

S.J SURVEYING SERVICES PTY LTD
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EMAIL: sash@sjsurveying.com
www.sjsurveying.com

SURVEYED BY: S.H, J.W & Z.E DRAWN BY: J.D
HEIGHT DATUM: SSM 166942 RL. 6.255 (AHD) CLASS LB

TITLE
DETAIL AND LEVEL SURVEY

NO. 18 ENRIGHT STREET,
EAST HILLS

LOT 95 DP 35736

CLIENT
DOMINIC TARLTON
KAY-LEE TARLTON

PLAN DETAILS	
JOB No.:	417625
FILE No.:	417625
SCALE:	1 : 100 (A1)
PLAN DATE:	24/04/25
DATE OF SURVEY:	15/04/25
CONTOUR INTERVAL:	0.5m

NOTE:
(1) NO BOUNDARIES HAVE BEEN MARKED OR SURVEYED (TILE DIMENSIONS SHOWN).
(2) LOT BEARINGS, DIMENSIONS AND AREA HAVE BEEN COMPILED FROM DP35736 AND ARE SUBJECT TO FINAL SURVEY.
(3) ALL DETAIL AND FEATURES SHOWN HEREON HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS (FENCES AND/OR WALLS ETC). THESE OCCUPATIONS HAVE NOT YET BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
(4) SHOULD ANY FEATURES OR STRUCTURES BE CRITICAL TO THE DESIGN OF FUTURE DEVELOPMENT THAT FEATURE SHOULD BE ACCURATELY LOCATED. WHERE OFFSETS TO BOUNDARIES ARE CRITICAL FURTHER SURVEY IS REQUIRED.
(5) SERVICES THAT ARE NOT SHOWN ON THE PLAN WERE NOT VISIBLE AT THE TIME OF THE SURVEY. NO INVESTIGATION OF UNDERGROUND SERVICES. HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE, (DIAL 1100 BEFORE YOU DIG).
(6) SPOT LEVELS SHOULD BE USED FOR CALCULATION OF QUANTITIES WITH CAUTION.
(7) CONTOURS ARE INDICATIVE ONLY. ADOPT SPOT LEVELS IN PREFERENCE TO CONTOURS.
(8) SIGNIFICANT TREES SHOWN "APPROXIMATELY" ONLY. T* \sqrt{S} /XD \sqrt{H} (S=RADIAL TREE SPREAD) (D=TRUNK DIAMETER) (H=HEIGHT)
(9) ADJOINING PROPERTIES AND WINDOWS LOCATIONS APPROXIMATE ONLY.
(10) SHOULD THERE BE ANY DISCREPANCIES ON THE SURVEY PLAN PLEASE CONTACT S.J SURVEYING SERVICES PTY LTD IMMEDIATELY BEFORE WORK COMMENCES.

LEGEND		SI	SIGN
WM	WATER METRE	GP	GULLY PIT
SIP	SURFACE INLET PIT	SV	STOP VALVE
TCPT	TELSTRA PIT	AV	AIR VENT
SMH	SEWER MAN HOLE	FL	FLOOR LEVEL
SWMH	STORM WATER MH	BM	BENCH MARK
BT	BOUNDARY TRAP	MH	MAN HOLE
EP	ELECTRIC POLE	GAS	GAS METER
S	RADIAL TREE SPREAD	PIT	UNKNOWN PIT
TL	TRAFFIC LIGHT	HY	HYDRANT
DMR	RTA UTILITY	TAP	WATER TAP
EBOX	ELECTRICITY BOX	CO	CLEAR OUT

Scale: 1:200 @ A3



THIS PLAN IS ON M.M.

LEGEND

- EXISTING BUILDING
- DEMOLISHING STURCTURE
- PROPOSED ALTERATION

ABBREVIATIONS

- AHD AUSTRALIAN HEIGHT DATUM
- AWN AWNING
- A-B AWNING TO BOUNDARY
- BB BOTTOM OF BANK
- BL-B BALCONY TO BOUNDARY
- BM BENCH MARK
- BOW BOTTOM OF WALL
- BRW BOTTOM OF RETAINING WALL
- CL CENTRE LINE
- CONC CONCRETE
- CS CONCRETE SURFACE
- D/H/S DIAMETER/HEIGHT/SPREAD
- D DOOR
- EB EDGE OF BITUMEN
- EC EDGE OF CONCRETE
- EG EAVE & GUTTER
- EP ELECTRICAL BOX
- EXR EXPOSED ROCK
- FL FLOOR LEVEL
- GDN GARDEN
- HYD HYDRANT
- IC INSPECTION COVER
- INV INVERT LEVEL
- KO KERB OUTLET
- LH LAMP HOLE
- LIP LIP OF KERB
- NS NATURAL SURFACE
- PAV PAVERS
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- PLN PLANTER
- RL REDUCED LEVEL
- RTK ROLLING TOP OF KERB
- S STEPS
- S-B SHED TO BOUNDARY
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- SMH SEWER MAN HOLE
- SV STOP VALVE
- TB TOP OF BANK
- TEL TELSTRA PIT
- TK TOP OF KERB
- TOW/TW TOP OF WALL
- TRW TOP OF RETAINING WALL
- UC UNDER SIDE OF EAVES
- VC VEHICLE CROSSING
- W-B WALL TO BOUNDARY
- WM WATER METER
- WTOP ATOP OF WINDOW

