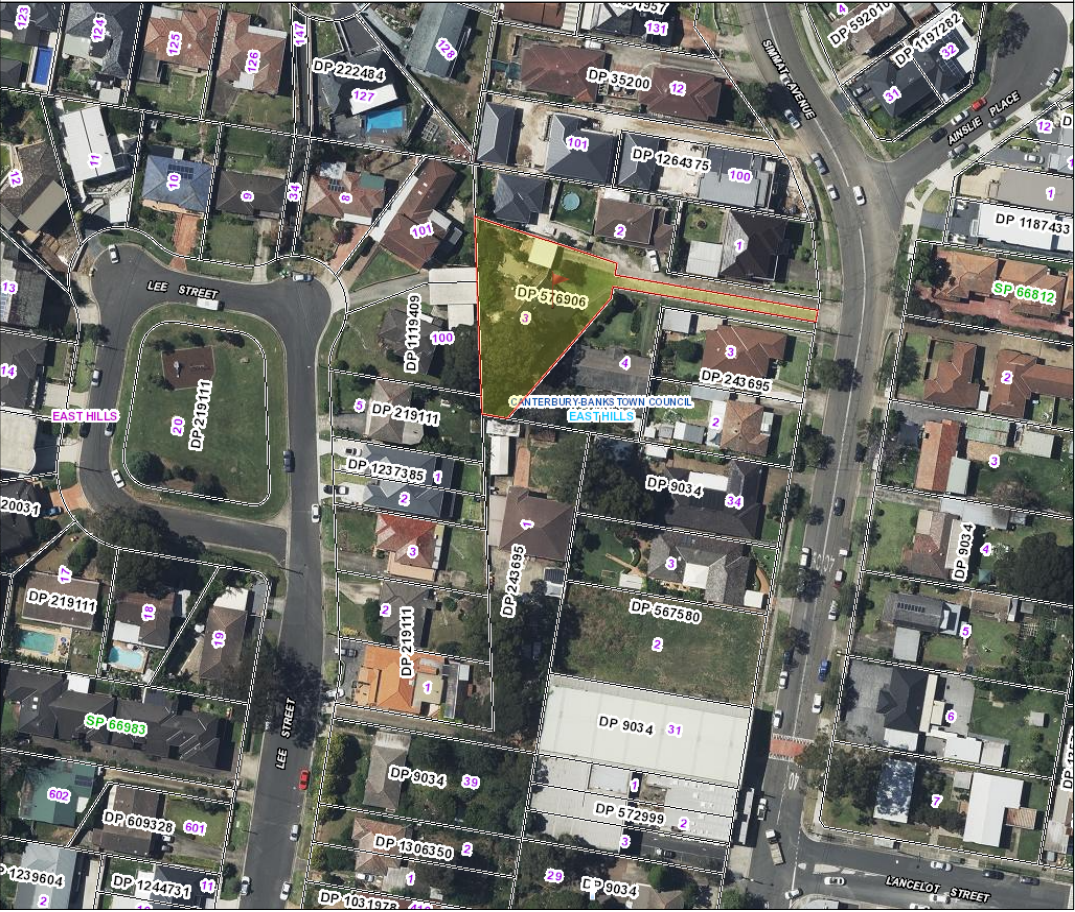


CONTENTS DRAWINGS	
Sheet No.	Layout Name
1	Cover Page
2	Basix
3	Location Plan
4	Site & Anaylysis Plan
5	Construction Management, Soil & Erosion Sediment Control Plan
6	Shadow Plan
7	Ground Floor
8	First Floor
9	Elevation 1/2
10	Elevation 3/4
12	Secondary Dwelling
12	Section X-X
13	Secondary Dwelling Elevations
14	Neighbours Notification Plan

CLIMATE ZONE: 5
*ELECTRIC HEAT PUMP HWU *3 STAR RATED SHOWERHEADS *4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP *PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE *WEATHER STRIP ACROSS ENTRY *RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.
BUILDING SPECIFICATION NOTES IN ACCORDANCE WITH NCC2022 VOLUME 2, RELEASED OCTOBER 2023
WATERPROOFING: MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET THE REQUIREMENTS OF CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS
3.4.2 TERMITE MANAGEMENT SYSTEMS BUILDING ELEMENT: *CONCRETE SLAB-ON-GROUND: SLAB PERIMETER OR EXTERNAL WALL PERIMETER *SUSPENDED FLOORS TERMITE MANAGEMENT SYSTEM OR COMPONENT OPTIONS: *SLAB EDGE EXPOSURE (ONLY APPLIES TO SLAB-ON-GROUND) *CHEMICAL
PART 9.5 SMOKE ALARMS AND EVACUATION: (ABCB - HOUSING PROVISIONS) 9.5.1 SMOKE ALARM REQUIREMENTS • SMOKE ALARMS MUST- (A) BE LOCATED IN- (i) A CLASS 1A BUILDING IN ACCORDANCE WITH 9.5.2 AND 9.5.4. (B) COMPLY WITH AS 3786, EXCEPT THAT IN A CLASS 10A PRIVATE GARAGE; AND (C) BE POWERED FROM THE CONSUMER MAINS SOURCE WHERE A CONSUMER MAINS SOURCE IS SUPPLIED TO THE BUILDING; AND (D) BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.
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 HALLWAY, IN AN AREA BETWEEN THE BEDROOMS AND THE REMAINDER OF THE BUILDING; AND (B) EACH OTHER STOREY NOT CONTAINING BEDROOMS.
9.5.4 INSTALLATION OF SMOKE ALARMS • SMOKE ALARMS REQUIRED BY 9.5.2 MUST BE INSTALLED ON OR NEAR THE CEILING, IN ACCORDANCE WITH THE FOLLOWING: (A) WHERE A SMOKE ALARM IS LOCATED ON THE CEILING IT MUST BE- (i) A MINIMUM OF 300 MM AWAY FROM THE CORNER JUNCTION OF THE WALL AND CEILING; AND (ii) BETWEEN 500 MM AND 1500 MM AWAY FROM THE HIGH POINT AND APEXES OF THE CEILING IF THE ROOM HAS A SLOPING CEILING. (B) WHERE (A) IS NOT POSSIBLE, THE SMOKE ALARM MAY BE INSTALLED ON THE WALL, AND LOCATED A MINIMUM OF 300 MM AND A MAXIMUM OF 500 MM OFF THE CEILING AT THE JUNCTION WITH THE WALL.
PART 10.4 FACILITIES: (ABCB - HOUSING PROVISIONS) 10.4.2: CONSTRUCTION OF SANITARY COMPARTMENTS • THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST- (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT (LIFT OFF HINGE), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2 M BETWEEN THE CLOSEST PAN AND DOORWAY.
PART 10.8 CONDENSATION MANAGEMENT: (ABCB - HOUSING PROVISIONS) 10.8.1 EXTERNAL WALL CONSTRUCTION: • WHERE PLIABLE BUILDING MEMBRANE (SARKING) IS INSTALLED IN AN EXTERNAL WALL, IT MUST: - COMPLY WITH AS4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS4200.2 - PLIABLE BUILDING MEMBRANE (SARKING) MUST COMPLY WITH MINIMUM VAPOUR PERMEANCE WITH IN RELEVANT CLIMATE ZONE
10.8.2 EXHAUST SYSTEMS (ABCB - HOUSING PROVISIONS) • AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF- - 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND - 40 L/S FOR A KITCHEN OR LAUNDRY. • EXHAUST FANS TO BE DUCTED TO OUTDOOR AREA • AN EXHAUST SYSTEM THAT IS NOT RUNNING CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED MUST - - BE INTERLOCKED WITH THE ROOMS LIGHT SWITCH - INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF • EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(A), A ROOM WITH AN EXHAUST FAN MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH FREE AREA OF 14,000MM2 (PROVIDE 20MM UNDERCUT TO INTERNAL WET AREAS DOORS)
10.8.3 VENTILATION OF ROOF SPACES (ABCB - HOUSING PROVISIONS) (WHEN COLORBOND METAL ROOF SELECTED) (1) IN CLIMATE ZONES 6,7 AND 8, ROOF MUST HAVE A ROOF SPACE THAT (C) IS EITHER - (i) VENTILATED TO THE OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS; OR (ii) LOCATED IMMEDIATELY UNDERNEATH THE ROOF OF AN UNSARKED TILED ROOF
13.2.4 SLIP RESISTANCE (ABCB - HOUSING PROVISIONS) (1) SLIP RESISTANCE TREATMENT REQUIRED TO STAIR TREADS, RAMPS AND LANDINGS AS SET OUT IN TABLE 11.2.4 OF THE NCC
13.4.1 BUILDING SEALING (ABCB - HOUSING PROVISIONS) (A) BUILDING IN CLIMATE ZONE 1, 2, 3, AND 5 WHERE ARE REQUIRED TO USE EVAPORTIVE COOLERS

