

Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision

Lot 4, 963 Henry Lawson Drive, Padstow Heights NSW 2211

Client: Raymond Gavina

Issue: 1

Date: 27/11/2025



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		16.	Schedule for Basic Commitments

General Notes

Coordination
Refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify any discrepancies between the architectural and/or other consultants documentation prior to proceeding with the works.

Specifications and Schedules
Refer to and coordinate with applicable Specifications and Schedules. Notify any discrepancies between documents prior to proceeding with the works.

Detail Drawings
Drawings at larger scales take precedence over drawings at smaller scales, Notify any discrepancies prior to proceeding with the works.

Execution of the works
Execute the works in accordance and compliance with:
- The approved Development Application and in accordance with the relevant Conditions of Consent and other relevant Local Authority requirements;
- The requirements scheduled by a current BASIX Certificate consistent with the works.
- The current edition of the Building Code of Australia (as amended); and
- Current editions of the relevant Australian and other applicable published standards relevant to the execution of the works.

Units of measurement
Dimensions are shown in millimetres unless noted otherwise.

Materials handling and storage
Material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure
Foundations, footings, reinforced concrete slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be constructed in accordance with Local Authority and Hydraulic Engineer's requirements.

Specification Notes

EXCAVATION:
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Bulk earthworks shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.2 per NCC Volume 2 HD03, or any Engineer's instructions. Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's instructions, or part NSW 4.2.3 of the ABCB Housing Provisions Standard 2022 per NCC Volume 2 HD04.

FOUNDATIONS & FOOTINGS:
Underfloor fill shall be in accordance with ABCB Housing Provisions Standards 2022 Part 4.2.4, per NCC Volume 2 HD04.
Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4, per NCC Volume 2 HD03.

Where relevant the following elements shall be in accordance with the Engineer's instructions. Per NCC Volume 2 HD04 these may reflect AS3600, AS2870, or the listed provisions from the ABCB Housing Provisions Standard 2022:
- Site classification in accordance with Part 4.2.2 and AS2870
- Site foundations for footings and slabs in accordance with Part 4.2.5
- Slab edge support on sloping sites in accordance with Part 4.2.6
- Stepped footing in accordance with Part 4.2.7
- Edge rebates in accordance with Part 4.2.9.
The vapour barrier installed under slab-on-ground construction shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW 4.2.8 (state variation). Damp-proofing membrane (including AS2870 as referenced).

Reinforcement shall conform and be placed in accordance with the Engineer's instructions or ABCB Housing Provisions Standard 2022 4.2.11 including AS2870 as referenced.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement.
Except where otherwise approved by an engineer, structural concrete shall be in accordance with ABCB Housing Provisions Standard 2022 4.2.10.
Pre-mixed concrete shall be manufactured to comply with AS3600 with delivery dockets kept on site or available for inspection by the engineer, or the Local Authority.
Concrete shall be placed and compacted in accordance with good building practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(C)).

All concrete slabs shall be cured in accordance with good practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(C)).
Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the Local Authority.
Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal.
Footings and slabs on ground shall be in accordance with the Engineer's instructions or the relevant provisions of ABCB Housing Provisions Standard 2022 per NCC Volume 2 HD04:

- General requirements in accordance with Part 4.2.12
- Stump footings in accordance with Part 4.2.13
- Stiffened raft slabs on Class A, S and M sites in accordance with Part 4.2.14
- Strip footings on Class A, S and M sites in accordance with Part 4.2.15
- Footings for Class A sites in accordance with Part 4.2.16
- Footings for single leaf masonry, mixed, and earth wall construction in accordance with Part 4.2.17
- Footings for fireplaces on Class A and S sites in accordance with Part 4.2.18
- Shrinkage control in accordance with Part 4.2.19
- Concentrated loads in accordance with Part 4.2.20
- Minimum edge beam dimensions in accordance with Part 4.2.21
- Recessed areas of slabs in accordance with Part 4.2.22

All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's instructions.

Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or bottom wall plate.

All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the ABCB Housing Provisions Standard 2022 Part 6.2 per NCC Volume 2 HD05.

RETAINING WALLS

Where the Builder is required by the Schedule of Works amended to this Specification, the Builder shall construct retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in accordance with AS4678 as referenced in NCC Volume 2 HD03. Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall shall be the responsibility of the Owner

DRAINAGE
In both sewerred and unsewered areas any path, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works), and waste pipes with traps shall be provided to the above fittings and connected to the drainage system. The whole of the work is to be performed in accordance with NCC Volume 3 and AS/NZS3500 series and requirements of the sewerage authority concerned.
The Builder will provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's instructions.

Drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3 and AS/NZS3500.3 per NCC Volume 2 HD02, and the requirements of NCC Volume 3.

Stormwater drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3.5, NCC Volume 3 and AS/NZS3500.3.
The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan.

Surface water drainage shall be provided in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3.
Where subsoll drainage is required it shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.4.

TIMBER FRAMING

All timber framing shall comply with NCC Volume 2 Part HD06(4), or alternative structural framing shall be to structural engineer's details and certification. These may reflect any of the following: Timber structure design to AS1720.1
- Nailplated timber roof trusses per AS1720.5
- Residential construction in non-cyclonic areas per AS1684.2 or AS1684.4
- Residential construction in cyclonic areas per AS1684.3
- Installation of particleboard flooring per AS1860.2

Timber Engineered products may be used provided their design comply with the NCC and they are installed in accordance with the manufacturer's instructions.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

All floor framing is to be framed at the level shown on the plan.

Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab. The interface between masonry veneer and wall framing will conform with AS3700 or AS4773.1 and AS4773.2, or conform with ABCB Housing Provisions Standard 2022 Part 5.2, per NCC Volume 2 HD05.

All solid timber lintels shall conform to the AS1684.2 or AS1684.4.
Glue laminated beams conforming to AS3328 or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used.

Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and be erected, fixed and braced in accordance with the manufacturer's instructions.
Bracing units shall be determined and installed in accordance with the Engineer's instructions or AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

Strip and sheet timber floors shall be installed in accordance with the AS1684.

Per NCC Volume 2 HD02 and HD03, the selection, installation and waterproofing of wet area floors shall conform to:

- The ABCB Housing Provisions Standard 2022 Part 10.2, or
- AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022, or
- The manufacture installation guides when listed in the Schedule of Works.

Roofs shall be pitched to the slope shown on plan. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 9.2.3 and 9.2.9.

Unless otherwise specified and where required by the NCC posts supporting carports, verandas and porches shall be timber suitable for external use.

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with AS1684

Where a hot water storage unit or solar panels are supported by the roof structure the structure shall be specifically designed to support all imposed loads.

STEEL FRAMING

Steel framing shall be installed in accordance with the manufacturer's recommendations and NCC Volume 2 HD06(3). This may reflect AS4100, AS/NZS4600 or the NASH Standard Residential and Low Rise Steel Framing

Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and NCC Volume 2 Part HD06(5). This may reflect AS4100, AS/NZS4600 or the ABCB Housing Provisions Standard 2022 Part 6.3 where allowed under HD06(6).

ROOFING CLADDINGS

All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's specifications.

The Builder shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with AS2050 or the ABCB Housing Provisions Standard 2022 Part 7.3 per NCC Volume 2 HD07(3). Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable.

The Builder shall provide and install a metal roof together with accessories as determined in the contract documents in accordance with AS1562.1 or the ABCB Housing Provisions Standard 2022 Part 7.2 per NCC 2022 HD07(2), and the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed.

Gutters and downpipes as determined in the contract documents shall be manufactured and installed in accordance with AS/NZS 3500.3 or the ABCB Housing Provisions Standard 2022 Part 7.4, per NCC Volume 2 HD06.

Materials used for flashings, fasteners, gutters and downpipes and shall be compatible

Sarking under tile roof coverings must comply with and be fixed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.4 or AS2050. Where required an anti-ponding device or board shall be installed per ABCB Housing Provisions Standard 2022 Part 7.3.5 or AS2050.

Flashings shall comply with, and be installed in accordance with the ABCB Housing Provisions Standard 2022 Part 7.2, or AS1562.1 for metal roofs; and ABCB Housing Provisions Standard 2022 Part 7.3.3 or AS2050 for tiled roofs.

MASONRY

All masonry construction and shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Parts 5.2 to 5.7 as relevant, per NCC 2022 Volume 2 HD05 and HD04.

Masonry units shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Part 5.6.2.

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with NCC Volume 2 HD05 and HD04. Concrete blockwork shall be constructed in accordance with NCC Volume 2 HD05 and HD04.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with ABCB Housing Provisions Standard 2022 Part 7.5 or AS5146.1 per NCC Volume 2 HD07(4).

All damp proof course materials and installations shall comply with ABCB Housing Provisions Standard 2022 Part 5.7.3 and 5.7.4, or AS3700, or AS4773.1 and AS4773.2.

MASONRY

All masonry construction and shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Parts 5.2 to 5.7 as relevant, per NCC 2022 Volume 2 HD05 and HD04.

Masonry units shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Part 5.6.2.

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with NCC Volume 2 HD05 and HD04. Concrete blockwork shall be constructed in accordance with NCC Volume 2 HD05 and HD04.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with ABCB Housing Provisions Standard 2022 Part 7.5 or AS5146.1 per NCC Volume 2 HD07(4).

All damp proof course materials and installations shall comply with ABCB Housing Provisions Standard 2022 Part 5.7.3 and 5.7.4, or AS3700, or AS4773.1 and AS4773.2.