LEGEND

- TEL TELSTRA
- TG TOP OF GUTTER
- BW BOTTOM OF WINDOW
- TW TOP OF WINDOW
- TDF TOP OF FENCE
- GM GAS METER
- VM WATER METER
- SV STOP VALVE
- TRUNK / DIAMETER / SPREAD / RADIUS / APPROX HEIGHT
- TOW TOP OF WALL
- PP POWER POLE
- MH MAN HOLE
- FL FLOOR LEVEL
- GU GULLY
- TOR TOP OF ROCK



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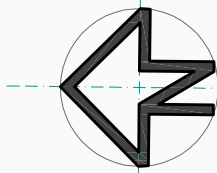
ABN 24 657 308 426



PRINTS ISSUED

A 1 28.05.25 ISSUED FOR DA

REV. VER. DATE DESCRIPTION



PROJECT :

SWIMMING POOL

CLIENT :

MR. & MRS. TARLTON

ADDRESS :

18 ENRIGHT STREET, EAST HILLS NSW 2213
LOT 95 / DP 35736 (682.8 M²)

SCALE :

1:100 A1

DRAWN BY :

SL

CHECKED BY :

JM

PROJECT NO. :

8421/25

SHEET NO. :

01 / 08

NOTES :

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RAIN WATER TANK

POOL EQUIPMENT ENCLOSURE

SITE ANALYSIS CALCULATION

1.	SITE AREA	682.8m²
2.	EXISTING AREA	
2-1.	PRIMARY DWELLING	184.6 m²
2-2.	DETACHED GARAGE	37.10 m²
2-3.	PERGOLA	28.15 m²
3.	PROPOSED AREA	
3-1.	SWIMMING POOL	37.85 m²
4.	TOTAL SITE COVERAGE AREA	
4-1.	ITEM 2-1. + ITEM 2-2. + ITEM 3-1. =	259.6m²
5.	SITE COVERAGE DETAIL	
5-1.	(ITEM 4-1. / ITEM 1.) =	38%

SITE PLAN
SCALE 1:200



THIS PLAN IS ON M.M.

