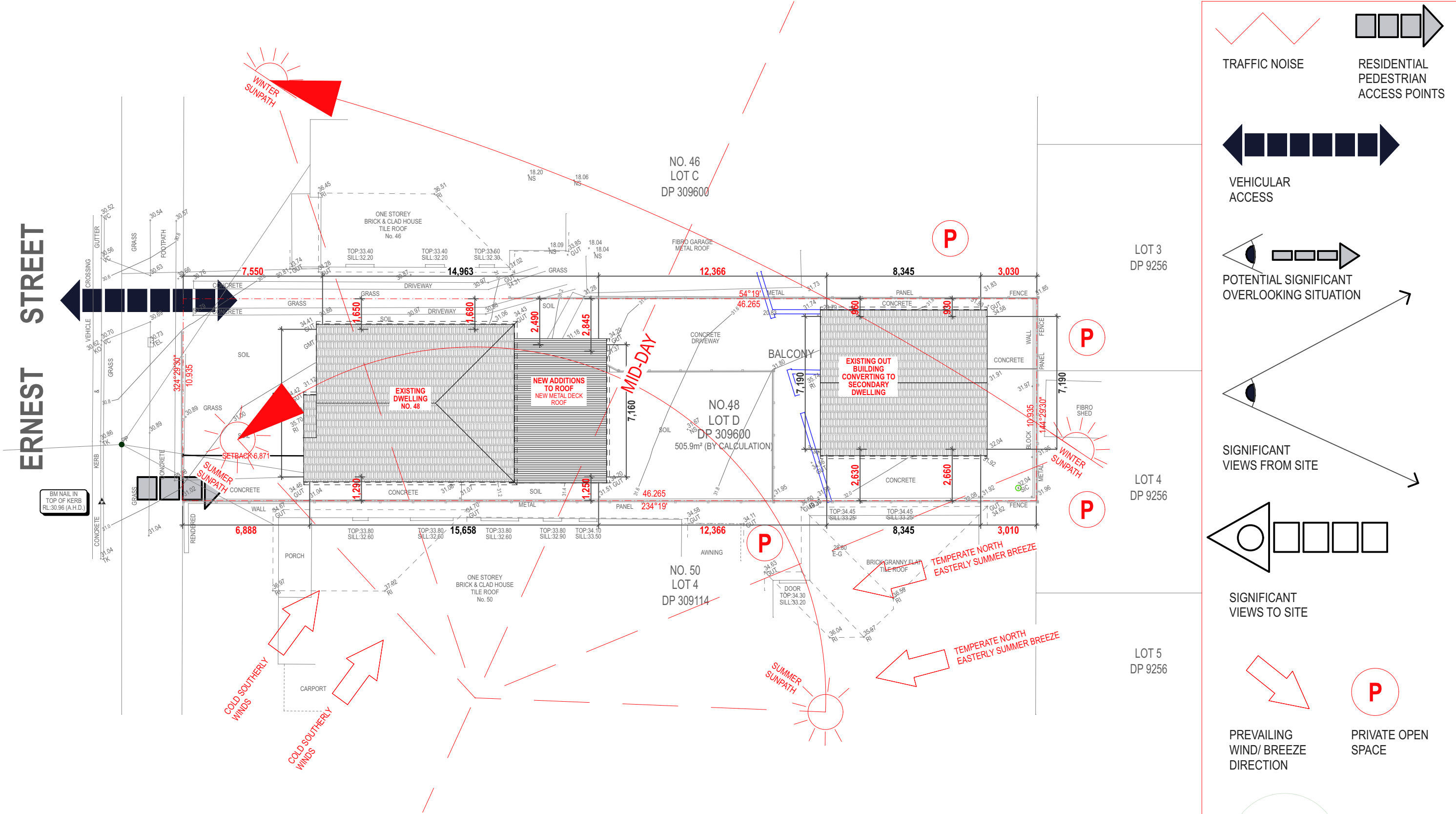
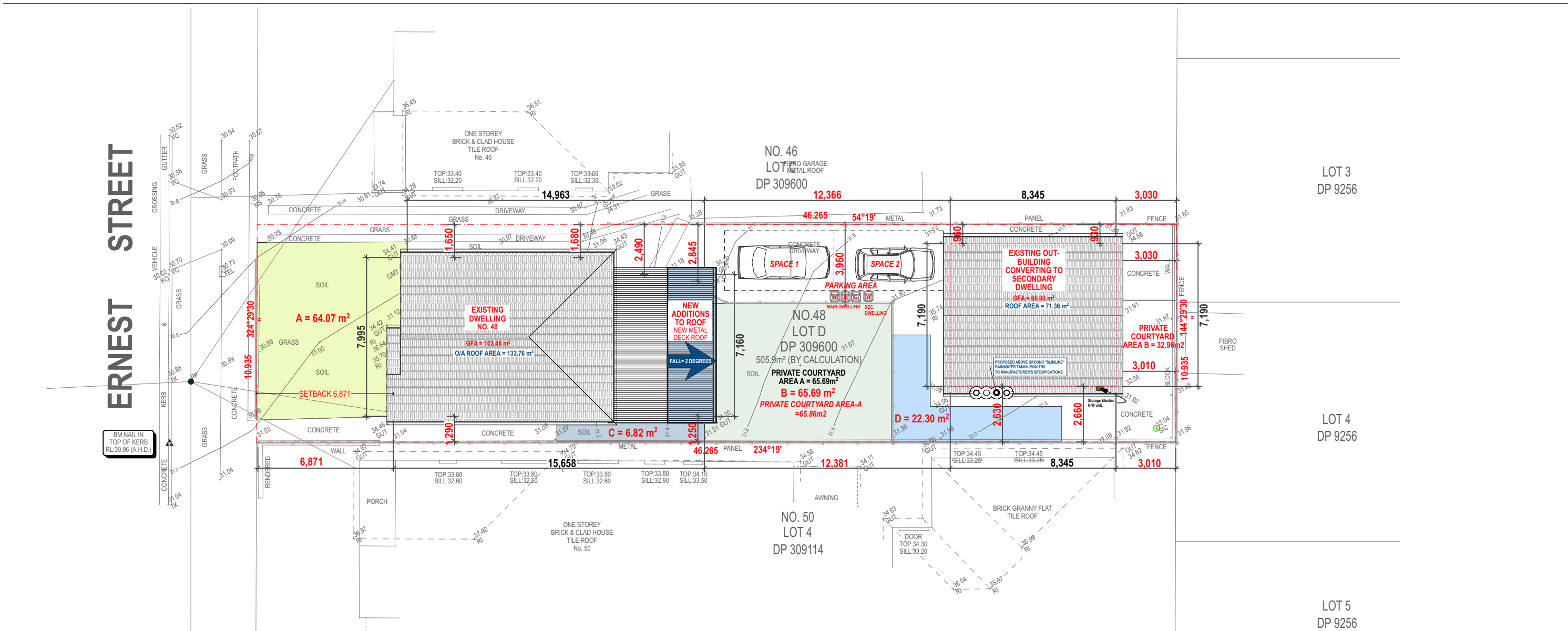