MAP TO SITE





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Accreditation No.
Property Address

Ian Fry
DMN/12/1441
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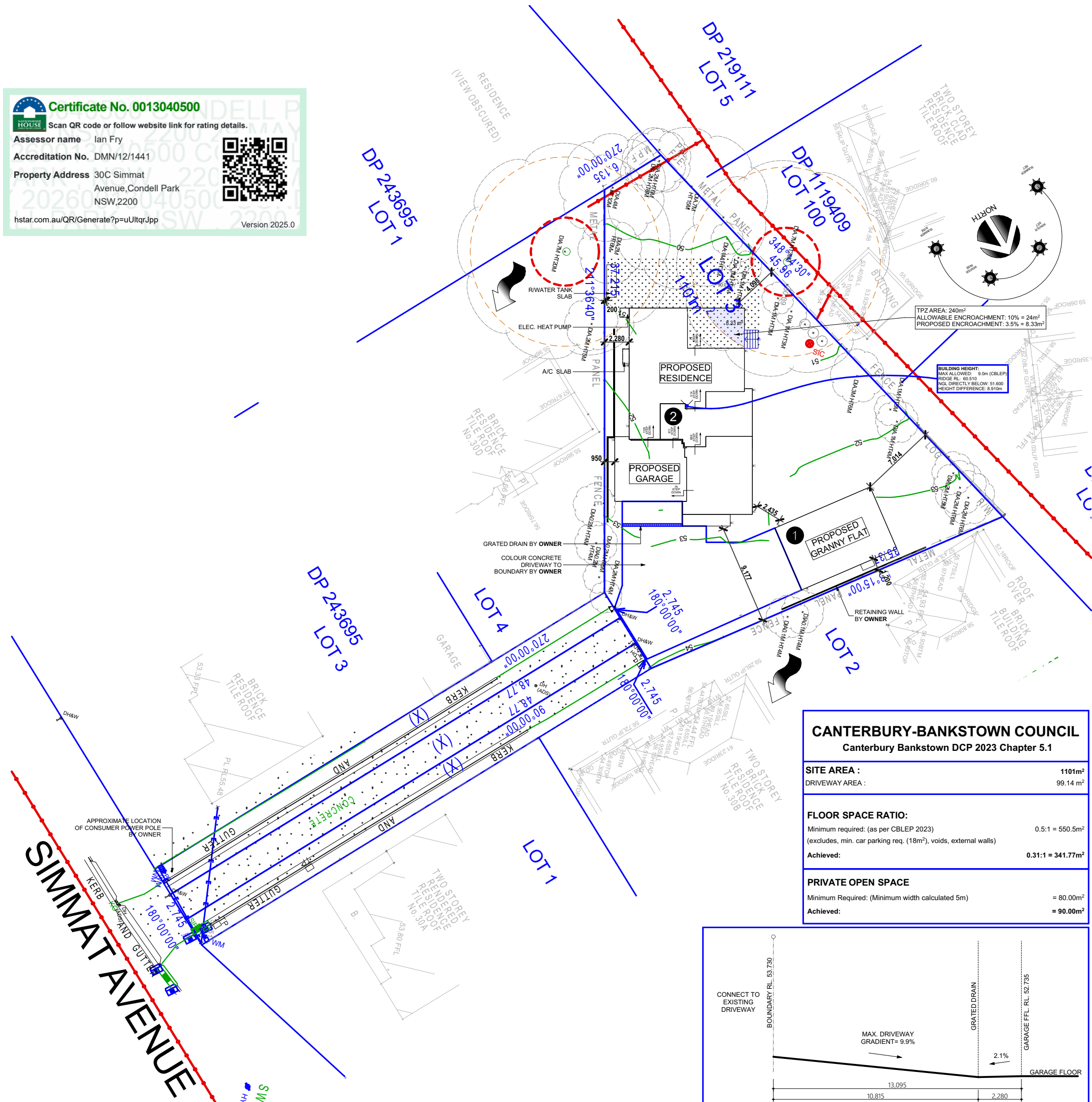
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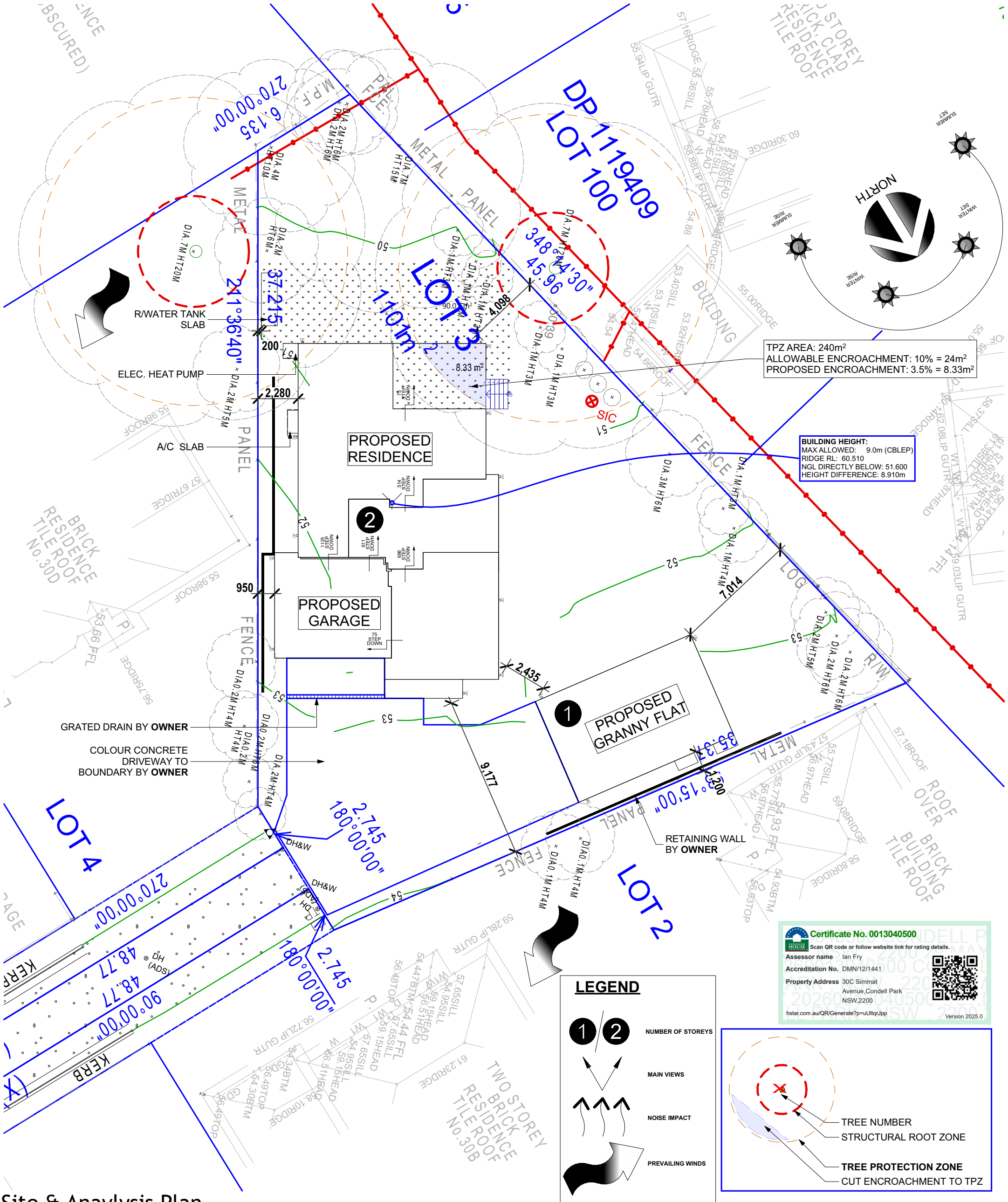