LEGEND

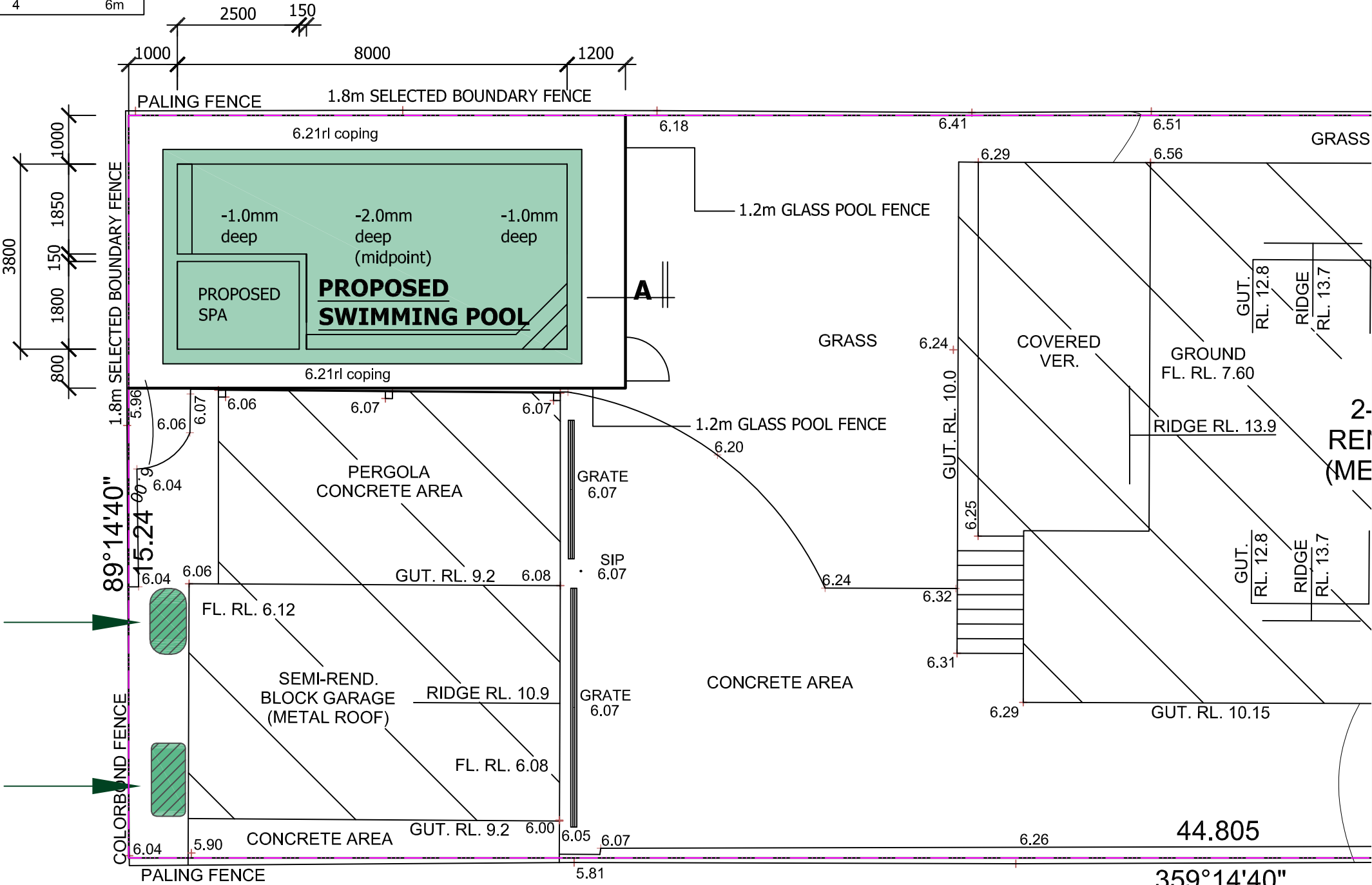
- EXISTING BUILDING
- DEMOLISHING STURCTURE
- PROPOSED ALTERATION

ABBREVIATIONS

- EX. - EXISTING
PROP. - PROPOSED
- W WINDOW
 - D DOOR
 - DS DISH SINK
 - WR CLOTH WARDROBE
 - SLIDE DOOR
 - CT COOK TOP
 - FR FRIDGE
 - SH STAND SHOWER
 - WM WASHING MACHINE
 - SK LAUNDRY SINK
 - HB HAND BASIN
 - BN RUBBISH BIN
 - FW FLOOR WASTE
 - BT BATHTUB
 - TO TOILET PAN
 - HWS HOT WATER SYSTEM
 - HINGE DOOR
 - UP STEP GO UP
 - DN STEP GO DOWN
 - BI FOLD DOOR
 - MW MICROWAVE
 - CDM CLOTH DRYER MAC
 - OV OVEN
 - DW DISHWASHER
 - ST STORAGE AREA
 - LN LINEN WARDROBE
 - BH BENCH
 - GF GLASS FIT
 - PS PRIVACY SCREEN
 - MV MECHANICAL VENTILATION
 - A/U AIR CONDITIONING UNIT

RAIN WATER TANK

POOL EQUIPMENT ENCLOSURE



FLOOR PLAN
SCALE 1:100

94
D P 3 5 7 3 6

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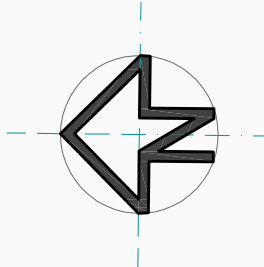
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PROJECT :

SWIMMING POOL

CLIENT :

MR. & MRS. TARLTON

ADDRESS :

18 ENRIGHT STREET, EAST HILLS NSW 2213
LOT 95 / DP 35736 (682.8 M²)

SCALE :

1:100 A3

DRAWN BY :

SL

CHECKED BY :

SHEET NO. :

JM

PROJECT NO. :
8421/25

02 / 08



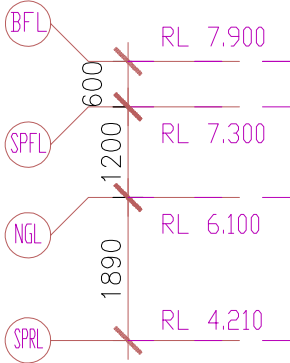
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LEGEND

