

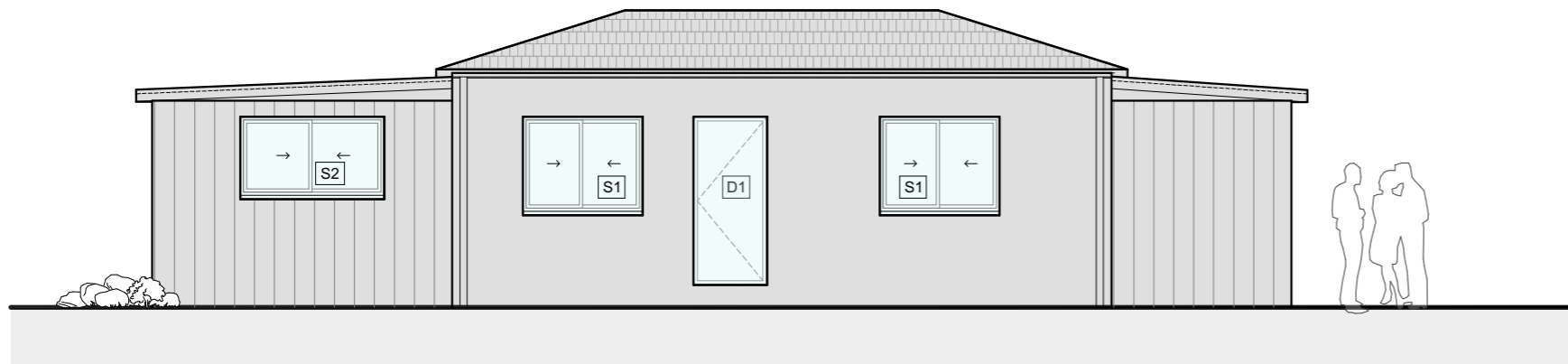
# DEVELOPMENT APPLICATION DRAWING SET

PROPOSED GRANNY FLAT

ADDRESS: 42 ALLINGHAM STREET - CONDELL PARK - NSW 2200

CLIENT NAME : MIA TRAN

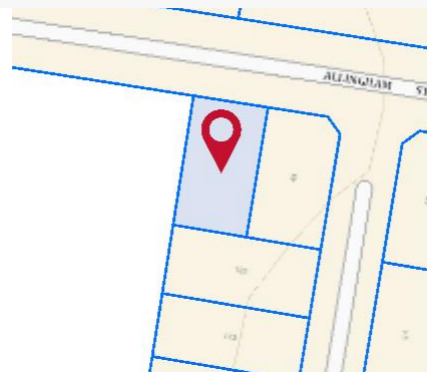
**PRILIMINARY**  
NOT FOR CONSTRUCTION



## DRAWING SCHEDULE

No	DESCRIPTION	SCALE	SIZE
DA	COVER	NTS	A3
DA01	SITE PLAN	1:200	A3
DA02	SEDIMENT CONTROL PLAN	1:200	A3
DA03	LANDSCAPE PLAN	1:200	A3
DA04	G.FLOOR PLAN & ROOF PLAN	1:100	A3
DA05	ELEVATIONS	1:100	A3
DA06	SECTIONS	1:100	A3
DA07	FIRE WALL DETAILS	NTS	A3
DA08	DOOR & WINDOW SCHEDULE	NTS	A3
DA09	SHADOW DIAGRAMS	1:200	A3

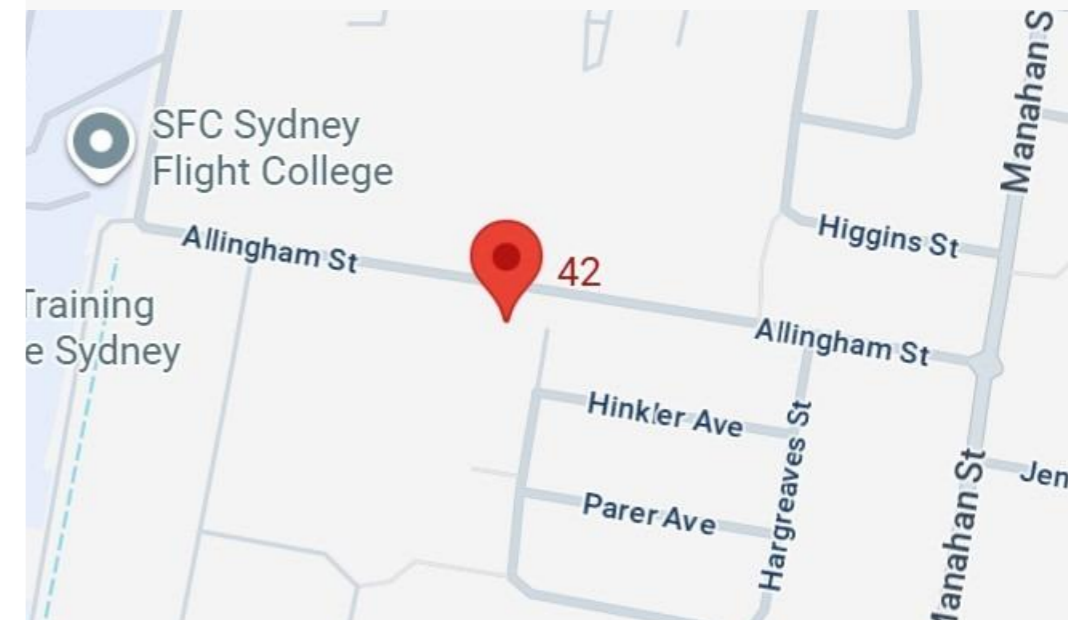
## PROPERTY REPORT



Address: 42 ALLINGHAM STREET CONDELL PARK 2200  
 Lot/Section /Plan No: 101/-/DP239591  
 Council: CANTERBURY-BANKSTOWN COUNCIL