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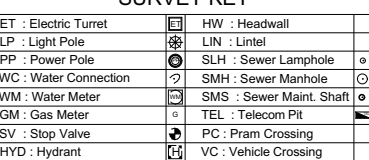




Location Plan										AUSTRALIAN STANDARD DRIVEWAY PROFILE - LOW SIDE										SCALE 1:200																																			
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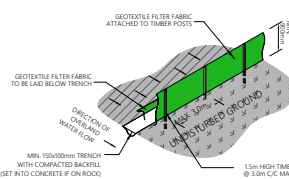


Site & Anaylsis Plan

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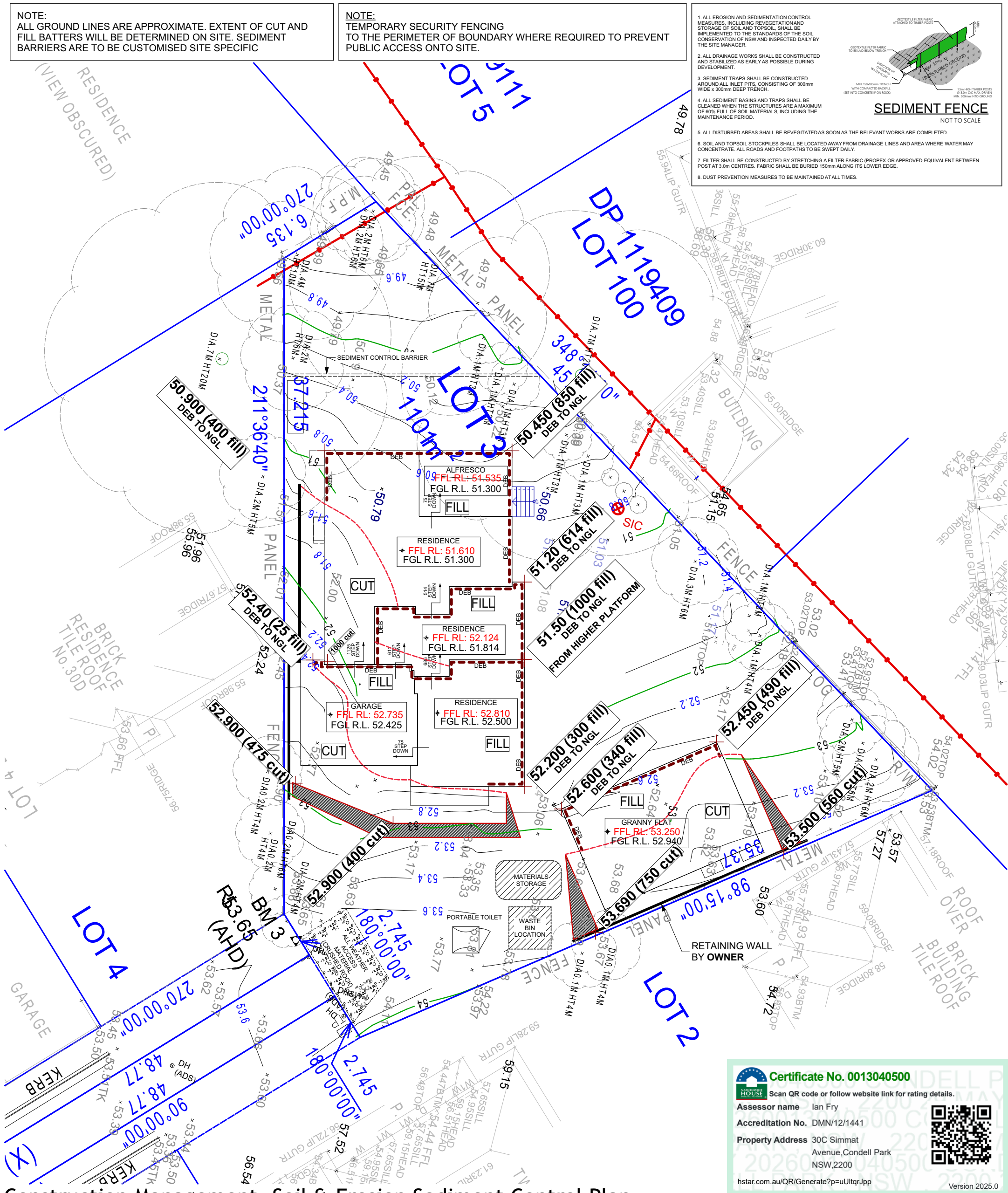
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TEMPORARY SECURITY FENCING
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-
- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED 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 SWEEPY 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.**



