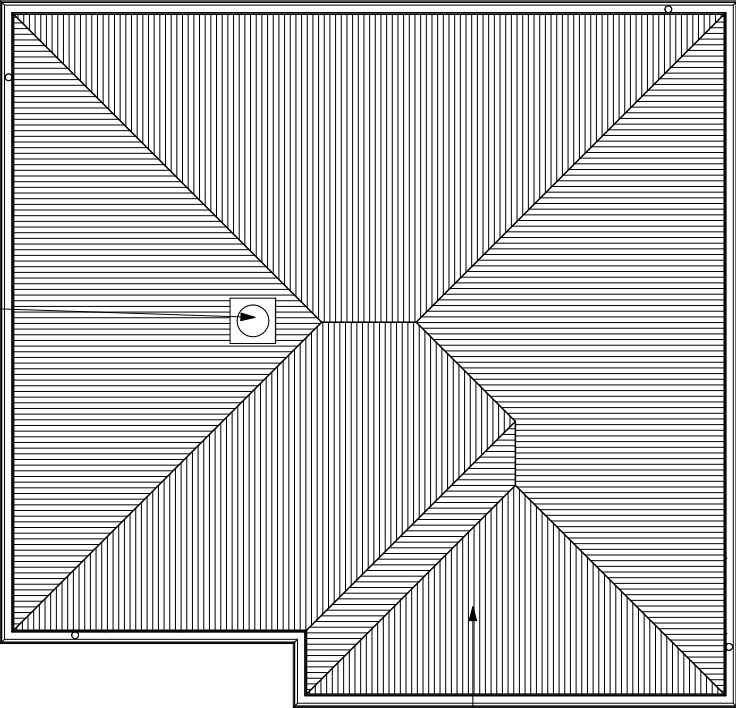


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TWO STOREY		10	ADDED PCV009 & PCV0010	SIO	09/12/2024	RAYMOND RANJEEV NAND		LAWSON 24		H-LAWCLAD17410				
COPYRIGHT:		11	AMEND PARKING BAYS	SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
© 2025		12	AMENDED PER PCV011	SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01				
		13	AMENDED AS PER PCV012	GBO	24/04/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:			
		14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514		CANTERBURY BANKSTOWN COUNCIL		GROUND FLOOR PLAN (GRANNY FLAT)		7 / 29	1:100	607229



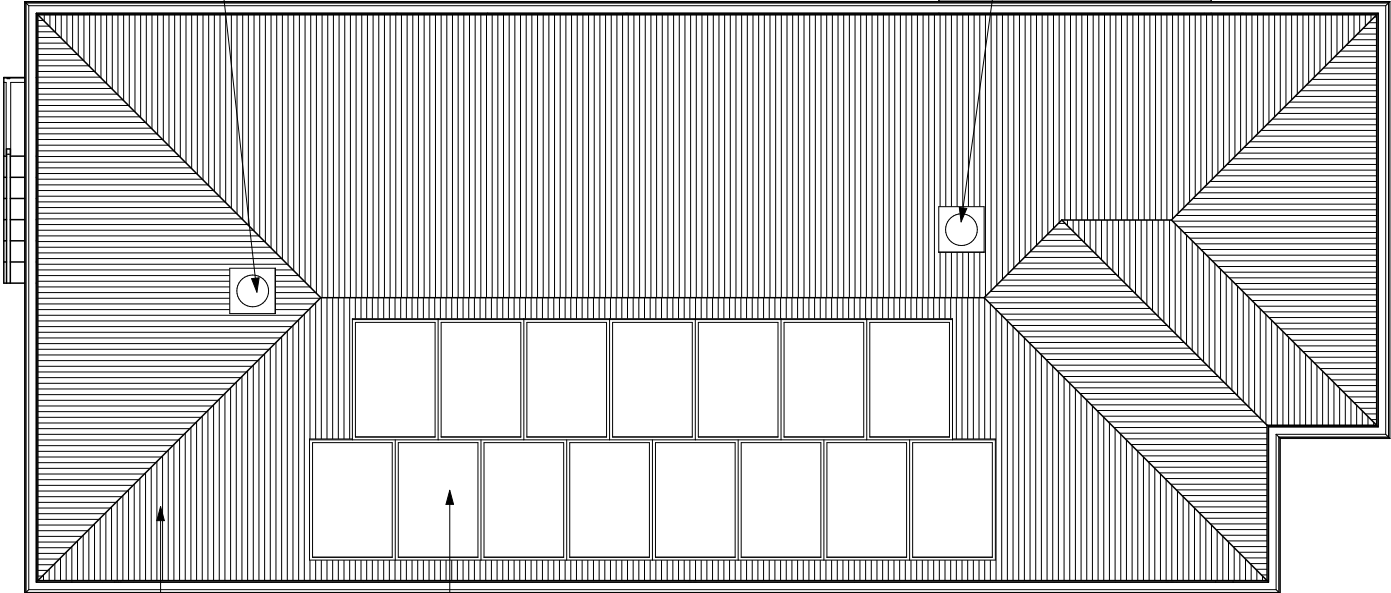
DP 960514

APPROX. LOCATION OF
WIND DRIVEN VENTILATOR



COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
FOIL FACED BLANKET

APPROX. LOCATION OF
WIND DRIVEN VENTILATOR



COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
FOIL FACED BLANKET

LOCATION OF SOLAR PANELS


COLORBOND MONOCLAD /
TRIMDEK METAL ROOFING + FOIL
FACED BLANKET

COLORBOND CAPPING
WITH 20MM DOWNTURN

ROOF PLAN
SCALE: 1:100

**Certificate No. # 09SL6GE731**
Scan QR code or follow website link for rating details.

Assessor name Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address Lot 1 (#68) Dennis Street
LAKEMBA,
Canterbury Bankstown Council
2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY

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	14	AMENDED AS PER PCV013	LCS 16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	ROOF PLAN		8 / 29	1:100	
										607229

EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

MANUFACTURER: BRADNAMS (NSW),

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AA/FF2416	AWNING	GUEST BED	2,360	1,570	7,860	3.71	ALUMINIUM	N/A	SNAP HEADER	SW	2.92	CLEAR, DOUBLE GLAZED, LOW-E	BP 760, MP 785/785, DOUBLE LOW E
GROUND FLOOR	W02	A1206	AWNING	LDRY	1,200	610	3,620	0.73	ALUMINIUM	N/A	ANGLED	SE	0.52	SATINLITE, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	W03	A/F2109	AWNING	FAMILY / LIVING	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	SE	1.37	CLEAR, DOUBLE GLAZED, LOW-E	BP 600, DOUBLE LOW E
GROUND FLOOR	W04	A/F2109	AWNING	FAMILY / LIVING	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	SE	1.37	CLEAR, DOUBLE GLAZED, LOW-E	BP 600, DOUBLE LOW E
GROUND FLOOR	W05	SFS/FFF1827	SLIDING	DINING	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	ANGLED	NE	4.10	CLEAR, DOUBLE GLAZED, LOW-E	BP 600, MP 663-1325/0, DOUBLE LOW E
GROUND FLOOR	W06	AAA0924	AWNING	DINING	860	2,410	6,540	2.07	ALUMINIUM	N/A	ANGLED	NW	1.49	CLEAR, DOUBLE GLAZED, LOW-E	MP 803-803, DOUBLE LOW E
GROUND FLOOR	W07	F150-0730	FIXED	KITCHEN	727	3,010	7,474	2.19	ALUMINIUM	N/A	ANGLED	NW	1.92	CLEAR, DOUBLE GLAZED, LOW-E	DOUBLE LOW E
GROUND FLOOR	W08	F150-0712	FIXED	BUTLER'S PANTRY	727	1,210	3,874	0.88	ALUMINIUM	N/A	ANGLED	NW	0.75	CLEAR, DOUBLE GLAZED, LOW-E	DOUBLE LOW E
GROUND FLOOR	W09	SF1216	SLIDING	BED 1	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	SE	1.64	CLEAR, DOUBLE GLAZED	GRANNY FLAT
GROUND FLOOR	W10	A1006	AWNING	BATH	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	SE	0.44	SATINLITE, DOUBLE GLAZED, TOUGHENED	GRANNY FLAT
GROUND FLOOR	W11	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	NE	1.64	CLEAR, DOUBLE GLAZED	GRANNY FLAT
GROUND FLOOR	W12	AA0918	AWNING	LOUNGE	860	1,810	5,340	1.56	ALUMINIUM	N/A	ANGLED	NE	1.14	CLEAR, DOUBLE GLAZED	MP 905, GRANNY FLAT
FIRST FLOOR	W13	A1509	AWNING	WC	1,460	850	4,620	1.24	ALUMINIUM	N/A	SNAP HEADER	SW	0.96	SATINLITE, DOUBLE GLAZED, TOUGHENED, LOW-E	
FIRST FLOOR	W14	AFA1530	AWNING	MASTER SUITE	1,460	3,010	8,940	4.39	ALUMINIUM	N/A	SNAP HEADER	SW	3.63	CLEAR, DOUBLE GLAZED, LOW-E	MP 1003-1003, DOUBLE LOW E
FIRST FLOOR	W15	F/F/F/F2412	FIXED	STAIRWELL	2,360	1,210	7,140	2.86	ALUMINIUM	N/A	ANGLED	SE	2.36	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	BP 590/1180/1770, DOUBLE LOW E
FIRST FLOOR	W16	AF1216	AWNING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	SE	1.51	CLEAR, DOUBLE GLAZED, LOW-E	MP 785, DOUBLE LOW E
FIRST FLOOR	W17	AF1216	AWNING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	NE	1.51	CLEAR, DOUBLE GLAZED, LOW-E	MP 785, DOUBLE LOW E
FIRST FLOOR	W18	AFA1024	AWNING	CHILDREN'S ACTIVITIES	1,030	2,410	6,880	2.48	ALUMINIUM	N/A	ANGLED	NE	1.92	CLEAR, DOUBLE GLAZED, LOW-E	MP 803-803, DOUBLE LOW E
FIRST FLOOR	W19	A1006	AWNING	PRAYER	1,030	610	3,280	0.63	ALUMINIUM	N/A	NONE	NW	0.44	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	DOUBLE LOW E
FIRST FLOOR	W20	A1006	AWNING	BATH	1,030	610	3,280	0.63	ALUMINIUM	N/A	NONE	NW	0.44	SATINLITE, DOUBLE GLAZED, TOUGHENED, LOW-E	
FIRST FLOOR	W21	A1506	AWNING	STUDY NOOK	1,460	610	4,140	0.89	ALUMINIUM	N/A	NONE	NW	0.64	CLEAR, DOUBLE GLAZED	DOUBLE LOW E
								40.68					32.71		
DOOR															
PAD LEVEL	D04	SSF2127	STACKER	PATIO	2,100	2,688	9,576	5.64	ALUMINIUM	N/A	SNAP HEADER	NW	4.96	CLEAR, TOUGHENED	GRANNY FLAT
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,406	987	6,786	2.37	TIMBER	N/A	SNAP HEADER	SW	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 920mm
GROUND FLOOR	D02	FS2422	SLIDING	FAMILY / LIVING	2,400	2,170	9,140	5.21	ALUMINIUM	N/A	SNAP HEADER	NE	4.64	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	D03	SF2422	SLIDING	DINING	2,400	2,170	9,140	5.21	ALUMINIUM	N/A	SNAP HEADER	SE	4.64	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
								18.43					14.24		
								59.11					46.95		

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
1	TV RECESS	1,355	1,500	2.03

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
PAD LEVEL	1	2 x 460	SWINGING	2,040	920	N/A	GRANNY FLAT
PAD LEVEL	1	2 x 520	SWINGING	2,040	1,040	N/A	, GRANNY FLAT
PAD LEVEL	1	2 x 620 UC	SWINGING	2,040	1,240	N/A	20mm UNDERCUT GRANNY FLAT
PAD LEVEL	2	870	SWINGING	2,040	870	N/A	GRANNY FLAT
PAD LEVEL	1	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES, GRANNY FLAT
PAD LEVEL	1	950 SS	SQUARE SET OPENING	2,155	950	N/A	GRANNY FLA T
GROUND FLOOR	2	1070 SS	SQUARE SET OPENING	2,455	1,070	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	
GROUND FLOOR	3	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	870 UC	SWINGING	2,340	870	N/A	20mm UNDERCUT
FIRST FLOOR	1	1015 SS	SQUARE SET OPENING	2,155	1,015	N/A	
FIRST FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
FIRST FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
FIRST FLOOR	1	2340x720	SWINGING	2,340	720	N/A	
FIRST FLOOR	1	2340x720 CSD	CAVITY SLIDING	2,340	720	N/A	
FIRST FLOOR	1	3 x 520	SWINGING	2,040	1,594	N/A	
FIRST FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
FIRST FLOOR	1	720	SWINGING	2,040	720	N/A	
FIRST FLOOR	3	770	SWINGING	2,040	770	N/A	
FIRST FLOOR	1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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**Certificate No. # 09SL6GE731**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 1 (#68) Dennis Street
LAKEMBA,
Canterbury Bankstown Council
2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>



SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

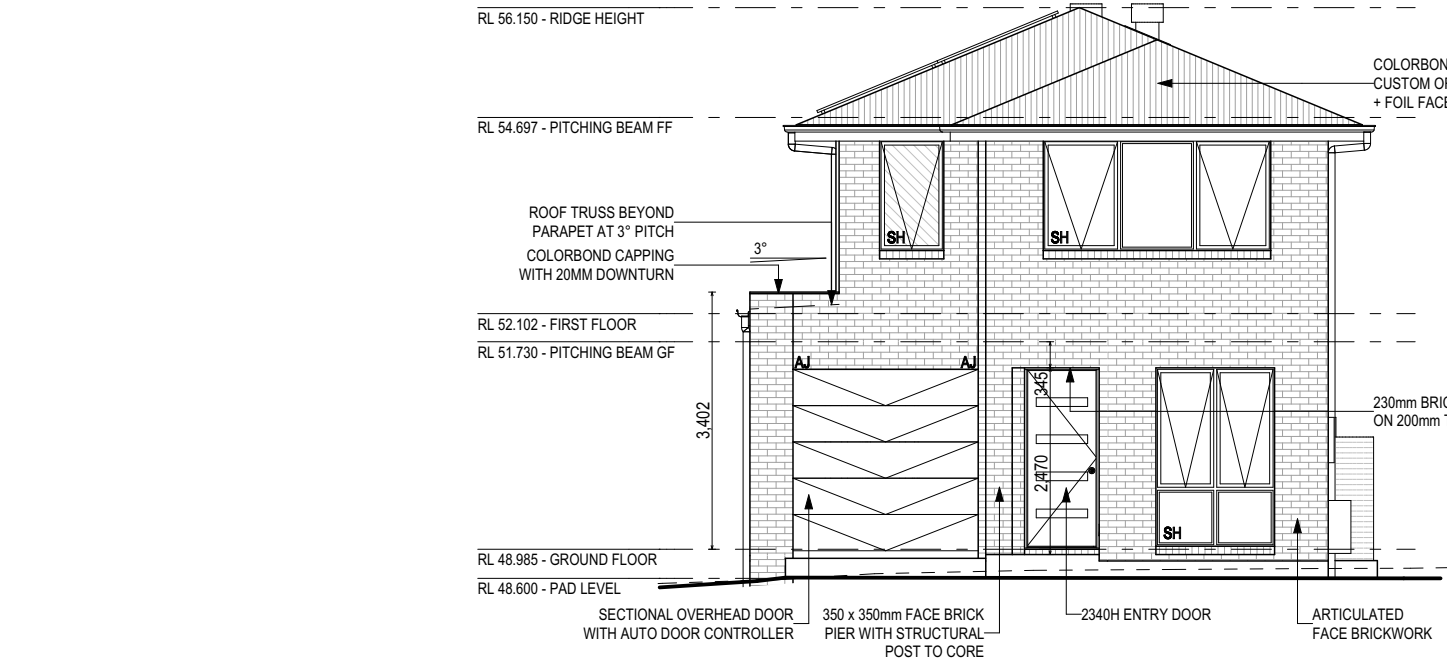
PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY

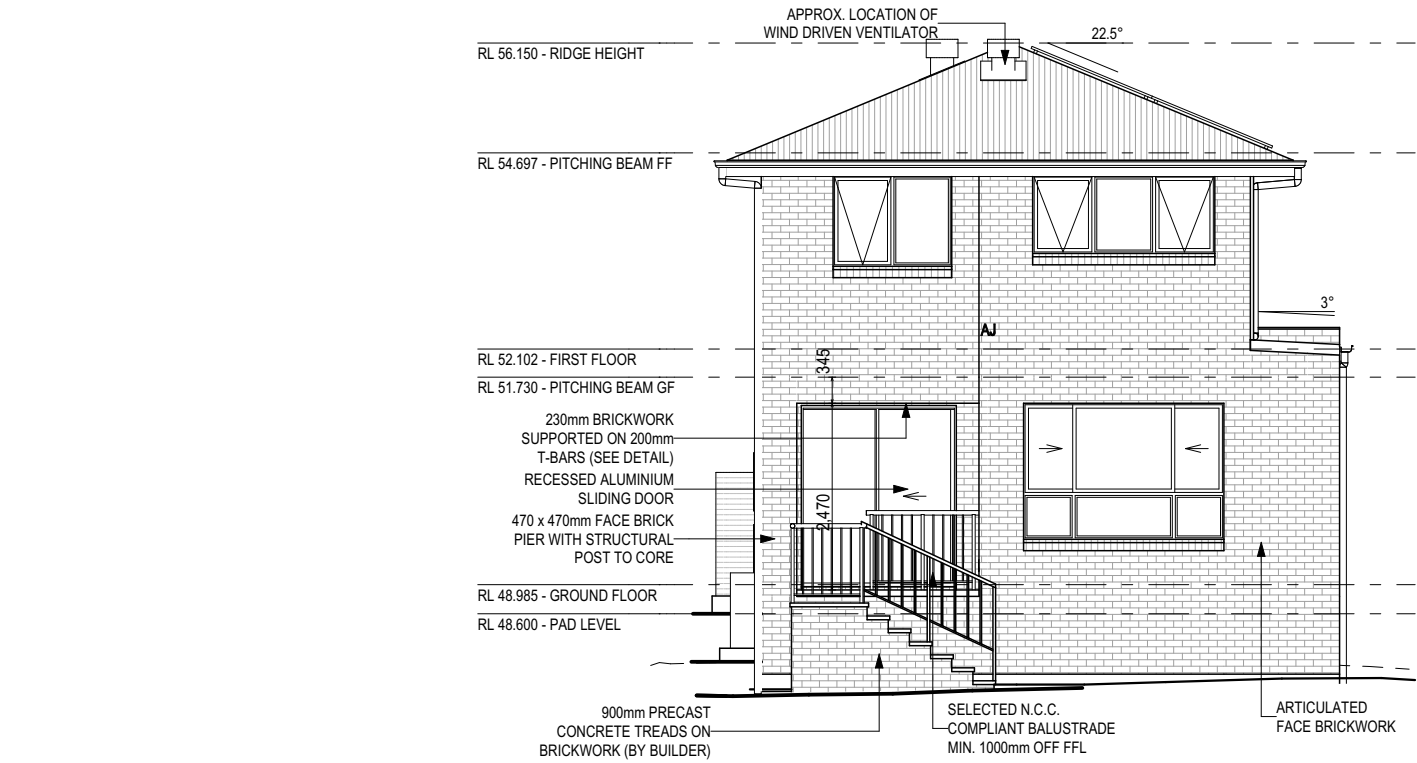


mcdonald jones
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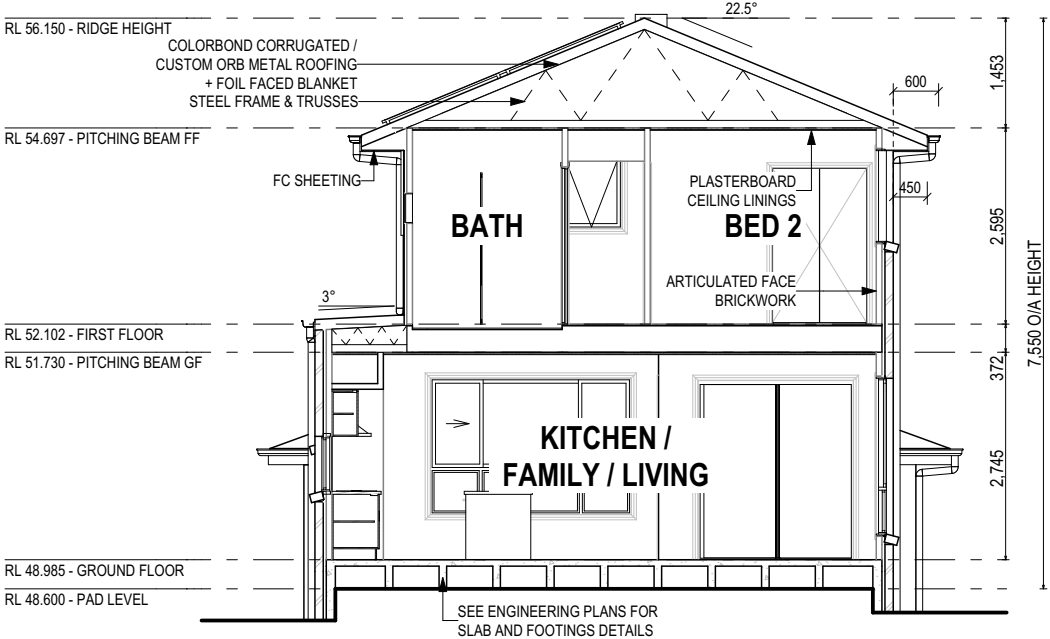
SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: RAYMOND RANJEEV NAND	HOUSE DESIGN: LAWSON 24	HOUSE CODE: H-LAWCLAD17410	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607229
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	11 AMEND PARKING BAYS	SIO 10/12/2024	LOT / SECTION / DP: 1 / - / 960514	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 9 / 29	
	12 AMENDED PER PCV011	SIO 14/04/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES:	
	13 AMENDED AS PER PCV012	GBO 24/04/2025				
	14 AMENDED AS PER PCV013	LCS 16/05/2025				



