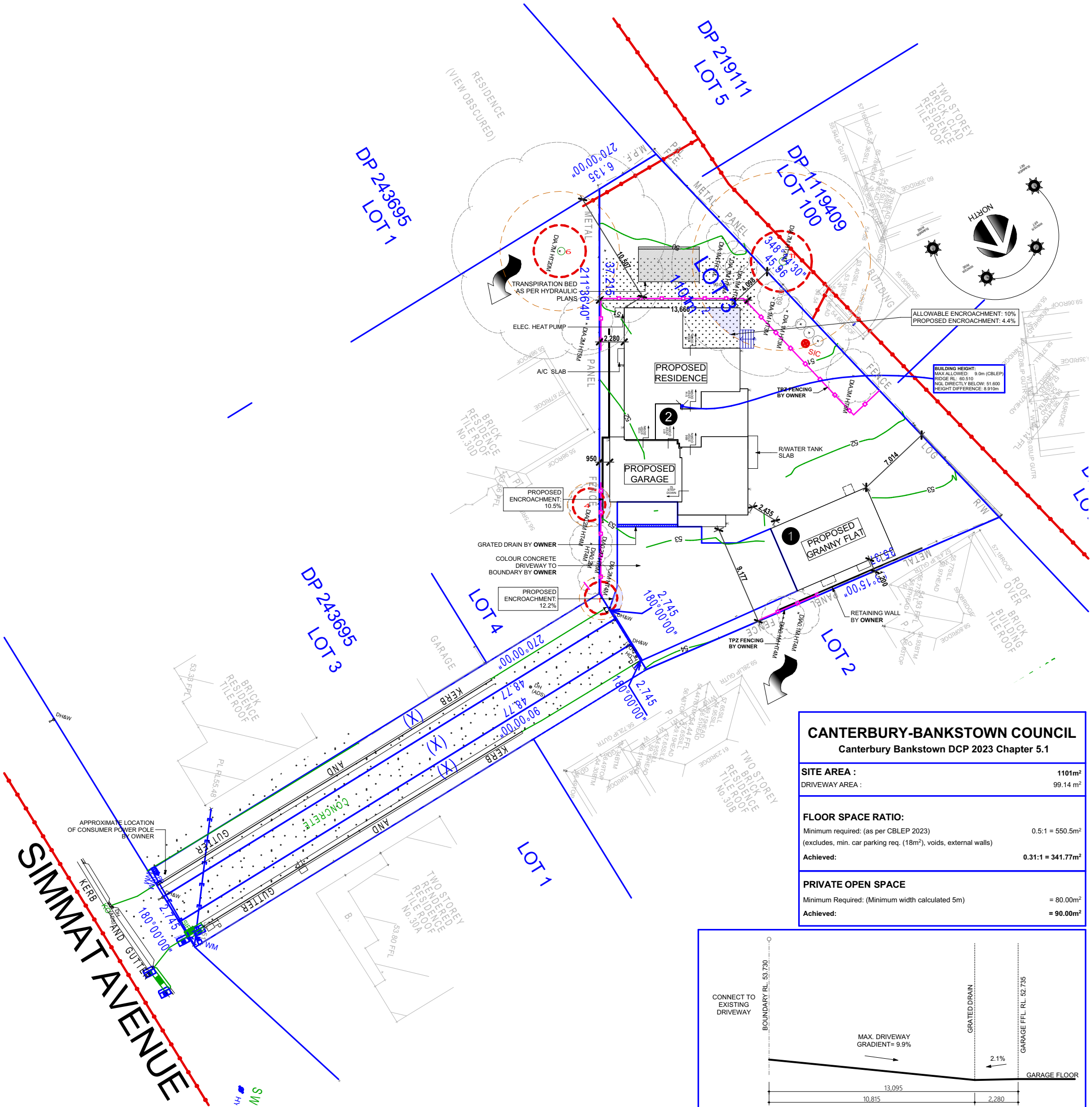
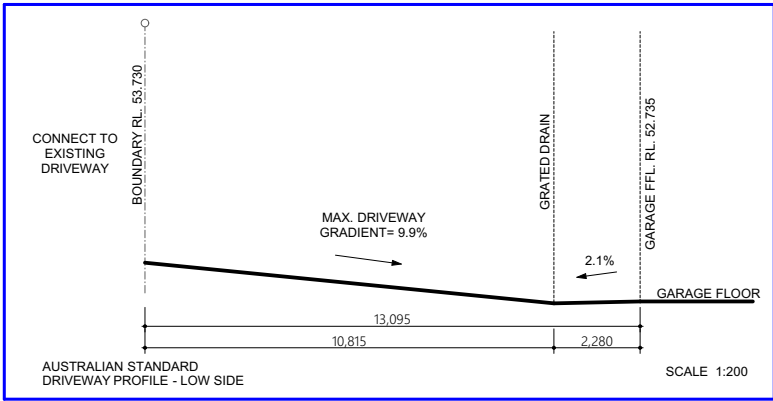