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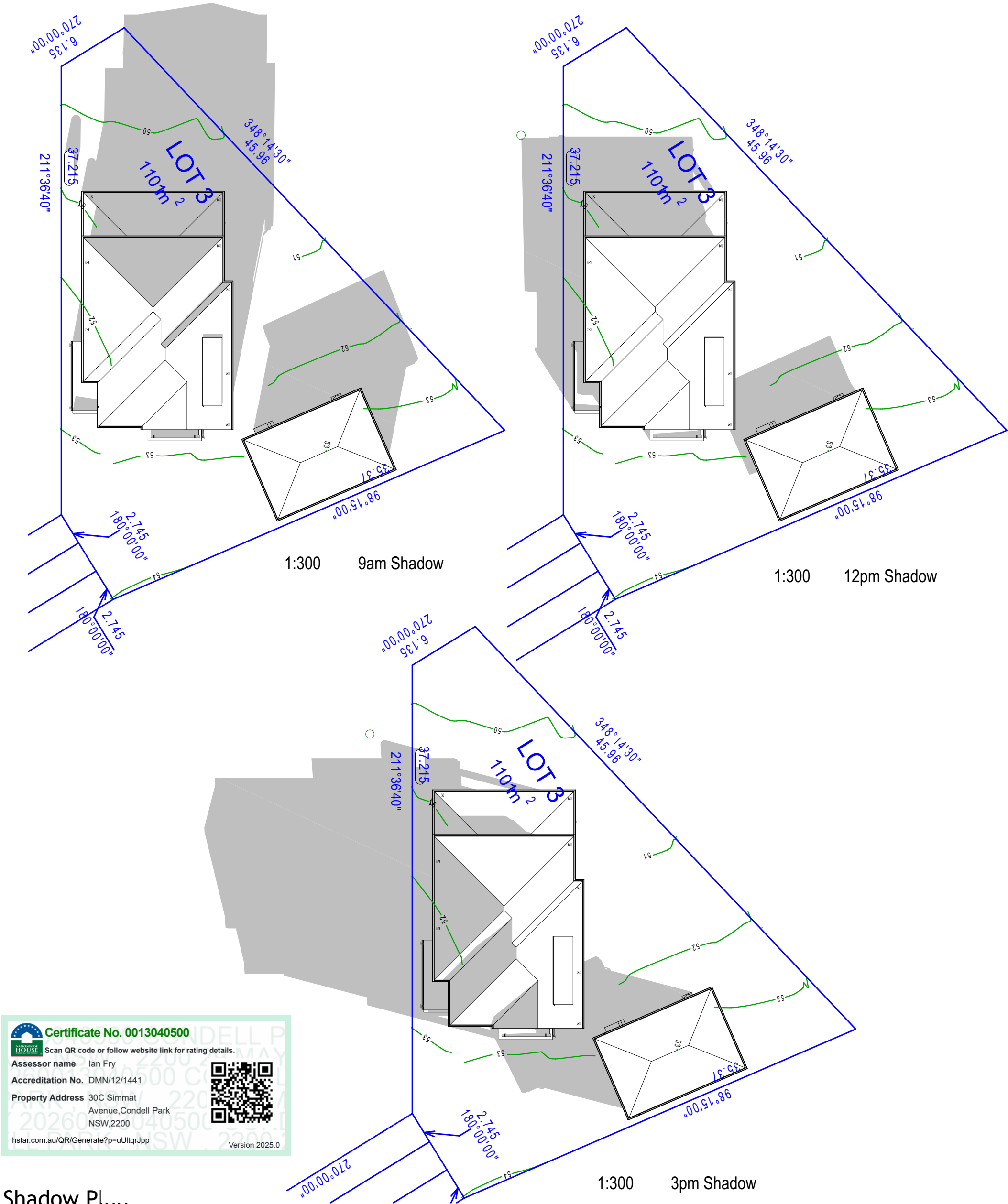


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Construction Management, Soil & Erosion Sediment Control Plan

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				E	TR	17.06.26	Internal Amendments										
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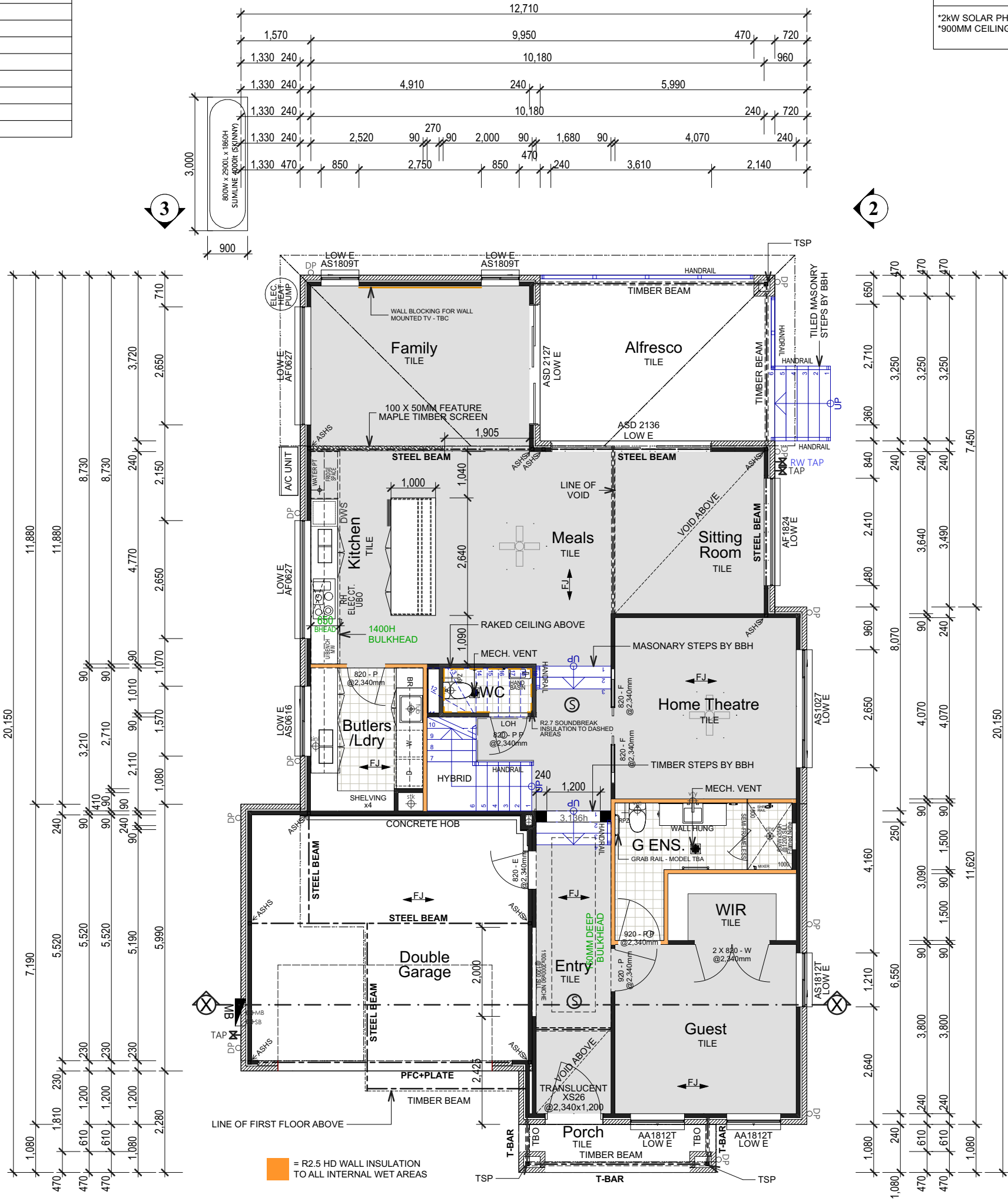
Shadow Plan