FRONT ELEVATION (SOUTH-WEST)
SCALE: 1:100



REAR ELEVATION (NORTH-EAST)
SCALE: 1:100



SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.


Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 1 (#68) Dennis Street, LAKEMBA, Canterbury Bankstown Council, 2195, NSW, 2195
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**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: RAYMOND RANJEEV NAND		HOUSE DESIGN: LAWSON 24		HOUSE CODE: H-LAWCLAD17410		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607229
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		14	AMENDED AS PER PCV013	LCS	16/05/2025								

RL 56.150 - RIDGE HEIGHT

LOCATION OF SOLAR PANELS

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING
+ FOIL FACED BLANKET

RL 54.697 - PITCHING BEAM FF

JAMES HARDIE SCYON AXON
133mm SMOOTH CLADDING
90 x 42mm DAR

MOULDING TO WINDOW

42 x 42mm DAR TRIM

COLORBOND MONOCLAD /
TRIMDEK METAL ROOFING
+ FOIL FACED BLANKET

RL 52.102 - FIRST FLOOR

RL 51.730 - PITCHING BEAM GF

22.5°

2400

905

905

905

3402

2470

345

ARTICULATED FACE BRICKWORK

350 x 350mm FACE BRICK PIER WITH
STRUCTURAL POST TO CORE

230mm BRICKWORK SUPPORTED
ON 200mm T-BARS (SEE DETAIL)

LEFT ELEVATION (NORTH-WEST)

SCALE: 1:100

RL 56.150 - RIDGE HEIGHT

APPROX. LOCATION OF
WIND DRIVEN VENTILATOR

RL 54.697 - PITCHING BEAM FF

ARTICULATED FACE BRICKWORK

RL 52.102 - FIRST FLOOR

RL 51.730 - PITCHING BEAM GF

RL 48.985 - GROUND FLOOR

RL 48.600 - PAD LEVEL

22.5°

2400

1080

1320

8183 OVERALL BUILDING
HEIGHT

RECESSED ALUMINIUM
SLIDING DOOR

470 x 470mm FACE BRICK
PIER WITH STRUCTURAL
POST TO CORE

230mm BRICKWORK SUPPORTED
ON 200mm T-BARS (SEE DETAIL)

1200mm HIGHT PLUS DOUBLE
BRICK DWARF WALL WITH
HEADER COURSE

RIGHT ELEVATION (SOUTH-EAST)

SCALE: 1:100

CLEAR

OBSURE

GLASS TYPE LEGEND

AWNING

DOUBLE
HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SUBJECT TO NCC 2022
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SPECIFICATION:
TWO STOREY

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14	AMENDED AS PER PCV013	LCS 16/05/2025	