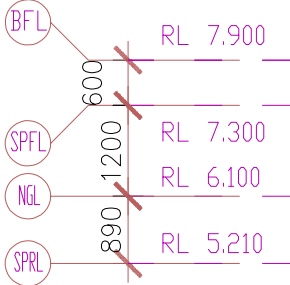
- EXISTING BUILDING
- DEMOLISHING STURCTURE
- PROPOSED ALTERATION

ABBREVIATIONS

- | | | |
|---------|---|------------------------|
| EX. | - | EXISTING |
| PROP. | - | PROPOSED |
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| WR | | CLOTH WARDROBE |
| SLIDE | | SLIDE DOOR |
| CT | | COOK TOP |
| FR | | FRIDGE |
| SH | | STAND SHOWER |
| WM | | WASHING MACHINE |
| SK | | LAUNDRY SINK |
| HB | | HAND BASIN |
| BIN | | RUBBISH BIN |
| FW | | FLOOR WASTE |
| BT | | BATHTUB |
| TO | | TOILET PAN |
| HWS | | HOT WATER SYSTEM |
| HINGE | | HINGE DOOR |
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| LN | | LINEN WARDROBE |
| BH | | BENCH |
| PGF | | GLASS FIT |
| PS | | PRIVACY SCREEN |
| MV | | MACHANICAL VENTILATION |
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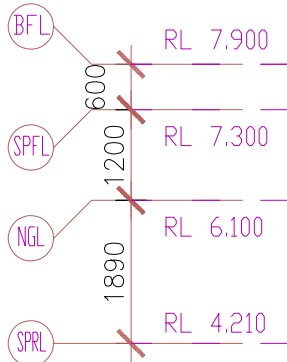


WEST ELEVATION
SCALE 1:100

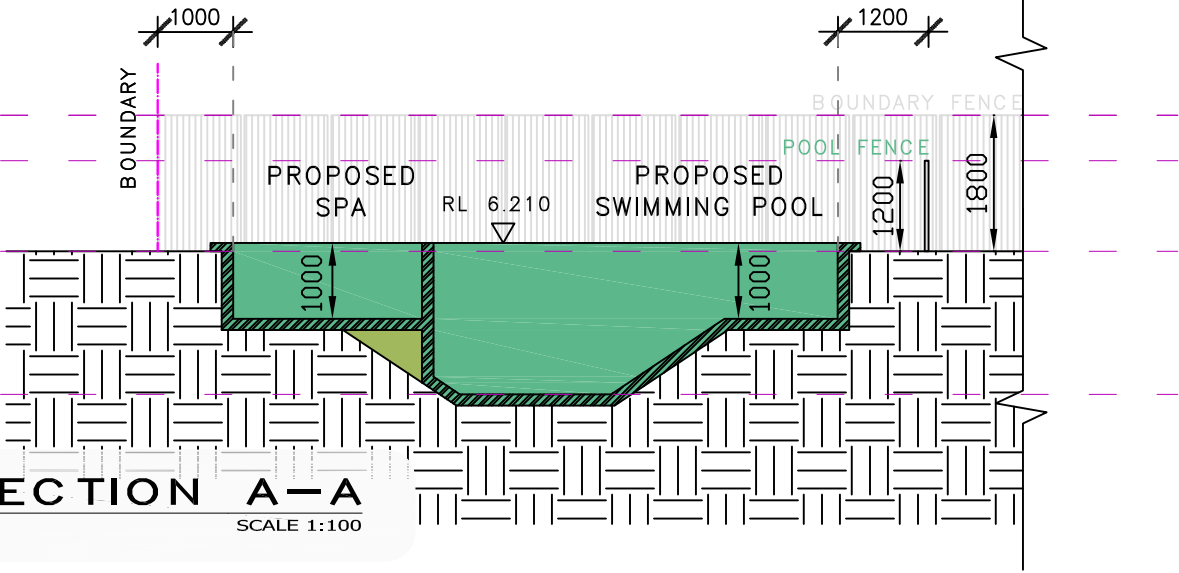
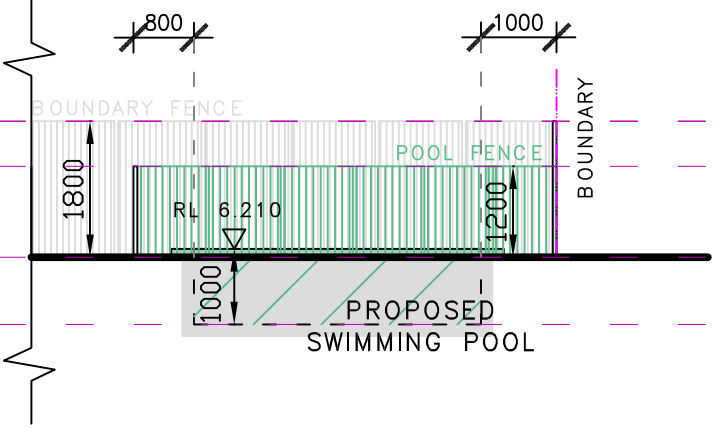
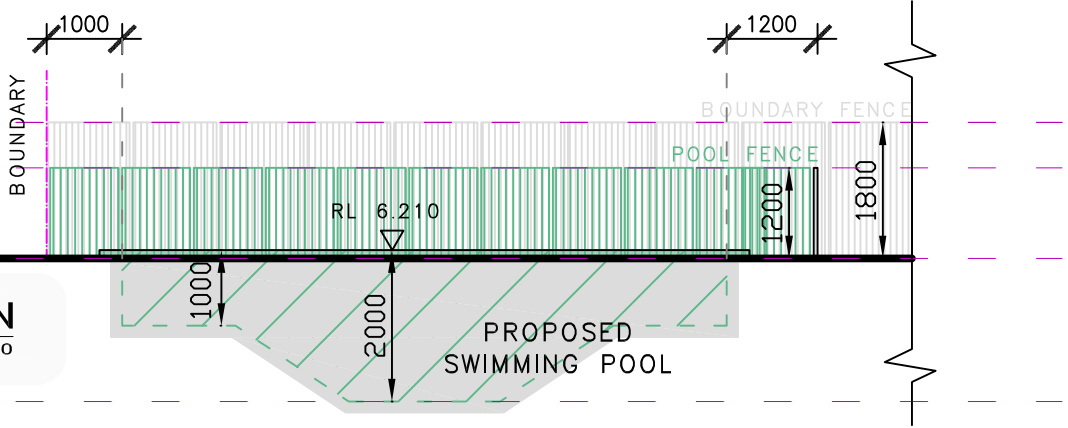


