## **DEVELOPMENT APPLICATION**

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# PROPOSED NEW SECONDARY DWELLING AND OUTBUILDING



## **Property Details**

Address: 5 WOLUMBA STREET CHESTER HILL 2162 Lot/Section 2/-/DP25140 /Plan No:

CANTERBURY-BANKSTOWN COUNCIL

## Summary of planning controls

5 Wolumba Street Chester Hill NSW 2162

## LOT 2 DP 25140

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Canterbury-Bankstown Local Environmental Plan 2023 (pub. 23-6-2023)
Land Zoning	R2 - Low Density Residential: (pub. 23-6-2023)
Height Of Building	9 m
Floor Space Ratio	0.5:1
Minimum Lot Size	450 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km
	Area 1



Location Map\_5 Wolu Source: Six Maps

**+**7



Location Map\_5 Wolumba Street Chester Hill NSW 2162

## NOTES

- Demolition to comply with AS 2601

- All construction works are to be done in accordance with the National Construction Code 90mm TIMBER STUD WALL NCC BCA 2019.

- New timber framing to comply with AS 1684.2 or 1684.4
- All glazing to doors/windows/shower screens/balustrade to comply with BCA Part 3.6/AS 1288 and AS 2047.



## 0 Project: Drawing T Project Sit

( li	sue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		P
	A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, R.L. GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		D
	В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Р
				BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		С
				CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	
				or cement hender			b Hen book	LAWS.	design & planning	

Roof Finish Assemblies

R-1 New metal colorbond roof

R-2 Existing to remain

Exterior Wall Finish Assemblies

W-1 New light structure blue board wall, paint or render W-2 Existing to remain

						1:250
	1 2	2	3		4	5
Project:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELL	ING	Drawing ID:		_
Drawing Title:	SITE & ROOF PLAN			DA.001		Z
Project Site:	5 Wolumba Street Che	ester Hill NSW 2162				
Client:	XINYI CHEN			Scale:	$\neg \setminus \blacksquare$	
Date:	Thursday, 26 June 202	25		1:250@A3		
Drawn by:	S.Y.			Issue: B		

## BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION: **COMPLIANCE WITH THE NCC 2022**

### SECTION A GOVERNING REQUIREMENTS-

# Part A6 Building classification-A6G2 Class 1 buildings-(1) A Class 1 building is a dwelling.

- (2) Class 1 includes the following sub-classifications:
   (a) Class 1a is one or more buildings, which together form a single dwelling including the following:

ne tollowing: (i) A detached house

- (ii) One of a group of two or more attached dwellings, each being a building
- separated by a wall, including a row house, terrace house, townhouse or villa unit.
- (b) Class 1b is one or more buildings which together constitute— (i) a boarding house, guest house, hostel or the like that—
- (A) would ordinarily accommodate not more than 12 people; and (B) have a total area of all floors not more than 300 m2(measured over the enclosing walls of the building or
- (ii) four or more single dwellings located on one allotment and used for shortterm holiday accom

- (ii) four or more single dweilings located on one allotment and used for shortterm holiday accommodation **AGG11 Class 10 buildings and structures-**(1)A Class 10 building is a non-habitable building or structure. (2)Class 10 includes the following sub-classifications: Class 10 is a non-habitable building including a private garage, carport, shed or the like. Class 10 is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the the structure structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the

### Class 10c is a private hushfire shelter cs.

SECTION H HOUSING-CLASS 1 AND 10 BUILDINGS-

### PART H1 STRUCTURE-

- Part 2.2 Structural provisions-2.2.4 Determination of structural resistance of materials and forms of construction-The following requirements, or any combination of them, must be used to determine the structural resistance of The following requirements, or any combination of them, must be used to det materials and forms of construction as appropriate:
- (a) Earthworks: H1D3(1).
- (b) Earth retaining structures: H1D3(2)
- (d) Concrete construction (including slabs and footings, and reinforced and prestressed concrete structures): H1D4.
- (e) Piled footings: H1D12. (f) Post-installed and cast-in fastenings in concrete: AS 5216.

- (g) Masonry (including masonry veneer, unreinforced masonry and reinforced masonry): H1D5. (h) Steel construction (including steel framing and structural steel members); H1D6. (i) Timber construction (including design of timber structures, timber framing and design of nail-plated timber roof
- (i) Imber construction (including design of inner trusses): H1D6. (j)Composite steel and concrete: AS/NZS 2327. (k) Aluminium construction:
- AS/NZS 1664.1.
- AS/NZS 1664.2.
- (I) Roof construction (including plastic sheeting, roofing tiles, metal roofing and terracotta, fibre- cement and timber (n) Kool construction (including slates and shingles): H1D7. (m) Wall cladding: H1D7. (n) Glazed assemblies: H1D8.

- (o) Barriers and handrails (including stairway and ramp construction):
- (i)H5D3: and (ii)AS/NZS 1170.1 for the determination of loading forces on a barrie
- (II)ASIN2.5 1170.1 for the determination or loading forces on a barrier. (p) Attachment of decks and balconies to external walls of buildings: H1D11. (q) Garage doors and other large access doors in openings not more than 3 m in height in external walls of buildings determined as being located in wind region C or D in accordance with Figure 2.2.3; AS/NZS 4505.

### (r) For high wind areas: requirements listed in (a) to (g) as appropriate

# (r) For high with a least requirement Part 4 Footings and slabs-Part 4 2 is subject to the limitations set out in H1D4(2).

- Part 4.2 is subject to the limitations set out in H1D4(2). <u>NSW 4.2.8 Damp-proofing membrane-</u> The damp-proofing membrane must be placed beneath the slab so that the bottom surface of the slab is entirely underlaid and extends under edge beams to finish at ground level in accordance with crieteria specified in clause
- 5.3.3.3 of AS 2870 Vapour barriers must comply with part 4.2.8

### PART H2 DAMP AND WEATHERPROOFING-

- H2D1 Deemed-to-Satisfy Provisions 

   (1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H2P1 to H2P3 are satisfied by
- (2)Performance RequirementH2P4 must be compliad with. (3)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

## PART H3 FIRE SAFETY-

Performance Requirement H3P2 and the Deemed-to-Satisfy Provisions of Part 9.5 of the ABCB Housing Provisions require automatic warning on the detection of smoke in buildings, so that occupants may be alerted to a fire in order to evacuate to a place of safety.

H3P2 Automatic warning for occupants. In a Class 1 building, occupants must be provided with automatic warning on the detection of smoke with an efficacy greater than 0.95 and a reliability greater than 0.95, so that they may evacuate in the event of a fire to a place of safety appropriate

place of safety appropriate Part 9.5 Smoke alarms and evacuation lighting-9.5.2 Location – Class 1a buildings-In a Class 1a building, smoke alarms must be located in— (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building.