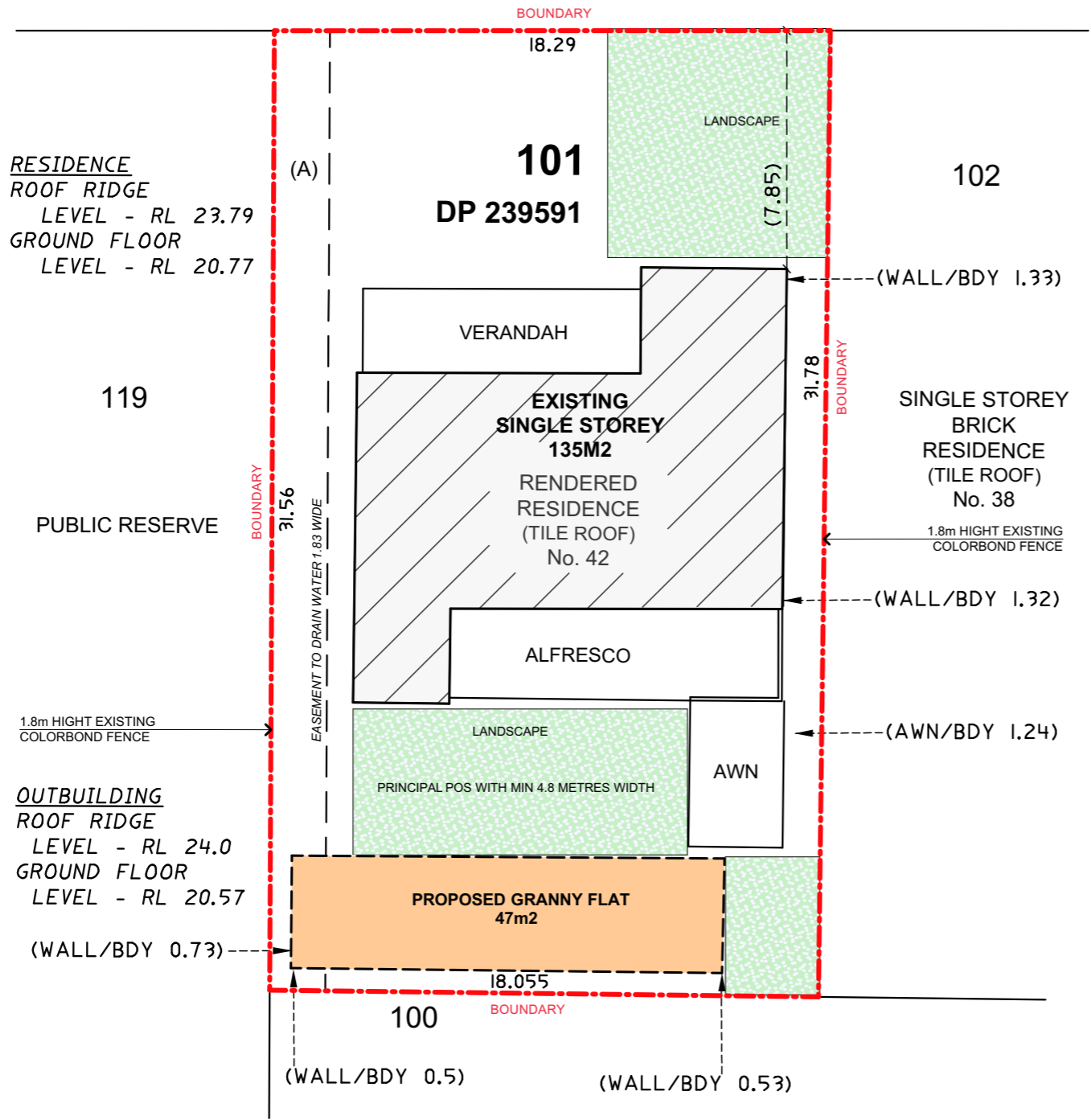
Local Environmental Plans	Canterbury-Bankstown Local Environmental Plan 2023 (pub. 23-6-2023)
Land Zoning	R2 - Low Density Residential: (pub. 23-6-2023)
Height Of Building	9 m
Floor Space Ratio	0.5:1
Minimum Lot Size	450 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km Area 1

## LOCATION





ALLINGHAM STREET



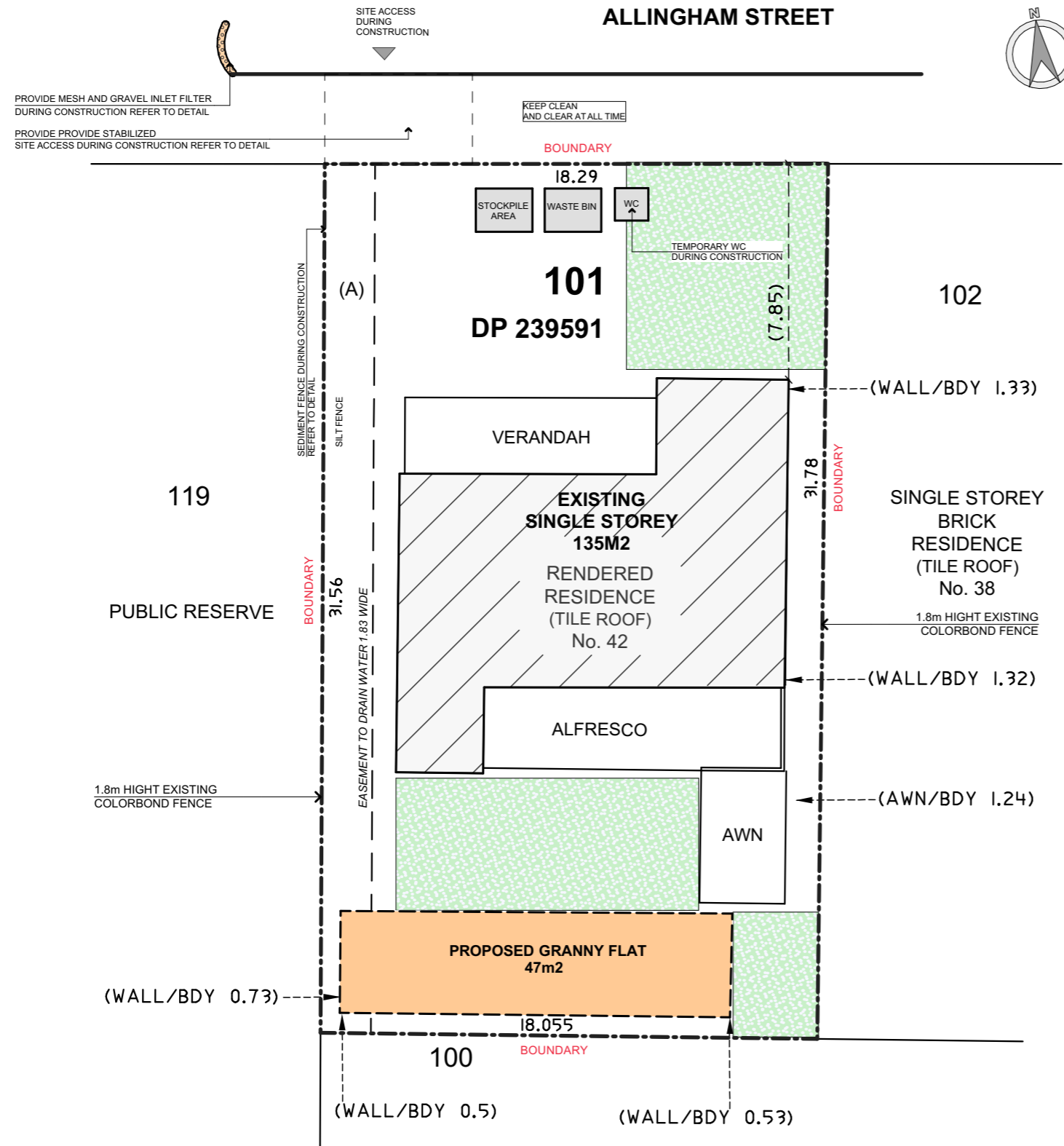
SITE PLAN  
SCALE 1:200

PRILIMINARY  
NOT FOR CONSTRUCTION

SITE CALCULATIONS		
NAME	PROPOSED	REQUIRED
EXISTING SITE AREA	575.5m2	
MAX SITE COVERAGE	285m2	Min 50% LOT or 287.75m2
MAX AREA OF BUILDING FOOTPRINT	195m2	330m2
TOTAL GFA	182m2	0.5:1 OR 287.75m2
LANDSCAPE	121.5m2	Min 20% LOT or 115.1m2
INFRONT OF BUILDING LINE	37m2	Min 25% OR 28.7m2

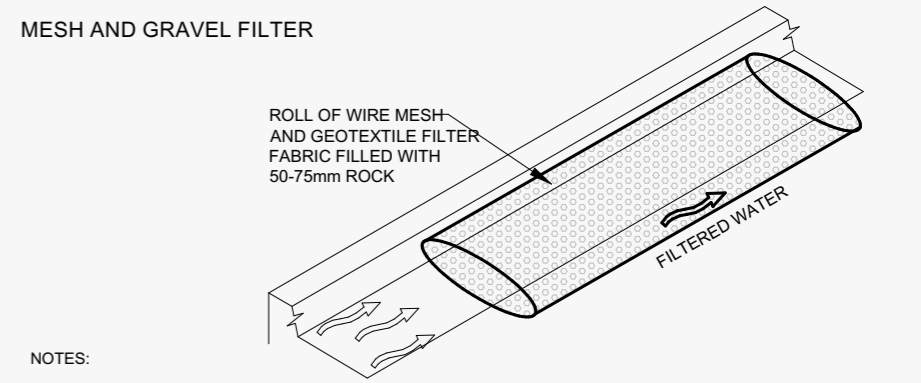
GRANNY FLAT CALCULATIONS	
NAME	PROPOSED
GFA	47m2
SIDE SETBACK	
EAST BOUNDARY	3.07m
WEST BOUNDARY	0.73m
REAR SETBACK	0.5m
PRIVATE OPEN SPACE	25m2