SOUTH ELEVATION
SCALE 1:100

- NOTES :
1. Builder to check all Building and Boundary Dimensions Prior to Commencement of work so that the work can be carried out in accordance to Australian Authorities.
 2. All Building work to comply with Australian Building codes and Local Council Requirements.
 3. Provide Termite Protection in Accordance with AS3660.1-2014 Requirements.
 4. All Dimensions shown are Theoretical only and are subject to Site Measure during Construction.
 5. Do not Scale Of Drawings.
 6. Site Boundary Survey to be provided where necessary to confirm Boundary Position in Accordance with Adjoining Properties and Services.
 7. ALL TIMBER FRAMING SHALL COMPLY WITH AS1684 AND PART 3.4.8 OF B.C.A.



SECTION A-A
SCALE 1:100



NOTES :

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CLIENT :
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LOT 95 / DP 35736 (682.8 M²)

SCALE :
1:100 A3

DRAWN BY :
SL

CHECKED BY :
JM

PROJECT NO. :
8421/25

SHEET NO. :
03 / 08

Scale: 1:200 @ A3



THIS PLAN IS ON M.M.

LEGEND

- EXISTING BUILDING
- DEMOLISHING STURCTURE
- PROPOSED ALTERATION

ABBREVIATIONS

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RAIN WATER TANK

POOL EQUIPMENT ENCLOSURE

POTENTIAL VIEW

KEY

- WINDS DIRECTION
- VIEWS
- POTENTIAL NOISE
- SITE ACCESS

LEGEND

- TEL TELSTRA
- TG TOP OF GUTTER
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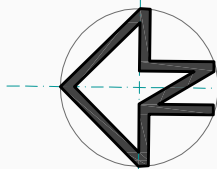
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SITE ANALYSIS PLAN

SCALE 1:200



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Scale: 1:200 @ A3



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- SIP SEWER INSPECTION POINT
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RAIN WATER TANK

POOL EQUIPMENT ENCLOSURE

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- GU GULLY
- TOR TOP OF ROCK

SITE AREA 682.8SQM

LANDSCAPE AREA 116.7SQM (17%)

94 D P 3 5 7 3 6

96 D P 3 5 7 3 6

NO. 20 FIBRO HOUSE

NO. 16 FIBRO HOUSE (METAL ROOF)

NO. 18 2- STOREY REND. HOUSE (METAL ROOF)

LANDSCAPE PLAN SCALE 1:200

NOTES :

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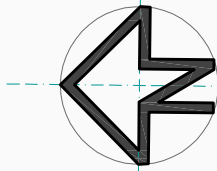
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ENRIGHT STREET

PRINTS ISSUED

A 1 28.05.25 ISSUED FOR DA

REV. VER. DATE DESCRIPTION



PROJECT :

SWIMMING POOL

CLIENT :

MR. & MRS. TARLTON

ADDRESS :

18 ENRIGHT STREET, EAST HILLS NSW 2213
LOT 95 / DP 35736 (682.8 M²)

SCALE :

1:100 A1

DRAWN BY :

SL

CHECKED BY :

JM

PROJECT NO. :

8421/25

SHEET NO. :

05 / 08



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ABN 24 657 308 426





THIS PLAN IS DN M.M.