SITE ANALYSIS PLAN 1:200



SITE PLAN 1:200

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m ²	LOT SIZE = 505.9m ²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDNG FOOTPRINT, AREA = 330.00m ² SEC.DWELLING MAX. AREA = 60m ²	ACTUAL DWELLING AREA = (EX. 92.88m ²) NEW = 103.46m ² ACTUAL SEC. DWELLING AREA = (EXIST. 64.51m ²) NEW = 60.0m ² TOTAL DWELLING AREA = 163.46m ²
4	SITE COVER = 50% = 252.95m ²	ACTUAL SITE COVER = 35.18% = 177.98m ²
5	DWELLING BLDNG HEIGHT MAX.= 8.50m	ACTUAL DWELLING BLDNG HEIGHT MAX. = 5.59m
6	SIDWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL SIDWELLING BLDNG HEIGHT MAX.= 3.80m
7	REAR SETBACK MIN.= 3.00m	ACTUAL REAR SETBACK = 3.010m
8	LANDSCAPED AREA MIN.= 25% = 126.48m ²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m ²
9	S/WATER PERVIOUS AREA= 30%= 151.77m ²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m ²
10	PRIVATE COURTYARD AREA = 24.0m ²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m ² PRIVATE COURTYARD SIDWELLING-AREA B = 32.96m ²