BASIX COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
<b>WATER</b>				
<b>Fixtures</b>	<b>All Shower Heads</b>	<b>All toilet flushing systems</b>	<b>All kitchen taps</b>	<b>All bathroom taps</b>
	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star
<b>Alternative water source</b>	Individual rainwater tank to collect run off from at least 100 m <sup>2</sup> of roof area - Tank size min 2000 litres			
	The applicant must connect the rainwater tank to:			
	<b>Landscape connection</b>	<b>Toilet connection</b>	<b>Laundry connection</b>	<b>Pool top up</b>
	Yes	Yes	-	-
<b>ENERGY</b>	<b>Hot water system:</b> Electric Heat Pump			
	<b>Bathroom ventilation system:</b> Individual fan, ducted to façade or roof; manual switch on/off			
	<b>Kitchen ventilation system:</b> Individual fan, ducted to façade or roof; manual switch on/off			
	<b>Cooling system:</b> 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living area			
	<b>Heating system:</b> 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living area			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
Must install a electric cooktop and electric oven.				
Must install fixed outdoor clothes drying line as part of the development.				

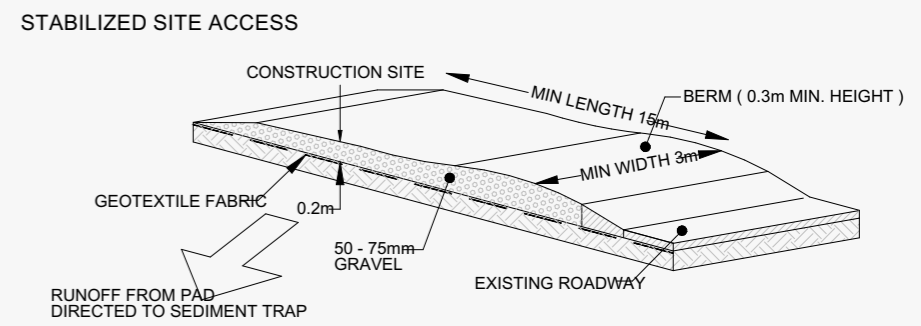


**SEDIMENT CONTROL PLAN**  
SCALE 1:200

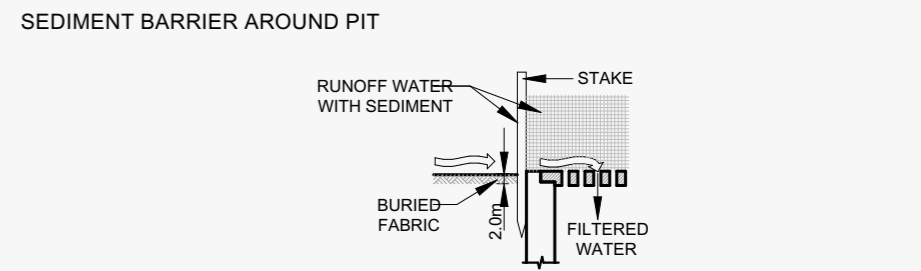
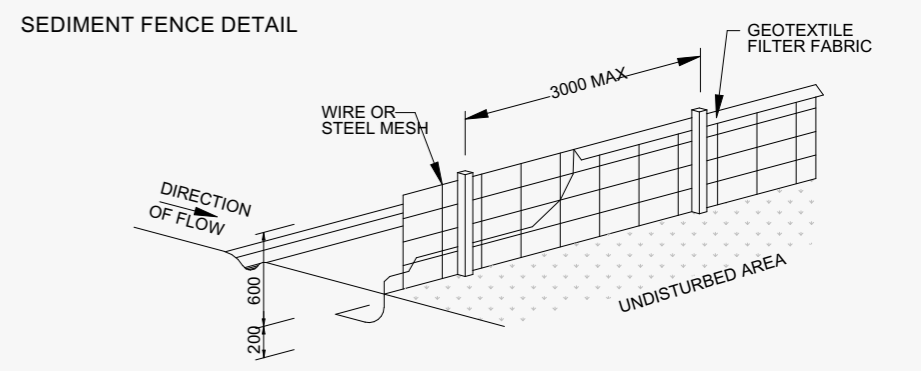
**PRILIMINARY**  
NOT FOR CONSTRUCTION



- NOTES:
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
  2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
  3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(h) x 400mm(w).
  4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
  5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
  6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



- NOTE:
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
  2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
  3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
  4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METERS WIDE.
  5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



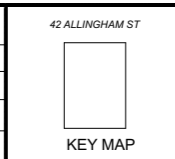
CLIENT NAME :  
**MIA TRAN**

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42 ALLINGHAM STREET - CONDELL PARK - NSW 2200