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		A	Issued for Review	09/09/2025
		B	Issued for Review	17/10/2025
		C	Issued for Review	23/10/2025
		1	Issued for Approval	27/11/2025



Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision	Job No: 45296	Facade: Urban C	Scale: 1:200
Location: 963 Henry Lawson Drive Padstow Heights	Design: Chadstone 460 C	Council: Canterbury bankstown	Page: 1 of 16
For: Raymond Gavina	Submission: DA	Date: 27/11/2025	Issue: 1

** Council App **	
Lot 1 - Unit 1	
*Areas are measured from the internal face of external walls and excludes First floor, voids, Stairs, Lifts, required car stacking to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)	
FLOOR SPACE RATIO (FSR)	
SITE AREA	279.10 m ²
GROUND FLOOR	80.04 m ²
FIRST FLOOR	59.30 m ²
TOTAL GROSS FLOOR AREA	139.34 m ²
PROPOSED FSR	49.92 %
ALLOWABLE FSR	50.00 %
FRONT LANDSCAPED AREA	
FRONT YARD AREA	92.76 m ²
TOTAL HARDCORE AREAS	45.27 m ²
REMAINING SOFT AREAS	47.49 m ²
LANDSCAPE AREA	51.20 %
MIN REQUIRED BY COUNCIL	45.00 %
PRIVATE OPEN SPACE (POS)	
PROPOSED POS	66.58 m ²
MIN. POS REQUIRED BY COUNCIL	80.00 m ²

** Council App **	
Lot 2 - Unit 2	
*Areas are measured from the internal face of external walls and excludes First floor, voids, Stairs, Lifts, required car stacking to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)	
FLOOR SPACE RATIO (FSR)	
SITE AREA	279.10 m ²
GROUND FLOOR	68.28 m ²
FIRST FLOOR	70.93 m ²
TOTAL GROSS FLOOR AREA	139.21 m ²
PROPOSED FSR	49.88 %
ALLOWABLE FSR	50.00 %
FRONT LANDSCAPED AREA	
FRONT YARD AREA	58.96 m ²
TOTAL HARDCORE AREAS	27.01 m ²
REMAINING SOFT AREAS	31.95 m ²
LANDSCAPE AREA	54.19 %
MIN REQUIRED BY COUNCIL	45.00 %
PRIVATE OPEN SPACE (POS)	
PROPOSED POS	88.10 m ²
MIN. POS REQUIRED BY COUNCIL	80.00 m ²

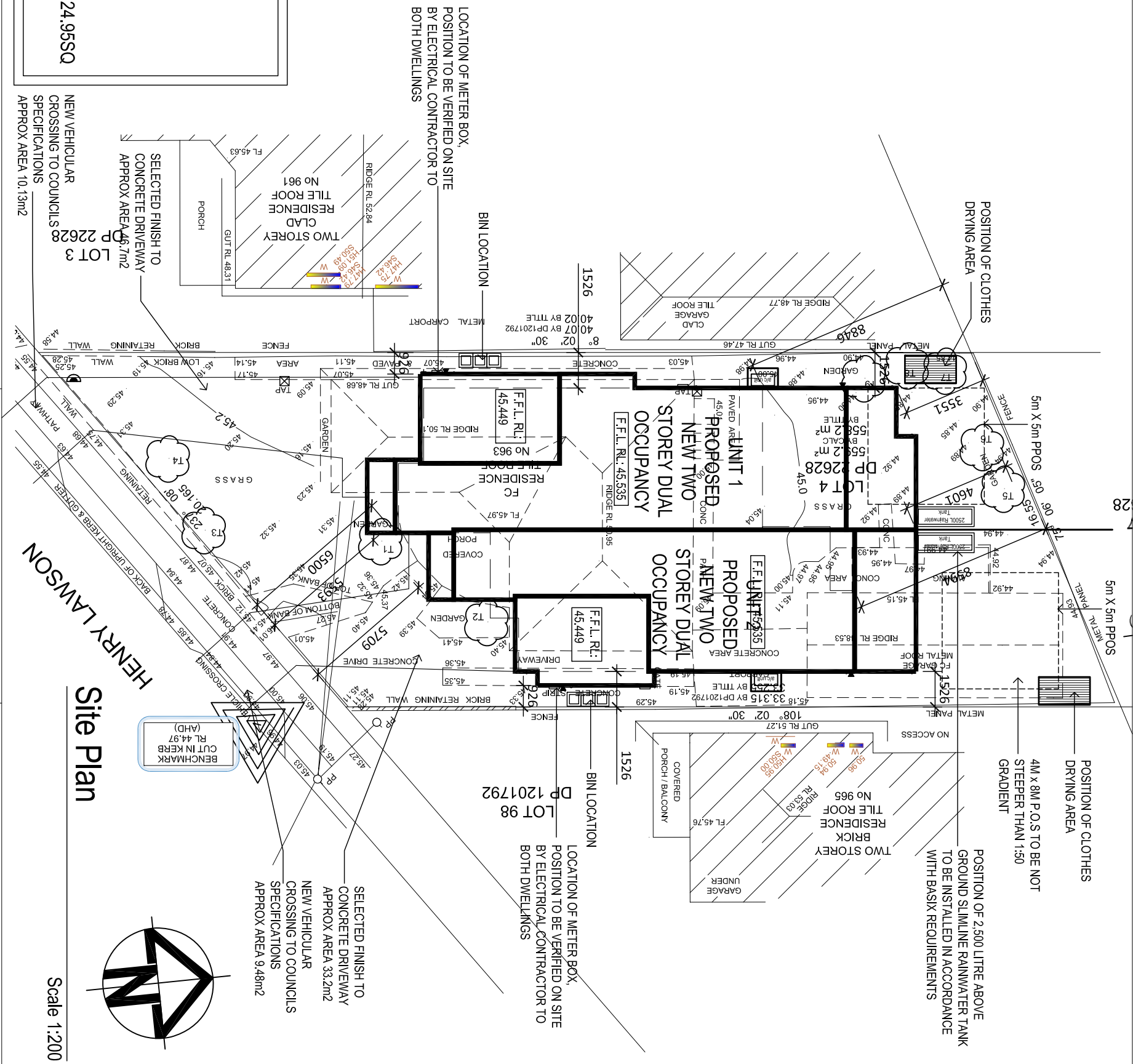
Area Calculations - Unit 2	
Site Area:	279.1m2
Ground Floor:	78.26m2
First Floor:	87.05m2
Garage:	21.60m2
Porch:	3.09m2
Alfresco:	16.09m2
Total:	$206.09\text{m}^2 = 222.18\text{SQ}$

Area Calculations - Unit 1	
Site Area:	279.1m2
Ground Floor:	97.71m2
First Floor:	90.82m2
Garage:	23.00m2
Porch:	3.76m2
Alfresco:	16.51m2
Total:	231.80m2 = 24.95SQ

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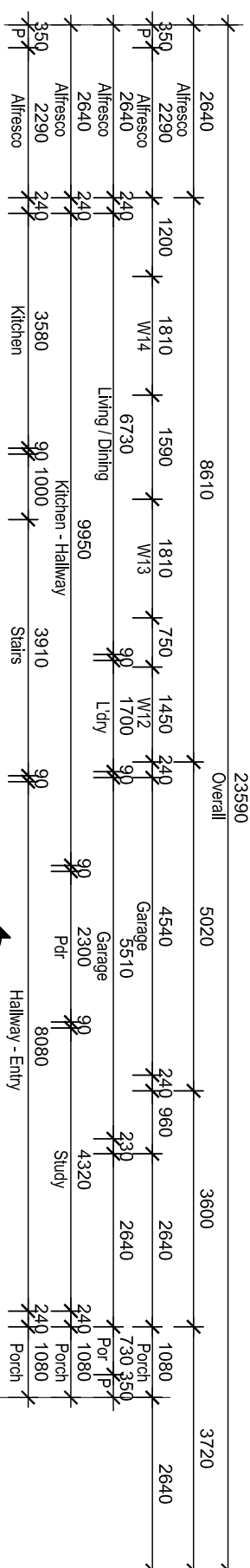


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Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision	Job No: 45296	A3
	Facade: Urban C	
Location: 963 Henry Lawson Drive Padstow Heights	Design: Chadstone 460 C	Page: 3 of 16
	Council: Canterbury bankstown	Date: 27/11/2025
For: Raymond Gavina	Submission: DA	Issue: 1

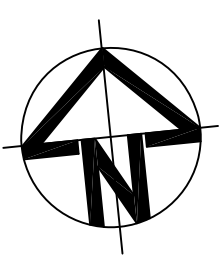
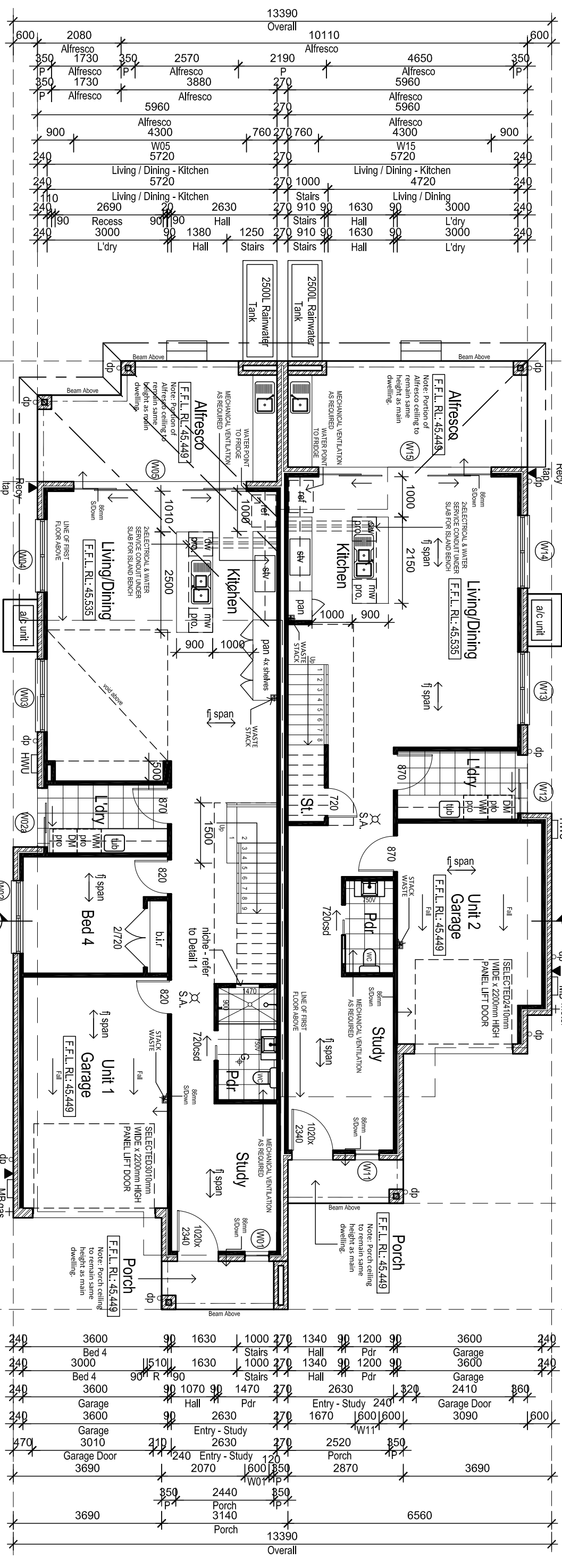
- All steel in accordance with structural engineer details.
- Center points for Kitchen sinks and stoves may vary. Subject to final kitchen layout by kitchen manufacturer.
- Waste Stacks to be verified on site, Prior to the pour of concrete slab.
- A/C Duct location to be verified on site with contractor.



