

PROPOSED MULTI DWELLING HOUSING

1 MCPHERSON AVENUE
PUNCHBOWL NSW 2196
LOT 2 DP536605



GENERAL NOTES

- Architectural plans to be read in conjunction with detailed survey plan prepared by a registered surveyor
- All dimensions are in millimeters unless noted otherwise
- Dimensions are taken from wall or brick face, not plaster, render or other finish face
- Verify location of services on site prior to construction.

Materials:
Floors:
- Ground Floor reinforced concrete slab to engineer's details
- First Floor reinforced concrete slab construction to engineer's details
- Internal floor finishes to be selected
Walls:
- External walls on ground and first floor are generally 250mm brick veneer
- Internal walls are generally 90mm timber stud
Note: provide construction joints and articulation joints as required.
Construction joints to engineer's details

Recycled Plantation Timbers:
Use only suitable plantation timbers selected from timbers listed in local council specifications
- Any timber framing to comply with AS 1684.

Termite Protection:
Install physical barriers for termite protection to comply with the NCC and AS 3660.1 - 2014

Balustrades:
Continuous balustrades or other barriers will be provided and installed in accordance with the requirements (including design and location) of Part 3.9 of the BCA- Housing Provisions.
All treads, internal or external, or nosings of a stairway to comply with slip-resistance classification of (AS 4586-2013 and Table 3.9.1.3 of the BCA).

Stairs:
Stairway head height clearance- minimum 2000mm in accordance with current NCC

Pool & Fencing:
Install pool fencing to comply with Swimming Pools Act 1992 and AS 1926 and the NCC. Pool fence to be no less than 1.2m high and be fitted with a latching device not readily openable by a young child and constructed to automatically close and latch.
☐ Swimming pool overflow to connect to sewer.
☐ Pool pump & filter in soundproof enclosure, enclosure to be 1m high.

Smoke Alarm:
Install smoke alarm system to comply with NCC and AS 3786

Electrical
All electrical works to comply with AS/NZS 3000

Landscaping:
Refer to plan and details prepared by the Landscape Architect

Mechanical Ventilation:
Provide mechanical ventilation where necessary to comply with the NCC

Windows:
Windows to comply with AS 2047. Glazing to comply with the NCC and AS 1288. Restrictors to be fitted to all openable windows with a sill height less than 1.7m above adjacent ground level in accordance with the NCC

Tiles:
Tiles to comply with AS 3958.1

Ramp:
Ramp to comply with AS 2890.1

Reinforced Concrete Slabs, Footings, Lintels and Beams:
To future structural engineer's details.

Stormwater:
Stormwater and drainage identified on the architectural plans are indicative only. Refer to hydraulic plans for details.
Guttering to comply with the NCC and AS 3500. Downpipe locations to comply with AS 3500. Install rainwater tank to BASIX specifications.

NCC COMPLIANCE

Comply with the National Construction Code 2022, Volume Two and Volume Three: Plumbing and Drainage

DEVELOPMENT DATA

CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023
CANTERBURY - BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
LOT 2 SITE AREA: 1453.0m²

UNIT 1
PROPOSED GROUND FLOOR: 60.50m²
PROPOSED FIRST FLOOR: 71.01m²
PROPOSED TOTAL FLOOR AREA: 131.51m²

UNIT 2
PROPOSED GROUND FLOOR: 44.27m²
PROPOSED FIRST FLOOR: 61.05m²
PROPOSED TOTAL FLOOR AREA: 105.32m²

UNIT 3
PROPOSED GROUND FLOOR: 51.45m²
PROPOSED FIRST FLOOR: 67.69m²
PROPOSED TOTAL FLOOR AREA: 119.14m²

UNIT 4
PROPOSED GROUND FLOOR: 40.33m²
PROPOSED FIRST FLOOR: 60.93m²
PROPOSED TOTAL FLOOR AREA: 101.26m²

UNIT 5
PROPOSED GROUND FLOOR: 111.95m²
PROPOSED TOTAL FLOOR AREA: 111.95m²

PROPOSED FLOOR AREA:
PERMITTED MAX. FLOOR AREA: 726.5m²
(FSR 0.5:1)
PROPOSED TOTAL FLOOR AREA: 569.18m² (0.392:1)

SETBACKS
FRONT SETBACK: 6m
REAR SETBACK: 3.33m
SIDE SETBACK: 2.5m

BUILDING HEIGHT
PERMITTED MAX. BUILDING HEIGHT: 8.5m - Complies

DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	CURRENT REVISION
A001	COVER PAGE	11.05.26	N
A002	SEDIMENT & SOIL EROSION PLAN	17.02.26	F
A003	EXISTING / DEMOLITION PLAN	17.02.26	B
A004	SITE ANALYSIS PLAN	17.02.26	F
A005	BASIX - 1	28.04.26	A
A006	BASIX - 2	28.04.26	A
A100	SITE PLAN	28.04.26	M
A101	GROUND FLOOR PLAN (UNIT 1 - 3)	28.04.26	M
A102	FIRST FLOOR PLAN (UNIT 1 - 3)	28.04.26	M
A103	GROUND FLOOR PLAN (UNIT 4 & 5)	28.04.26	O
A104	FIRST FLOOR PLAN (UNIT 4 & 5)	28.04.26	M
A201	BUILDING SECTIONS - SHEET 1	28.04.26	H
A202	BUILDING SECTIONS - SHEET 2	28.04.26	H
A203	BUILDING SECTION - SHEET 3	28.04.26	H
A300	STREETSCAPE ELEVATION	11.05.26	A
A301	ELEVATIONS - SHEET 1	28.04.26	J
A302	ELEVATIONS - SHEET 2	28.04.26	J
A303	ELEVATIONS - SHEET 3	28.04.26	K
A304	ELEVATIONS - SHEET 4	28.04.26	J
A501	3D PERSPECTIVE VIEWS	17.02.26	H
A601	PROPOSED WINTER SOLSTICE SHADOW DIAGRAM	17.02.26	E
A602	PROPOSED EQUINOX SHADOW DIAGRAM	17.02.26	E

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	M	28.04.26	UPDATED BASIX								
	L	17.02.26	REISSUE FOR DA								
	K	10.03.25	REVISED EXTERNAL WALLS								
	J	14.02.25	REVISED DA								
	ISSUE	DATE	REVISION								



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A	11.05.26	REISSUE NOTIFICATION PLAN & STREET ELE																
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