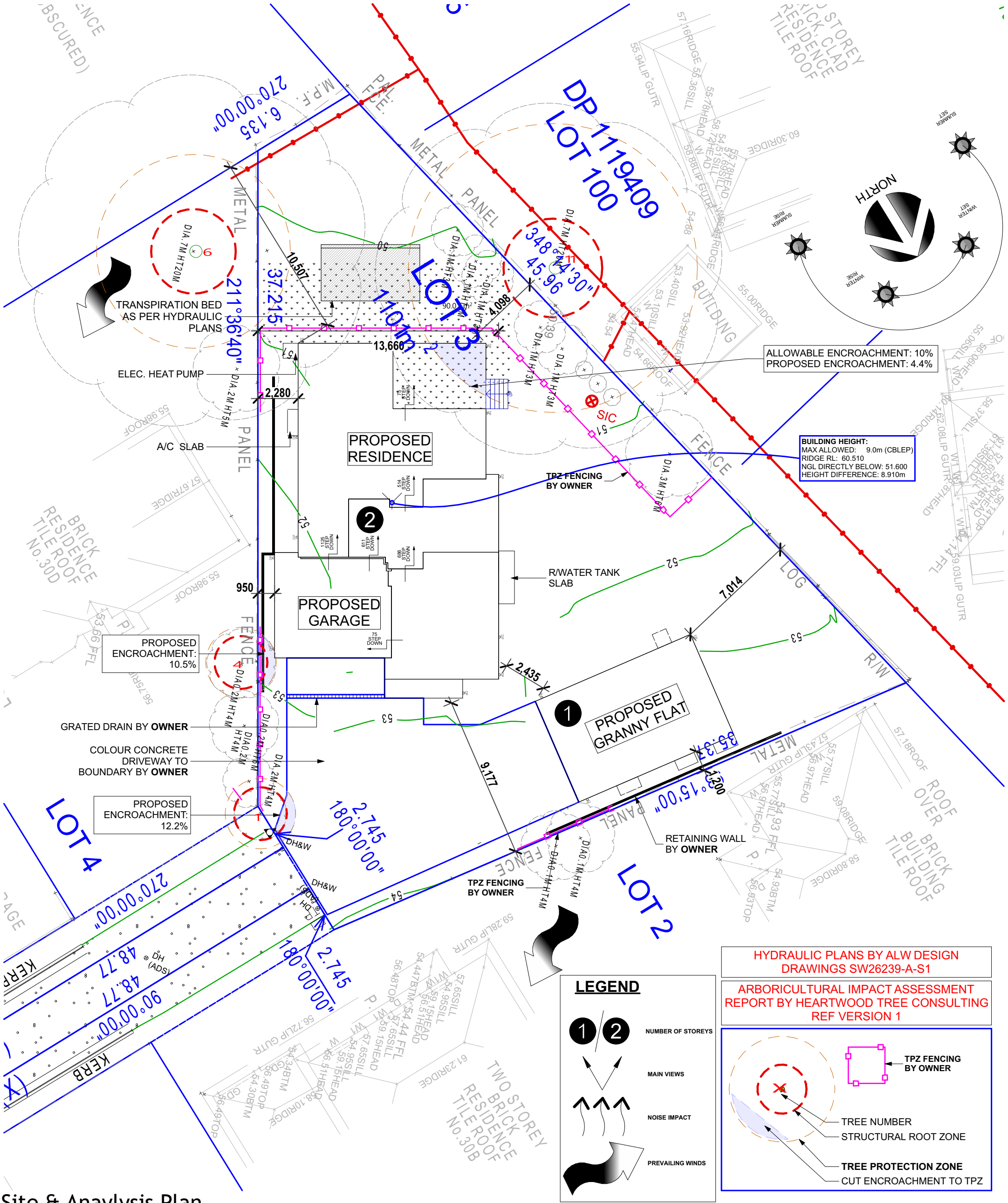


CANTERBURY-BANKSTOWN COUNCIL	
Canterbury Bankstown DCP 2023 Chapter 5.1	
SITE AREA :	1101m ²
DRIVEWAY AREA :	99.14 m ²
FLOOR SPACE RATIO:	
Minimum required: (as per CBLEP 2023)	0.5:1 = 550.5m ²
(excludes, min. car parking req. (18m ²), voids, external walls)	
Achieved:	0.31:1 = 341.77m ²
PRIVATE OPEN SPACE	
Minimum Required: (Minimum width calculated 5m)	= 80.00m ²
Achieved:	= 90.00m ²



Location Plan

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:			
Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 Licence: 244242C	
Alesha Tiara Pamungkas				A	MM	25.03.26	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS							
SITE ADDRESS: Lot 3, 30c Simmat Avenue, Condell Park, DP - 576906				B	SS	16.04.26	Presentation Plans	- SALINITY CLASSIFICATION: A1 NON-SALINE							
				C	SS	30.04.26	Live Presentation Plans								
HOUSE NAME: Astoria 39R + Granny Flat				D	TR	03.06.26	Variation 2	FLOOD PRONE LAND							
				E	TR	17.06.26	Internal Amendments								
FACADE: Brighton				F	MM	22.06.26	Submission Plans	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE							
				G	TR	24.06.26	Internal Amendments								
INCLUSION Better Luxury				SCALE 1:350	JOB # 1227-PAM	H	MM	07.07.26	Submission Plans Continued	SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.				SURVEY KEY	
				I	MM	09.07.26	Eng Check								
PROMOTION Opulence				SHEET 3 of 14	K	-	-	-	WIND N2	SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGEMENT: DA/CC			
				L	-	-	-								
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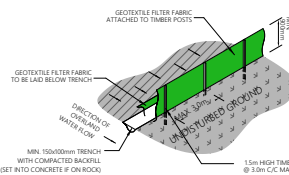


Site & Anaylsis Plan

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Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 Licence: 244242C	
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				I	MM	07.07.26	Submission Plans Continued								
INCLUSION	SCALE	JOB #	I	MM	09.07.26	Eng Check	WIND N2				SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGE: DA/CC		
Better Luxury	1:200	1227-PAM	J	-	-	-									
PROMOTION	SHEET	K	-	-	-	-									
Opulence	4 of 14	L	-	-	-	-									
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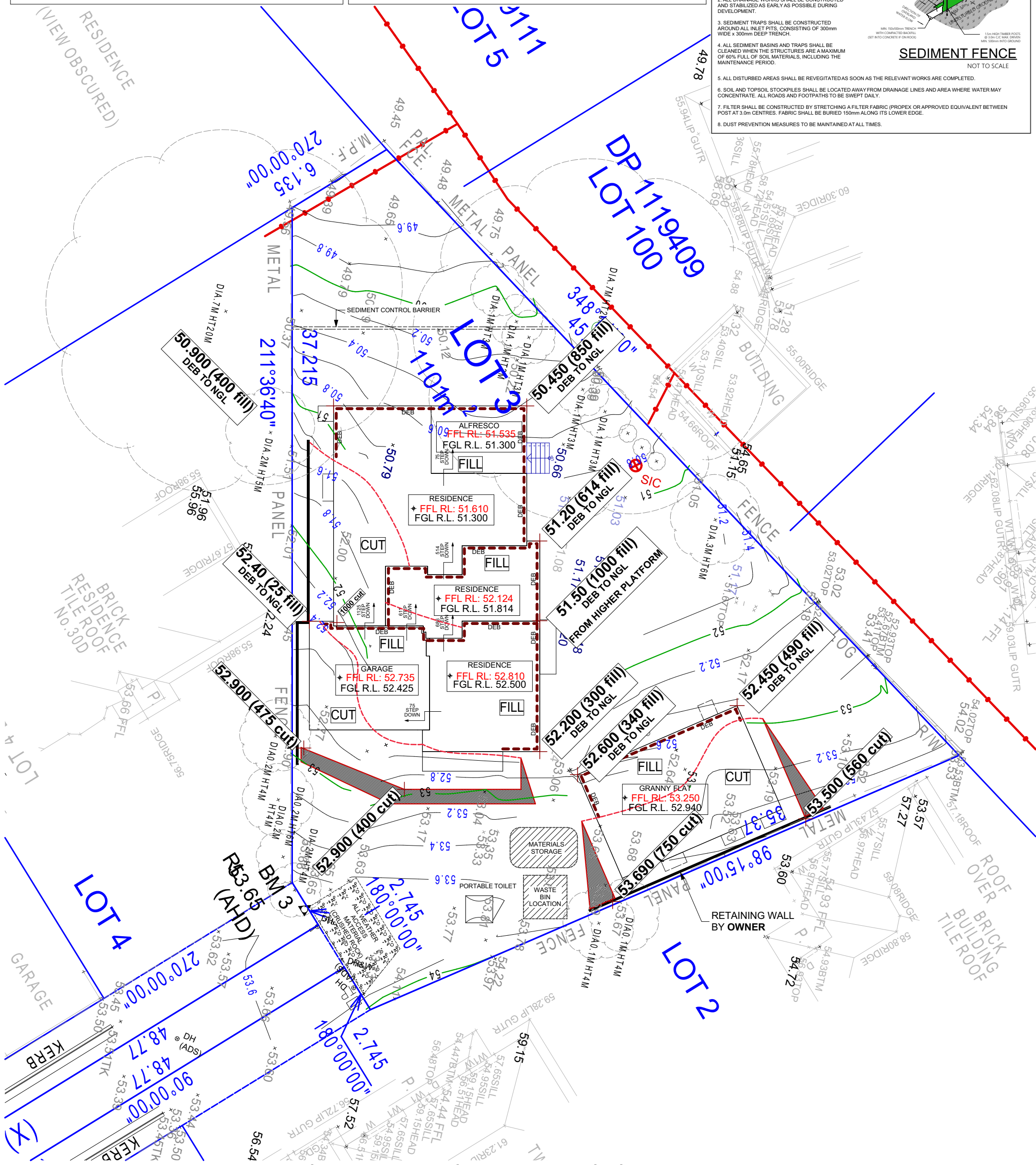
NOTE:
TEMPORARY SECURITY FENCING
TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT
PUBLIC ACCESS ONTO SITE.