PROJECT NUMBER :  
09/2025

DRAWN BY :  
ANH TUAN HOANG

DEVELOPMENT APPLICATION		
ISSUES	AMENDMENT	DATE



**SEDIMENT CONTROL PLAN**

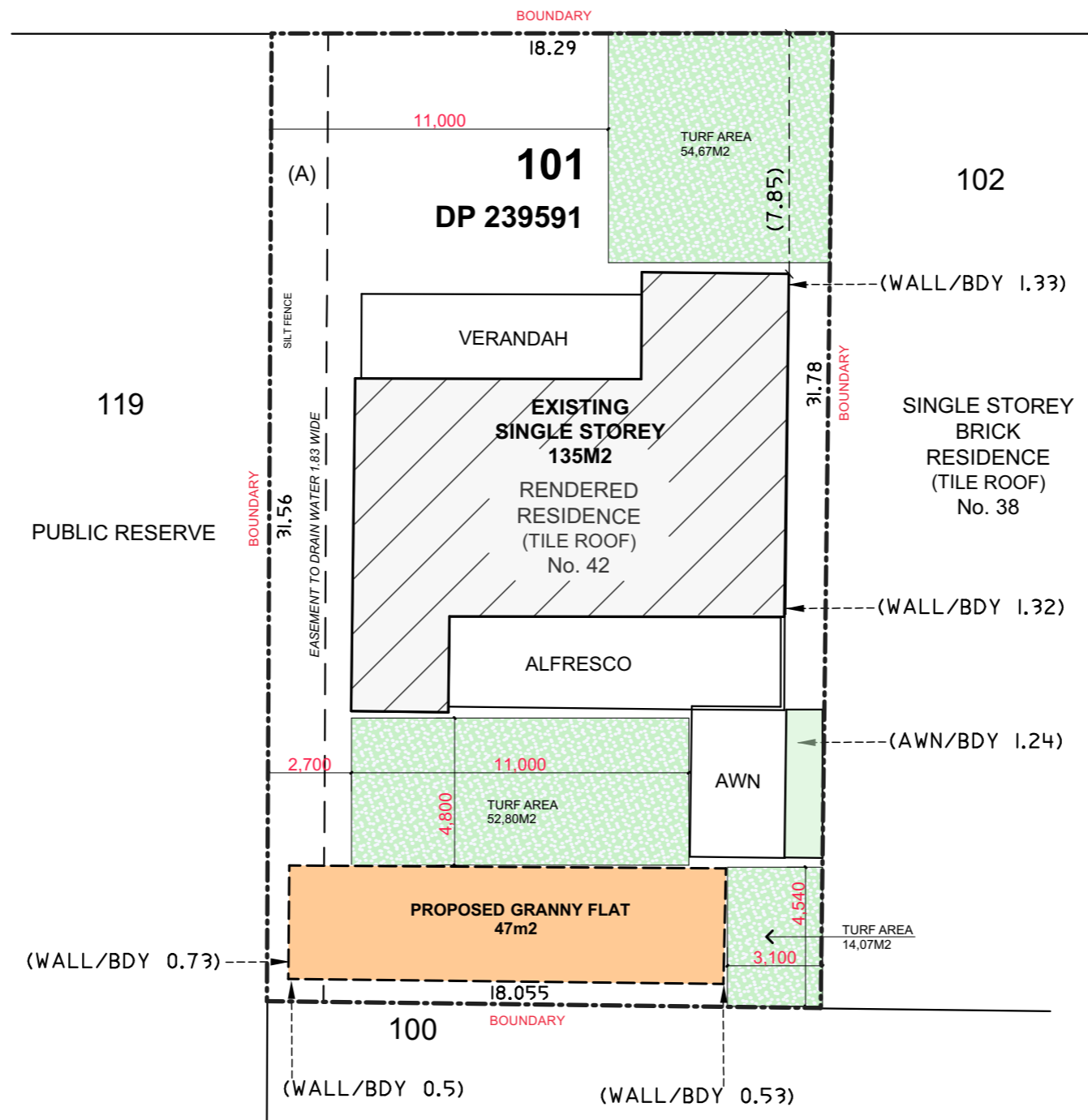
DATE : 20/09/2025

SCALE : AS SHOWN @A3

**DA02**



ALLINGHAM STREET



LANDSCAPE PLAN  
SCALE 1:200

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DEVELOPMENT APPLICATION

ISSUES	AMENDMENT	DATE

42 ALLINGHAM ST



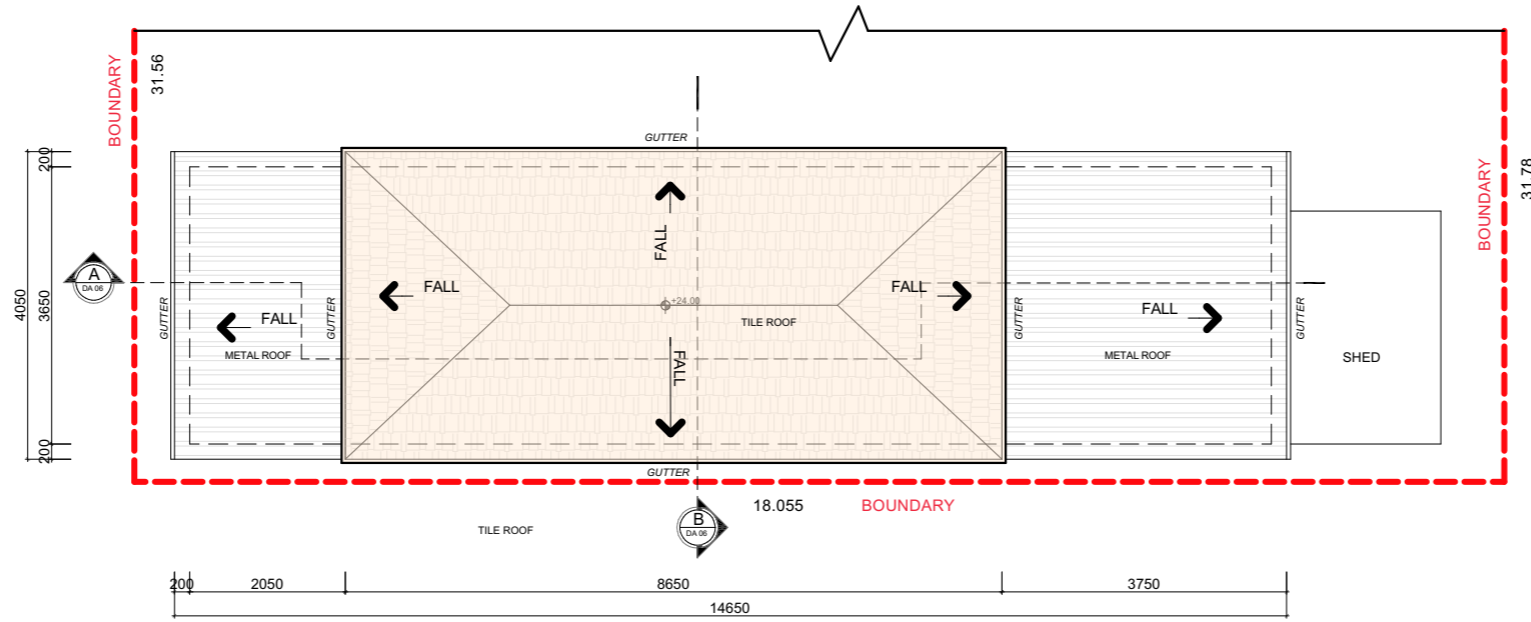
KEY MAP

LANDSCAPE PLAN

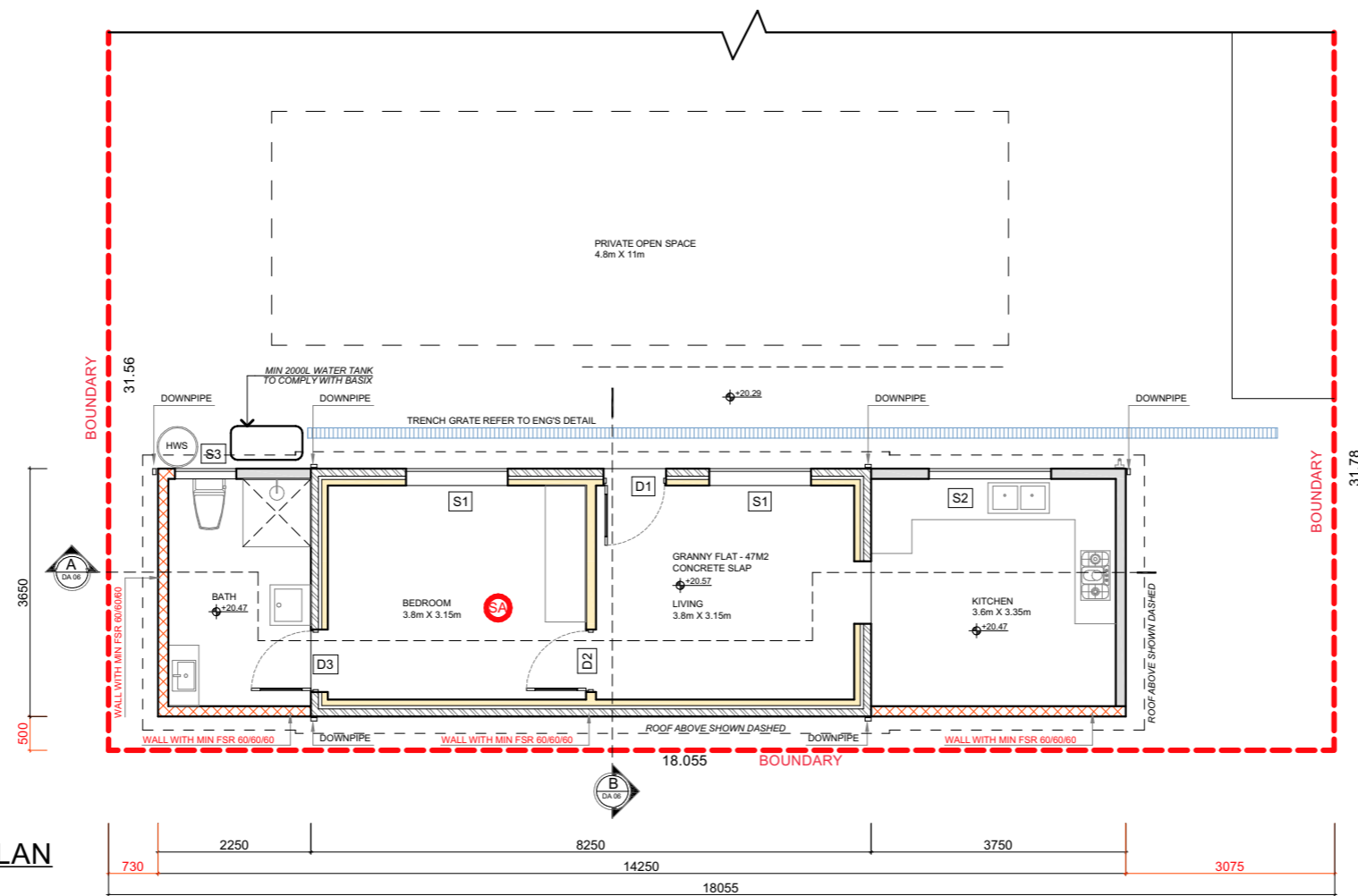
DATE : 20/09/2025

SCALE : AS SHOWN @A3

DA03