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 ALL NEW SECONDARY DWELLINGS ROOF AREA IS TO BE DRAINED INTO A 2000 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 BASIX CODES

WATER 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	REQUIREMENT
MAIN DWELLING:	BRICK VENEER WALLS
EXTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
SEC. DWELLING:	BRICK VENEER WALLS
EXTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
WINDOW & SLIDING DOOR	ALUM. FRAME WITH 6.82mm LAMINATED GLAZING
GLASS TYPE	TYPING TILES
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
HOT WATER 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	AT LEAST 5 BEDROOMS
CAPABLE OF ACCEPTING FLUORESCENT LAMPS TO:	LIVING DINING & KITCHEN.

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: REFRIGERATOR, DISHWASHER, WASHING MACHINE, DRYER TO BE AT LEAST 2.5 STAR RATED. PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIGERATOR 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 INSTANTANEOUS 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
(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 & AS1651.8

STORMWATER
ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3600 & COUNCIL'S REQUIREMENTS. DOWN PIPE & SW 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 FINISH IN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES

NET AREA INTERCOMPARISON
Table 10.3.3 - Roof space ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm ² provided at each of two opposing eaves
≥ 10° and < 15°	25,000 mm ² provided at the eaves and 5,000 mm ² at high level
≥ 15° and < 15°	17,000 mm ² provided at the eaves and 5,000 mm ² at high level, plus an additional 10,000 mm ² at the eaves if the roof has a cathedral ceiling

PROVIDE EXHAUST SYSTEM TO:
LAUNDRY, KITCHEN AND EN-SUITE. IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.8: CONDENSATION DETAILS OF FLOOR 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 10.8.2(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 10.8.2(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 10.8.2(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
(b) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
(c) has a height of not less than 20 mm; and
(d) 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 3958.

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
(W-1)	ALUM. FRAME SL WINDOW	1800mm	1500mm	800mm
(W-2)	ALUM. FRAME SL WINDOW	1200mm	1500mm	800mm
(W-3)	ALUM. FRAME SL WINDOW	1500mm	1500mm	800mm
(W-4)	ALUM. FRAME SL WINDOW	900mm	500mm	1100mm
(W-5)	HIGH ALUM. FRAME SL WINDOWS FROSTED	900mm	900mm	1500mm
(W-6)	ALUM. FRAME SL WINDOW	1800mm	1350mm	800mm
(W-7)	ALUM. FRAME SL WINDOW	1500mm	1350mm	800mm
(W-8)	ALUM. FRAME SL WINDOW	1200mm	1350mm	800mm
(W-9)	HIGH ALUM. FRAME SL WINDOW FROSTED	900mm	600mm	1500mm

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
(D-1)	HOLLOW CORE SWING DOOR	900 mm	2100mm
(D-2)	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
(D-3)	HOLLOW CORE SWING DOORS	900 mm	2100mm
(D-4)	HOLLOW CORE SL DOORS	900 mm	2100mm

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m ²	LOT SIZE = 505.9m ²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDNG FOOTPRINT, AREA = 330.00m ² SEC.DWELLING MAX. AREA = 60m ²	ACTUAL DWELLING AREA = (EX. 92.88m ²) NEW = 103.46m ² ACTUAL SEC. DWELLING AREA = (EXIST. 64.51m ²) NEW = 60.0m ² TOTAL DWELLING AREA = 163.46m ²
4	SITE COVER = 50% = 252.95m ²	ACTUAL SITE COVER = 35.18% = 177.98m ²
5	DWELLING BLDNG HEIGHT MAX.= 8.50m SIDWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL DWELLING BLDNG HEIGHT MAX.= 5.59m ACTUAL SIDWELLING 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% = 126.48m ²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m ²
9	S/WATER PERVIOUS AREA= 30%= 151.77m ²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m ²
10	PRIVATE COURTYARD AREA = 24.0m ²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m ² PRIVATE COURTYARD S/DWELLING-AREA B = 32.96m ²