NOTES:

1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME

NOTE: TIMBER FRAMES AND TRUSSES



Ground Floor Plan

Scale 1:100

Note: Internal Doors to be 2340mm High to Ground Floor & 2040mm High to first floor

 Denotes 240mm Brick veneer

- Do not scale off drawings.

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CT:

- **Builder/Consultants** must notify the designer of any discrepancies on the drawings prior to any construction works.

• DIAL 1100 BEFORE YOU DIG prior to any earth

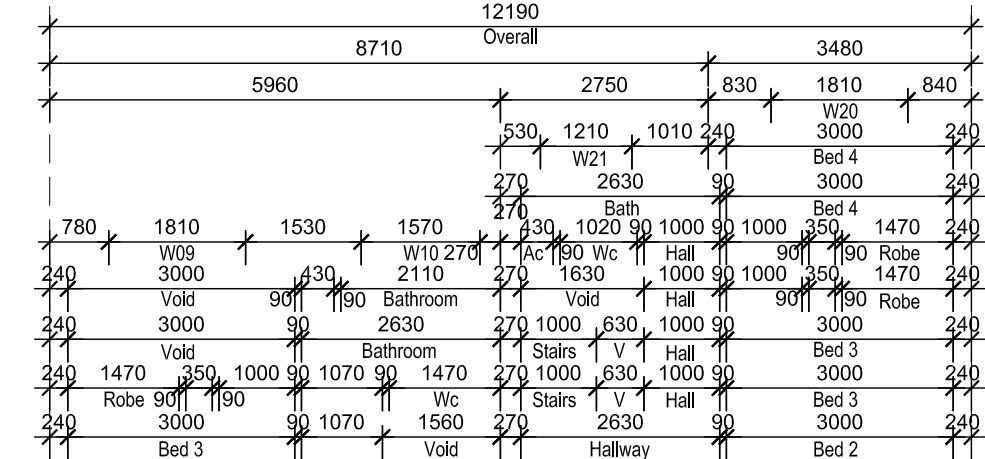
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Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision	Job No: 45296	Scale: 1:100	A3
Location: 963 Henry Lawson Drive Padstow Heights	Facade: Urban C	Page: 4 of 16	
	Design: Chadstone 460 C	Date: 27/11/2025	
	Council: Canterbury bankstown		
For: Raymond Gavina	Submission: DA	Issue: 1	

- Note:
- All steel in accordance with structural engineer details.
 - Center points for Kitchen sinks and stoves may vary. Subject to final kitchen layout by kitchen manufacturer.
 - Waste Stacks to be verified on site. Prior to the pour of concrete slab.
 - A/C Duct location to be verified on site with contractor.



NOTE: TIMBER FRAMES AND TRUSSES

- Denotes 240mm Brick veneer
- Denotes 90mm Frame with Designer Range Cladding

Note: Internal Doors to be 2340mm High to Ground Floor & 2040mm High to first floor

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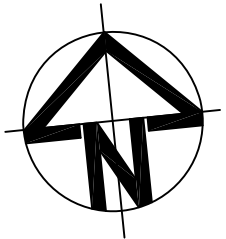
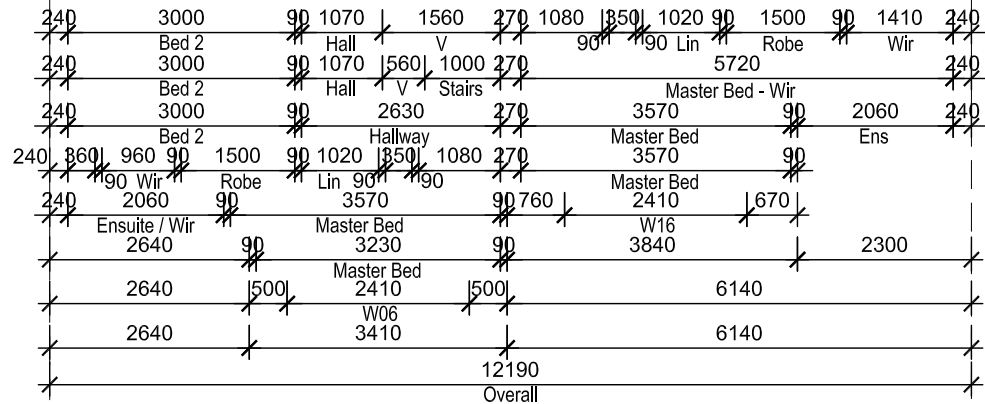
Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision		Job No:	45296
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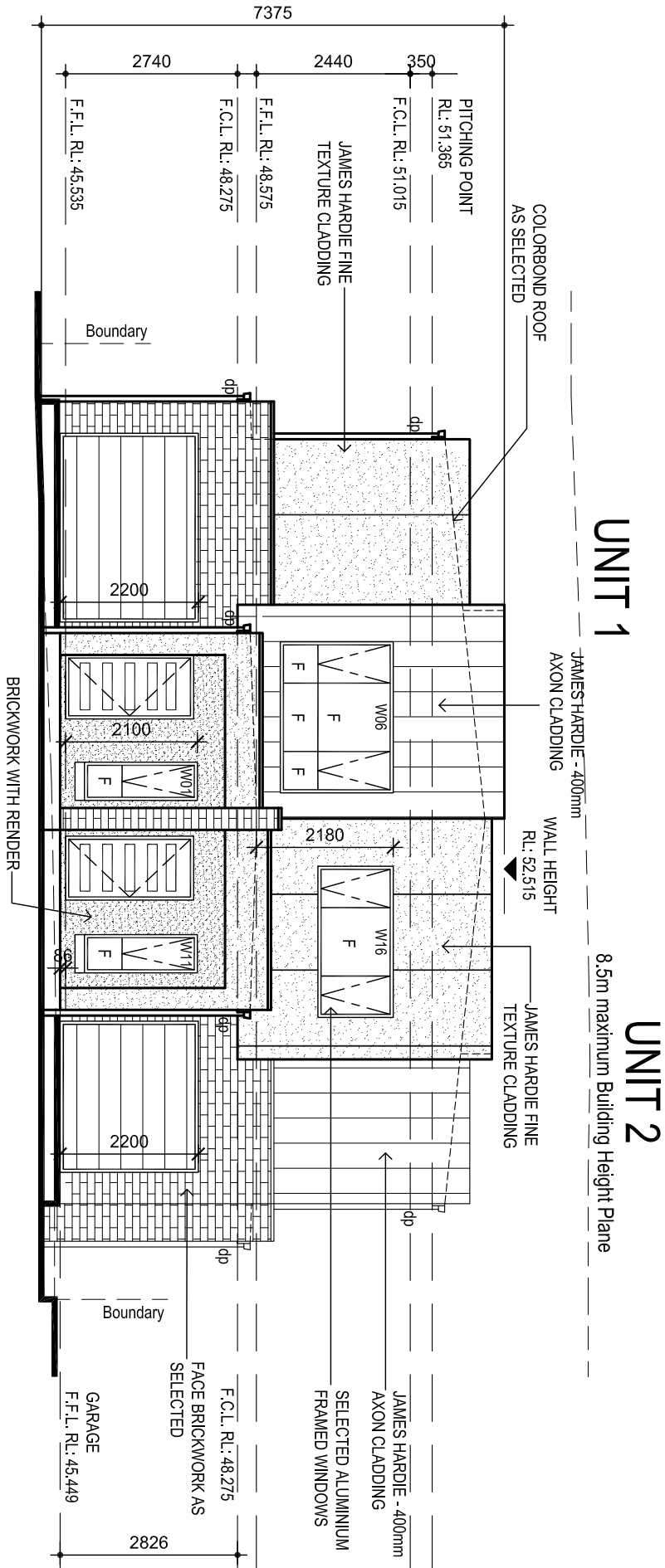
- FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 3.9.2.5 OF NATIONAL CONSTRUCTION CODE 2022, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.