**ROOF PLAN**  
SCALE 1:100



**GROUND FLOOR PLAN**  
SCALE 1:100

- SMOKE ALARM
- WALL CLADDING
- WALL BRICK VENEER - RENDERED
- WALL CLADDING WITH FRL 60/60/60

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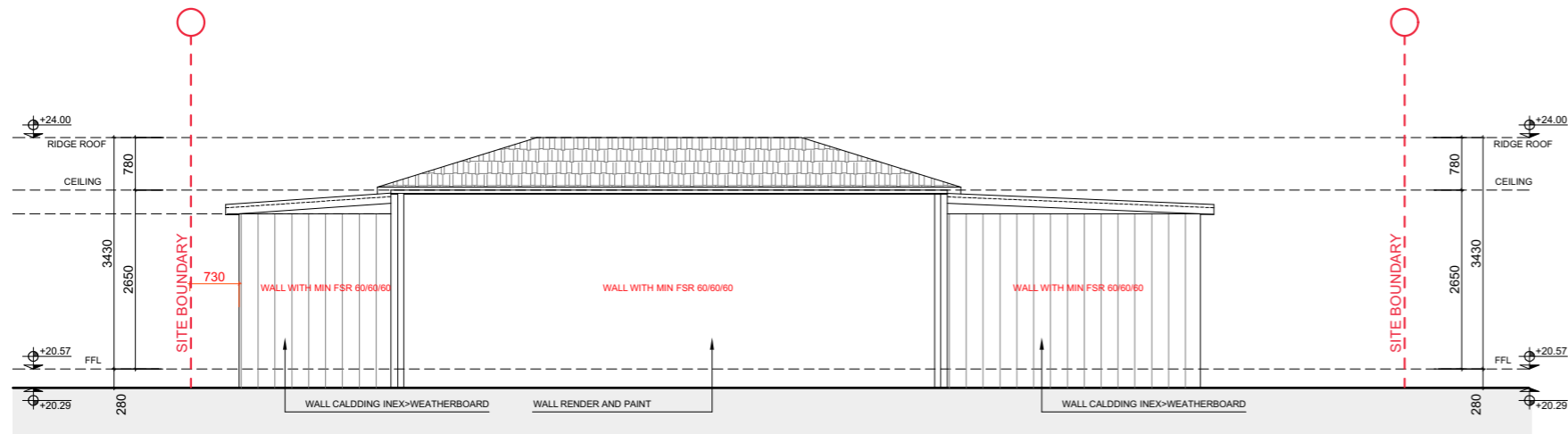


**G.FLOOR PLAN & ROOF PLAN**

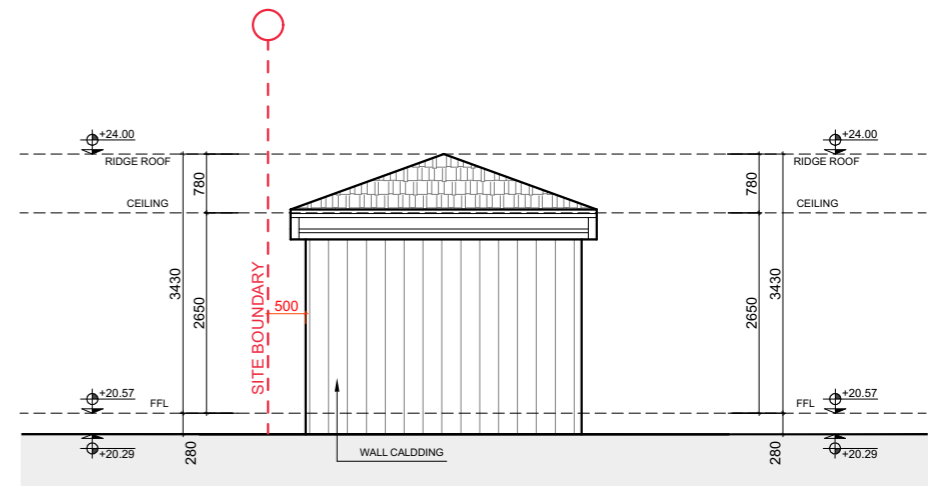
DATE : 20/09/2025

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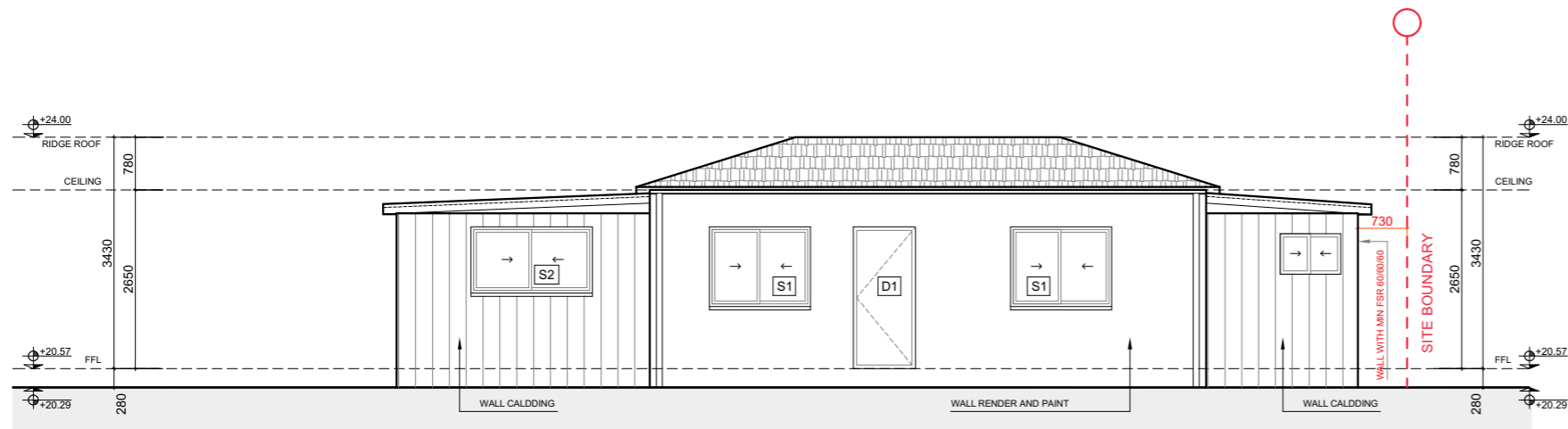
**DA04**



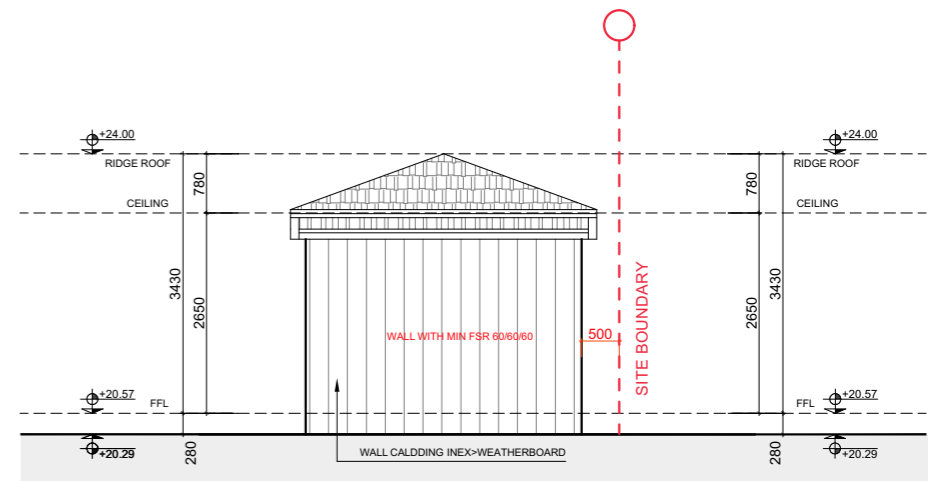
**SOUTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