-
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm wide x 300mm deep TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.
- GEOTEXTILE FILTER FABRIC ATTACHED TO TREHNER POSTS
- GEOTEXTILE FILTER FABRIC TO BE Laid BELOW TRENCH
- FOOTPATH AND WATER
- MIN. 1500mm TRENCH WITH COMPACTED BACKFILL (SET IN/2 CONCRETE IF ON ROAD)
- 150mm HIGH TRENCH @ 150mm CGC MAX
- MIN. 1500mm TRENCH
- 150mm HIGH TRENCH @ 150mm CGC MAX
- MIN. 1500mm TRENCH
- ## SEDIMENT FENCE
- NOT TO SCALE

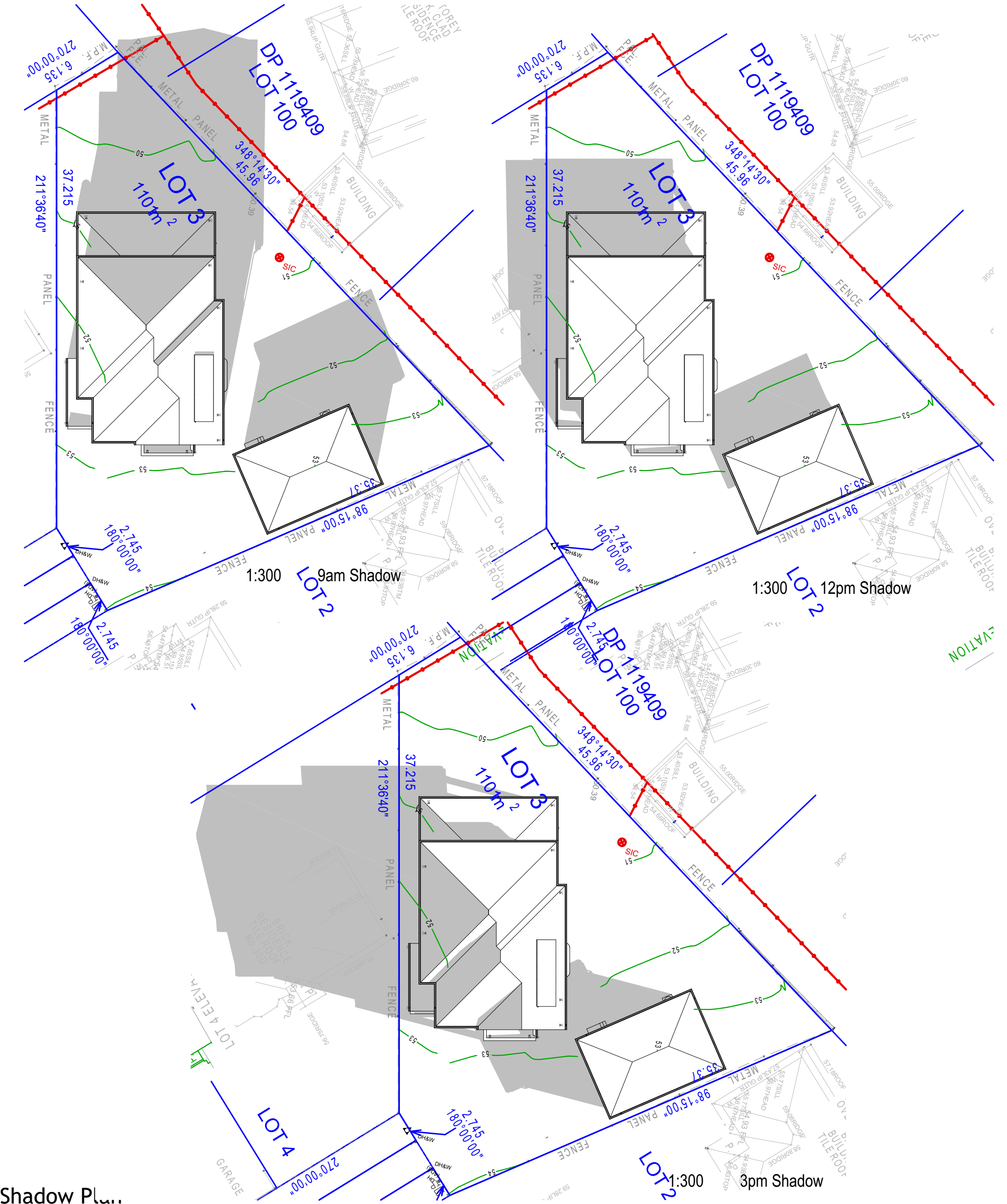


SEDIMENT FENCE

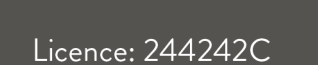
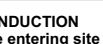
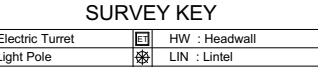
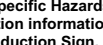
NOT TO SCALE



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Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	 ORIENTATION	 Licence: 244242C
Alesha Tiara Pamungkas				A	MM	25.03.26	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS - SALINITY CLASSIFICATION: A1 NON-SALINE FLOOD PRONE LAND					
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				D	TR	03.06.26	Variation 2						
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				F	MM	22.06.26	Submission Plans						
FACADE:				G	TR	24.06.26	Internal Amendments						
Brighton				H	MM	07.07.26	Submission Plans Continued						
INCLUSION	SCALE	JOB #		I	MM	09.07.26	Eng Check						
Better Luxury	1:200	1227-PAM		J	-	-	-						
PROMOTION	SHEET			K	-	-	-	WIND	SITE	SOIL	L.G.A: Canterbury Bankstown		
Opulence	5 of 14			L	-	-	-	N2	P	M	LODGEMENT: DA/CC		
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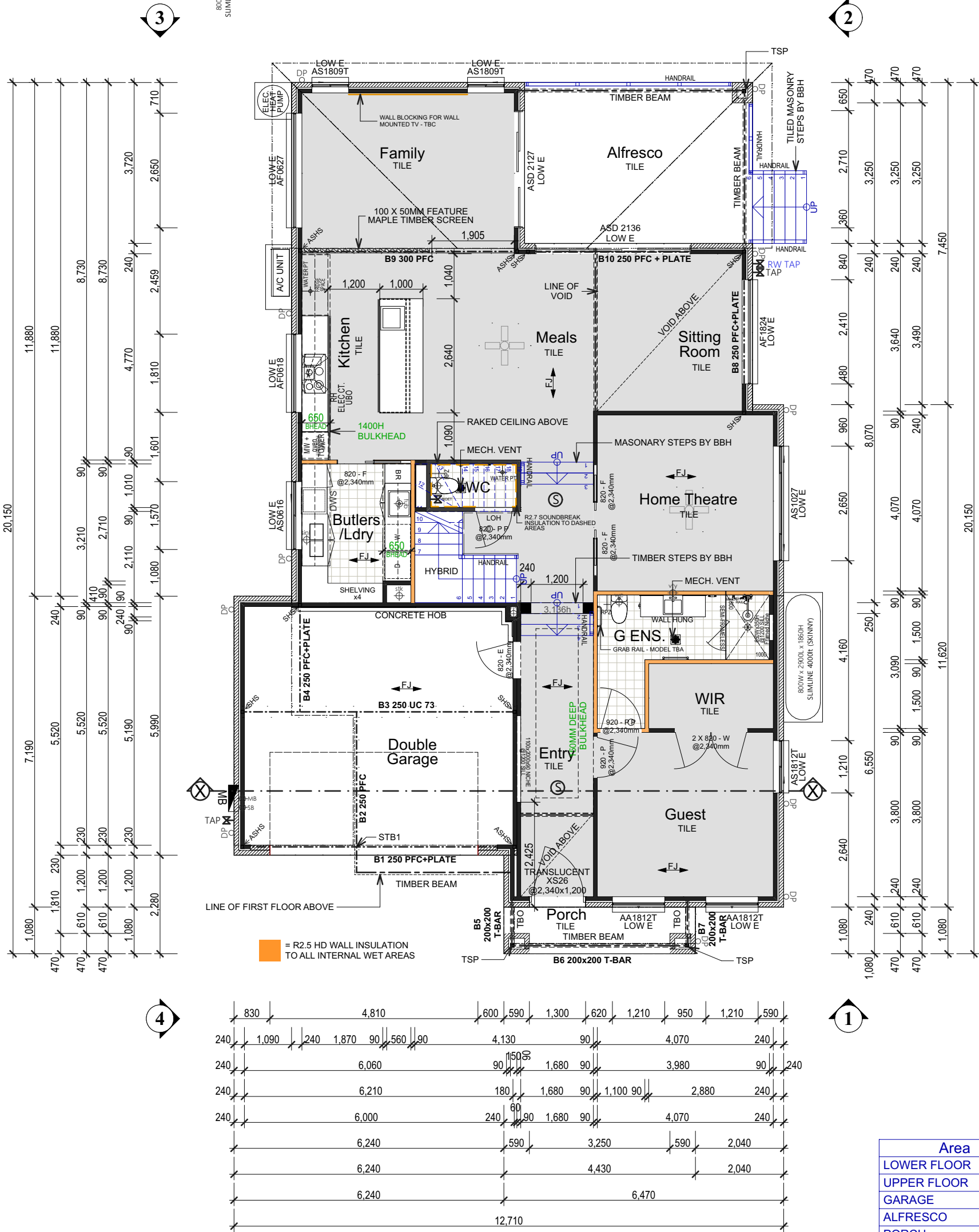
Shadow Plan