Date

25/03/2025

26/06/2025

- the remainder of the building; and (b) each other storey not containing bedrooms

- (1) Bac Fire hazard properties and non-combustible building elements
   (1) The following materials, though or containing fibres, may be used wherev
   (a) Plasterboard. ver a material is
- (b) Perforated gypsum lath with a normal paper finish.
- (c) Fibrous-plaster sheet.(d) Fibre-reinforced cement sheeting.

Description

ISSUE FOR DA

FOR CLIENT REVIEW

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- (c) Fre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread-Of-Flame-Index of the product is not more than 0. (f) Sarking type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than5.

AS - ALUMINIUM ROOF SHEETING AL - ALUMINIUM

CT - CONCRETE ROOF TILE

**BW - FACE BRICK WORK** 

CR - CEMENT RENDER

RT - ROOF TILE

- (g) Bonded laminated materials where-
- (i) each lamina, including any core, is non-combustible : and

(ii) each adhesive laver does not exceed 1 mm in thickness and the total thickness of the adhesive lavers does not exceed 2 mm; and (iii) the Spread-Of-Flame-Index and the Smoke-Developed-Index of the bonded laminated material as a

- (ii) the sphear-orb raine index and the sphere period of the bonded raininated interest as a whole do not exceed 0 and 3 respectively.
   (2) The fire-hazard-properties of materials used in a Class 1 building, including floor orceiling spaces common with a Class 10 building, must comply with the following:

   (a) Sarking-type maerials used in the roof must have a Flammability index not greater than 5.
   (b) Sarking-type maerials used in the roof must have a Flammability index not greater than 5.
- (b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame mus omply with the fire hazard properties set out in AS 4254.1. ust comply with AS/NZS 4200.1

### Part 9.2 Fire separation of external walls-

- 9.2.1 External walls of Class 1 buildings-An external wall of a Class 1 building, and any openings in that wall, must comply with 9.2.3 if the wall is less
- (a) 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public
- space; or (b) 1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building.

building or a detached part of the same Class 1 building.
 9:2.2 Measurement of distances.
 (1)The distance from any point on an external wall of a building to an altotment boundary or external wall of the other building which intersects that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without being obstructed by a wall complying with 9.2.3.
 (2)Where a wall within a specified distance is required to comply with 9.2.3, only that part of the wall (including any openings) within the specified distance need be constructed in that manner (see Figure 9.2.2a, Figure 9.2.2a).
 (3)Where the distance measured is between attached or detached buildings of different heights, the distance must be taken from the external wall with the highest elevation measured at right angles to a point that intersects the nearest part of a vertical projection above the adjacent building, excluding any evenyes.

(see Figure 9.2.2d and Figure 9.2.2e)

(a) contraction of external walls. (1) An external wall (including a gable) required to be fire-resisting (referred to in 9.2.1 or 9.2.4) must— (a) commence at the footings or ground slab, except where the external wall commences above a separating wall complying with 9.3.1(see Figure 9.2.2e); and

- (b) extend to—

   (i) the underside of a non-combustible roof covering, except that a wall may terminate not more than 200

   (i) the underside of a for comparative for covering, except and a wai may termine the inter that 200 mm from the underside of a non-combustible roof covering, where the area between the and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or (ii) the underside of a non-combustible eaves lining (See Figures 9.2.3a and b); and (c) be constructed in accordance with (2).
- (2) A wall required by (1) must-(a) have an FRL of not less than 60/60/60 when tested from the outside: or
- b) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or
- (c) be of masonry construction not less than 90 mm thick.
   (3) Openings in external walls required to be fire-resisting (referred to in 9.2.1 or 9.2.4) must be protected by—

   (a) non-openable fire windows or other construction with an FRL of not less than–/60/–; or

   (b) self-closing solid core doors not less than 35 mm thick.
- nents of (3) do not apply to a window in a non-habitable room that is located adjacent to and not (4) The require
- ess than 600 mm from the boundary of an adjoinin allotment or 1.2 m from another building on the same (a) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m2; or (b) in a room other than one referred to in (a), the opening has an area of not more than 0.54 m2 and—

- (i) the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or
   (ii) the opening is enclosed with translucent hollow glass blocks.
   (5) Subflorv vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply with (3).

9.3.1a); and

9.3.1 Separating walls-(1) A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building must-

(i) if the building has a non-combustible roof covering, to the underside of the roof covering (see Figure 9.3.1a

(ii) if the building has a combustible roof covering, to not less than 450 mm above the roof covering (see Figure

(4) Where a building has a masonry veneer external wall , any gap between the separating wall and the external

(b) packed with a mineral fibre or other suitable fire-resisting material with the packing arranged to maintain any

weatherproofing requirements of H2D4. (5) Eaves, verandahs and similar spaces that are open to the roof space and are common to more than one

(1)Building elements in wet areas within a building must be protected with a waterproofing system.
 (2)The waterproofing system in (1) must be either waterproof or water resistant in accordance with 10.2.2 to

10.2.7 Materials-Where required to be installed in accordance with 10.2.2 to 10.2.6, materials used in wet areas forming a waterprofing system must be either waterproof or water resistant in accordance with 10.2.8 and 10.2.9. 10.2.12 Construction of wet area floors-falls-

Drainage systems must be installed as follows: (a) Areas adjoining and under buildings — surface water drainage in accordance with 3.3.3; and

(b) Where site conditions exist that create a need for subsoil water to be diverted away from footings

GB - GLASS BALUSTRADE

SB - STEEL BALUSTRADE

S - SMOKE ALARM

W - NEW WINDOW

D - NEW DOOR

Class 1 dwelling must be separated by a non-combustible vertical lining (see Figure 9.3.1c).

(a) comply win (2) to (5) and 9.3.2 as applicable.
 (c) A separating wall of lightweight construction must be tested in accordance with Specification 6.
 (3) A separating wall complying with (1)(c)(i)—

 (a) must not be crossed by timber or other combustible building elements except for roof battens with dimensions of 75 x 50 mm or less, or roof sarking; and
 (b) must have any gap between the top of the wall and the underside of the roof

- (i) having an FRL of not less than 60/60/60; or (ii) of masonry not less than 90 mm thick; and

(d) comply with (2) to (5) and 9.3.2 as applicable.