LEGEND

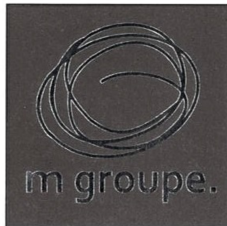
- EXISTING BUILDING
- DEMOLISHING STURCTURE
- PROPOSED ALTERATION

ABBREVIATIONS

- AHD AUSTRALIAN HEIGHT DATUM
- AWN AWNING
- A-B AWNING TO BOUNDARY
- BB BOTTOM OF BANK
- BL-B BALCONY TO BOUNDARY
- BM BENCH MARK
- BOW BOTTOM OF WALL
- BRW BOTTOM OF RETAINING WALL
- CL CENTRE LINE
- CONC CONCRETE
- CS CONCRETE SURFACE
- D/H/S DIAMETER/HEIGHT/SPREAD
- D DOOR
- EB EDGE OF BITUMEN
- EC EDGE OF CONCRETE
- EG EAVE & GUTTER
- EP ELECTRICAL BOX
- EXR EXPOSED ROCK
- FL FLOOR LEVEL
- GDN GARDEN
- HYD HYDRANT
- IC INSPECTION COVER
- INV INVERT LEVEL
- KO KERB OUTLET
- LH LAMP HOLE
- LIP LIP OF KERB
- NS NATURAL SURFACE
- PAV PAVERS
- PP POWER POLE
- PP PLANTER
- RL REDUCED LEVEL
- RTK ROLLING TOP OF KERB
- S STEPS
- S-B SHED TO BOUNDARY
- SL SURFACE LEVEL
- SILL WINDOW SILL
- SIP SEWER INSPECTION POINT
- SMH SEWER MAN HOLE
- SV STOP VALVE
- TB TOP OF BANK
- TEL TELSTRA PIT
- TK TOP OF KERB
- TOW/TW TOP OF WALL
- TRW TOP OF RETAINING WALL
- UC UNDER SIDE OF EAVES
- VC VEHICLE CROSSING
- W-B WALL TO BOUNDARY
- WM WATER METER
- WTOP ATOP OF WINDOW

LEGEND

- TEL TELSTRA
- TG TOP OF GUTTER
- BW BOTTOM OF WINDOW
- TW TOP OF WINDOW
- TDF TOP OF FENCE
- GM GAS METER
- VM WATER METER
- SV STOP VALVE
- TRUNK / SPREAD / APPROX DIAMETER / RADIUS / HEIGHT
- TOW TOP OF WALL
- PP POWER POLE
- MH MAN HOLE
- FL FLOOR LEVEL
- GU GULLY
- TOR TOP OF ROCK



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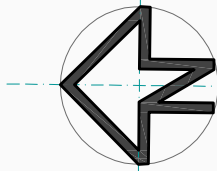
ABN 24 657 308 426



PRINTS ISSUED

A 1 28.05.25 ISSUED FOR DA

REV. VER. DATE DESCRIPTION



PROJECT :

SWIMMING POOL

CLIENT :

MR. & MRS. TARLTON

ADDRESS :

18 ENRIGHT STREET, EAST HILLS NSW 2213
LOT 95 / DP 35736 (682.8 M²)

SCALE :

1:100 A1

DRAWN BY :

SL

CHECKED BY :

JM

PROJECT NO. :

8421/25

SHEET NO. :

06 / 08

NOTES :

All Dimensions to be Site Checked Prior to any Commencement of Building Works by Builder