CLIENT DETAILS:				PLAN REVISION			SIGNATURE:				DATE:			
Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	 ORIENTATION	 Licence: 244242C		
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				C	SS	30.04.26	Live Presentation Plans							
				D	TR	03.06.26	Variation 2							
HOUSE NAME:				E	TR	17.06.26	Internal Amendments	FLOOD PRONE LAND		 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	 ORIENTATION	 Licence: 244242C		
Astoria 39R + Granny Flat				F	MM	22.06.26	Submission Plans							
FACADE:				G	TR	24.06.26	Internal Amendments							
				H	MM	07.07.26	Submission Plans Continued							
				Brighton									I	MM
INCLUSION	SCALE	JOB #		J	MM	09.07.26	Eng Check	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE		 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	 ORIENTATION	 Licence: 244242C		
Better Luxury	1:300	1227-PAM		J	-	-	-							
PROMOTION	SHEET			K	-	-	-							
Opulence	6 of 14			L	-	-	-	WIND	SITE	SOIL	L.G.A: Canterbury Bankstown	 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	 ORIENTATION	 Licence: 244242C
				N2	P	M	LODGE: DA/CC							
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LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

NOTES:

*2kW SOLAR PHOTOVOLTAIC SYSTEM
*900MM CEILING FANS BY OWNER



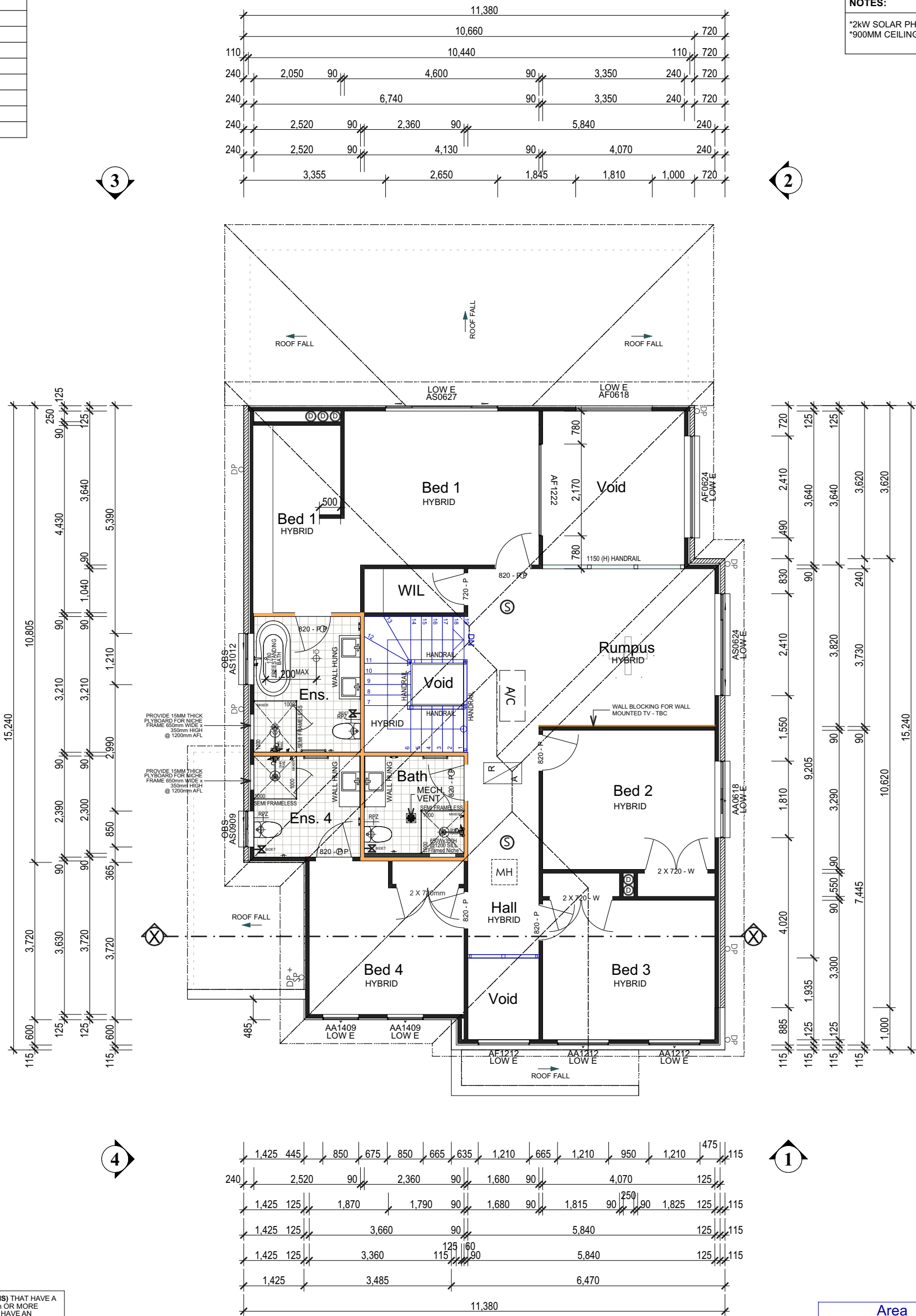
Ground Floor

CLIENT DETAILS:				PLAN REVISION			SIGNATURE:			DATE:																																						
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Brighton				H	MM	07.07.26	Submission Plans Continued																																									
INCLUSION	SCALE	JOB #		I	MM	09.07.26	Eng Check	WIND N2 SITE P SOIL M L.G.A: Canterbury Bankstown LODGEMENT: DA/CC			SURVEY KEY <table><tr><td>ET : Electric Turret</td><td>ET</td><td>HW : Headwall</td><td></td></tr><tr><td>LP : Light Pole</td><td>LP</td><td>LIN : Lintel</td><td></td></tr><tr><td>PP : Power Pole</td><td>PP</td><td>SLH : Sewer Lamphole</td><td>SLH</td></tr><tr><td>WC : Water Connection</td><td>WC</td><td>SMH : Sewer Manhole</td><td>SMH</td></tr><tr><td>WM : Water Meter</td><td>WM</td><td>SMS : Sewer Maint. Shaft</td><td>SMS</td></tr><tr><td>GM : Gas Meter</td><td>GM</td><td>TEL : Telecom Pit</td><td>TEL</td></tr><tr><td>SV : Stop Valve</td><td>SV</td><td>PC : Pram Crossing</td><td></td></tr><tr><td>HYD : Hydrant</td><td>HYD</td><td>VC : Vehicle Crossing</td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td>SWP</td><td>DH&W:Drillhole & Wing</td><td></td></tr></table>		ET : Electric Turret	ET	HW : Headwall		LP : Light Pole	LP	LIN : Lintel		PP : Power Pole	PP	SLH : Sewer Lamphole	SLH	WC : Water Connection	WC	SMH : Sewer Manhole	SMH	WM : Water Meter	WM	SMS : Sewer Maint. Shaft	SMS	GM : Gas Meter	GM	TEL : Telecom Pit	TEL	SV : Stop Valve	SV	PC : Pram Crossing		HYD : Hydrant	HYD	VC : Vehicle Crossing		SWP : Stormwater Pit	SWP	DH&W:Drillhole & Wing	
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PROMOTION	SHEET			K	-	-	-																																									
Opulence	7 of 14			L	-	-	-																																									
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LEGEND:	
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	SMOKE ALARM
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	STEEL POST
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NOTES:

*2kW SOLAR PHOTOVOLTAIC SYSTEM
*900MM CEILING FANS BY OWNER



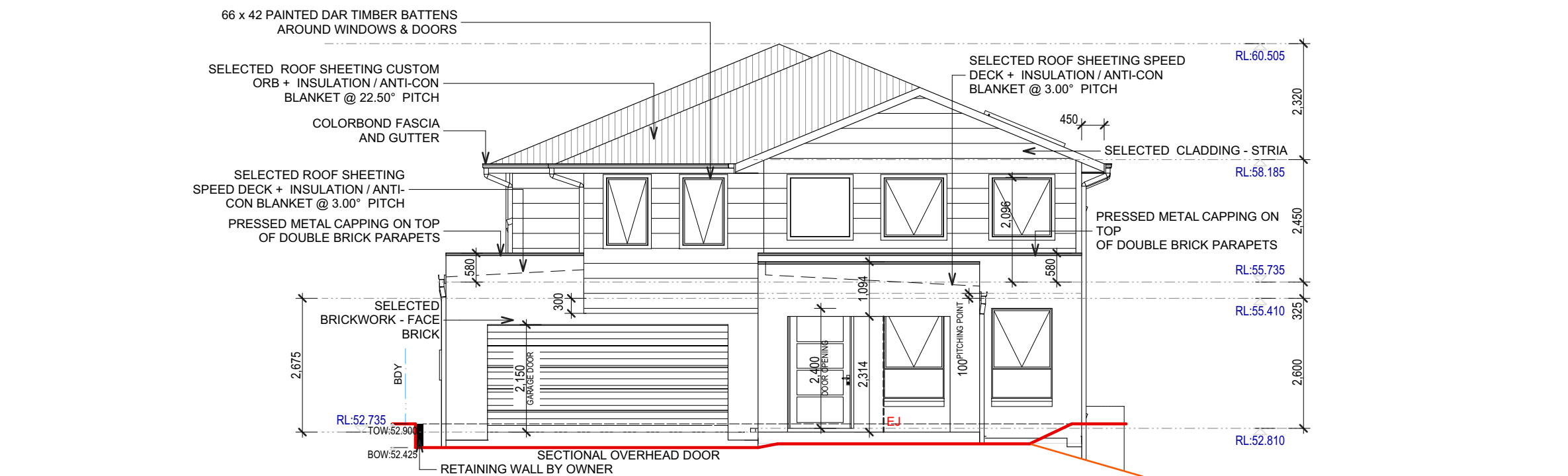
ALL WINDOWS (OTHER THEN BEDROOMS) THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 4m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2022 - D3029 PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS

ALL BEDROOM WINDOWS THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 2m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2022 - D3029 PROTECTION OF OPENABLE WINDOWS - BEDROOMS

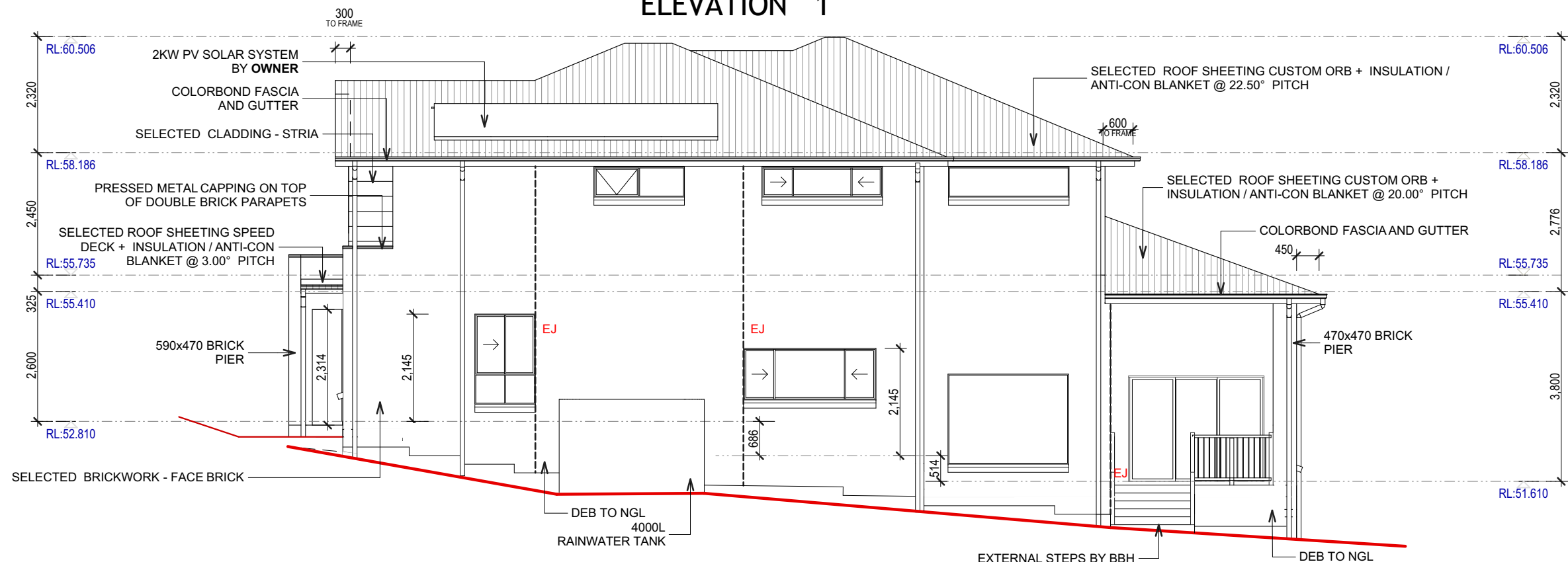
Area	m ²
LOWER FLOOR	156.72
UPPER FLOOR	161.99
GARAGE	37.41
ALFRESCO	19.60
PORCH	4.78
GRANNY FLAT	59.75
	440.25 m ²

First Floor

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:					
Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 Licence: 244242C			
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				I	MM	09.07.26	Eng Check										
PROMOTION Opulence				J	-	-	-	WIND N2				SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGEMENT: DA/CC			
SHEET 8 of 14				K	-	-	-										
				L	-	-	-	WIND N2				SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGEMENT: DA/CC			
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ELEVATION 1