(b) commence at the footings or ground slab (see Figure 9.3.1a), except for horizontal projections to which

vering packed with mineral fibre or other suitable fire-resisting materia

et area and external waterproofing must comply with part 10.2

(a) the minimum continuous fall of a floor plane to the waste must be 1:80; and

basements, retaining walls etc - sub-soil drainage in accordance with 3.3.4; and

AD - ALUMINIUM DOOR

TD - TIMBER DOOR

FW - FLOOR WASTE

AW - ALUMINIUM WINDOW

MV - MECHANICAL VENTILATION

b) the maximum continuous fall of a floor plane to the waste must be 1:50

Part 3.3 Drainage- 3.3.2 Drainage requirements-

9.3.4 applies (see Figure 9.3.4); and

(a) not more than 50 mm; and

PART H4 HEALTH AND AMENITY-Part 10.2 Wet area waterproofing-

here a floor waste is install

AC - ALUMINIUM CLADDING

FC - FIBRE CEMENT

TC - TIMBER CLADDING

SC - STONE CLADDING

### GENERAL NOTES:

(c) Where underground drainage from roof areas is required or permitted - underground stormwater drainage in

H4D8 Sound insulation-Compliance with Part 10.7 of the ABCB Housing Provisions satisfies Performance Requirement H4P6 for sound

(d) Excavation for drains adjacent to existing footings must be within the area described in Figure 3.3.2 as being safe for

**10.7.1 Sound insulation requirements-**(1) A separating wall between Class 1 buildings, or a wall that separates a Class 1 building
from a Class 10a building which is not associated with the Class 1 building must—
(a) have an Rw + Ctr (airborne) not less than 50; and
(b) be of discontinuous construction if it separates a bathroom,sanitary compartment, laundry or kitchen in one Class 1
building from a habitable room (other than a kitchen) in an adjoining Class 1 building (see Figure 10.7.1).
(2) A will convince the building must a subtraction of the context of the convertient of the context of the

5D1 Deemed-to-Satisfy Provisions-1 Where a Deemed-to-Satisfy Solution is proposed, Performance RequirementsH5P1 and H5P2 are satisfied by

11.3.7 Protection of openable windows – bedrooms. (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.

(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening

be removed, unlocked or overridden. (3) Where a device or screen provided in accordance with (2)(a) is able to be removed unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection. (4) A barrier covered by (3) must not— (a) permit a 125 mm sphere to pass through it; and (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate

13.8 Protection of openable windows – rooms other than bedrooms.
 (1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
 (2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865

(iii) Fair 10.\*, for boiling fans.
 (ii) Part 13.5, for ceiling fans.
 (2) Performance Requirement H6P229 for the energy usage of the building is satisfied by—

 (a) complying with \$42C4(2)31\$, or
 (b) complying with Parts 13.6 and 13.7 of the ABCB Housing Provisions for a building with a total floor area not greater

A building must achieve a whole-of-home rating of not less than 60 using house energy rating software.

PART H7 ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS-H7D1 Deemed-to-Satisfy provisions-(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H7P14

PART H8 – LIVABLE HOUSING DESIGN-A Class 1a dwelling must comply with the Part 8 of ABCB Standard for Livable Housing Design. Part H8 Livable housing design does not take effect until 1 October 2023.

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT RV-1 AWS

THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LWS.

VERIFY ALL DISCREPANCIES WITH THE DESIGNER.

PART H6 ENERGY EFFICIENCY-H6D2 Application of Part H6-(1) Performance RequirementH6P126 for the thermal performance of the building issatisfied by—

(ii) Performance RequirementH6P126 for the thermal performance of the building issa (a) complying with S42C227, using house energy rating software and S42C4(1)28; or (b) complying with the following parts of the ABCB Housing Provisions— (i) Part 13.2, for the building fabric; and (ii) Part 13.3, for the external glazing and shading; and

ents between 150 mm and 760 mm above the floor that facilitate climbing.

LUMINOUS

design & planning

Where a Deemed-to-Satisfy Solution is proposed, Performance requirements for Faire For and For a complying with H5D2 and H5D3. Where a Performance Solution is proposed, the relevant Performance Requirements must be deteordance with A2G2(3) and A2G4(3) as applicable.

H5D2 Stairway and ramp construction-A building needs to comply with Part 11.2 of the ABCB Housing Provisions in order to satisfy Performance

cordance with 3.3.5; and

(2) A wall required to have sound insulation must continue to-

PART H5 SAFE MOVEMENT AND ACCESS

RequirementH5P1 for stairway and ramp construction Part 11.3 Barriers and handrails-

b) 11.3.5 for handrails: and

m above the floor.

(3) A barrier required by (2) must not-

(iii) Part 13.4, for building sealing; and

(a) permit a 125 mm sphere to pass through it; and (b) have any horizontal or near horizontal elements b

Compliance with this Part is achieved by complying with— (a) 11.3.3, 11.3.4 and 11.3.6 for barriers to prevent falls; and

(2) Where the lowest level of the window opening covered by (1) must comply with the following:
 (a) The openable portion of the window must be protected with—

 (i) a device capable of restricting the window opening; or
 (ii) a screen with secure fittings.
 (b) A device or screen required by (a) must—

 (c) and the mathematical screen through the window opening.

(ii) resist an outward horizontal action of 250 N against the-

(i) not permit a 125 mm sphere to pass through the window opening or screen; and

(ii) Fests all outward indicating action or 200 N against the—
 (iii) All window restrained by a device; or
 (iii) Aneva child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

c) 11.3 7 and 11.3.8 for protection of openable windows

(a) the underside of the roof above; or
 (b) a ceiling that provides the sound insulation required for the wall.

1. THIS DRAWING IS TO BE READ & UNDERSTOOD IN CONJUNCTION WITH THE STRUCTURAL MECHANICAL, ELECTRICAL & / OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO THE START OF ANY WORKS AND FOR ITS DURATION. 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. RESOLVE ALL DISCREPANCIES WITH THE ARCHITECT BEFORE PROCEEDING. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.

### GENERAL NOTES

All work to be carried out in accordance with the requirements of the Principal Certifying Authority [PCA] and the Building Code of Australia [BCA]

Principal Certifying Authority [PCA] and the Building Code of Australia [BCA] - as amended. Removal of asbestos cement sheeting must be carried out by a licenced contractor in compliance with the requirements of the NSW WorkCover Authority in relation to the removal, handling and disposal of all material containing asbestos; and the Work Safe Australia Asbestos Code of Practice and Guidance notes

All demolition work to be carried out in accordance with A\$2601 - as

All stormwater requirements, external and driveway levels to Hydraulic Engineer's details.

All landscaped areas, existing trees, driveway, drying yards and fencing to andscape Architect's details

Landscape Architect's details. Drawings are to be read in conjunction with Specifications. All stair treads are to be equal to 250mm deep. All materials and components shall comply with the early hazard indicies requirements of BCA Spec. clause 1.10. All aspects of the building work shall comply with the relevant current provisions of the Local Government regulations and the Building Coade of Autorial Australia.

Silt/sediment control measures are to be in place prior to any excavation or construction work

construction work. Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath. Protective measures are required for each tree being retained on site and shall be established before building works commence, and shall be constructed and maintained as per Council requirements. The reflectivity index of all external glass materials is not to exceed 20%.

Pedestrian traffic and use of bounding public footpaths, space to remain

inconstricted funless subject to separate Council approval), including pram access - to be maintained in accordance with AS1742.3 "Part 3 - Traffic control devices for works on

roads". All bathrooms and WC windows to be installed with obscure glass. Unless the door in a sanitary comparent swings outward or is greater than 1.2m away from the toilet suite, the doormust be installed with removable 'lift-off' hinges.