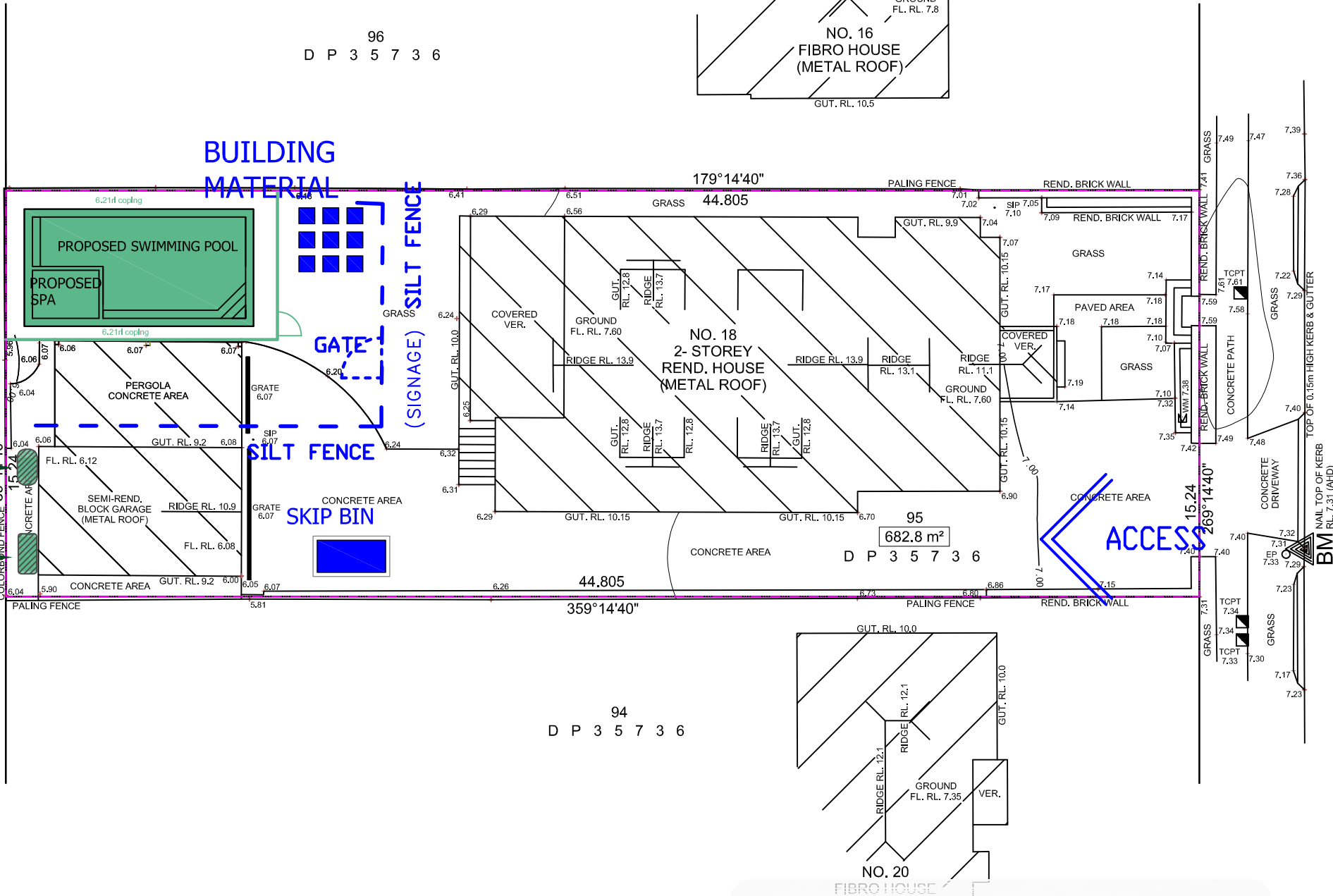
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EROSION/SEDIMENT CONTROL PLAN
SCALE 1:200

ENRIGHT STREET



THIS PLAN IS ON M.M.

LEGEND

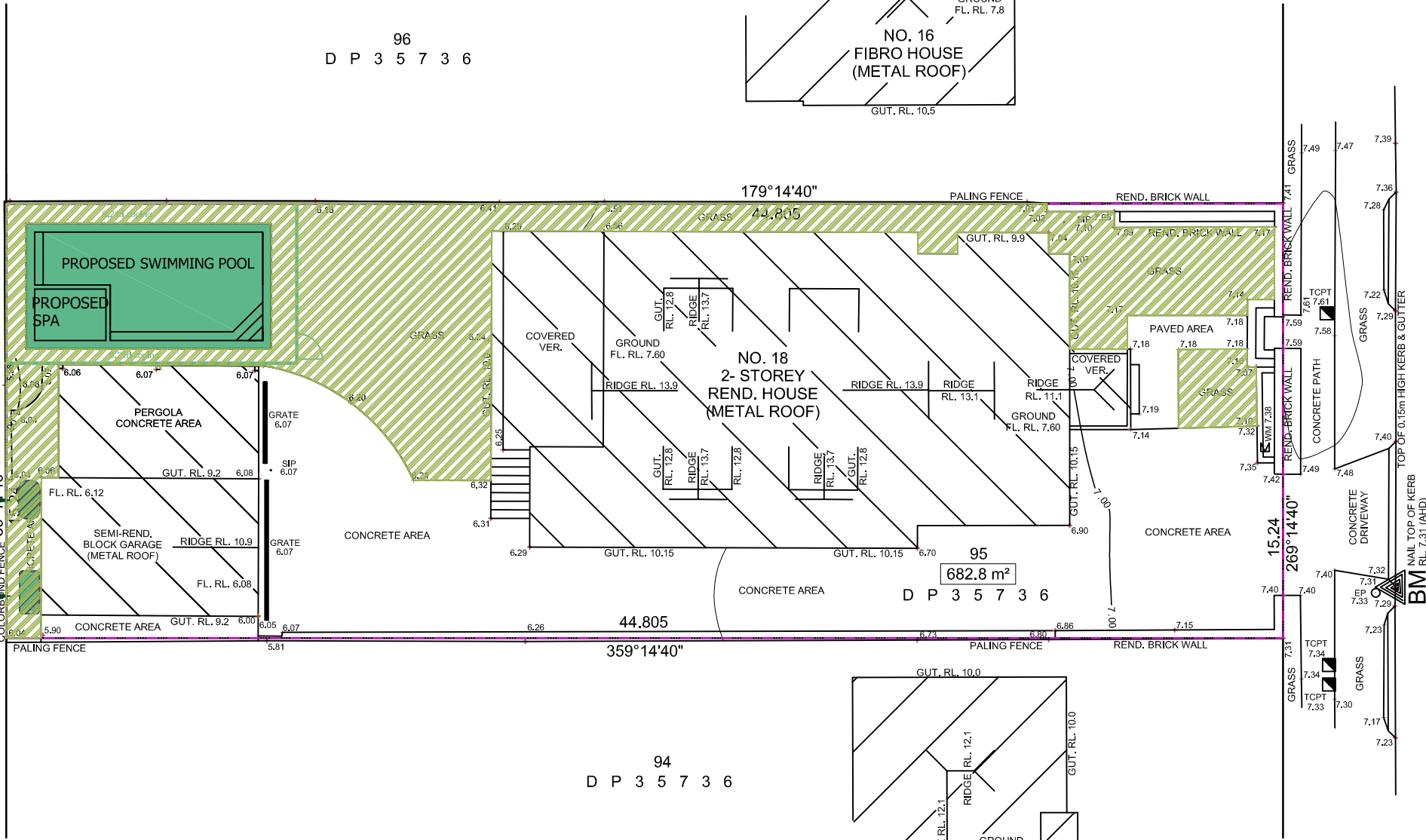
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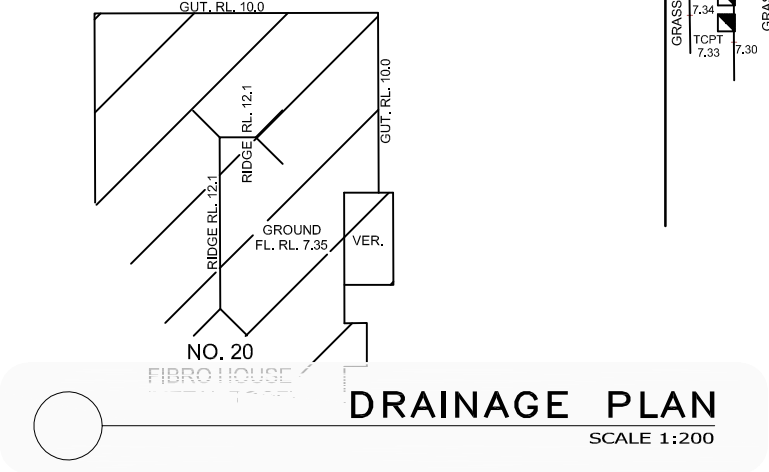
RAIN WATER TANK