First Floor Plan

Scale 1:100

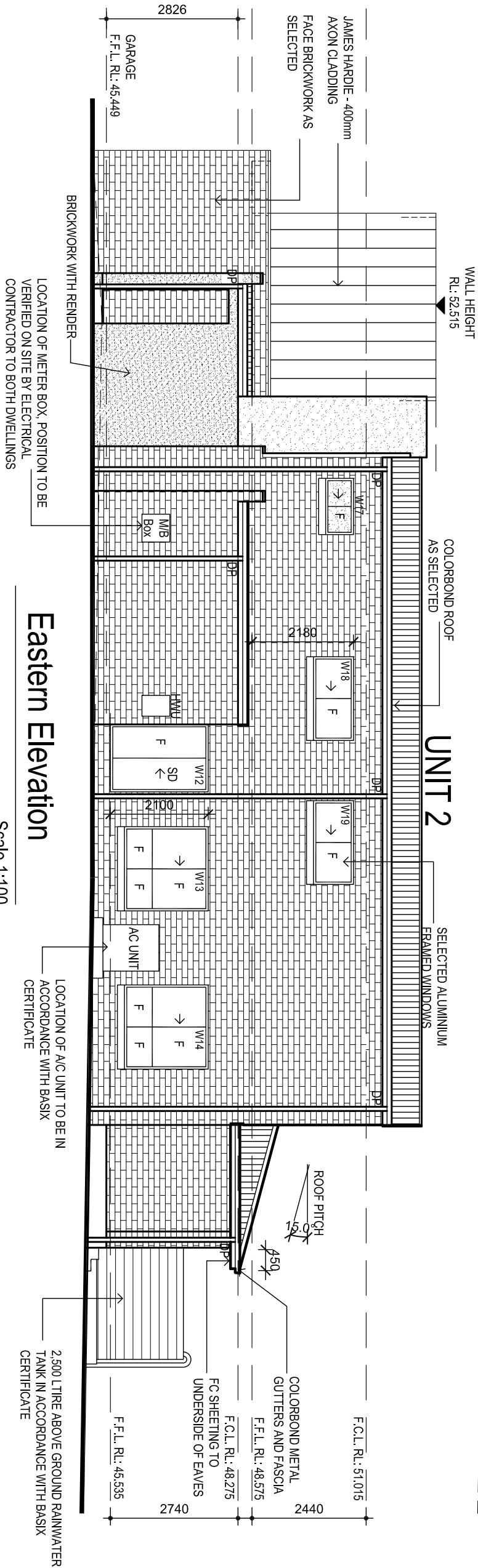
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Southern Elevation

Scale 1:100

8.5m maximum Building Height Plane



Eastern Elevation

Scale 1:100

GOVERNOR

Drafting and Architecture

A QUALITY ASSURANCE SERVICE

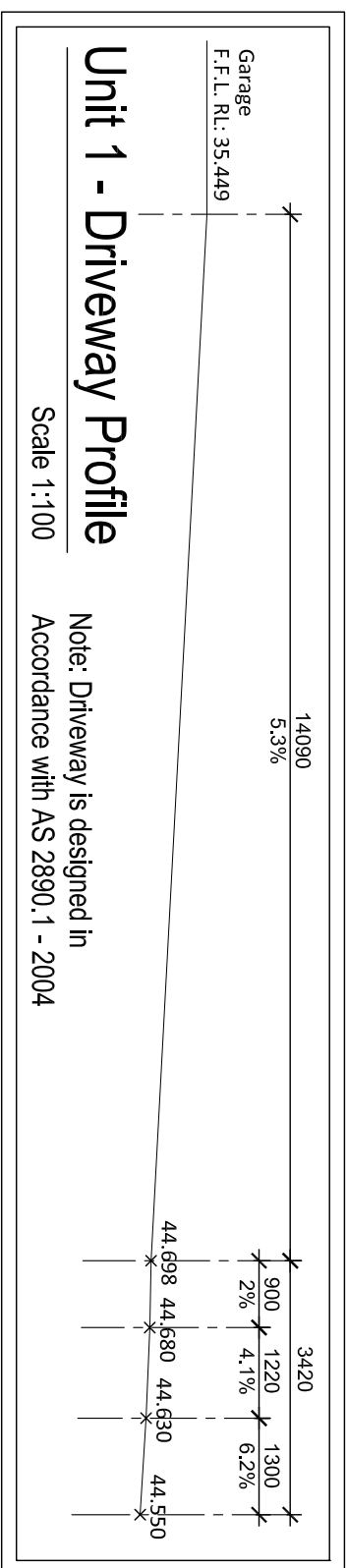
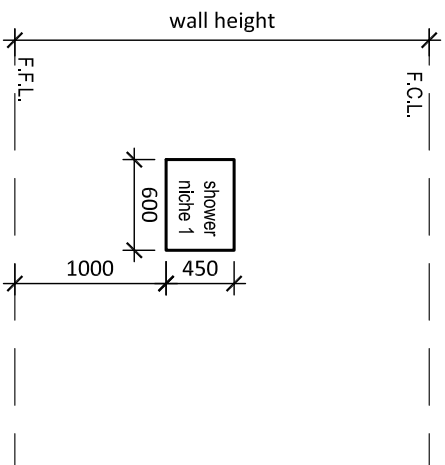
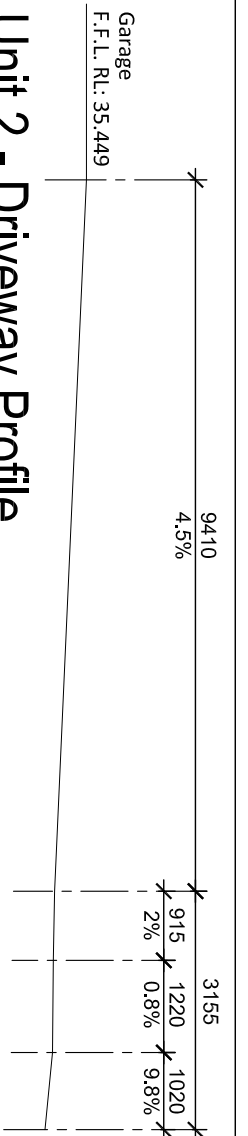
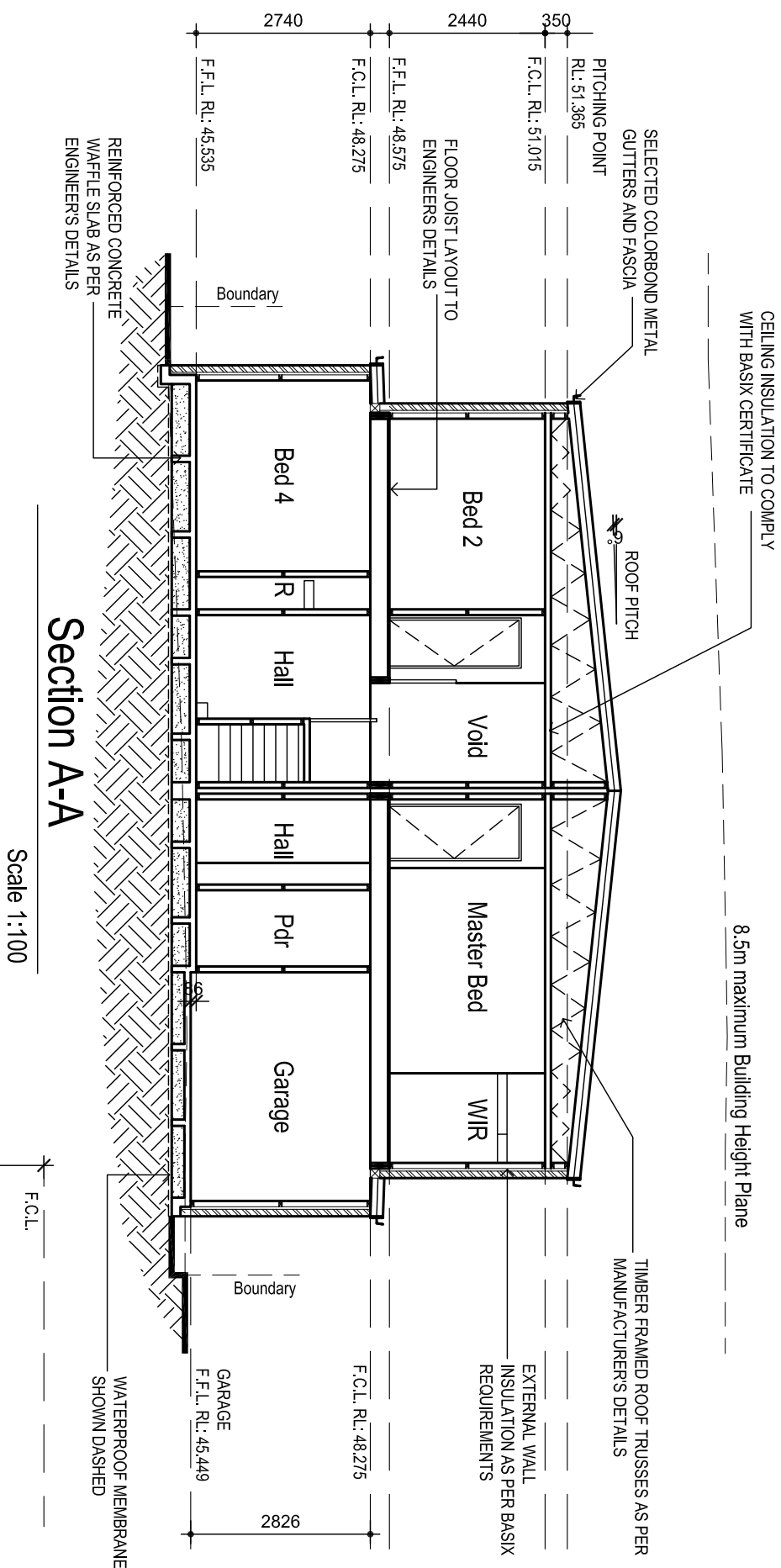
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For: Raymond Gavina		Council: bankstown	Date:	27/11/2025			
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WINDOW SCHEDULE- Unit 1			
WINDOW #	HEIGHT	WIDTH	COMMENT
W01	1800	610	Awning Window
W02	860	1810	
W02a	2100	1450	Sliding Door
W03	1800	1810	
W04	1800	1810	
W05	2100	4300	Sliding Door
W06	1200	2410	Awning Window
W07	600	1570	Obscure Glass
W08	860	1810	
W09	860	1810	
W10	600	1570	Obscure Glass