HOUSE DESIGN:
LAWSON 24

FACADE DESIGN:
CLASSIC

SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-LAWCLAD17410

FACADE CODE:
F-LAWCLAS01

SHEET No.:
11 / 29

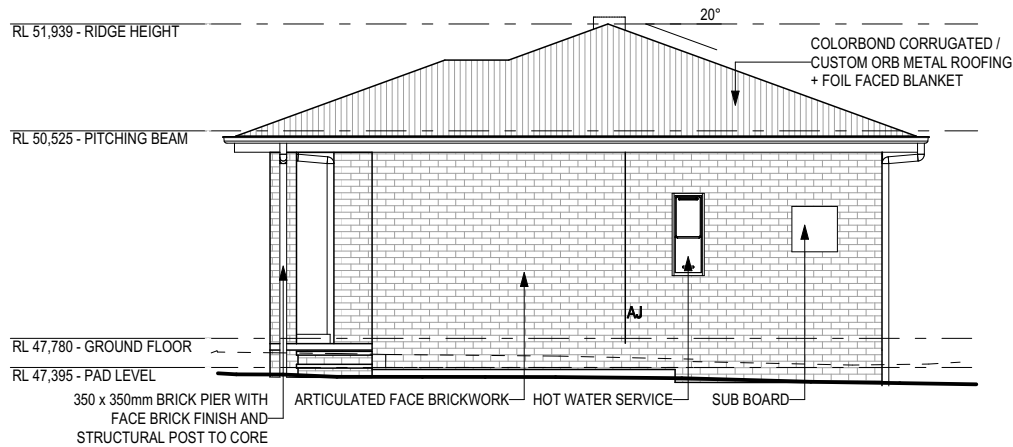
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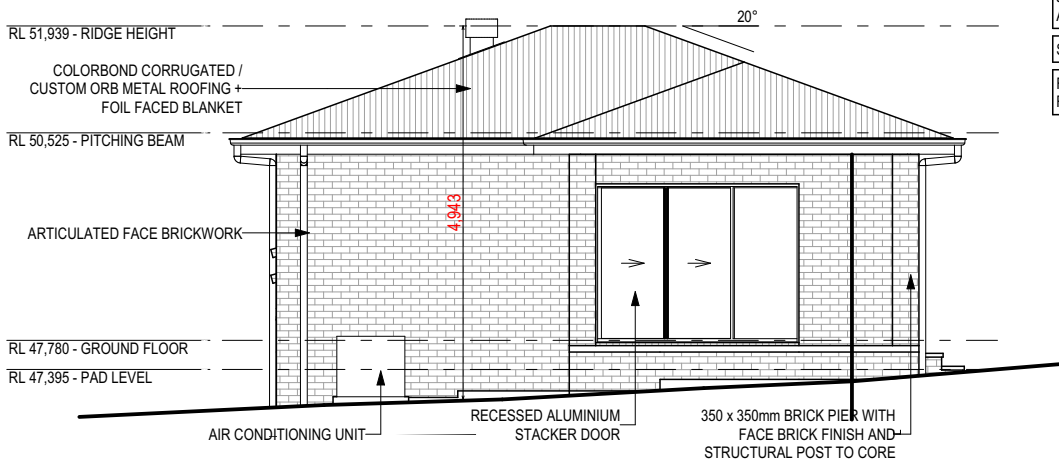
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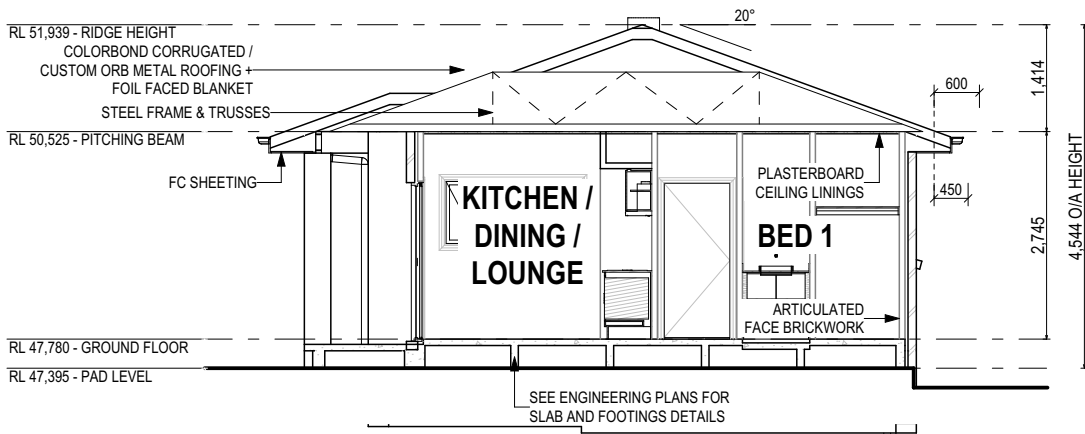
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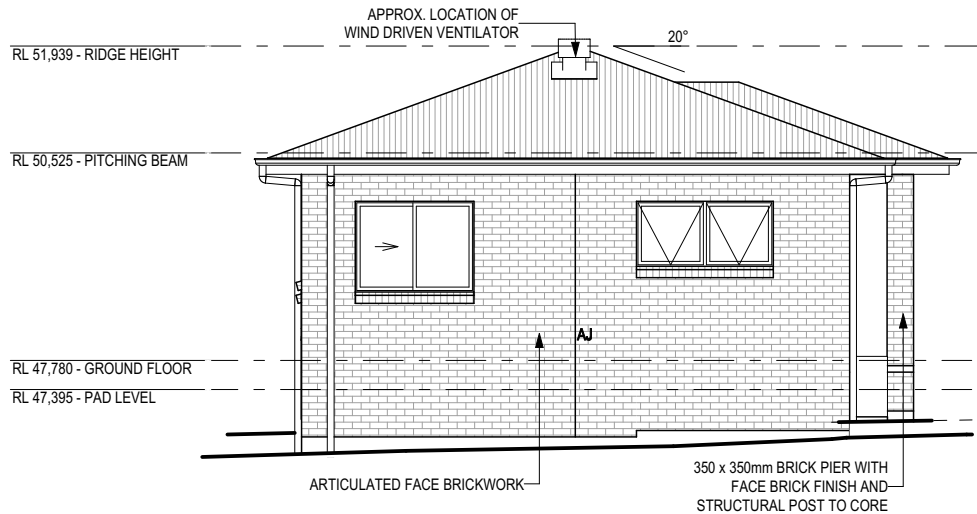
FRONT ELEVATION (SOUTH-WEST)
SCALE: 1:100



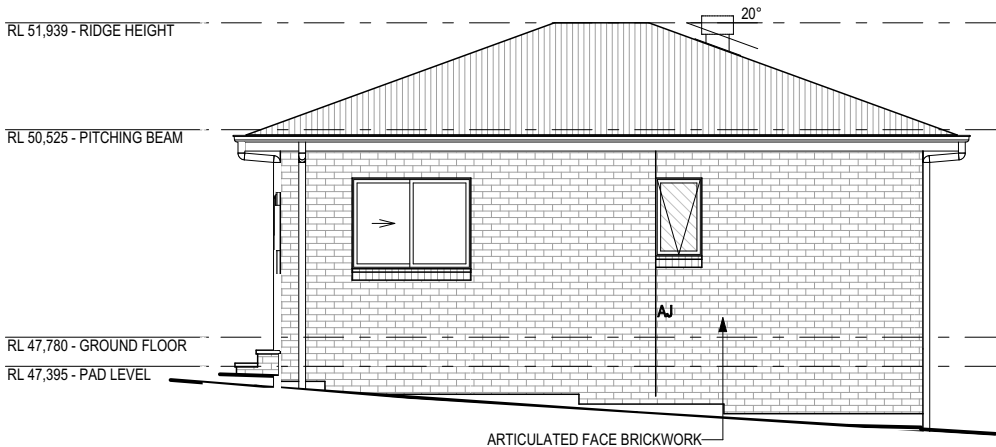
LEFT ELEVATION (NORTH-WEST)
SCALE: 1:100



SECTION B-B
SCALE: 1:100



REAR ELEVATION (NORTH-EAST)
SCALE: 1:100



RIGHT ELEVATION (SOUTH-EAST)
SCALE: 1:100

GLASS TYPE LEGEND

CLEAR

OBSCURE

WINDOW TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address: Lot 1 (#68) Dennis Street, LAKEEMBA, Canterbury Bankstown Council, 2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

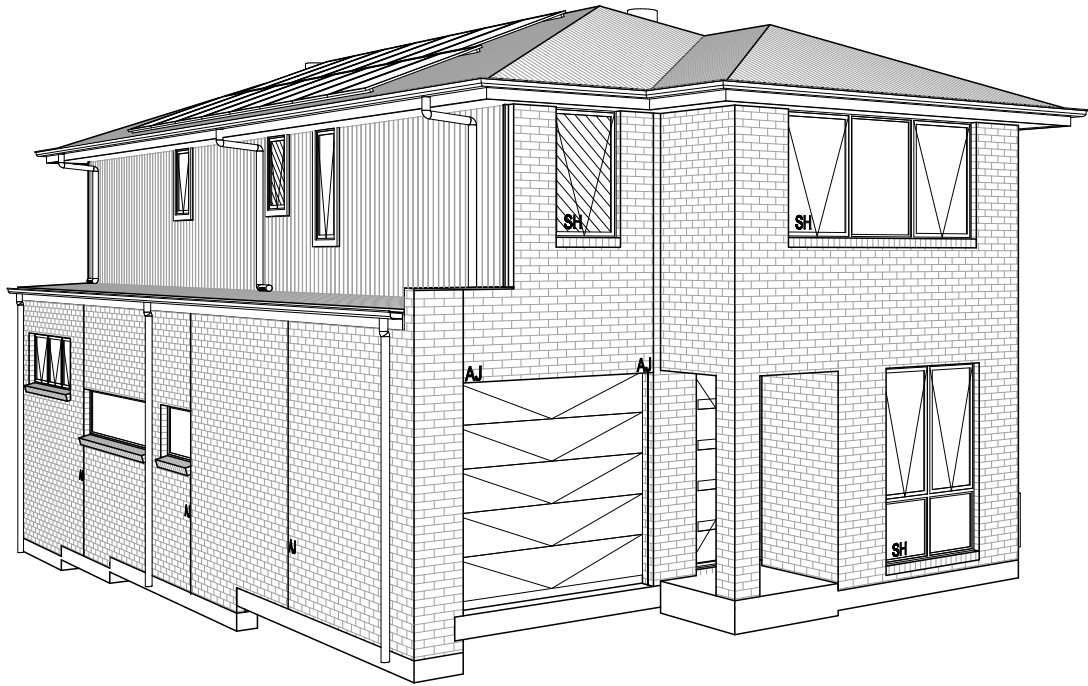
PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024
DRAFTING OFFICE: SYDNEY