POOL EQUIPMENT ENCLOSURE



SITE AREA 682.8SQM

	PERVIOUS AREA	144.5SQM (21.1%)
--	---------------	------------------



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LEGEND

TEL	TELSTRA		TRUNK	DIAMETER	SPREAD	APPROX
TG	TOP OF GUTTER					HEIGHT
BW	BOTTOM OF WINDOW					
TW	TOP OF WINDOW					
TDF	TOP OF FENCE					
GM	GAS METER					
VM	WATER METER					
SV	STOP VALVE					
TOW	TOP OF WALL					
PP	POWER POLE					
MH	MAN HOLE					
FL	FLOOR LEVEL					
GU	GULLY					
TOR	TOP OF ROCK					

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ABN 24 657 308 426

PRINTS ISSUED

A	1	28.05.25	ISSUED FOR DA
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REV.	VER.	DATE	DESCRIPTION

PROJECT : SWIMMING POOL

CLIENT : MR. & MRS. TARLTON

ADDRESS : 18 ENRIGHT STREET, EAST HILLS NSW 2213 LOT 95 / DP 35736 (682.8 M²)

SCALE : 1:100 A1

DRAWN BY : SL

CHECKED BY : JM

PROJECT NO. : 8421/25

SHEET NO. : 07 / 08

BASIX™Certificate

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

Alterations and Additions

Certificate number: A1798148

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

Secretary
Date of issue: Monday, 02 June 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



page 1/4

Project address	
Project name	18 Enright Street EAST HILLS
Street address	18 ENRIGHT Street EAST HILLS 2213
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP35736
Lot number	95
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Mr CHUN LAI	
ABN (if applicable):	

BASIX Certificate number:A1798148

page 3/4

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The spa must have a spa cover.		✔	✔
The applicant must install a spa pump timer.		✔	✔
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✔	✔

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BASIX Certificate number:A1798148

page 2/4

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 4200-44 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rainwater runoff from at least 65.2 square metres of roof area.		✔	✔
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✔	✔
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 53.3 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The swimming pool must be shaded.	✔	✔	
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✔	✔
Outdoor spa			
The spa must not have a capacity greater than 4.5 kilolitres.	✔	✔	✔

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number:A1798148

page 4/4

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning Industry And Environment

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SWIMMING POOL

CLIENT :

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LOT 95 / DP 35736 (682.8 M²)

SCALE :

1:100 A3

DRAWN BY :

S L

CHECKED BY :

J M

SHEET NO. :

08 / 08

PROJECT NO. :

8421/25