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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



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Assessor name Ian Fry

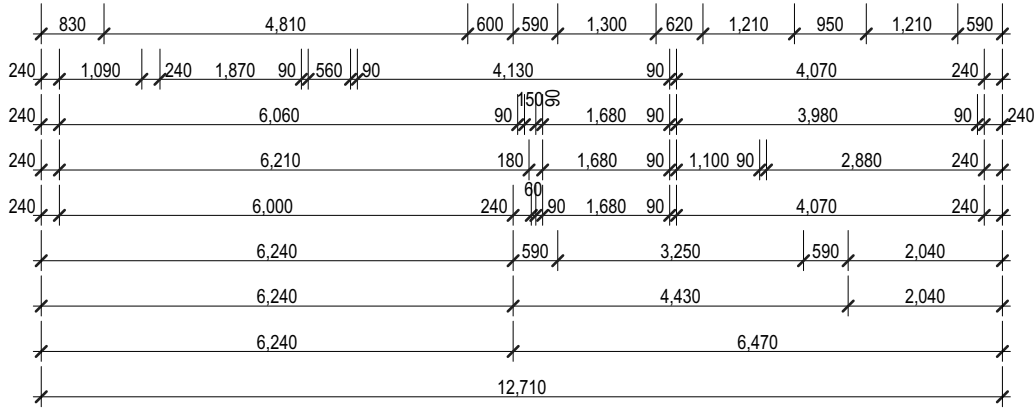
Accreditation No. DMN/12/1441

Property Address 30C Simmat Avenue, Condell Park, DP - 576906

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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

Ground Floor

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:																																											
Aji Taguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES						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  www.dialbeforeyoudig.com.au 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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FACADE:				E	TR	17.06.26	Internal Amendments	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE				<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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INCLUSION	SCALE	JOB #		I	-	-	-																																																
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PROMOTION	SHEET	7 of 14		K	-	-	-																																																
Opulence				L	-	-	-																																																
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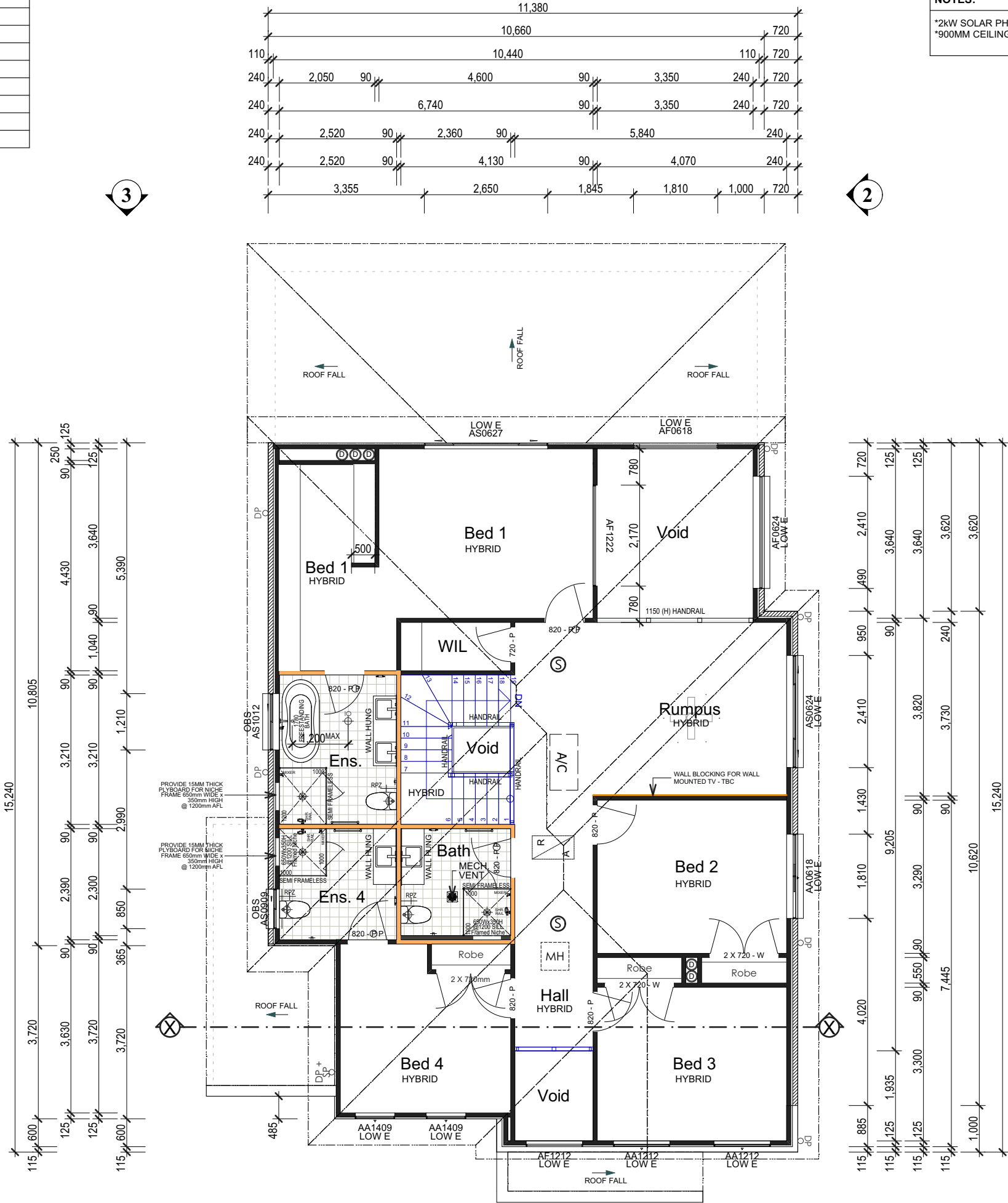
LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

NOTES:

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

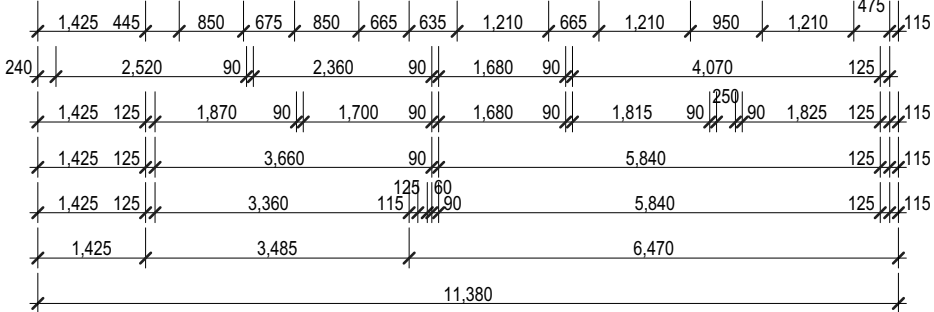
3

2



4

1



Certificate No. 0013040500

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Assessor name : Ian Fry

Accreditation No. DMN/12/1441

Property Address 30C Simmat Avenue, Condell Park NSW, 2200

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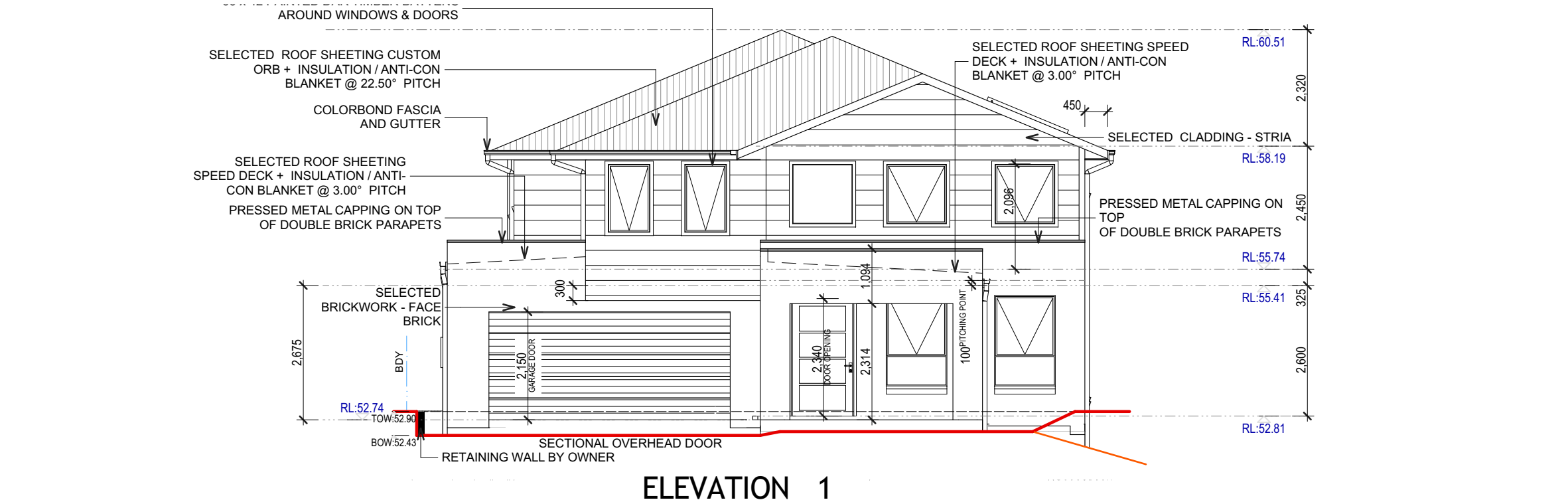
ALL WINDOWS (OTHER THEN BEDROOMS) THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 4m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2022 - D3029 PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS

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

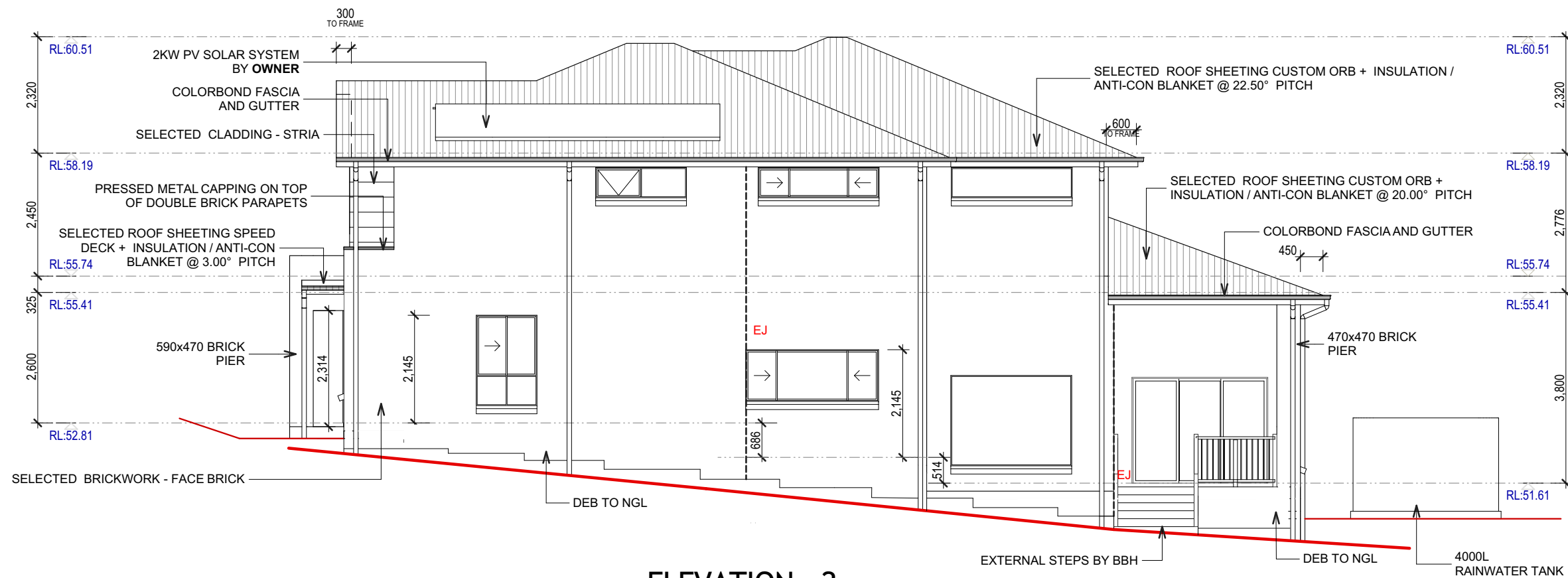
Area	m ²
LOWER FLOOR	156.72
UPPER FLOOR	161.99
GARAGE	37.41
ALFRESCO	19.60
PORCH	4.78
GRANNY FLAT	59.75
	440.25 m ²

First Floor

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:			
Aji Taguh 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 - SALINITY CLASSIFICATION: A1 NON-SALINE FLOOD PRONE LAND							
SITE ADDRESS: Lot 3, 30c Simmat Avenue, Condell Park, DP - 576906				B	SS	16.04.26	Presentation Plans	(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.			
				C	SS	30.04.26	Live Presentation Plans								
				D	TR	03.06.26	Variation 2								
HOUSE NAME: Astoria 39R + Granny Flat				E	TR	17.06.26	Internal Amendments	WIND N2				SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGEMENT: DA/CC	
				F	MM	22.06.26	Submission Plans								
FACADE: Brighton				G	-	-	-								
				H	-	-	-								
INCLUSION	SCALE	JOB #		I	-	-	-								
Better Luxury	1:100	1227-PAM		J	-	-	-								
PROMOTION	SHEET	8 of 14		K	-	-	-								
Opulence				L	-	-	-								
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ELEVATION 1