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SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: RAYMOND RANJEEV NAND ADDRESS: 68 DENNIS STREET , LAKEMBA NSW 2195 LOT / SECTION / DP: 1 / - / 960514 COUNCIL: CANTERBURY BANKSTOWN COUNCIL	HOUSE DESIGN: LAWSON 24 FACADE DESIGN: CLASSIC SHEET TITLE: ELEVATIONS / SECTION (GRANNY FLAT)	SHEET No.: 12 / 29	HOUSE CODE: H-LAWCLAD17410 FACADE CODE: F-LAWCLAS01 SCALES: 1:100	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607229
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	11	AMEND PARKING BAYS	SIO	10/12/2024					
	12	AMENDED PER PCV011	SIO	14/04/2025					
	13	AMENDED AS PER PCV012	GBO	24/04/2025					
	14	AMENDED AS PER PCV013	LCS	16/05/2025					



FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

**Certificate No. # 09SL6GE731**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

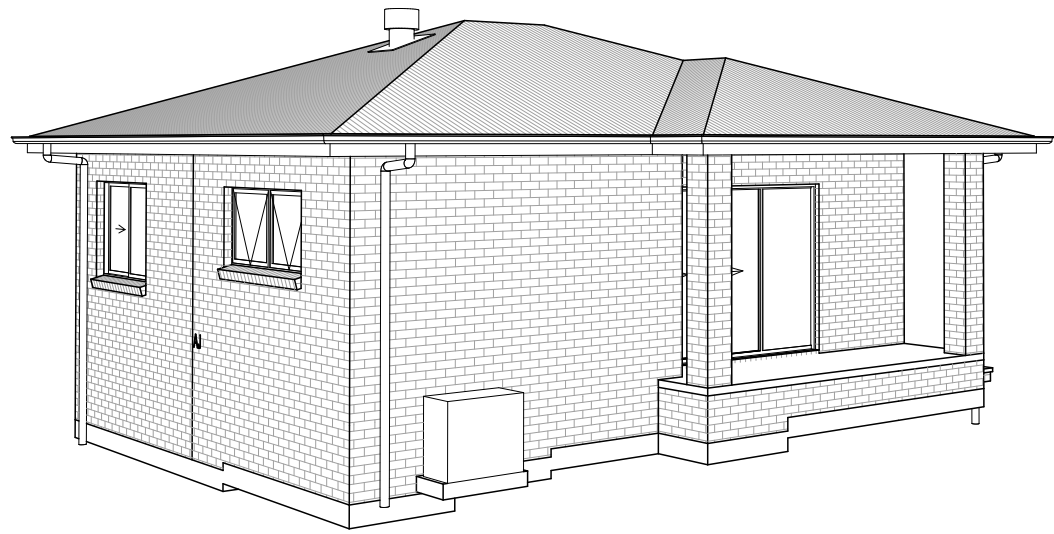
Claude-Francois Sookloll
DMN/14/1662
Lot 1 (#68) Dennis Street
LAKEMBA,
Canterbury Bankstown Council
2195, NSW, 2195
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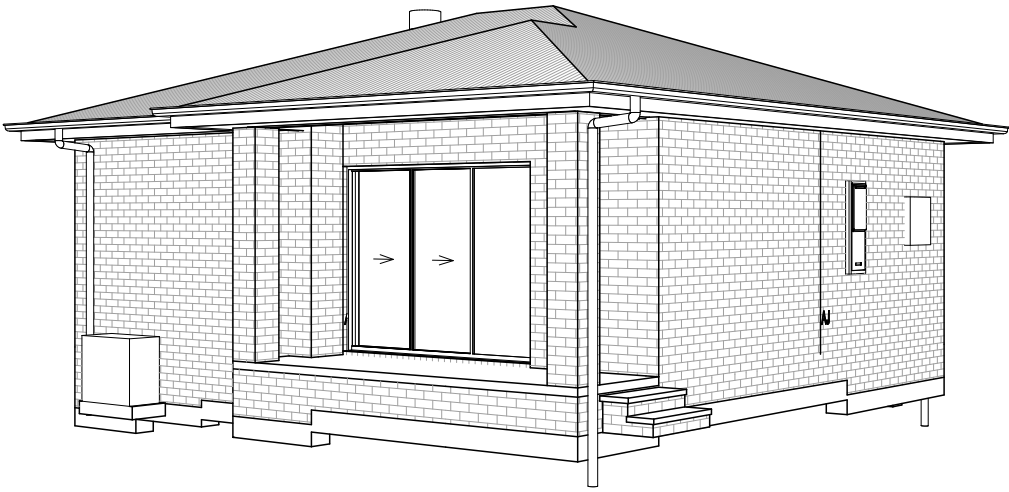
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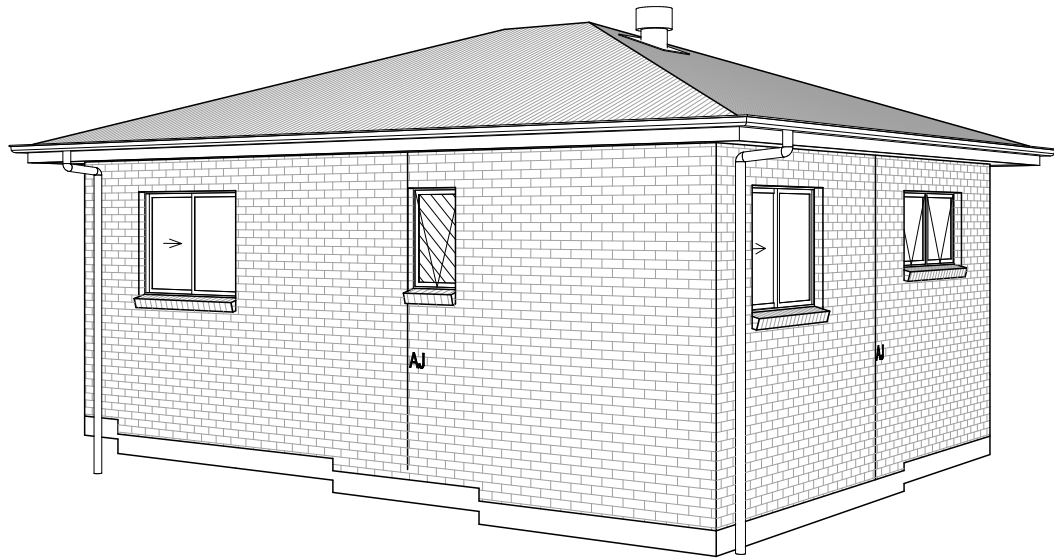
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COPYRIGHT: © 2025	11	AMEND PARKING BAYS	SIO 10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	12	AMENDED PER PCV011	SIO 14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01	
	13	AMENDED AS PER PCV012	GB0 24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	
	14	AMENDED AS PER PCV013	LCS 16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	HOUSE EXTERIOR 3D VIEWS		13 / 29	
								SCALES:	607229