**PRILIMINARY**  
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ISSUES	AMENDMENT	DATE

42 ALLINGHAM ST



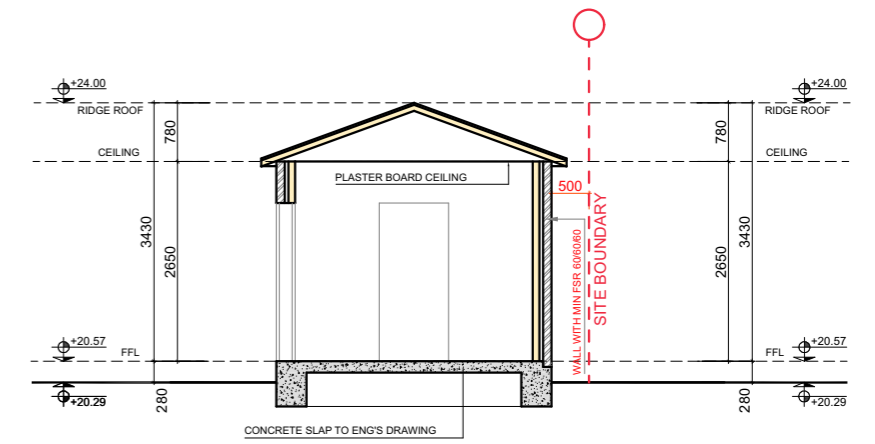
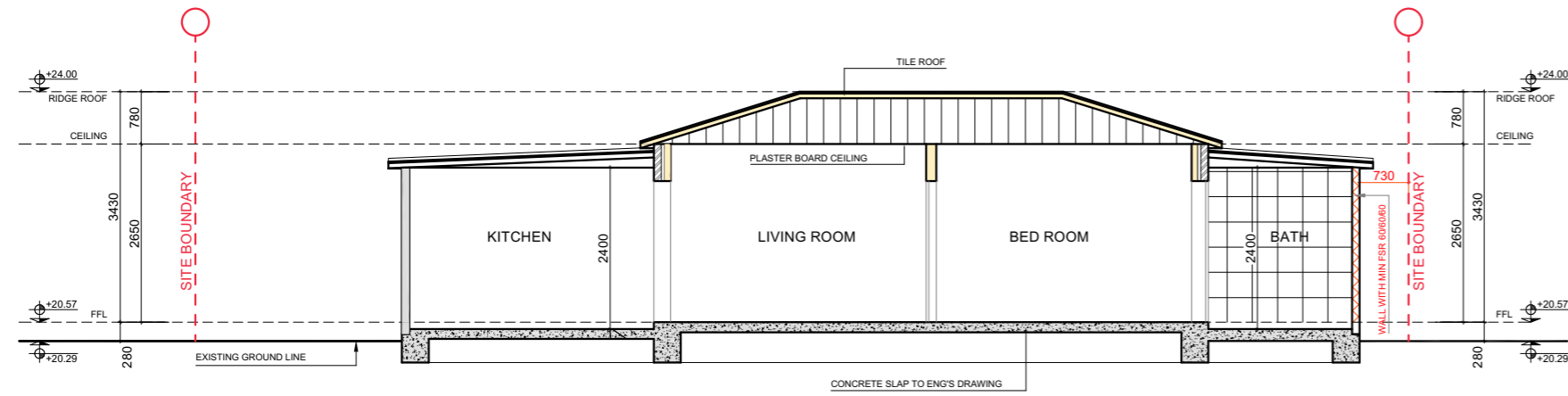
KEY MAP

ELEVATIONS

DATE : 20/09/2025




SCALE : AS SHOWN @A3

DA05



**SECTION A - A**  
SCALE 1:100

**SECTION B - B**  
SCALE 1:100

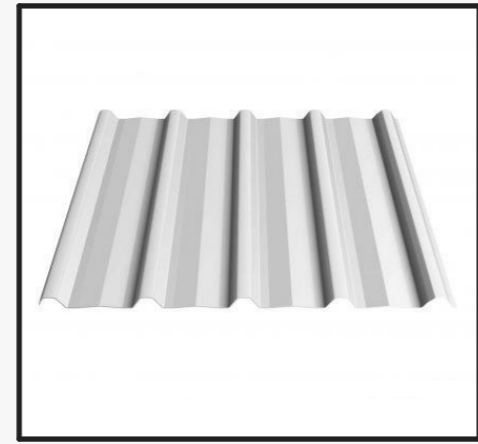
-  WALL CLADDING
-  WALL BRICK VENEER - RENDERED
-  WALL CLADDING WITH FRL 60/60/60