## SEDIMENT CONTROL NOTES

All erosion and sediment control measures, including revegitation and storage of soil and topsoil, shall be implemented to the standards of Soil Conservation of NSW.
 All drainage works shall be constructed and stabilized as early as possible

during developme

3. Sediment traps shall be constructed around all inlet pits, consisteing of 450mm wide by 450mm deep trench.

 All sediment basins and traps shall be cleaned when structures are a maximum of 60% full of soil materials, including the maintenance period. 5. All disturbed areas shall be revegitated as soon as the relevant works are

sompleted. 5. Soil and topsoil stockpiles shall be located away from drainage lines and

area where water may congregate. 7. Filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between posts at 3.0m centres. Fabric shall be buried 150mm along its lower edge. Refer to concept stormwater engineering for clarity and structure detail.

AUSTRALIAN STANDARDS COMPLIANCE

The building works shall be constructed in accordance with, but not limited to, the following Australian Standards:

(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H7P14	1110 101010111	g / oshallah ofallaaras.
to H7P5 are satisfied by complying with H7D2 to H7D5.	AS/NZS 1664	Aluminium structures
(2) Where Performance Solution a is proposed, the relevant Performance Requirements	AS/NZS 1905	Components for the protection of openings in fire resistant walls
must be determined in accordance with A2G2(3)and A2G4(3) as applicable.	AS 2050	Installation of roof tiles
(3) If a private bushfire shelter is installed, it must comply with Performance Requirement	AS 2047	Windows in buildings - Selection and installation
H7P6.	AS 2327	Composite structures
NSW H7D4 Construction in bushfire prone areas-	AS 2870	Residential slabs and footing construction
<ol> <li>The requirements of (2) only apply in a designated bushfire prone area.</li> <li>Performance Requirement H7P54 is satisfied for a Class 1 building, or a Class 10a</li> </ol>	AS 1684	Residential timber-framed construction
building or deck associated with a Class 1 building, if it is constructed in accordance with—	AS 3700	Masonry structures
(a) AS 3959 except—	AS 3013	Electrical installations
(i) as amended by Planning for Bush Fire Protection ; and	AS 1668	The use of mechanical ventilation and air-conditioning in buildings
(ii) for Section 9 Construction requirements for Bushfire Attack Level FZ (BALFZ); or	AS 2441	Installation of hose reels
(b) NASH Standard – Steel Framed Construction in Bushfire Areas except—	AS 3786	Smoke alarms
(i) as amended by Planning for Bush Fire Protection ; and (ii) for buildings subject to Bushfire Attack Level FZ (BAL-FZ); or	AS 1288	Glass in buildings - selection and installation
(c) (a) or (b) as modified by development consent following consultation with the NSW Rural Fire Service under section	AS 2107	Acoustics - recommended design sound levels and reverberation times for building in
4.14 of the Environmental Planning and Assessment Act 1979 if required; or	AS 3660.1	Termite management - new building work
(d) (a) or (b) as modified by development consent with a bushfire safety authority issued under section 100B of the Rural Fires Act 1997 for the purposes of integrated development.	-2000 AS/NZS 2890.1 -2004	Off-street parking

0		1 2	3		4	5
	Project:	PROPOSED NEW SECONDARY DV & OUTBUILDING	WELLING	Drawing ID:		
	Drawing Title:	BUILDING SPECIFICATIONS		DA.002		
	Project Site:	5 Wolumba Street Chester Hill NSW 2	2162			
	Client:	XINYI CHEN		Scale:		
	Date:	Thursday, 26 June 2025				
	Drawn by:	S.Y.		Issue: B		

## 1. FALLS, SLIPS, TRIPS

## a) WORKING AT HEIGHTS

### DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

### DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice. regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

### ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

## b) SLIPPERY OR UNEVEN SURFACES

### FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

### FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS. LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below

- 1. Prevent or restrict access to areas below where the work is being carried out.
- 2. Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area
- Ensure that all persons below the work area have Personal Protective Equipment (PPE).

## **BUILDING COMPONENTS**

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site

## 4. SERVICES

## GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk

of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

## POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material

## TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding. drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber

### VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times

### SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

### TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

**EXCAVATION** Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided

SMALL SPACES For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces

## 8. PUBLIC ACCESS

supervised

## 9. OPERATIONAL USE OF BUILDING **RESIDENTIAL BUILDINGS**

## NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken

## **10.OTHER HIGH RISK ACTIVITY**

of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies

## THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

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	Project:
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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
							PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	LAWS.	design & planning	Drawn b

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

All electrical work should be carried out in accordance with Code

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	1 2	2	3	4	5
	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	G Drawing ID:		
Title:	SAFE DESIGN SHEE	Т	DA.003		
Site:	5 Wolumba Street Che	ester Hill NSW 2162			
	XINYI CHEN		Scale:		
	Thursday, 26 June 202	25			
y:	S.Y.		Issue: B		

## BASIX<sup>™</sup>Certificate

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

## Single Dwelling

Single Dwelling	Plan type and plan number	Deposited Plan DP25140
Certificate number: 1801464S	Lot no.	2
	Section no.	-
	Project type	dwelling house (detached) - secondary dwelling
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. if it is built in accordance with the	No. of bedrooms	2
commitments set out below. Terms used in this certificate, or in the commitments,	Project score	
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	Water	V 40 Target 40
	Thermal Performance	V Pass Target Pass
Secretary Date of issue: Wednesdav. 25 June 2025	_	
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.	Energy	✓ 68 Target 68
complying development certificate application within 3 months of the date of issue.	Materials	✓ 30 Target n/a

5 Wolumba Street Chester Hill NSW 2162

Canterbury-Bankstown Council

5 WOLUMBA Street CHESTER HILL 2162

Project summary

Local Government Area

Project name

Street address

## **Description of project**

Project address		Assessor details and ther	mal loa	ads	
Project name	5 Wolumba Street Chester Hill NSW 2162	NatHERS assessor number	n/a		
Street address	5 WOLUMBA Street CHESTER HILL 2162	NatHERS certificate number	n/a		
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a		
Plan type and plan number	Deposited Plan DP25140	Area adjusted cooling load (MJ/	n/a		
Lot no.	2	m <sup>2</sup> .year)			
Section no.	-	Area adjusted heating load (MJ/ m <sup>2</sup> .year)	n/a		
Project type		Project score			
Project type	dwelling house (detached) - secondary dwelling	Water		40	Target 40
No. of bedrooms	2			40	Taiget 40
Site details		Thermal Performance	- I 🗸	Pass	Target Pas
Site area (m <sup>2</sup> )	696	Energy			
Roof area (m <sup>2</sup> )	80	Lineigy	<b>~</b>	68	Target 68
Conditioned floor area (m <sup>2</sup> )	48.4	Materials	<b>_</b>	30	Target n/a
Unconditioned floor area (m <sup>2</sup> )	6.4		-		
Total area of garden and lawn (m <sup>2</sup> )	236				
Roof area of the existing dwelling (m <sup>2</sup> )	173				
Number of bedrooms in the existing dwelling	3				

### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 220 square metres of the site.	~	~	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 rain runoff from at least 79.9 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all toilets in the development			

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	~	<b>~</b>	~
The conditioned floor area of the dwelling must not exceed 300 square metres.	~	<b>~</b>	<b>~</b>
The dwelling must not contain open mezzanine area exceeding 25 square metres.	~	×	<b>~</b>
The dwelling must not contain third level habitable attic room.	~	<b>~</b>	<b>~</b>
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	~	<b>~</b>	<b>~</b>
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	~	~	~
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	60	nil;not specified	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	2.50 (or 3.00 including construction);fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	42.18	fibreglass batts or roll	nil	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications		
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	79.9	ceiling: 4.7 (up), roof: foil/ sarking; ceiling: fibreglass batts or roll; roof: foil/sarking.		roof space ventilation: unventilated; roof colour: medi (solar absorptance 0.6-0.7); 0. ≤ 1.0% of ceiling area uninsula		
Note   Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.						

 Note
 • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

 Note
 • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	~	~	<b>~</b>
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	~	~	~

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>~</b>	~	~
~	~	~
~	~	~
~	~	~
	~	~
~	~	~

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W010	1200.00	1200.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
East facing					
W011	1200.00	1200.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W012	600.00	600.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W013	600.00	600.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W014	1200.00		aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					·
W015	1200.00	1000.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W016	1200.00	1200.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W017	1200.00	1200.00	aluminium, single glazed (U- value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	~	~	~
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		~	~
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		>	~
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	~
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			1
At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off		<b>~</b>	<b>~</b>
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		<b>~</b>	<b>~</b>
Laundry: individual fan, open to façade; Operation control: manual switch on/off		<ul> <li>Image: A second s</li></ul>	<b>~</b>
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.		<b>~</b>	~
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	<b>_</b>	<b>`</b>	<b>~</b>

Artificial lighting
The applicant must ensure that a minimum of 8 diode (LED) lamps.
Natural lighting
The applicant must install a window and/or sky

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	
Other	

(	)			



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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER.	
				TC - HINDER CLADDING	WV - MECHANICAL VENTILATION		THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS
l			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

	1 2	2	3	4	5
	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	IG Drawing II	D:	
Title:	BASIX NOTES - SECO	ONDARY DWELLING	DA.004		
Site:	5 Wolumba Street Che	ester Hill NSW 2162			
	XINYI CHEN		Scale:		
	Thursday, 26 June 202	25			
y:	S.Y.		Issue: B		

## BASIX<sup>™</sup>Certificate

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

## Alterations and Additions

Certificate number: A1801465

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: Wednesday, 25 June 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.

Project name	5 Wolumba Street Chester Hill NSW 2162 - Outbuilding				
Street address	5 WOLUMBA Street CHESTER HILL 2162				
Local Government Area	Canterbury-Bankstown Council				
Plan type and number	Deposited Plan DP25140				
Lot number	2				
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 does not include a pool (and/or spa).				
N/A	N/A				
Certificate Prepared by (pl	ease complete before submitting to Council or PCA)				
Name / Company Name: YING YIN					

-	Y)	
N	SW	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light- emitting-diode (LED) lamps.		<b>~</b>	~

BASIX Certificate number:A1801465

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
listed in the table below, except that a) add	ered construction (floor(s), walls, and ceilings/ itional insulation is not required where the are of altered construction where insulation alrea	a of new construction is less than 2m2, b)	~	~	~
Construction	Additional insulation required (R- value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	~	~	~
The following requirements must also be satisfied in relation to each window and glazed door:		~	~
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		~	~
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		~	~
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	~	~	~
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		~	~
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		<b>~</b>	~

BASIX Certificate number:A1801465

lazing requir							Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
indows and gla	zed doors glazing	g requirements							
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W001	N	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W002	E	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W003	E	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W004	E	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W005	S	1.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.

THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANINIG AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.

VERIFY ALL DISCREPANCIES WITH THE DESIGNER.

X Certificate number:/	A1801465								page 6/7
Glazing require	ements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check					
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W006	w	0.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W007	W	0.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W008	w	0.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W009	W	0.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			

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	Project:
	Drawing Ti
	Project Site
	Client:
LUMINOUS	Date:
design & planning	Drawn by:

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION		
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	L

page 3/7

page 1/7

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\ \	Project:	PROPOSED NEW SE & OUTBUILDING	ECONDARY DWELLING	G Drawing ID:		
	Drawing Title:	BASIX NOTES - OUT	BUILDING	DA.005		
	Project Site:	5 Wolumba Street Che	ester Hill NSW 2162			
	Client:	XINYI CHEN		Scale:	1	
S	Date:	Thursday, 26 June 202	25			
ng	Drawn by:	S.Y.		Issue: B		



## **DEMOLITION & EROSION SEDIMENT CONTROL PLAN**



## SEDIMENT FILTER

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED	LUMINOUS
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PART.THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

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SAND	BAG	SEDI	MENT	TRA	P FOR
	KER	B INL	ET O	N GRA	DE
1	2	3		4	5
PROPOSED NEW & OUTBUILDING	SECONDARY	DWELLING	Drawing ID:		
& OUTBUILDING			Drawing ID: DA.006		Z
& OUTBUILDING Title: DEMOLITION & E	ROSION SEDI	MENT			Z
& OUTBUILDING Title: DEMOLITION & E CONTROL PLAN	ROSION SEDI	MENT			Z
& OUTBUILDING Title: DEMOLITION & E CONTROL PLAN Site: 5 Wolumba Street	ROSION SEDI	MENT	DA.006		Z

0

Project: Drawing

Project S Client: Date: Drawn b

SANDBAGS OVERLAP INTO KERB 2M. MI TO 9AT MIN DINOFF

	5 Wolumba S	Street C	Chester Hill NSW	/ 2162	
Site Area	695.6 so	qm (by DF	P), 696.7 sqm (by calcu	lation)	
Frontage	15.24 m	1			
Side (LHS)	45.72 m	l			
Side (RHS)	45.72 m	1			
Rear	15.24 m	1			
Existing Dwelling	172.9 so	qm			
Secondary Dwelling	60 so	qm			
Outbuilding	59.9 so	qm			
Total FSR	287.3 so	qm			
FSR (0.5:1)	41.30%				
Compliance with the re	evelant DCP is summa	arized in t	he following table:		
Canterbury-Bankstown	n Development Contro	ol Plan 20	23		
C	Council		Proposed		COMPLY
Front setback	5.5 m		35.376 m	SECONDARY	YES
			31.76 m	OUTBUILDING	
Side setback	0.9 m		0.96 m	SECONDARY	YES
			0.95 m	OUTBUILDING	
Rear setback	0.9 m		0.964 m	OUTBUILDING	YES
			1.424 m	SECONDARY	
P.O.S.	80 sc	qm	98.70 sqm		YES
	Min. 45% of front setback				
Landscape	52.34 sc	μm	97.3 or 83.66% sqm		YES
Max. wall height (secondary dwelling)	3 m		2.70 m		YES

# CALCULATION CHART GFA

GFA (EXT.)