WINDOW SCHEDULE- Unit 2			
WINDOW #	HEIGHT	WIDTH	COMMENT
W11	1800	610	Awning Window
W12	2100	1450	Sliding Door
W13	1800	1810	
W14	1800	1810	
W15	2100	4300	Sliding Door
W16	1200	2410	Awning Window
W17	600	1210	Obscure Glass
W18	860	1810	
W19	860	1810	
W20	860	1810	
W21	600	1210	Obscure Glass

Note:

- * All windows are aluminium framed sliding type unless noted otherwise by Wideline.
- * Confirm all windows with builder and owner prior to ordering.
- * Builder and owner to comply with relevant BASIX commitments in regards to glazing requirements.
- * All bedroom windows more than 2m above natural ground with sill height <1.7m must provide either crimsafe screening to opening portion or fixed to open max. 125mm in accordance with BCA requirements

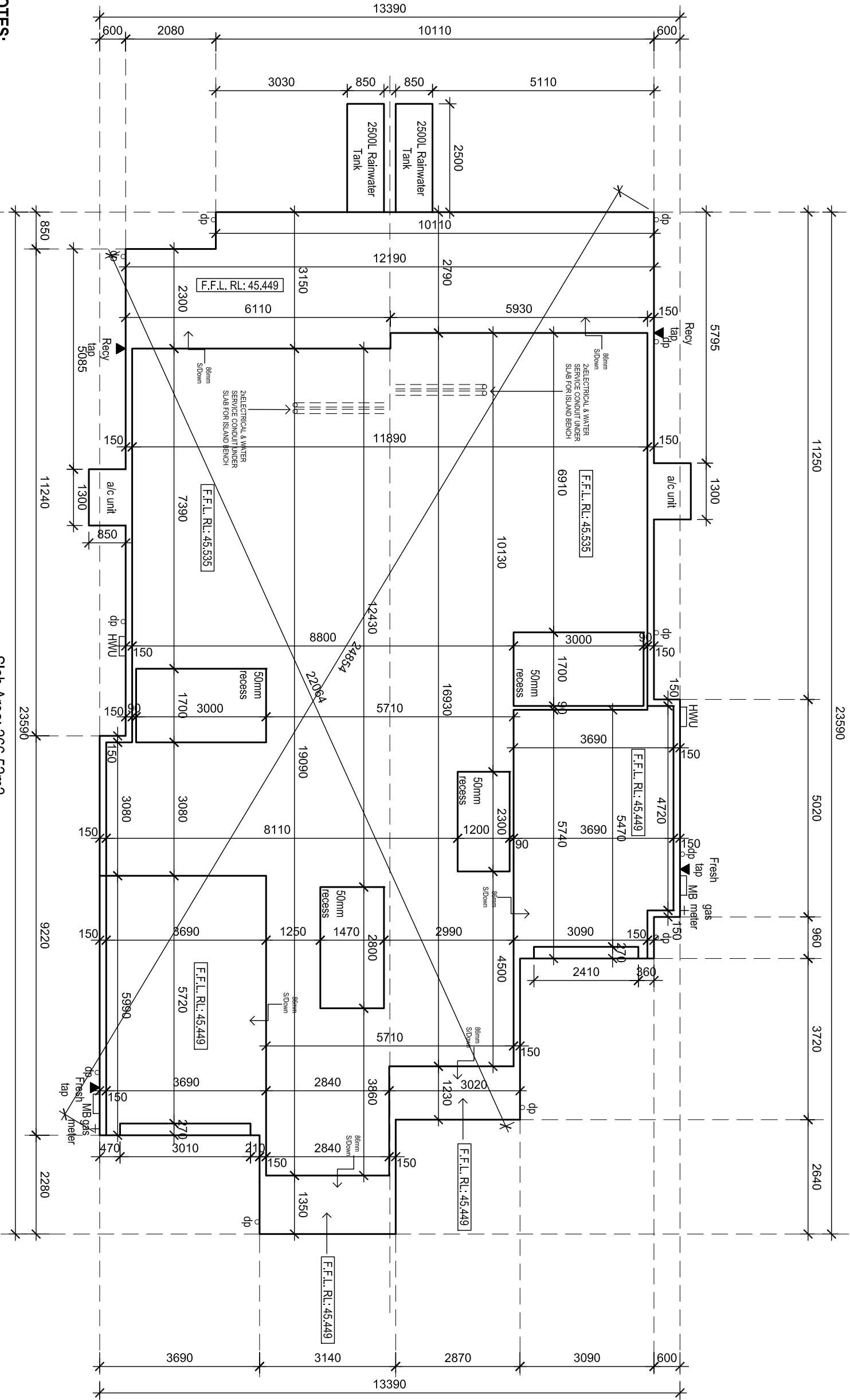
NOTE:

- FIRST FLOOR BEDROOMS WINDOWS TO BE COMPLYING WITH CLAUSE 3.9.2.5 OF NATIONAL CONSTRUCTION CODE 2022, VOLUME TWO - BUILDING CODE OF AUSTRALIA - PROTECTION OF OPENABLE WINDOWS.

 Denotes 240mm Brick veneer

 Denotes 90mm Frame with Designer Range Cladding

- Do not scale off drawings.		
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A	Issued for Review	09/09/2025
B	Issued for Review	17/10/2025
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1	Issued for Approval	27/11/2025
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- DIAL 1100 BEFORE YOU DIG prior to any earth excavation.		
		
Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision		
Location: 963 Henry Lawson Drive Padstow Heights		Job No: 45296
Design: Chadstone 460 C		Facade: Urban C
Council: Canterbury bankstown		Scale: 1:100
Submission: DA		Page: 8 of 16
For: Raymond Gavina		Date: 27/11/2025
		Issue: 1

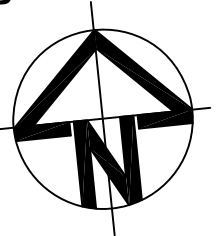


Slab Area: 266.52m2

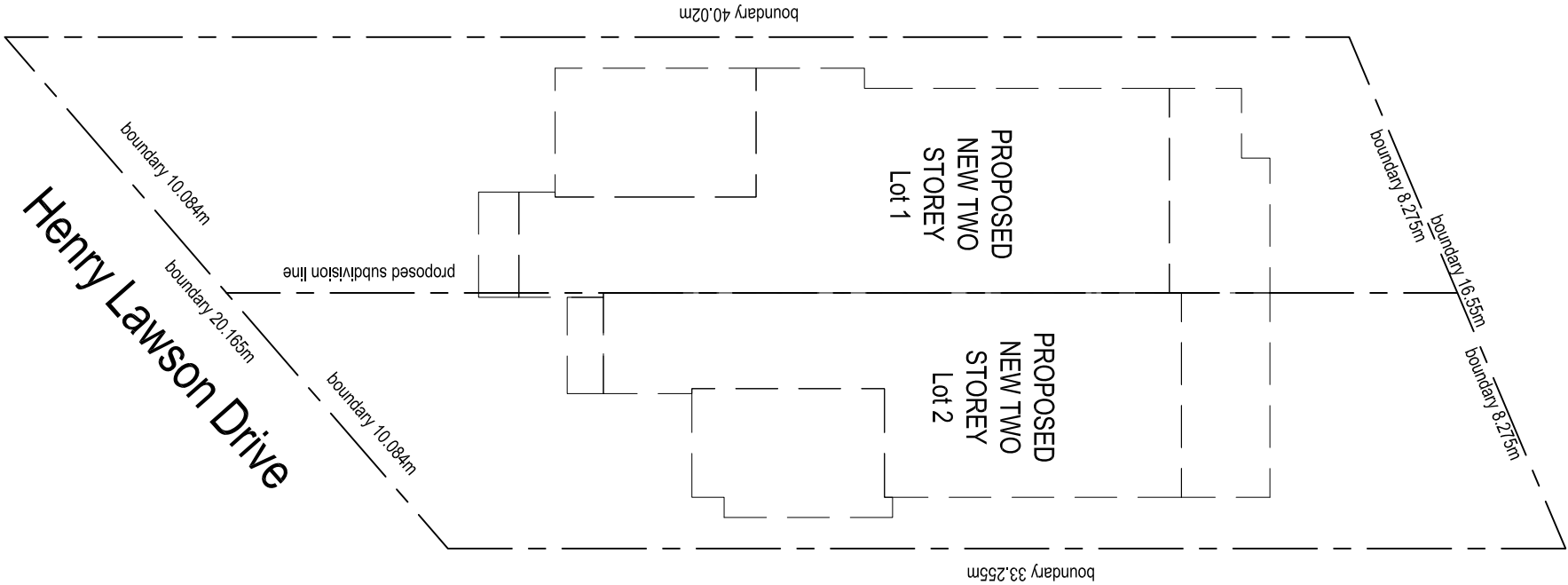
- SUPPLEMENTARY NOTES:**
- The "Slab Layout Plan" is to be read in conjunction with the architectural floor plans.
 - The "Slab Layout Plan" is to be read for the sole purpose of "SETTING OUT" the slab.
 - The slab layout plan shall not be used to determine the location of thickening beams and other structural elements.
 - Queries or discrepancies are to be resolved prior to the commencement of excavation.
 - Refer to engineer's drawings for structural details and concrete specifications.
 - Refer to engineer's drawings for plumbing and other service penetration details.
 - DIAL 1100 BEFORE YOU DIG PRIOR TO ANY EARTH EXCAVATION.
 - IF IN DOUBT....CONTACT Builder PRIOR TO THE COMMENCEMENT OF WORKS.