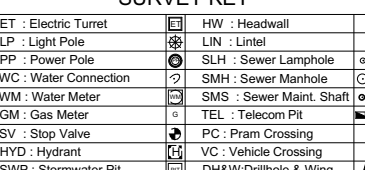


ELEVATION 2

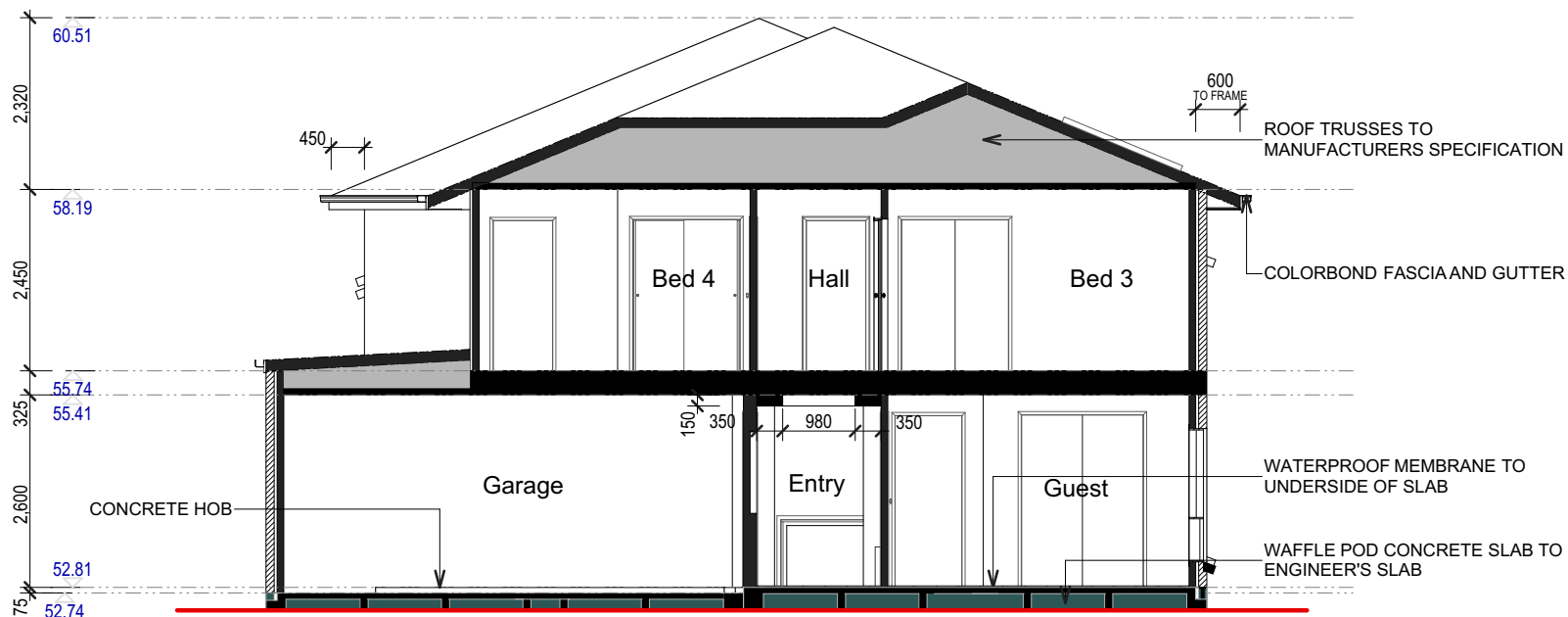
Elevation 1/2

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:							
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PROMOTION	SHEET		K	-	-	-													
Opulence	9 of 14		L	-	-	-					SURVEY KEY								
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Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	ORIENTATION	 Licence: 244242C
Alesha Tiara Pamungkas				A	MM	25.03.26	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS						
SITE ADDRESS: Lot 3, 30c Simmat Avenue, Condell Park, DP - 576906				B	SS	16.04.26	Presentation Plans	- SALINITY CLASSIFICATION: A1 NON-SALINE						
				C	SS	30.04.26	Live Presentation Plans							
HOUSE NAME: Astoria 39R + Granny Flat				D	TR	03.06.26	Variation 2	FLOOD PRONE LAND						
				E	TR	17.06.26	Internal Amendments							
FACADE: Brighton				F	MM	22.06.26	Submission Plans	SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.						
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INCLUSION Better Luxury				H	MM	07.07.26	Submission Plans Continued	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE						
				I	MM	09.07.26	Eng Check							
SCALE 1:100	JOB # 1227-PAM	SHEET		J	-	-	-	WIND N2	SITE P	SOIL M	L.G.A: Canterbury Bankstown			
PROMOTION Opulence		10 of 14		K	-	-	-	LODGE		DA/CC				
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PROVIDE 'T2' TERMITE RESISTANT FRAMES

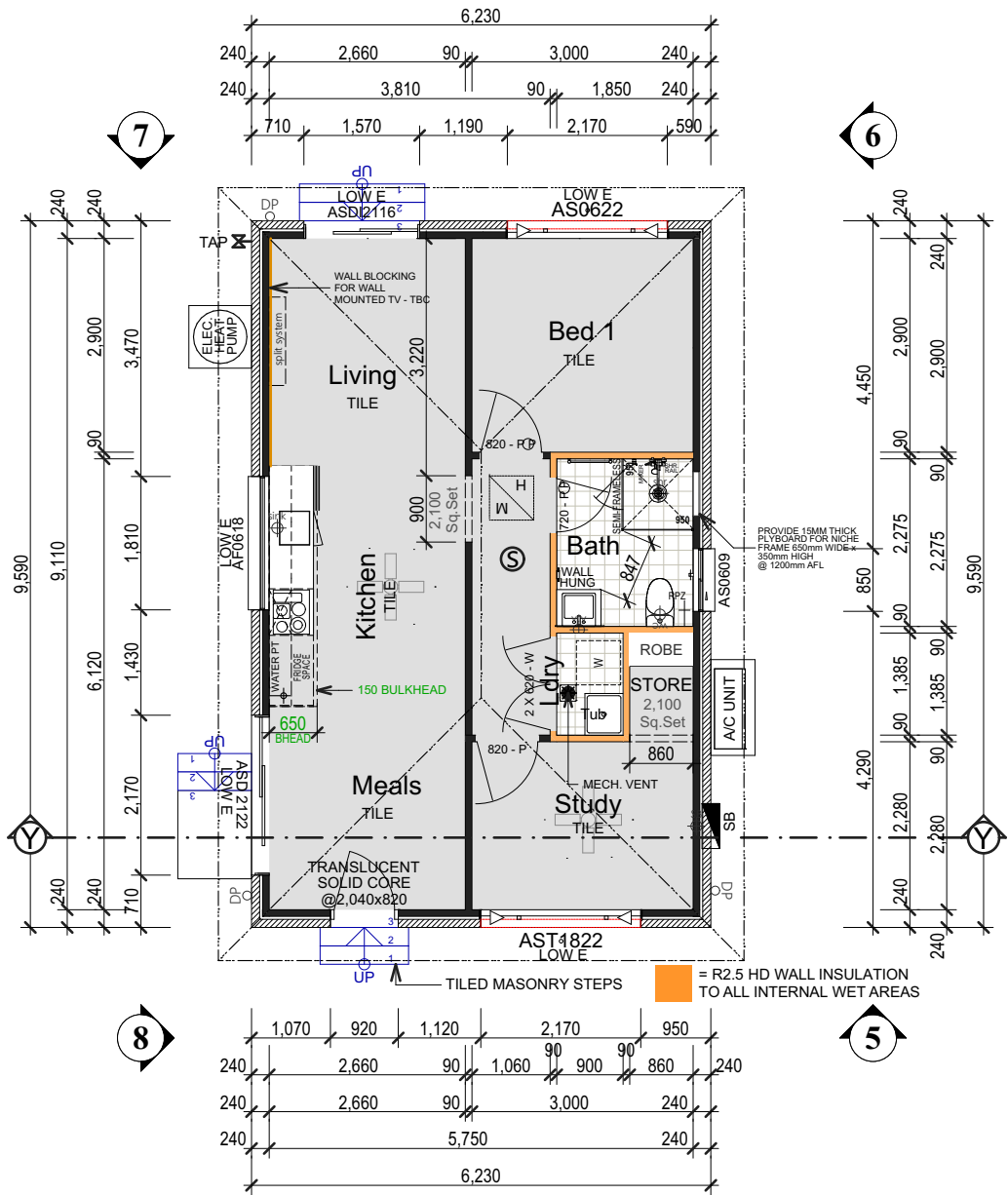


SECTION X-X

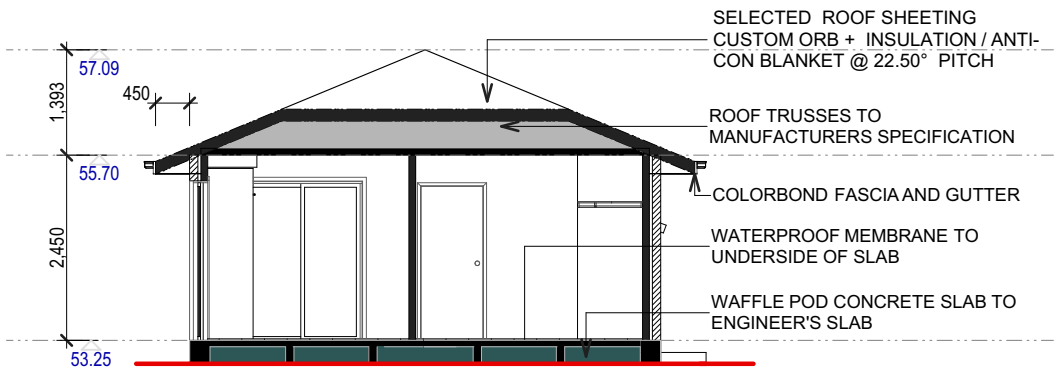
- *R2.5HD INSULATION BATTS TO EXTERNAL WALLS OF HABITABLE SPACE (EXCULDING GARAGE WALLS)
- *R6.0 INSULATION BATTS TO CEILING INTO ROOF SPACE OF HABITABLE AREAS WITH R3.0 INSULATION TO CEILING EDGE
- *R2.0 INSULATION BATTS TO GARAGE CEILING (ABOVE FIRST FLOOR ONLY)
- *R2.0 INSULATION BATTS BETWEEN FIRST FLOOR AND GROUND FLOOR
- *R2.0 INSULATION BATTS TO FIRST FLOOR JOISTS OVER EXTERNAL AREAS
- *R2.5 INSULATION BATTS TO INTERNAL WALLS OF WET AREAS
- *SARKING WRAP BEHIND EXTERNAL BRICK VENEER WALLS