GFA (OUTBUILDING)

GFA (SECONDARY DWELLING)

LANDSCAPE BEHIND BUILDING (EXT.)

LANDSCAPE FORWARD BUILDING (EXT.)

POS



**CALCULATION PLAN - GFA** 

1:200

## 0 Project:

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
							VERIFY ALL DISCREPANCIES WITH THE DESIGNER.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART.THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

A & LANDSCAPE & P.O.S.						
	172.9					
	54.4					
	55.1					
	138.3					
	97.3					
	98.7					

LEGEND

LANDSCAPE

LANDSCAPE NOT COUNTED

POS

FLOOR AREA

FSR

SITE COVERAGE

	1 2	2 3	3		4	5
Project:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLING	G Drav	ving ID:		
Drawing Title:	CALCULATION PLAN	- GFA	DA.	007		Z
Project Site:	5 Wolumba Street Che	ester Hill NSW 2162				
Client:	XINYI CHEN		Scal	e:		
Date:	Thursday, 26 June 202	25	1:2	00@A3	×	/
Drawn by:	S.Y.		Issu	e: B		





1:200



## CALCULATION PLAN - SITE COVERAGE

	CALCULATION PLAN - SITE COVERAGE								0
Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED	LUMINOUS	
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	ŀ

	LEGEND
	LANDSCAPE
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	POS
	FSR
	FLOOR AREA
	SITE COVERAGE

ATION CHART - FLOOR AREA					
IAIN DWELLING	218.2				
- OUTBUILDING	59.9				
- SECONDARY DWELLING	60.0				
	338.1 m²				

TION CHART - SITE COVERAGE					
N DWELLING	218.2				
BUILDING	59.9				
NDARY DWELLING	60.0				
	338.1 m²				

0		1 2	3		4	5
	Project:	PROPOSED NEW SECONDARY & OUTBUILDING	DWELLING	Drawing ID:		
	Drawing Title:	CALCULATION PLAN - FLOOR AF	REA & SITE	DA.008		Z
	Project Site:	5 Wolumba Street Chester Hill NS	W 2162			
	Client:	XINYI CHEN		Scale:		
S	Date:	Thursday, 26 June 2025		1:200@A3		
ig	Drawn by:	S.Y.		Issue: B		



## EXISTING GROUND FLOOR PLAN

### THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS. AS - ALUMINIUM ROOF SHEETING AL - ALUMINIUM AD - ALUMINIUM DOOR GB - GLASS BALUSTRADE Date Issue Description THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. FOR CLIENT REVIEW 25/03/2025 А CT - CONCRETE ROOF TILE AC - ALUMINIUM CLADDING AW - ALUMINIUM WINDOW SB - STEEL BALUSTRADE в ISSUE FOR DA 26/06/2025 PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS. RT - ROOF TILE FC - FIBRE CEMENT TD - TIMBER DOOR S - SMOKE ALARM VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LWKS. **BW - FACE BRICK WORK** TC - TIMBER CLADDING MV - MECHANICAL VENTILATION W - NEW WINDOW LUMINOUS CR - CEMENT RENDER SC - STONE CLADDING FW - FLOOR WASTE D - NEW DOOR design & planning

		15.240	98°09'35"
		4	1:100
Project: Drawing Title: Project Site: Client: Date: Drawn by:	1     2     3       PROPOSED NEW SECONDARY DWELLING & OUTBUILDING     SECONDARY DWELLING       & EXISTING GROUND FLOOR PLAN - 1     5       5 Wolumba Street Chester Hill NSW 2162     XINYI CHEN       Thursday, 26 June 2025     S.Y.	 4	5 Z



## EXISTING GROUND FLOOR PLAN

## 1:100

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
							VERIFY ALL DISCREPANCIES WITH THE DESIGNER.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

# 0 Project: Drawing Tit

Project Sit Client: Date: Drawn by:

Site:     5 Wolumba Street Chester Hill NSW 2162       XINYI CHEN       Thursday, 26 June 2025							
PROPOSED NEW SECONDARY DWELLING & OUTBUILDING     Drawing ID:       Title:     EXISTING GROUND FLOOR PLAN - 2     DA.010       Site:     5 Wolumba Street Chester Hill NSW 2162     Da.010       XINYI CHEN     Scale:       Thursday, 26 June 2025     1:100@A3							
& OUTBUILDING     Drawing ID.       Title:     EXISTING GROUND FLOOR PLAN - 2       DA.010       Site:     5 Wolumba Street Chester Hill NSW 2162       XINYI CHEN       Thursday, 26 June 2025       1:100@A3		1 2	2	3		4	5
Site:     5 Wolumba Street Chester Hill NSW 2162       XINYI CHEN       Thursday, 26 June 2025       1:100@A3			CONDARY DWELLIN	NG	Drawing ID:		
Site:     5 Wolumba Street Chester Hill NSW 2162       XINYI CHEN     Scale:       Thursday, 26 June 2025     1:100@A3	Title:	EXISTING GROUND F	FLOOR PLAN - 2		DA.010		7
Thursday, 26 June 2025         1:100@A3	Site:	5 Wolumba Street Che	ester Hill NSW 2162				
		XINYI CHEN			Scale:		
y: S.Y. Issue: B		Thursday, 26 June 202	25		1:100@A3		
	y:	S.Y.			Issue: B		





Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		F
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDERMANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		F
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED		
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	LUMINOUS design & planning	[





	1 2	2	3		4	5
Project:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELL	ING	Drawing ID:		_
Drawing Title:	DEMOLITION PLAN			DA.011		Z
Project Site:	5 Wolumba Street Che	ester Hill NSW 2162				
Client:	XINYI CHEN			Scale:		
Date:	Thursday, 26 June 202	25		1:100@A3		
Drawn by:	S.Y.			Issue: B		



NOTES:

MV - Ventilation duct to outdoor air, minimum flow rate of 25 L/s.