Slab Layout Plan

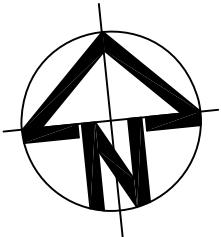
Scale 1:100



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Note:
Final Torrens Title Subdivision Plan (Linen Plan) must be prepared by a Qualified Registered Surveyor. Final Boundary Dimensions as per Linen Plan

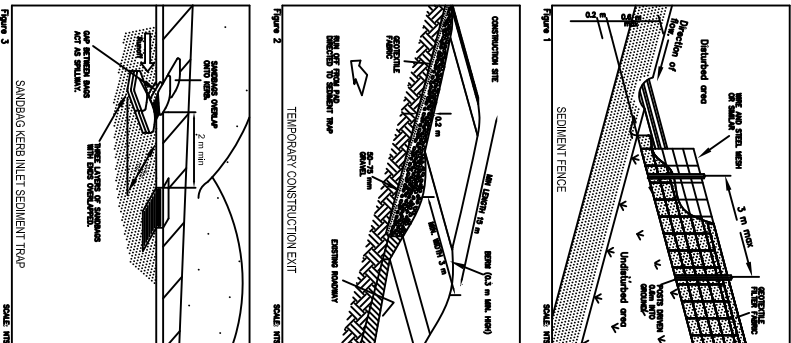
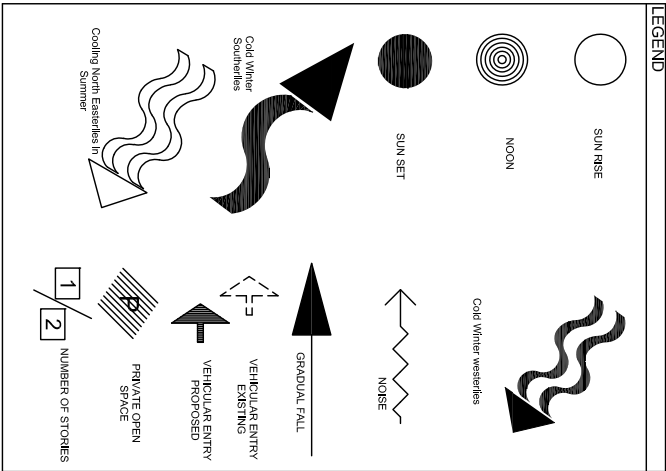


Torrens Title Subdivision

Scale 1:100

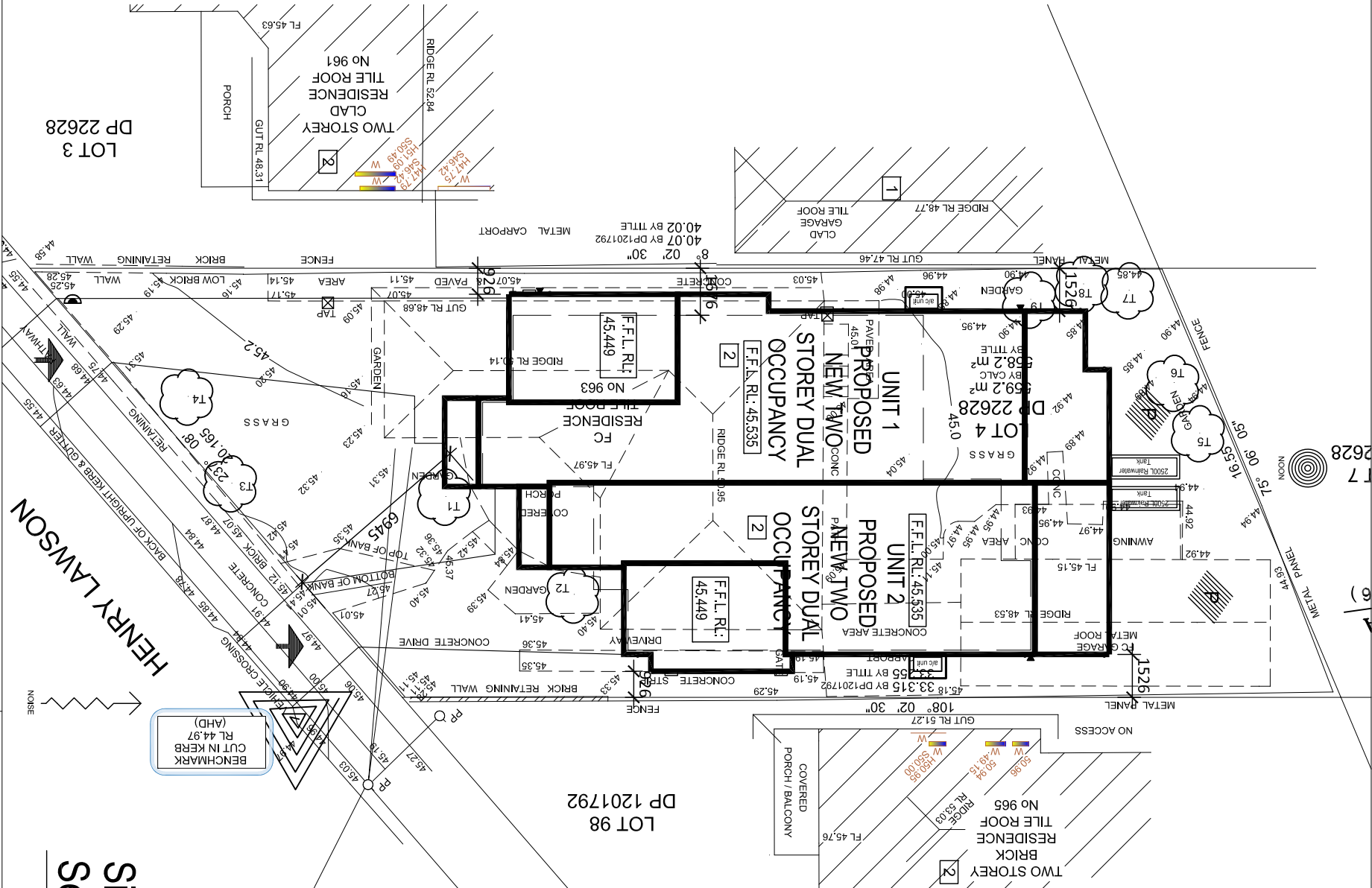
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SITE ANALYSIS



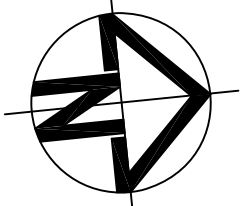
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Site Analysis Plan &
Sedimentation & Waste Management Plan

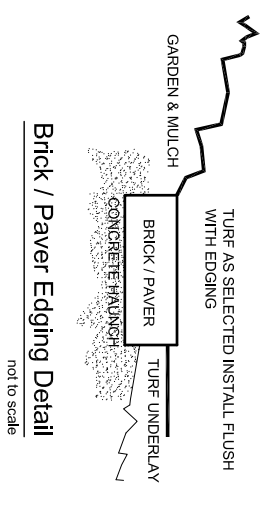
Scale 1:200



Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision	Job No: 45296	Facade: Urban C	Scale: 1:100
Location: 963 Henry Lawson Drive Padstow Heights	Design: Chadstone 460 C	Page: 11 of 16	
For: Raymond Gavina	Council: Canterbury bankstown	Date: 27/11/2025	
	Submission: DA	Issue: 1	

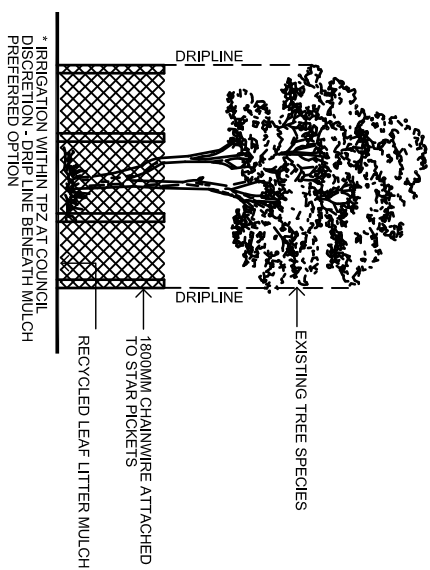


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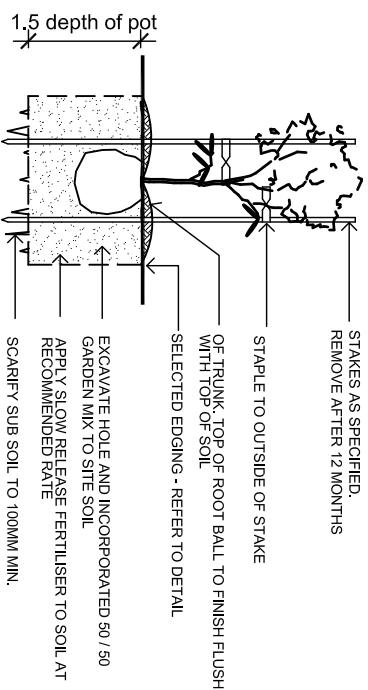
Brick / Paver Edging Detail