ELEVATION 2

Elevation 1/2

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Aji Taguh Pamungkas				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	ORIENTATION	 Licence: 244242C											
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HOUSE NAME: Astoria 39R + Granny Flat				D	TR	03.06.26	Variation 2	(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.	SURVEY KEY												
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				G	-	-	-																		
INCLUSION Better Luxury				SCALE 1:100		JOB # 1227-PAM		H	-	-	-	ET : Electric Turret													
								I	-	-	-					LP : Light Pole				LIN : Lintel					
PROMOTION Opulence				SHEET 9 of 14		J	-	-	-	PP : Power Pole														SLH : Sewer Lamphole	
						K	-	-	-					WC : Water Connection											
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																		HYD : Hydrant				VC : Vehicle Crossing			
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Certificate No. 0013040500

Scan QR code or follow website link for rating details.

Assessor name

Ian Fry

Accreditation No.

DMN/12/1441

Property Address

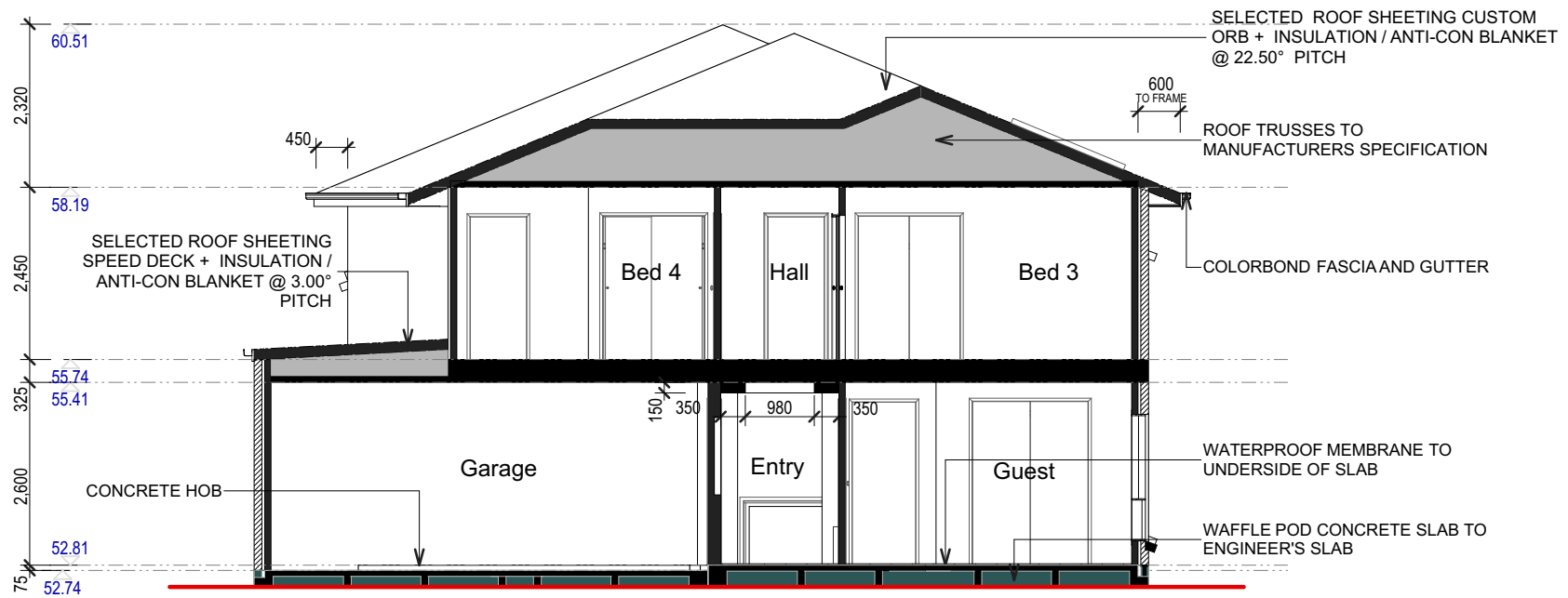
30C Simmat Avenue, Condell Park NSW, 2200



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PROVIDE 'T2' TERMITE RESISTANT FRAMES



SECTION X-X

- *R2.5HD INSULATION BATTS TO EXTERNAL WALLS OF HABITABLE SPACE (EXCLUDING 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

**Certificate No. 0013040500**
Scan QR code or follow website link for rating details.
Assessor name Ian Fry
Accreditation No. DMN/12/1441
Property Address 30C Simmat Avenue, Condell Park NSW, 2200
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Section X-X

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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							
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Astoria 39R + Granny Flat				F	MM	22.06.26	Submission Plans								
FACADE:				G	-	-	-								
				Brighton				H	-	-	-				
				INCLUSION	SCALE	JOB #	I	-	-	-					
Better Luxury	1:100	1227-PAM	J	-	-	-	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE				WIND N2	SITE P	SOIL M	L.G.A: Canterbury Bankstown LODGE: DA/CC	
PROMOTION	SHEET		K	-	-	-									
Opulence	12 of 14		L	-	-	-									
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NOTES:
*2kW SOLAR PHOTOVOLTAIC SYSTEM *900MM CEILING FANS BY OWNER

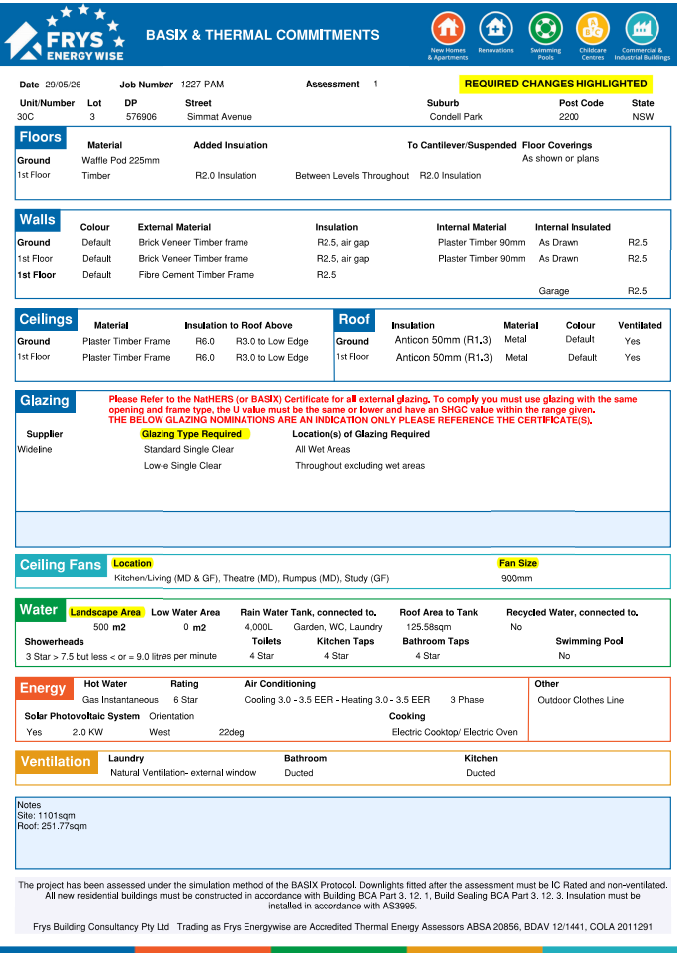


Diagram illustrating the cross-section of a building structure, showing the roof, walls, and floor details. The diagram includes dimensions and material specifications.