Section X-X

CLIENT DETAILS:				PLAN REVISION			SIGNATURE:				DATE:																																									
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HOUSE NAME:				E	TR	17.06.26	Internal Amendments	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE			SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.	<table><tr><th colspan="4">SURVEY KEY</th></tr><tr><td>ET : Electric Turret</td><td></td><td>HW : Headwall</td><td></td></tr><tr><td>LP : Light Pole</td><td></td><td>LIN : Lintel</td><td></td></tr><tr><td>PP : Power Pole</td><td></td><td>SLH : Sewer Lamphole</td><td></td></tr><tr><td>WC : Water Connection</td><td></td><td>SMH : Sewer Manhole</td><td></td></tr><tr><td>WM : Water Meter</td><td></td><td>SMS : Sewer Maint. Shaft</td><td></td></tr><tr><td>GM : Gas Meter</td><td></td><td>TEL : Telecom Pit</td><td></td></tr><tr><td>SV : Stop Valve</td><td></td><td>PC : Pram Crossing</td><td></td></tr><tr><td>HYD : Hydrant</td><td></td><td>VC : Vehicle Crossing</td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td></td><td>DH&W:Drillhole & Wing</td><td></td></tr></table>	SURVEY KEY				ET : Electric Turret		HW : Headwall		LP : Light Pole		LIN : Lintel		PP : Power Pole		SLH : Sewer Lamphole		WC : Water Connection		SMH : Sewer Manhole		WM : Water Meter		SMS : Sewer Maint. Shaft		GM : Gas Meter		TEL : Telecom Pit		SV : Stop Valve		PC : Pram Crossing		HYD : Hydrant		VC : Vehicle Crossing		SWP : Stormwater Pit		DH&W:Drillhole & Wing	
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PROVIDE 'T2' TERMITE RESISTANT FRAMES