not to scale

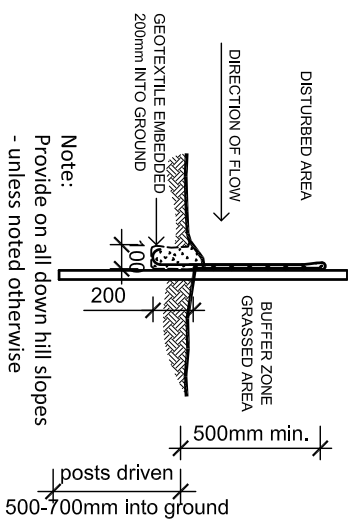


Tree Protection Detail

not to scale



Typical Planting for 25-75 litre Plants

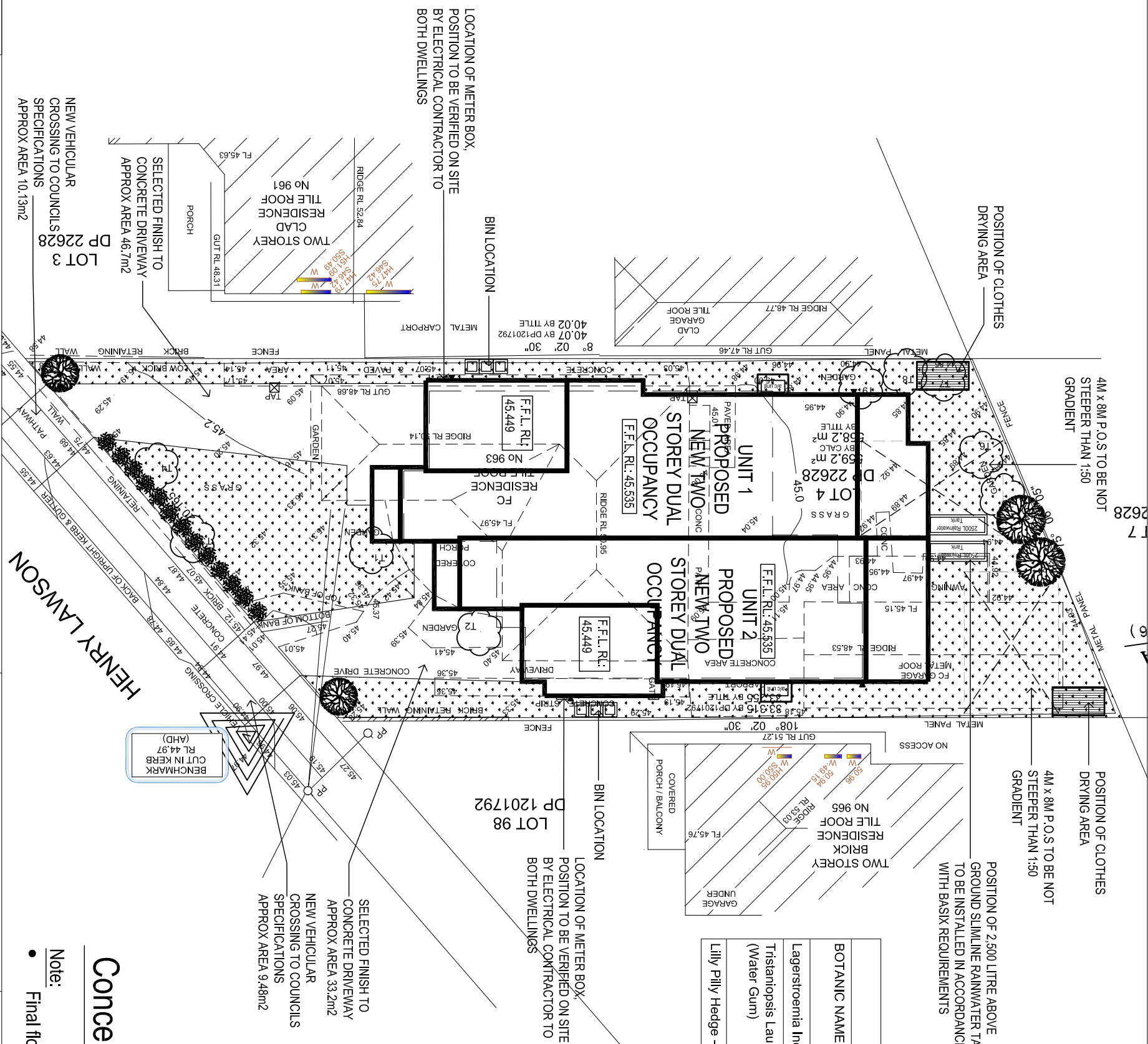


Note: Provide on all down hill slopes
- unless noted otherwise

Sediment Barrier

to scale

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PLANT SCHEDULE

PLANT SCHEDULE			
BOTANIC NAME	KEY	QTY	HT at Maturity (M)
Lagerstroemia Indica (Creppe Myrtle)		2	5m
Tristaniopsis Laurina 'Luscious' (Water Gum)		2	8m
Lilly Pilly Hedge - Acmena Smithii		13	150mm

Concept Landscape Plan

Scale 1:200

Note:

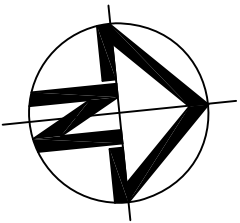
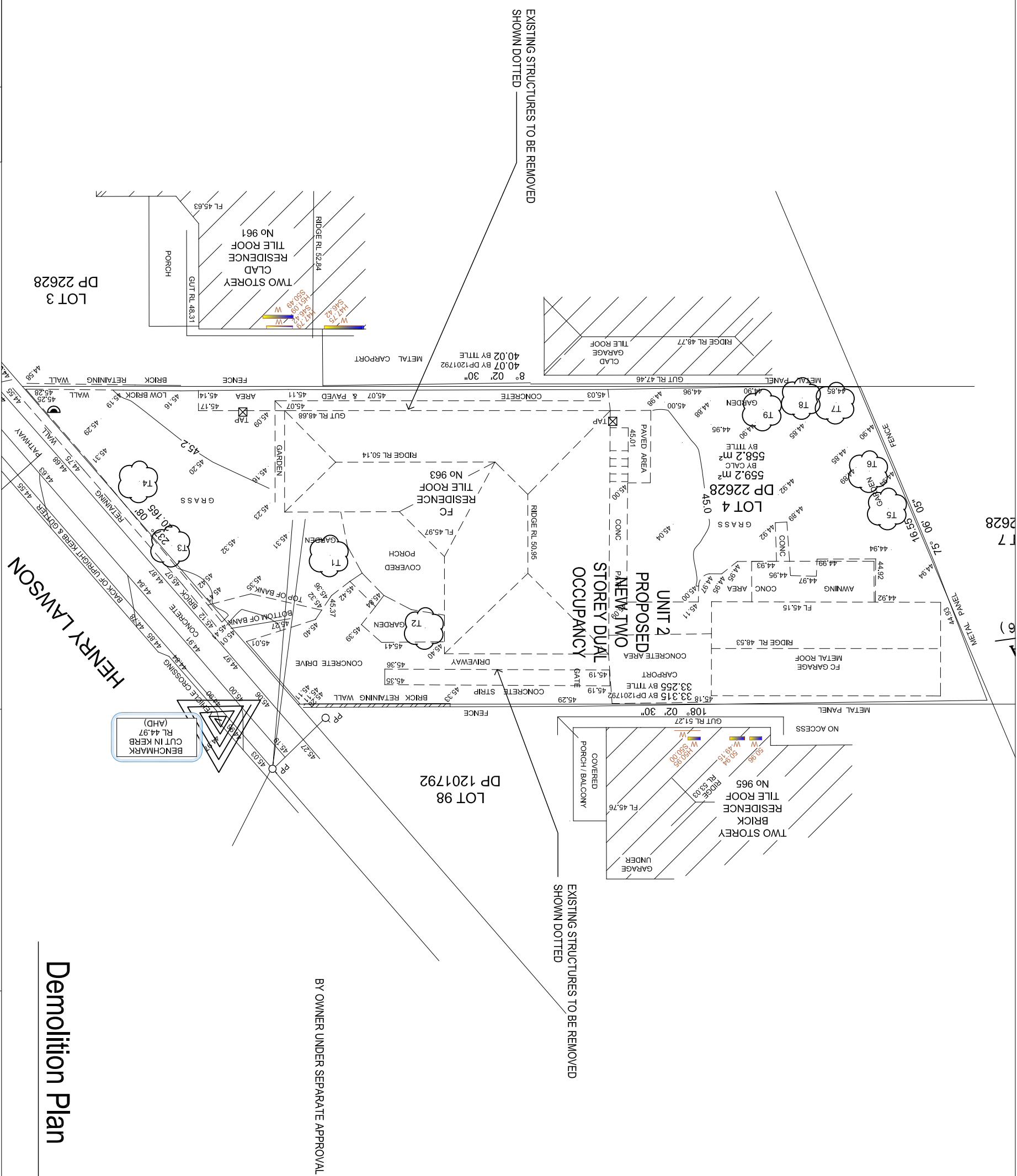
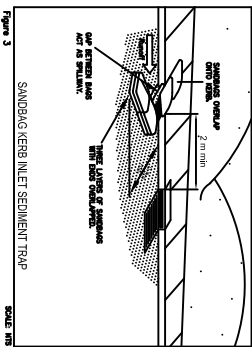
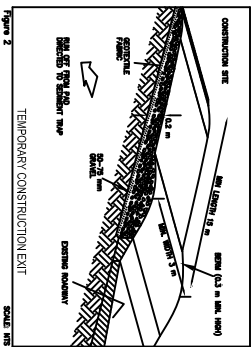
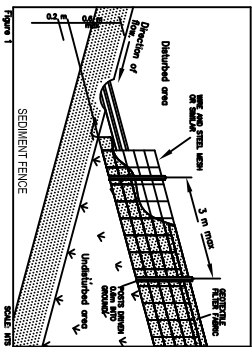
- Final floor level to be + or - 150mm

Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision	Job No:	45296	Scale: 1:100 A3
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Location: 963 Henry Lawson Drive Padstow Heights	Design:	Chadstone 460 C	Page: 12 of 16
	Council:	Canterbury bankstown	Date: 27/11/2025
For: Raymond Gavina	Submission:	DA	Issue: 1