Dimensions:

- Roof height: 57.09
- Roof slope: 22.50°
- Roof trusses height: 450
- Wall height: 2,450
- Foundation height: 53.25

Material Specifications:

- SELECTED ROOF SHEETING
CUSTOM ORB + INSULATION / ANTI-CON BLANKET @ 22.50° PITCH
- ROOF TRUSSES TO
MANUFACTURERS SPECIFICATION
- COLORBOND FASCIA AND GUTTER
- WATERPROOF MEMBRANE TO
UNDERSIDE OF SLAB
- WAFFLE POD CONCRETE SLAB TO
ENGINEER'S SLAB

SECTION Y-Y

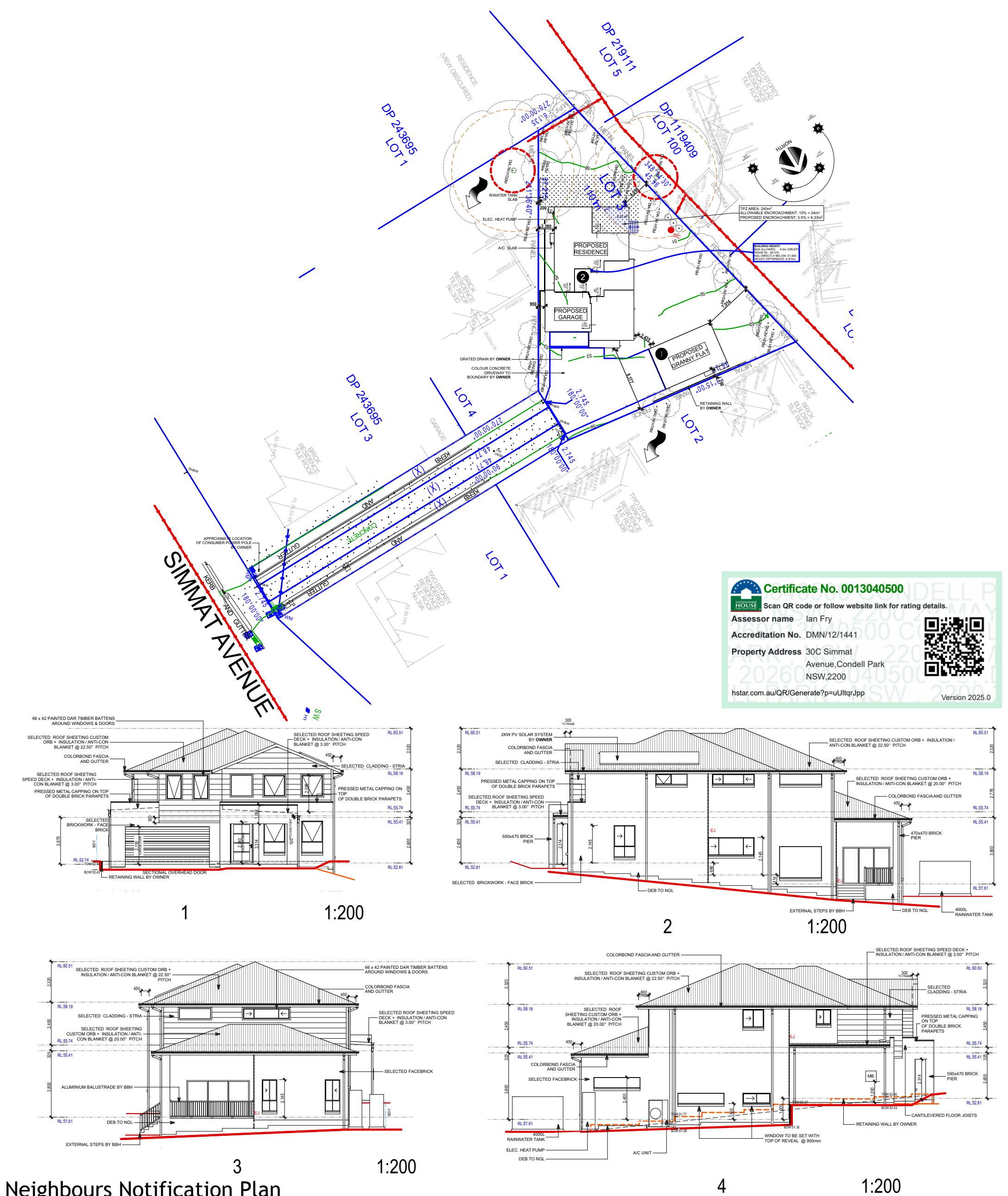
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*R2.5 INSULATION BATTS TO INTERNAL WALLS OF WET AREAS
*SARKING WRAP BEHIND EXTERNAL BRICK VENEER WALLS

Secondary Dwelling

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				H	-	-	-								
INCLUSION	SCALE	JOB #		I	-	-	-								
Better Luxury	1:100	1227-PAM		J	-	-	-								
PROMOTION	SHEET			K	-	-	-	WIND	SITE	SOIL	L.G.A: Canterbury Bankstown				
Opulence	12 of 14			L	-	-	-	N2	P	M	LODGE MENT: DA/CC				
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SITE ADDRESS:			B	SS	16.04.26	Presentation Plans			
Lot 3, 30c Simmat Avenue,			C	SS	30.04.26	Live Presentation Plans			
Condell Park, DP - 576906			D	TR	03.06.26	Variation 2			
HOUSE NAME:			E	TR	17.06.26	Internal Amendments		FLOOD PRONE LAND 	
Astoria 39R + Granny Flat			F	MM	22.06.26	Submission Plans			
FACADE:			G	-	-	-			
Brighton			H	-	-	-			
INCLUSION	SCALE	JOB #	I	-	-	-		(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	
Better Luxury	1:100	1227-PAM	J	-	-	-			
PROMOTION	SHEET		K	-	-	-			
Opulence	13 of 14		L	-	-	-			
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Neighbours Notification Plan

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:			
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INCLUSION	SCALE	JOB #	I	-	-	-									
Better Luxury	1:200	1227-PAM	J	-	-	-									
PROMOTION	SHEET	14 of 14	K	-	-	-	WIND	SITE	SOIL	L.G.A: Canterbury Bankstown					
Opulence			L	-	-	-	N2	P	M	LODGE: DA/CC					
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