**PRILIMINARY**  
NOT FOR CONSTRUCTION

**MATERIAL SCHEDULE**



1- Monier Concrete Roof Tile  
Barrumundi



2- Lysaght Metal Roof  
or Similar




3 - Exterior Paint - Finish  
Dulux Lexicon or Similar



4 - uPVC Frame Window - Finish  
Tropical White or Similar

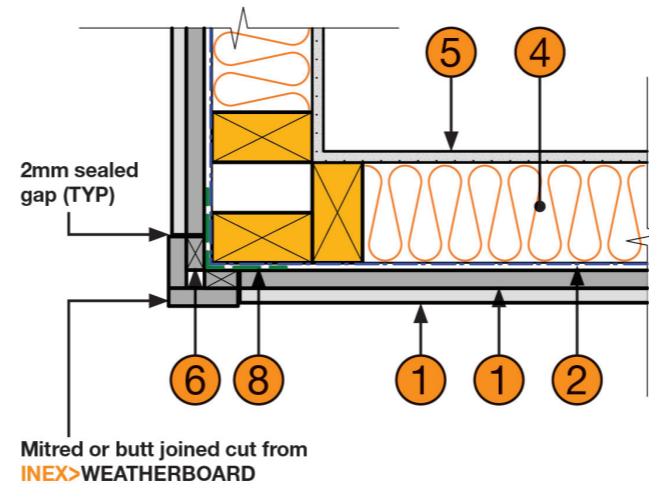
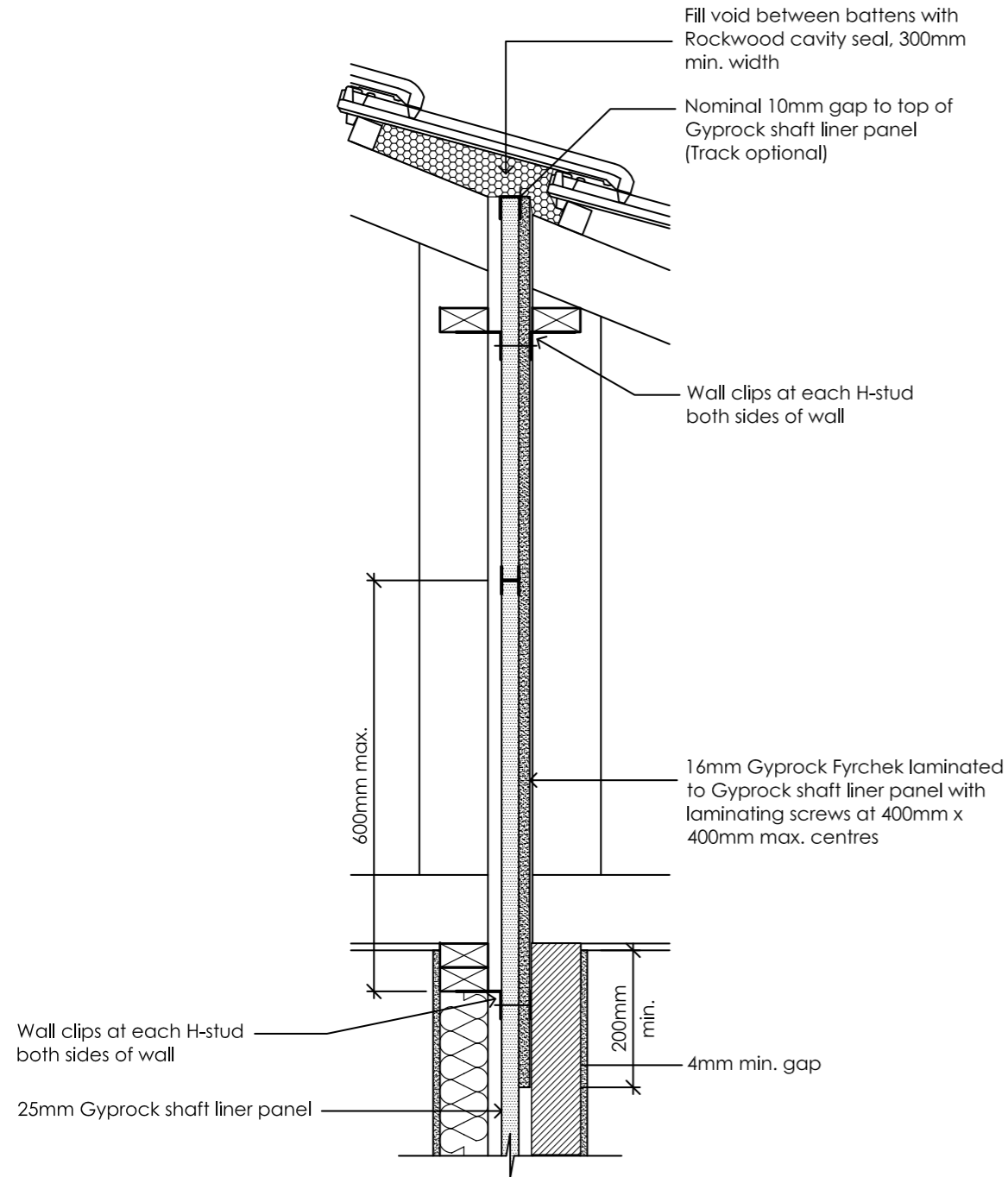


5 - Vinyl Vertical Cladding - Finish  
Colonial White or Similar

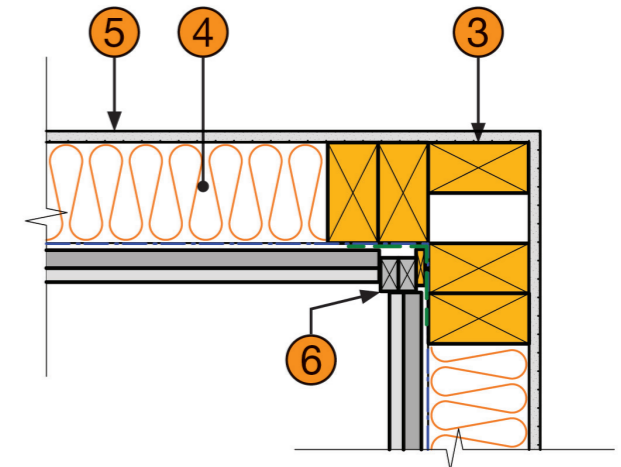
CLIENT NAME : <b>MIA TRAN</b>  PROJECT NUMBER : 09/2025	PROJECT ADDRESS : 42 ALLINGHAM STREET - CONDELL PARK - NSW 2200  DRAWN BY : ANH TUAN HOANG	DEVELOPMENT APPLICATION			42 ALLINGHAM ST  KEY MAP	<b>SECTIONS</b>	
		ISSUES	AMENDMENT	DATE		DATE : 20/09/2025 SCALE : AS SHOWN @A3	<b>DA06</b>

# INEX > WEATHERBOARD™

## TIMBER FRAME FRL 60/60/60 CORNER OPTIONS



**TF 01** EXTERNAL CORNER FRL & BAL-FZ



**TF 02** INTERNAL CORNER FRL & BAL-FZ

- 1 INEX > WEATHERBOARD 3000x190x16
- 2 Any breathable sarking
- 3 Timber studs at Max. 600mm centres to AS 1684
- 4 Insulation (Min. R2.5 glasswool required to deliver FRL 60/60/60)

- 5 Min. 10mm thick standard grade plasterboard
- 6 30mm x 16mm INEX > STARTERTRIM (cut from INEX > BOARDS)
- 7 8g Min. class 3 galvanised self driller counter sinking screws
- 8 Proprietary corner flashing

**FIRE RATED WALL DETAIL AT ROOF JUNCTION**

SCALE 1:10

**FIRE WALL DETAIL**

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ANH TUAN HOANG

DEVELOPMENT APPLICATION

ISSUES	AMENDMENT	DATE

42 ALLINGHAM ST



KEY MAP

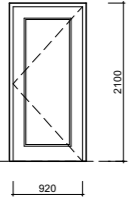
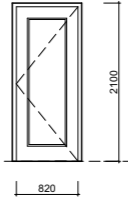
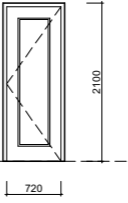
FIRE WALL DETAILS

DATE : 20/09/2025

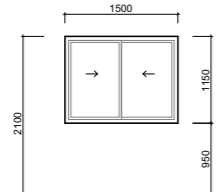
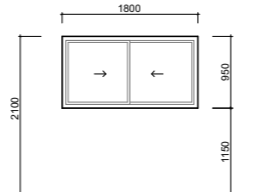
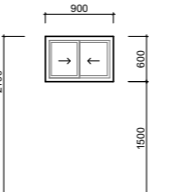
SCALE : AS SHOWN @A3

DA07


## DOOR SCHEDULE

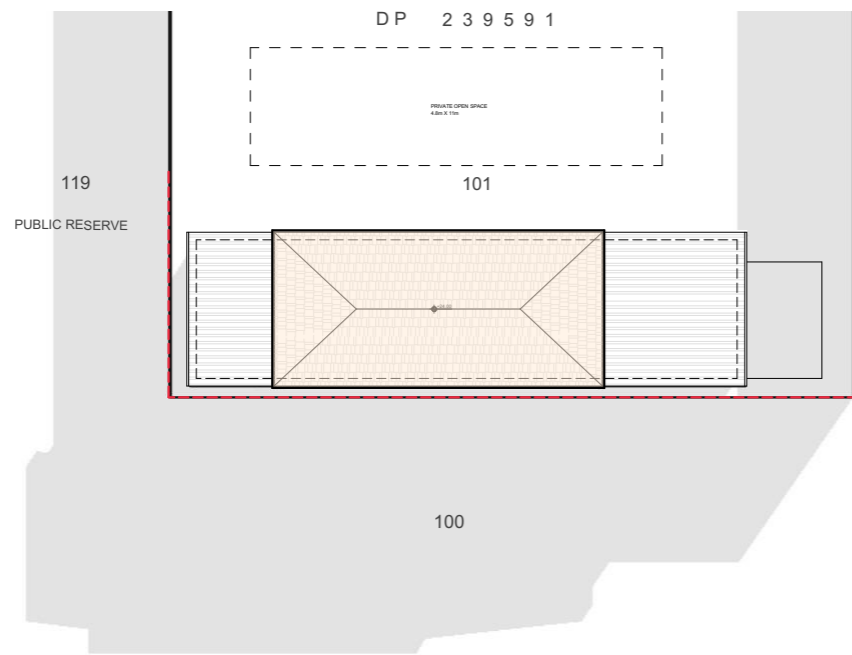
ID NUMBER	D1	D2	D3	
STYLE	SINGLE DOOR	SINGLE DOOR	SINGLE DOOR	
MATERIAL	WOOD	WOOD	WOOD	
HEIGHT	2100	2100	2100	
WIDTH	920	820	720	
QUANTITY	01	01	01	
ELEVATION				