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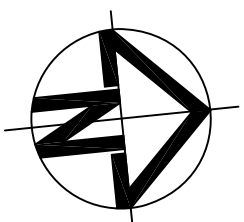
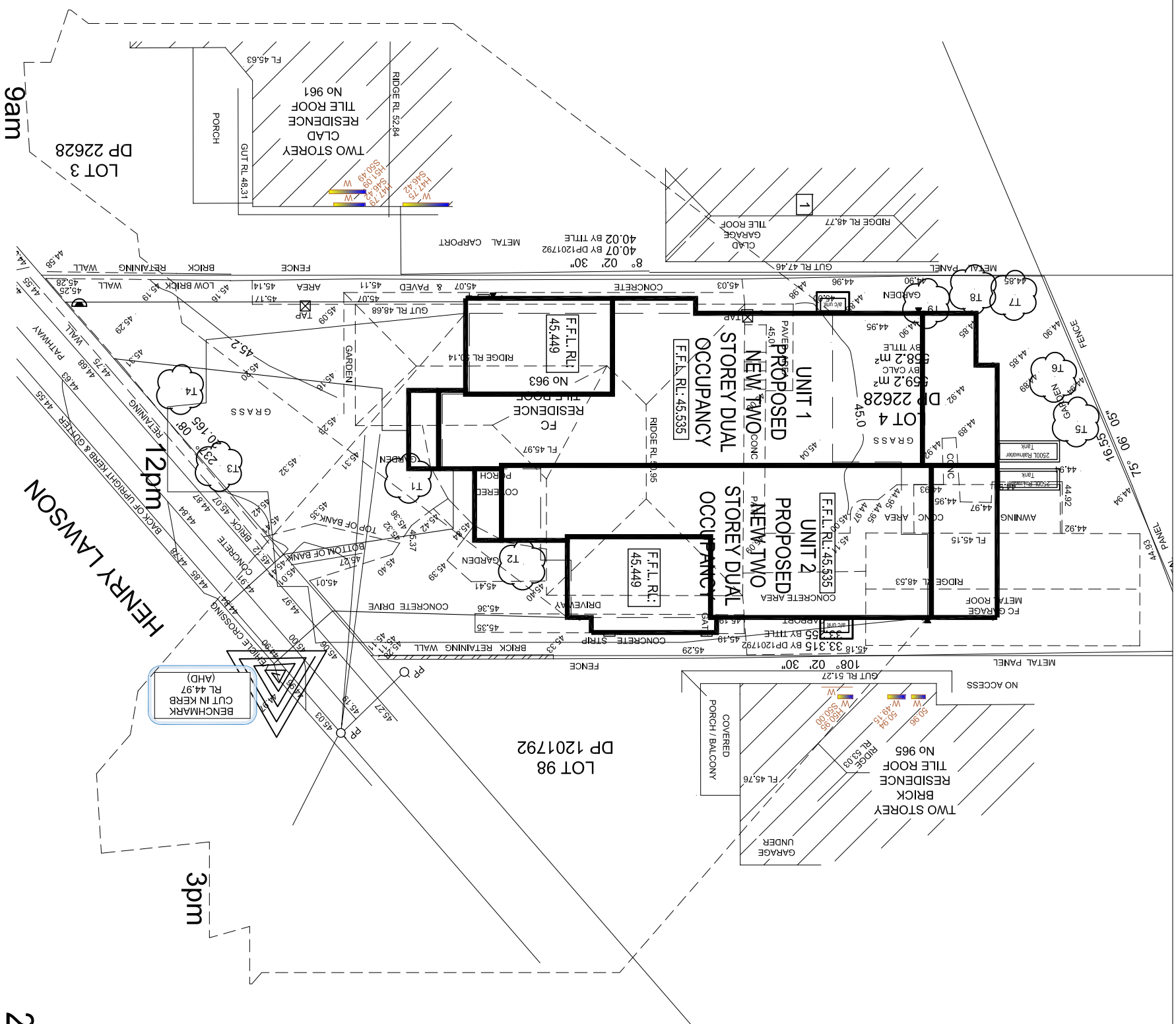
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Scale 1:200

Demolition Plan

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 G.J. Gardner. HOMES					
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Location: 963 Henry Lawson Drive Padstow Heights			Facade:	Urban C	Scale: 1:100
			Design: Chadstone 460 C	Page:	13 of 16
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For: Raymond Gavina	Submission: DA		Issue:	1	



21st June Shadow Diagram

Scale 1:20

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Job No: 45296		Facade: Urban C		Scale: 1:100
Design: Chadstone 460 C		Council: Canterbury bankstown		Page: 14 of 16
Submission: DA		Date: 27/11/2025		Issue: 1

				Cooling		Heating		Natural lighting	
Opening no.	Living areas	bedroom areas	Living areas	bedroom areas	Living areas	bedroom areas	no. of windows	Max.illumination	Max.illumination
All dwellings	1-phase apartments - standard: ENR - 2.5	1-phase apartments - standard: ENR - 2.5	1-phase apartments - standard: ENR - 2.5	1-phase apartments - standard: ENR - 2.5	1-phase apartments - standard: ENR - 2.5	1-phase apartments - standard: ENR - 2.5	2	945	

[illegible][illegible]

Thermal Performance and Materials									
(a) Thermal Performance and Materials									
(b) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.									
(c) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.									
(d) The applicant must show on the plans accompanying the development application for this proposed development, the location of ceiling lines set out in The Assessor Certificate.									
(e) The applicant must show on the plans accompanying the application for a construction certificate for complying development certificate, if applicable, the locations of ceiling lines set out in the Assessor Certificate.									
Thermal loads									
Dwelling no.	Area adjusted heating load (in kW/m ²)	Area adjusted cooling load (in kW/m ²)	Area adjusted solar load (in kW/m ²)						
1	14.6	14.6	39.000						
All other dwellings	13.7	16.4	24.100						
Dwelling no.	Concrete slab on ground	Suspended floor with open underside (m ²)	Suspended floor above enclosed subfloor	Suspended floor above open subfloor	Primary glazed walls or windows (m ²)				
1	86.1	-	15.7	no	no				
All other dwellings	68.1	1.1	15	no	no				
Floor types									
	Concrete slab on ground			Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Line of insulation options	Disinfiltration	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)
1	86.1	-	-	walls and slab	-	-	-	particle board, steel truss, timber joist and brick subfloor	1.1
All other dwellings	68.1	-	-	walls and slab	-	-	-	-	-

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First types		Suspended floor above garage				Garage floor	
Floor types		Concrete or reinforcement					
Dwelling no.	Construction	Area (m ²)	Insulation	Construction	Area (m ²)	Insulation	Low thermal capacity
1	particle board, 12 mm, mineral wool, 142 mm, reinforced	42.2	-	particle board, 15.7 mm, mineral wool, 142 mm, reinforced	15.7	-	-
At other dwellings	particle board, 12 mm, mineral wool, 142 mm, reinforced	57.8	-	particle board, 15 mm, mineral wool, 142 mm, reinforced	15	-	-
External walls	external wall			external wall			
External wall type 1							
Dwelling no.	Wall type	Area (m ²)	Insulation	U-value (W/m ² K)	Wall type	Area (m ²)	Insulation
1	brick veneer, 115 mm, mineral wool, 142 mm, reinforced	79	fibreglass bats or roll	none	braced brick or concrete block or timber, 142 mm, reinforced	22.8	fibreglass bats or roll
At other dwellings	brick veneer, 115 mm, mineral wool, 142 mm, reinforced	82.7	fibreglass bats or roll	none	braced brick or concrete block or timber, 142 mm, reinforced	8.7	fibreglass bats or roll
External wall type 2							
Dwelling no.	Wall type	Area (m ²)	Insulation	U-value (W/m ² K)	Wall type	Area (m ²)	Insulation
1	brick veneer, 115 mm, mineral wool, 142 mm, reinforced	79	fibreglass bats or roll	none	braced brick or concrete block or timber, 142 mm, reinforced	22.8	fibreglass bats or roll
At other dwellings	brick veneer, 115 mm, mineral wool, 142 mm, reinforced	82.7	fibreglass bats or roll	none	braced brick or concrete block or timber, 142 mm, reinforced	8.7	fibreglass bats or roll

	External wall type 3				External wall type 4			
	Wet type	Area [m ²]	Insulation	Low emissions option	Wet type	Area [m ²]	Insulation	Low emissions option
Dwelling no.								
Drawings								

	Internal walls		Internal walls with garage		Internal wall type 1		Internal wall type 2	
	Wtd type	Area (m ²)	Wtd type	Area (m ²)	Wtd type	Area (m ²)	Wtd type	Area (m ²)
1	partition wall - 100 mm - 140 mm - 200 mm	24.6	Insulation - dry-gast - or roll	109.7	partition wall - 100 mm - 140 mm - 200 mm	-	Insulation	-
At other openings	partition wall - 100 mm - 140 mm - 200 mm	21.1	dry-gast - or roll	156.6	partition wall - 100 mm - 140 mm - 200 mm	-	dry-gast - or roll	-

[illegible]

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

Common area	Showrooms/rating	Toilets rating	Type rating	Clothing washers rating	Show on OA plans	Show on CC/CDC plans 1 spec	Ceiling check
All common areas	no common facility	no common facility	no common facility	no common laundry facility			
(a) Wash							
(i) In carrying out the development, the applicant must install a showmather, toilet tap or clothes washer into a common area, then that area must meet the specifications table for in the table.					✓	✓	✓
(b) The applicant must install a clothes washer for the laundry water supply system, installed in the central system column of the table below. In each case, the system must be sized, be configured, and be constructed as specified in the table.					✓	✓	✓
(c) A swimming pool or spa in the table must not have a outline. A full greater than that specified for the pool or spa in the table.					✓	✓	✓
(d) A pool or spa listed in the table must have a cover or railing if specified for the pool or spa in the table.					✓	✓	✓
(e) The applicant must install each the sports system listed in the table so that the system is configured as specified in the table.					✓	✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.					✓	✓	✓
(g) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.					✓	✓	✓
(h) Energy							
(i) In carrying out the development, the applicant must install a weather station to monitor a common area specified in the table below. The station must be installed in the common area, and must meet the efficiency measure specified.					✓	✓	✓
(j) In carrying out the development, the applicant must install the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This primary type must meet the efficiency measure specified. The applicant must install a weather station or building management system (BMS) for the common area.					✓	✓	✓
(k) The applicant must install the systems and always specified in the "Central energy system" column of the table below. In each case, the system or feature must be of the type, and meet the specifications, listed for it in the table.					✓	✓	✓
Central energy systems							
Other							



**Drafting and
Architecture**
A DIVISION OF CH2M HILL

G.J. Gardner.
HOMES

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