PROPOSED LANDSCAPED AREA CALCULATIONS
A 8.28 m ²
LAND AREA = 505.9m ²
SOFT LANDSCAPED AREA REQ. = 25% = 126.48m ²
PERVIOUS AREA CALCULATIONS AREA
A=64.07m ²
B=65.69m ²
C=6.82m ²
D=22.30m ²
TOTAL 129.76m ² 25.65% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS
A 8.28 m ²
LAND AREA = 505.9m ²
STORMWATER SOFT AREA REQ. = 30% = 151.77m ²
PERVIOUS AREA CALCULATIONS AREA
A=64.07m ²
B=65.69m ²
C=6.82m ²
D=22.30m ²
TOTAL 158.88m ² 31.40% OF SITE AREA

This D.A Application is seeking the following approvals:

ALL BLUE NOTES INDICATE UN AUTHORISED WORK ALREADY DONE
= SUBJECT TO A BIC APPLICATION LODGED AT THE SAME TIME.

1. MAIN DWELLING:

Approval of **unauthorised works** already carried out on this property which include the following:

- Additions at the rear of the existing dwelling shown in colour on the as built floor plan, this work is **ALREADY DONE** and is also subject to a BIC application at the same time with the DA application lodgement.
- Alterations to the existing dwelling which include items such as:
Demolition and removal of the existing front enclosed verandah, new windows all around the existing dwelling- this work is **ALREADY DONE** as shown in colour on the as built floor plan.

2. OUTBUILDING:

Approval of **unauthorised construction works** carried out which include the following:

- Un authorised internal partitions to an approved outbuilding structure -this work is **ALREADY DONE** and is also subject to a BIC application at the same time with the DA application lodgement.
- Conversion of the outbuilding into a secondary dwelling- this is **ALREADY DONE** and is subject to this DA application for a changed of use.

This D.A Application is seeking the following approvals:

ALL RED NOTES INDICATE WORK TO BE DONE=A FUTURE C.C APPLICATION.

1. MAIN DWELLING:

Approval of **proposed works** to be carried out on this property which include the following:

- Cement render the existing dwelling all around - this work is **TO BE DONE**.
- Complete the storm water drainage to the dwelling -this work is **TO BE DONE**.
- Complete landscaping to the dwelling- this work is **TO BE DONE**.

2. OUTBUILDING:

Approval of the use of the existing outbuilding into a **SECONDARY DWELLING**.

Works to be done include the following:

- Relocation of the kitchen area in the secondary dwelling to new position- shown in colour on the plan-this work is **TO BE DONE**.
- Alterations to the floor plan to comply with the floor area as required- this is also work **TO BE DONE**.
- Re organise the storm water drainage to accommodate a rainwater tank-this is also work **TO BE DONE**.
- Adaptation of the Silver level Details as per Dwg. No. A06.-work **TO BE DONE**.

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 OSUUM SURVEYING SERVICES P/L.

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M. KAMRUL ISLAM & M. RAHMAN
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client

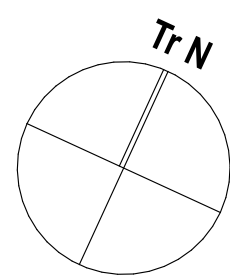
ALT'S & ADD'S TO MAIN DWELLING/CONV. OF EX. OUT/BLDNG TO SEC. DWELLING project

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Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration number DEP0001690



SITE ANALYSIS PLAN/SITE PLAN & NOTES /ALCULATIONS
drawing

525-181

project

A01

drawing no.

A

issue

12/6/25