## WINDOW SCHEDULE

ID NUMBER	S1	S2	S3	
STYLE	HORIZONTAL SLIDE	HORIZONTAL SLIDE	HORIZONTAL SLIDE	
MATERIAL	ALU/GLASS	ALU/GLASS	ALU/GLASS	
HEIGHT	950	1150	1500	
WIDTH	1500	1800	900	
QUANTITY	02	01	01	
ELEVATION				

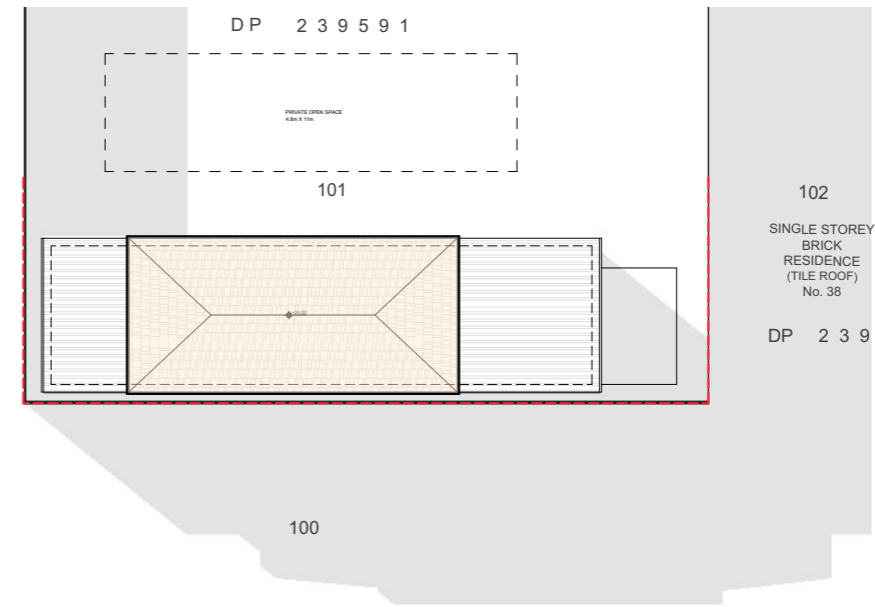
PRILIMINARY  
NOT FOR CONSTRUCTION

	CLIENT NAME : <b>MIA TRAN</b>	PROJECT ADDRESS : 42 ALLINGHAM STREET - CONDELL PARK - NSW 2200	DEVELOPMENT APPLICATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">ISSUES</th> <th style="width: 60%;">AMENDMENT</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	ISSUES	AMENDMENT	DATE										42 ALLINGHAM ST  KEY MAP	<b>DOOR &amp; WINDOW SCHEDULE</b> DATE : 20/09/2025 SCALE : AS SHOWN @A3	DA08
ISSUES	AMENDMENT	DATE																
	PROJECT NUMBER : 09/2025	DRAWN BY : ANH TUAN HOANG																



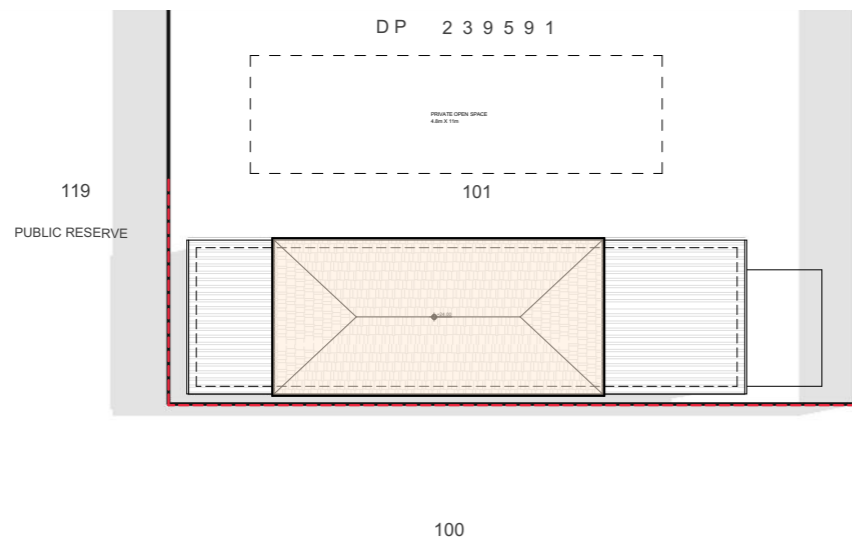
**WINTER SOLSTICE 9am - 21 June**  
SCALE 1:200

102  
SINGLE STOREY  
BRICK  
RESIDENCE  
(TILE ROOF)  
No. 38  
DP 2 3 9 5 9 1



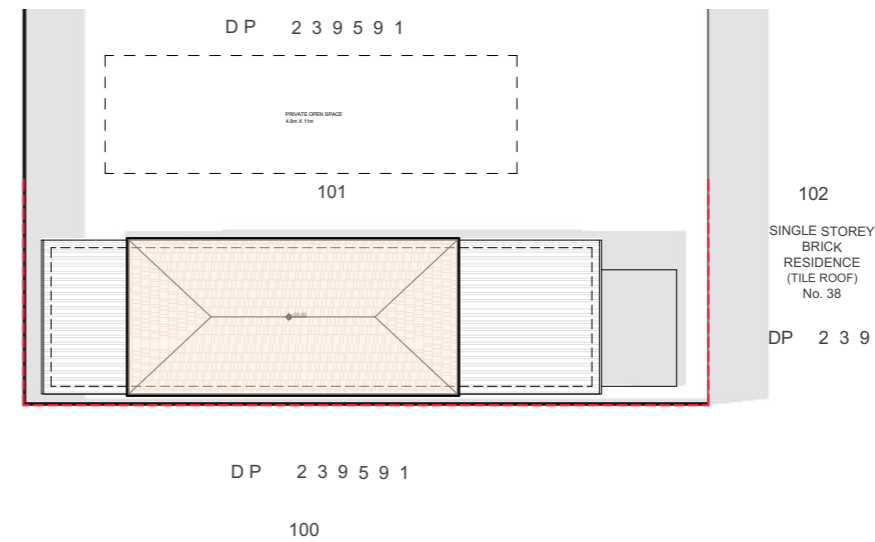
**WINTER SOLSTICE 3pm - 21 June**  
SCALE 1:200

102  
SINGLE STOREY  
BRICK  
RESIDENCE  
(TILE ROOF)  
No. 38  
DP 2 3 9 5 9 1



**SUMMER SOLSTICE 9am - 21 December**  
SCALE 1:200

102  
SINGLE STOREY  
BRICK  
RESIDENCE  
(TILE ROOF)  
No. 38  
DP 2 3 9 5 9 1



**SUMMER SOLSTICE 3pm - 21 December**  
SCALE 1:200

102  
SINGLE STOREY  
BRICK  
RESIDENCE  
(TILE ROOF)  
No. 38  
DP 2 3 9 5 9 1

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DEVELOPMENT APPLICATION

ISSUES	AMENDMENT	DATE

42 ALLINGHAM ST



KEY MAP

SHADOW DIAGRAMS

DATE : 20/09/2025

SCALE : AS SHOWN @A3

DA09



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ISSUES	AMENDMENT	DATE

42 ALLINGHAM ST



KEY MAP

BASIX REQUIREMENTS

DATE : 20/09/2025

SCALE : AS SHOWN @A3

DA10