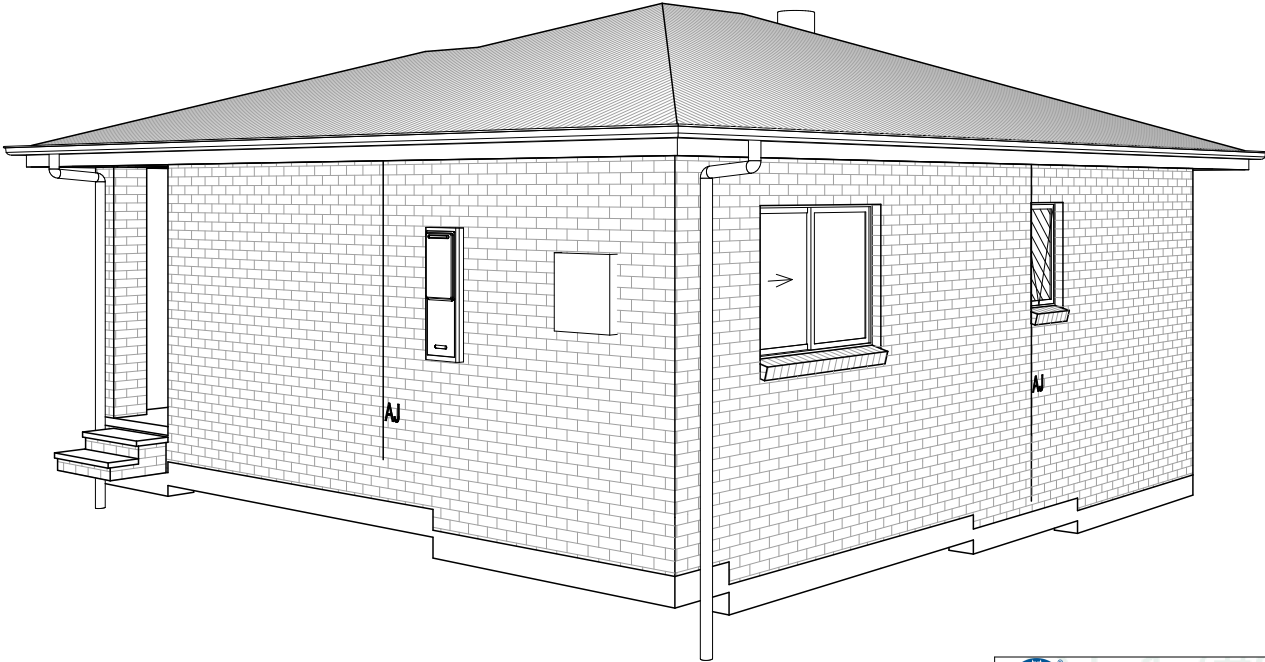
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT


**Certificate No. # 09SL6GE731**
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Assessor name
Accreditation No.
Property Address

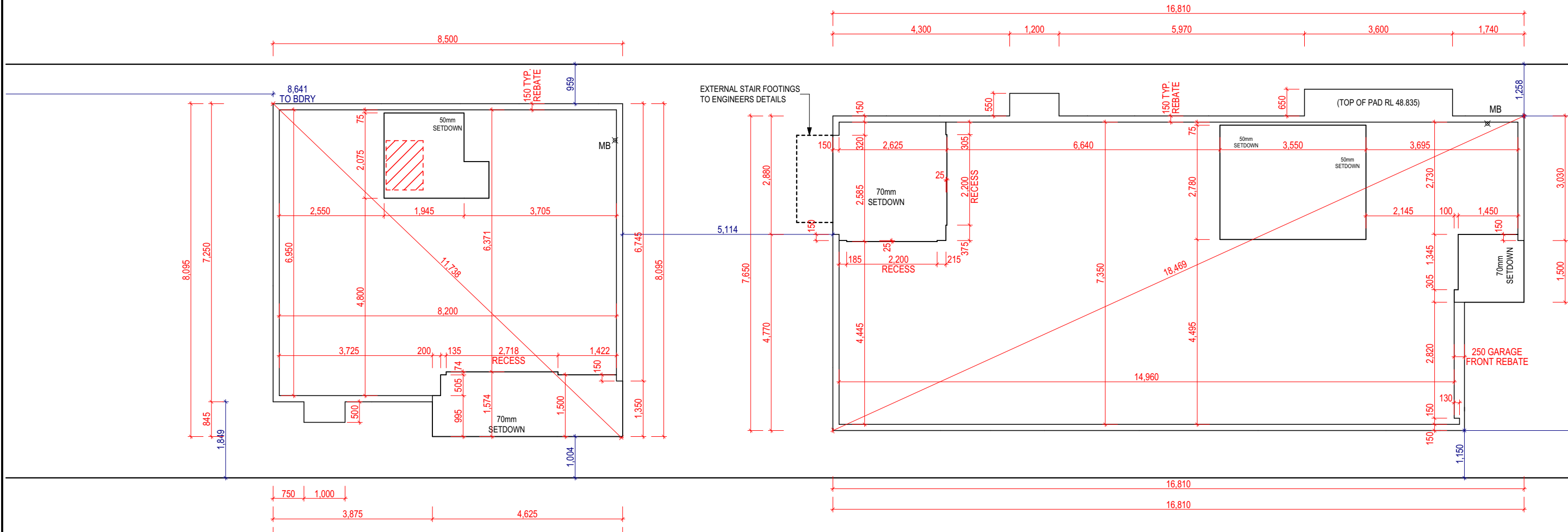
Claude-Francois Sookloll
DMN/14/1662
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		12	AMENDED PER PCV011	SIO 14/04/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL			
		13	AMENDED AS PER PCV012	GBO 24/04/2025				
		14	AMENDED AS PER PCV013	LCS 16/05/2025				

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



Certificate No. # 09SL6GE731

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Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 1 (#68) Dennis Street
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ENERGY EFFICIENCY
LIVABLE HOUSING