FW - Shower waste 1:80 to 1:50 fall in accordance with AS 3740-2022 and BCA H3D3/H4D2

FW - 1:50 to1:80 to all floor wastes as per NCC Housing Provisions Clause 10.2.12

A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose as per NCC Housing Provisions Clause 10.2.18

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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
							PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Drawn by:

PROPOSED GROUND FLOOR PLAN



927-24	FENCE			24.79 MM +24.7 +24.82 PAR 27.92
25:04	31,756			27.06 22
E ROO	CK DWELLING F No. 5 ID ADDTIONS LLING - 30.65	1.FLOOR.L RL: 25	COVERED TILED	+24.9
ation:	696.7m <sup>2</sup>		RR 23.40	
	F	ENCE		

GUT

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	PROPOSED NEW SE & OUTBUILDING	CONDARY DWEL	LING	Drawing ID:		
Title:	PROPOSED GROUN	D FLOOR PLAN		DA.012		Z
lite:	5 Wolumba Street Che	ester Hill NSW 2162				
	XINYI CHEN			Scale:		
	Thursday, 26 June 202	25		1:100@A3		
y:	S.Y.			Issue: B		



NOTES:

MV - Ventilation duct to outdoor air, minimum flow rate of 25 L/s.

FW - Shower waste 1:80 to 1:50 fall in accordance with AS 3740-2022 and BCA H3D3/H4D2

FW - 1:50 to1:80 to all floor wastes as per NCC Housing Provisions Clause 10.2.12

A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose as per NCC Housing Provisions Clause 10.2.18

		1							
Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Proj
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Dra
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Proj
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER.		Clie
			BW THOE BRICK WORK				THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Dat
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Dra



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	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELL	ING	Drawing ID:		
Title:	PROPOSED GROUNE SECONDARY DWELL		0 -	DA.013		72
Site:	5 Wolumba Street Che	ester Hill NSW 2162				
	XINYI CHEN			Scale:		
	Thursday, 26 June 202	25		1:50@A3		
y:	S.Y.			Issue: B		



NOTES:

MV - Ventilation duct to outdoor air, minimum flow rate of 25 L/s.

FW - Shower waste 1:80 to 1:50 fall in accordance with AS 3740-2022 and BCA H3D3/H4D2

FW - 1:50 to1:80 to all floor wastes as per NCC Housing Provisions Clause 10.2.12

A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose as per NCC Housing Provisions Clause 10.2.18

Is	ssue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
	A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title:
	В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
				BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
								PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
				CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Drawn by:

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ject:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLING	G Di	rawing ID:		_
wing Title:	PROPOSED GROUND	D FLOOR PLAN 1:50 -	D	A.014		Z
ject Site:	5 Wolumba Street Che	ester Hill NSW 2162				
ent:	XINYI CHEN		S	cale:		
te:	Thursday, 26 June 202	25		1:50@A3	Ľ	
awn by:	S.Y.		Is	sue: B		





## SOUTH REAR ELEVATION

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
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			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

1:100

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	1 2 3		4
Project:	PROPOSED NEW SECONDARY DWELLING & OUTBUILDING	Drawing ID:	
Drawing Title:	ELEVATIONS	DA.015	
Project Site:	5 Wolumba Street Chester Hill NSW 2162		
Client:	XINYI CHEN	Scale:	
Date:	Thursday, 26 June 2025	1:100@A3	
Drawn by:	S.Y.	Issue: B	

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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title:
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
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\ \	Project:	PROPOSED NEW SECONDARY DWELLING & OUTBUILDING	Drawing ID:		
	Drawing Title:	ELEVATIONS	DA.016		
	Project Site:	5 Wolumba Street Chester Hill NSW 2162			
	Client:	XINYI CHEN	Scale:		
S	Date:	Thursday, 26 June 2025	1:100@A3		
ng	Drawn by:	S.Y.	Issue: B		





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	Project:	PROPOSED NEW SECONDARY DWELLING & OUTBUILDING	Drawing ID:		
	Drawing Title:	ELEVATIONS	DA.017		
	Project Site:	5 Wolumba Street Chester Hill NSW 2162			
	Client:	XINYI CHEN	Scale:		
3	Date:	Thursday, 26 June 2025	1:100@A3		
g	Drawn by:	S.Y.	Issue: B		



1:100 ய ROUND FLOOR FCL WORKSHOP 5<u>.5</u>90 3ROUND FLOOR FFL Concrete floor structure to structural engineer's details 1:100 2 4 3 PROPOSED NEW SECONDARY DWELLING Drawing ID: & OUTBUILDING

DA.018

Scale:

1:100@A3

Issue: B

SECTIONS

XINYI CHEN

S.Y.

Thursday, 26 June 2025

5 Wolumba Street Chester Hill NSW 2162



DCP REQUIREMENTS	CALCULATION	PROPOSED	COMPLIANCE
a minimum 45% of the area between the dwelling house and the primary street frontage	116.3*0.45=52.34 sqm	9	07.3 sqm YES 83.66%





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	Project:	PROPOSED NEW SECONDARY DWELLING & OUTBUILDING	Drawing ID:	_
	Drawing Title:	LANDSCAPE PLAN	DA.019	Z
	Project Site:	5 Wolumba Street Chester Hill NSW 2162		
	Client:	XINYI CHEN	Scale:	
3	Date:	Thursday, 26 June 2025	1:200@A3	
g	Drawn by:	S.Y.	Issue: B	

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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
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SHADOW DIAGRAM 8AM JUN PROP.

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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
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SHADOW DIAGRAM 2PM 21ST JUN PROP.

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ssue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
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SHADOW DIAGRAM 4PM 21ST JUN PROP.

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SHADOW DIAGRAM 9AM 22ND SEP PROP.

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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title:
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Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
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В	ISSUE FOR DA	26/06/2025		FC - FIBRE CEMENT TD - TIMBER DOOR TC - TIMBER CLADDING MV - MECHANICAL VENTILATION	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:	
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В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
							PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	LAWS.	design & planning	Drawn





								0	
Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Projec
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawi
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Proje
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client
							THESE DRAWINGS HAVE BEENT FREE AT LOUMINOUS BESIGN & PLANING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	LAWS.	design & planning	Drawr





								0	
Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Pro
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Dra
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Pro
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Clie
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	Date
				SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	LAWS.	design & planning	Drav





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(	Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
	А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Ti
-	В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site
-				BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
								PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
l				CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Drawn by:

## LEGEND

- EXISTING SHADOW PROPOSED SHADOW PROPOSED SHADOW PROPOSED SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW

	1 2	3		4	5
Project:	PROPOSED NEW SECONDARY DV & OUTBUILDING	WELLING	Drawing ID:		
Drawing Title:	SHADOW DIAGRAMS		DA.030		Z
Project Site:	5 Wolumba Street Chester Hill NSW 2	2162	1		
Client:	XINYI CHEN		Scale:		/
Date:	Thursday, 26 June 2025		1:500@A3		
Drawn by:	S.Y.		Issue: B		



SHADOW DIAGRAM 2PM 21ST JUN PROP.

SHADOW DIAGRAM 4PM 21ST JUN PROP.