SECTION Y-Y

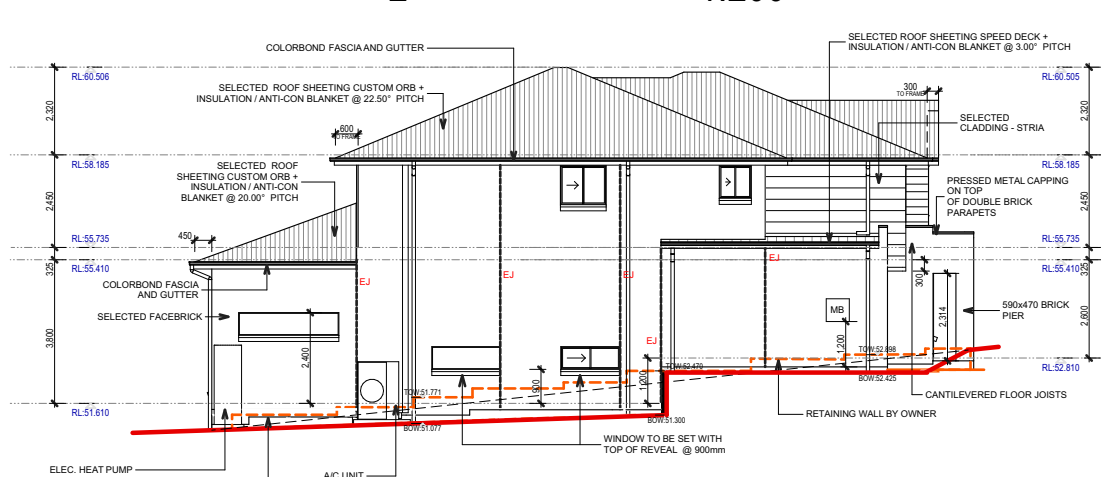
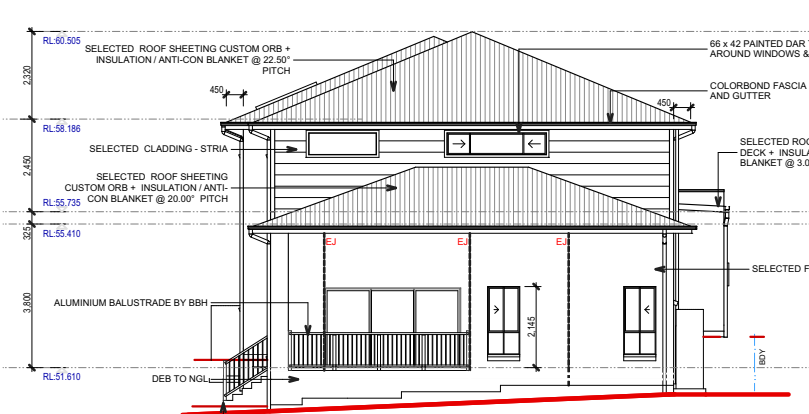
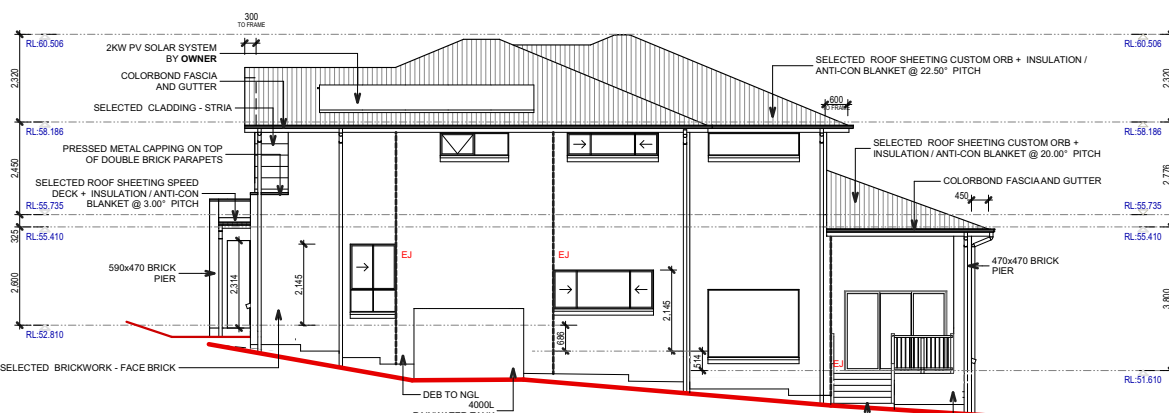
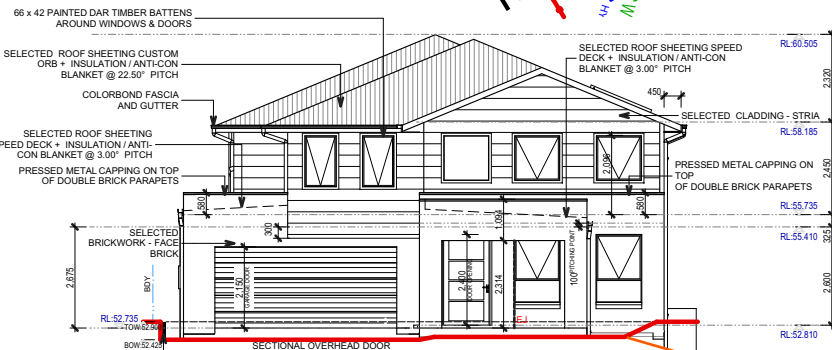
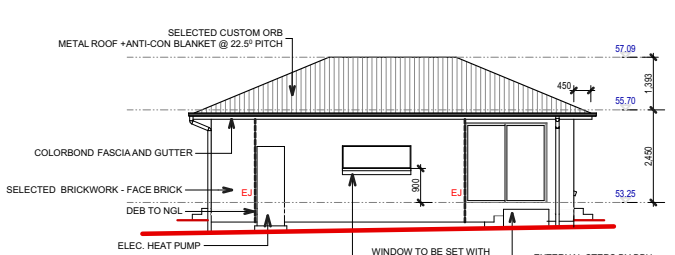
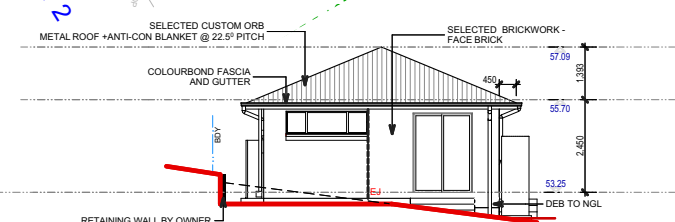
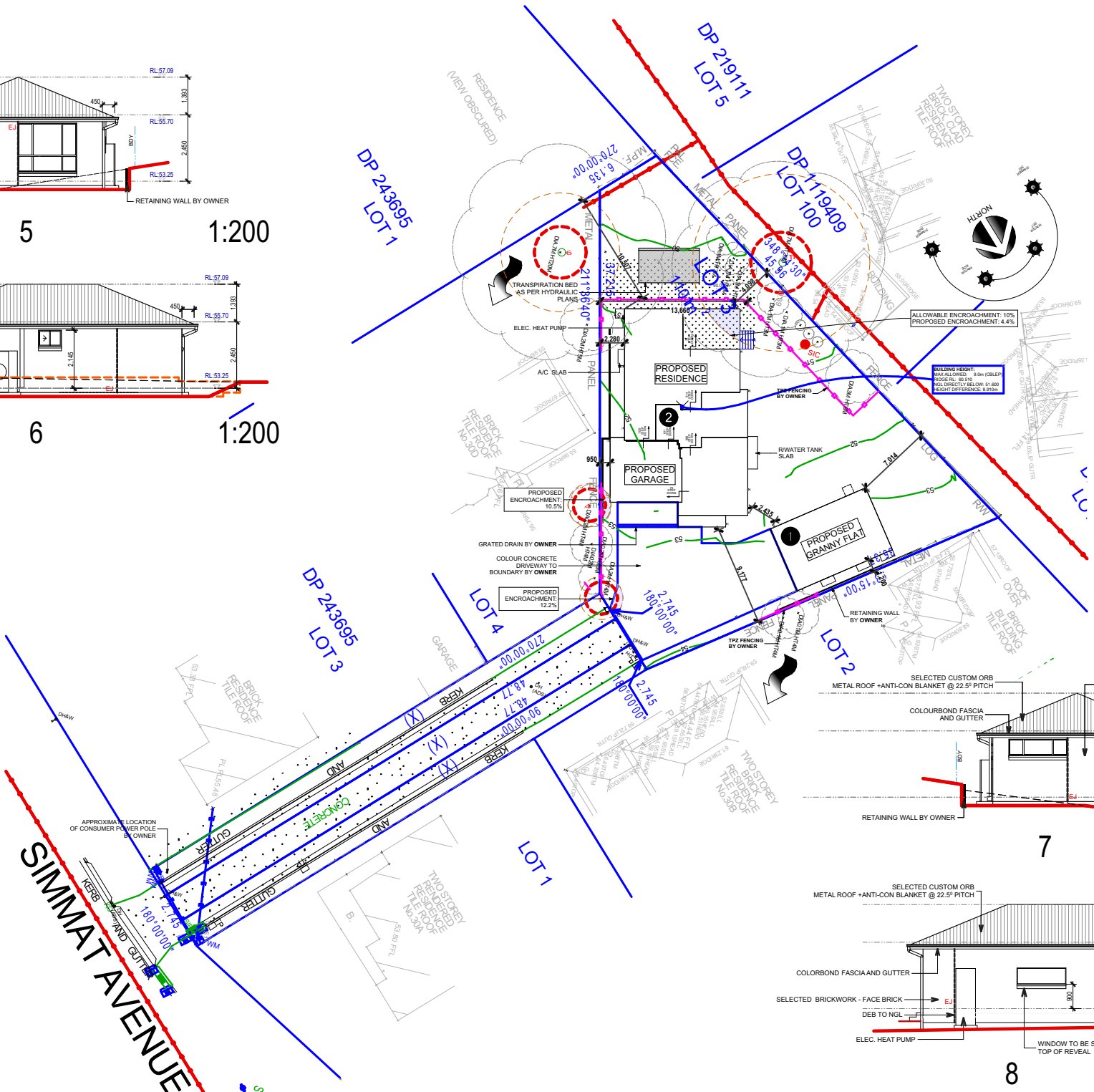
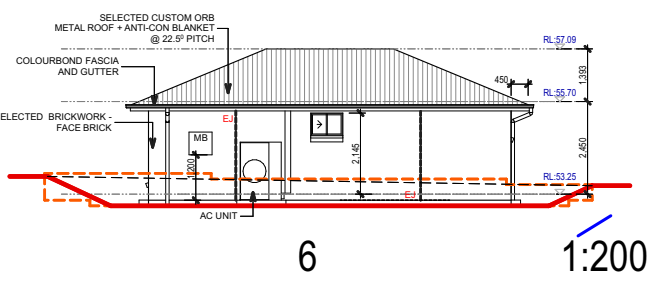
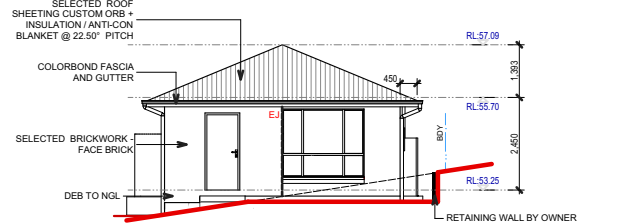
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- *R2.5 INSULATION BATTS TO INTERNAL WALLS OF WET AREAS
- *SARKING WRAP BEHIND EXTERNAL BRICK VENEER WALLS

Secondary Dwelling

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Aji Teguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				ORIENTATION	
Alesha Tiara Pamungkas				A	MM	25.03.26	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS - SALINITY CLASSIFICATION: A1 NON-SALINE FLOOD PRONE LAND (X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE WIND N2 SITE P SOIL M L.G.A: Canterbury Bankstown LODGEMENT: DA/CC				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	
SITE ADDRESS: Lot 3, 30c Simmat Avenue, Condell Park, DP - 576906				B	SS	16.04.26	Presentation Plans						
HOUSE NAME: Astoria 39R + Granny Flat				C	SS	30.04.26	Live Presentation Plans						
				D	TR	03.06.26	Variation 2						
FACADE: Brighton				E	TR	17.06.26	Internal Amendments						
				F	MM	22.06.26	Submission Plans						
INCLUSION Better Luxury				G	TR	24.06.26	Internal Amendments						
				H	MM	07.07.26	Submission Plans Continued						
SCALE 1:100				I	MM	09.07.26	Eng Check						
JOB # 1227-PAM				J	-	-	-						
PROMOTION Opulence				K	-	-	-						
SHEET 12 of 14				L	-	-	-						
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				INCLUSION SCALE JOB # Better Luxury 1:100 1227-PAM				H	MM	07.07.26	Submission Plans Continued	WIND SITE SOIL L.G.A: Canterbury Bankstown N2 P M LODGEMENT: DA/CC				
								PROMOTION SHEET Opulence 13 of 14						I	MM	09.07.26
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Neighbours Notification Plan

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