PRELIM. CONSTRUCTION DRAWING

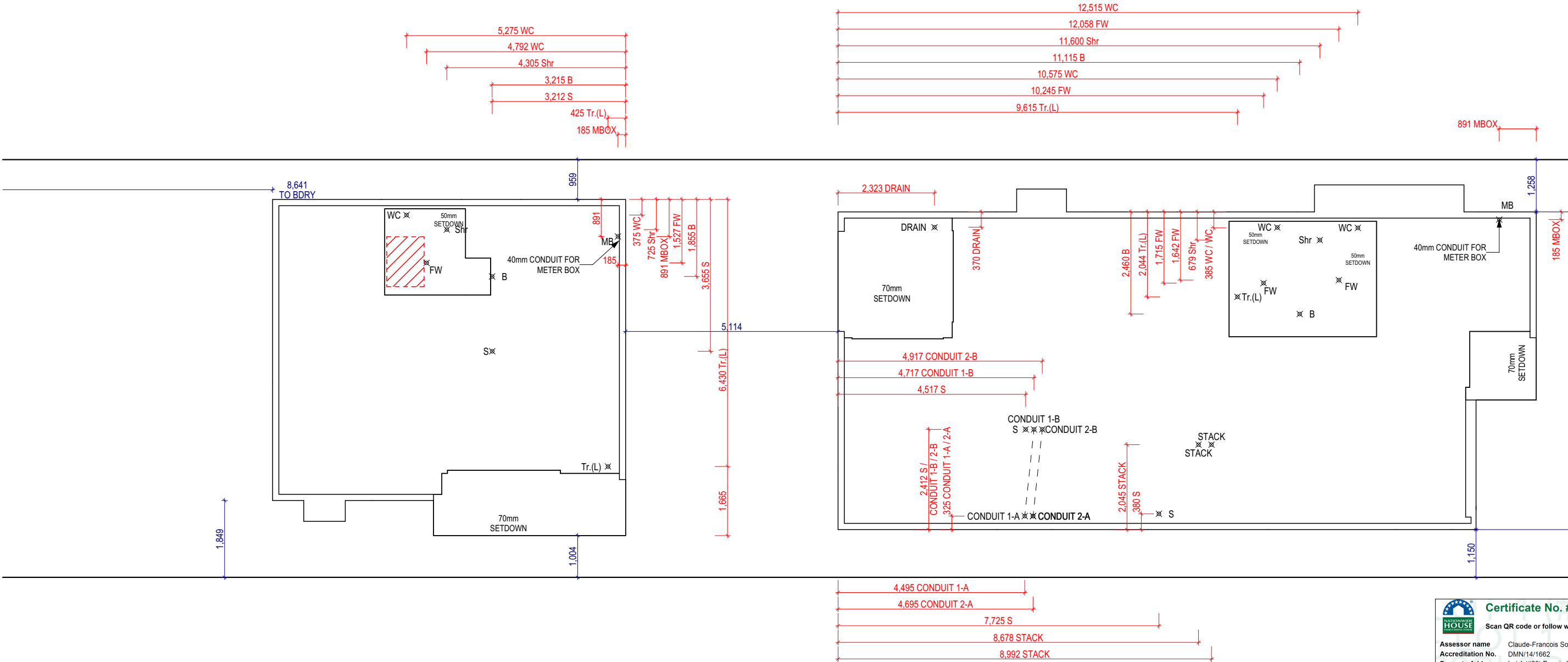
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		14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514		CANTERBURY BANKSTOWN COUNCIL		27 / 29		607229
								SLAB PLAN		1:100		

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



DRAINAGE PLAN
SCALE: 1:100

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Assessor name Claude-Francois Sookloll
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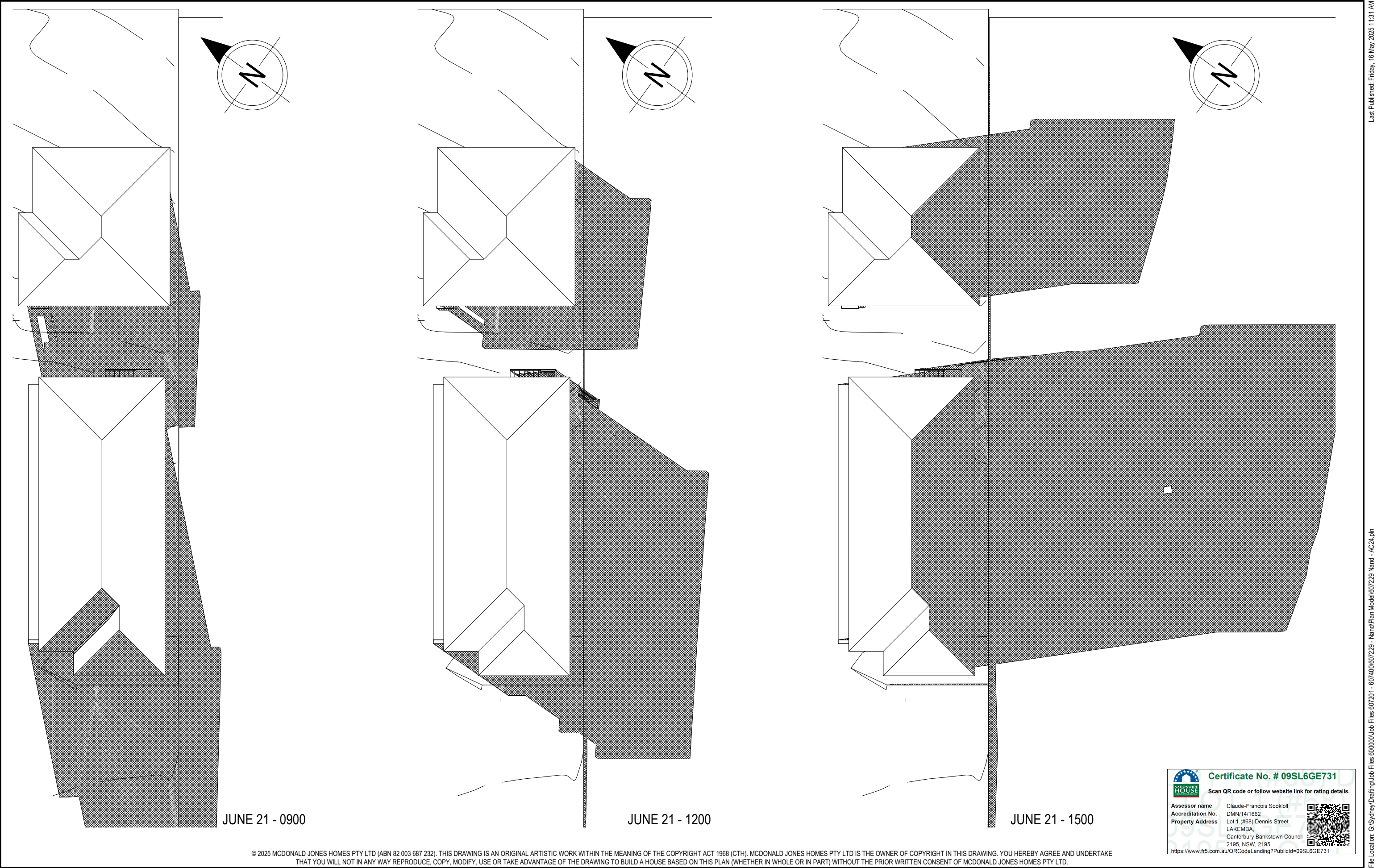
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	14	AMENDED AS PER PCV013	LCS 16/05/2025	1 / - / 960514	COUNCIL:	SCALES:	607229
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			13	AMENDED AS PER PCV012	GBO	24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
			14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	SHADOW DIAGRAMS - JUNE 21	29 / 29	1:200	607229	

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