## 0

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE AROVE NAMED.	
$\vdash$			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	LUMINOUS design & planning

	1 2	2 3	3		4	5
Project:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLING	) D	rawing ID:		
Drawing Title:	SHADOW DIAGRAMS	5	0	DA.031		Z
Project Site:	5 Wolumba Street Che	ester Hill NSW 2162				
Client:	XINYI CHEN		s	cale:		
Date:	Thursday, 26 June 202	25		1:500@A3		
Drawn by:	S.Y.		Is	sue: B		

## LEGEND

PROPOSED SHADOW

EXISTING SHADOW PROPOSED SHADOW PROPOSED SHADOW PROPOSED SHADOW PROPOSED SHADOW







Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Tit
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site
							VERIFY ALL DISCREPANCIES WITH THE DESIGNER.		Client:
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
			CR - CEMENT RENDER SC -	SC - STONE CLADDING FW	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.		Drawn by:



### 2 4 3 5 1 PROPOSED NEW SECONDARY DWELLING & OUTBUILDING Drawing ID: Drawing Title: SHADOW DIAGRAMS DA.032 5 Wolumba Street Chester Hill NSW 2162 Project Site: XINYI CHEN Scale: Thursday, 26 June 2025 1:500@A3 Drawn by: S.Y. Issue: B



## 3D PERSPECTIVE

ssue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title:
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE AROVE NAMED.		Client:
							PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Drawn by:

	1 2 3		4 5	5
Project:	PROPOSED NEW SECONDARY DWELLING & OUTBUILDING	Drawing ID:		
Drawing Title:	3D PERSPECTIVES	DA.033		
Project Site:	5 Wolumba Street Chester Hill NSW 2162			
Client:	XINYI CHEN	Scale:		
Date:	Thursday, 26 June 2025			
Drawn by:	S.Y.	Issue: B		

Window List										
Element ID	W001	W002	W003	W004	W005	W006	W007	W008	W009	W010
Window height	1,200	1,200	1,200	1,200	1,200	600	300	300	300	1,200
Window width	1,000	1,000	1,000	1,000	1,200	600	900	900	900	1,200
Window sill height	1,000	1,000	1,000	1,000	1,000	1,600	1,900	1,900	1,900	1,000
Window head height	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
2D Symbol					- <u></u>			·		
3D Back View				-1		81				
Area (SQM)	1.2	1.2	1.2	1.2	1.4	0.4	0.3	0.3	0.3	1.4

W011	W012	W013	W014	W015	W016	W017
1,200	600	600	1,200	1,200	1,200	1,200
1,200	600	600	1,200	1,000	1,200	1,200
1,000	1,600	1,600	1,000	1,000	1,000	1,000
2,200	2,200	2,200	2,200	2,200	2,200	2,200
					- <u></u>	- <u></u>
	20	21				€¬]

Door List								
Element ID	D001	D002	D003	D004	D005	D006	D007	D008
W x H Size	920×2,040	820×2,040	920×2,040	820×2,040	720×2,040	600×2,040	720×2,040	820×2,040
Door head height	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
2D Symbol							<b></b> .	
3D Back View								
Area (SQM)	1.9	1.7	1.9	1.7	1.5	1.2	1.5	1.7

								0	_
Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
A	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title:
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED		Client:
			4				PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINOUS	Date:
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	LAWS.	design & planning	Drawn by:

	1 2	2	3		4	5
	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	IG	Drawing ID:		
Title:	WINDOW & DOOR SO	CHEDULE		DA.034		
Site:	5 Wolumba Street Che	ester Hill NSW 2162				
	XINYI CHEN			Scale:	1	
	Thursday, 26 June 202	25		1		
y:	S.Y.			Issue: B		



Corrugated Roof Sheeting Dulux Colorbond - momument or similar

Issue

А В



Doors & Windows - Aluminium / Steel Powder Coat - Black



Fascia, Gutters & Down Pipes - Steel Dulux - Monument color or similar





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Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
						VERIFY ALL DISCREPANCIES WITH THE DESIGNER.	
		BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED	
		CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning
		BW - FACE BRICK WORK CR - CEMENT RENDER	TC - TIMBER CLADDING SC - STONE CLADDING	MV - MECHANICAL VENTILATION FW - FLOOR WASTE	W - NEW WINDOW D - NEW DOOR	THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT	LUMINC design & pla



External Wall - FC Cladding Boral Scyon Axon Smooth 133 or similar Dulux Colorbond - Windspray

							$\vdash$
	1 2	2	3			4	5
FIUEGL	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	G	Drawing I	ID:		
Drawing Title:	MATERIAL SAMPLE E	(	DA.035				
Project Site:	5 Wolumba Street Che	5 Wolumba Street Chester Hill NSW 2162					
Client:	XINYI CHEN	XINYI CHEN					
Date:	Thursday, 26 June 202						
Drawn by:	S.Y.		k	ssue: E	3		





0 Project:

Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.		Project:
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, R.L. GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Drawing Title
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.		Project Site:
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN &		Client:
							PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY	LUMINOUS	Date:
_			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning	Drawn by:

			_			
	1 2	2	3		4	5
	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	lG	Drawing ID:		
Title:	TYPICAL WATERPRO	OFING DETAILS - 1		DA.036		
Site:	5 Wolumba Street Che	ester Hill NSW 2162				
	XINYI CHEN			Scale:		
	Thursday, 26 June 202	25				
y:	S.Y.			Issue: B		















Issue	Description	Date	AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, AND RELEVANT BY-LAWS.	
А	FOR CLIENT REVIEW	25/03/2025	CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE	THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	
В	ISSUE FOR DA	26/06/2025	RT - ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE ALARM	PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.	
			BW - FACE BRICK WORK	TC - TIMBER CLADDING	MV - MECHANICAL VENTILATION	W - NEW WINDOW	VERIFY ALL DISCREPANCIES WITH THE DESIGNER. THESE DRAWINGS HAVE BEEN PREPARED BY LUMINOUS DESIGN & PLANNING AND REMAIN THE PROPERTY OF THE ABOVE NAMED	LUMINOUS
			CR - CEMENT RENDER	SC - STONE CLADDING	FW - FLOOR WASTE	D - NEW DOOR	PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION AND ARE SUBJECT TO COPY RIGHT LAWS.	design & planning

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## 14.13.3 -E. Shower over bath – bath compartment wall

Wet area sealant to bath tile surround junction

Tile finishes

WPM on bath compartment to floor and walls

Structural bath support frame or masonry wall

	1 2	2	3		4	5
Project:	PROPOSED NEW SE & OUTBUILDING	CONDARY DWELLIN	IG	Drawing ID:		
Drawing Title:	TYPICAL WATERPRO	OOFING DETAILS - 2		DA.037		
Project Site:	5 Wolumba Street Che	ester Hill NSW 2162				
Client:	XINYI CHEN			Scale:		
Date:	Thursday, 26 June 202	25				
Drawn by:	S.Y.			Issue: B		