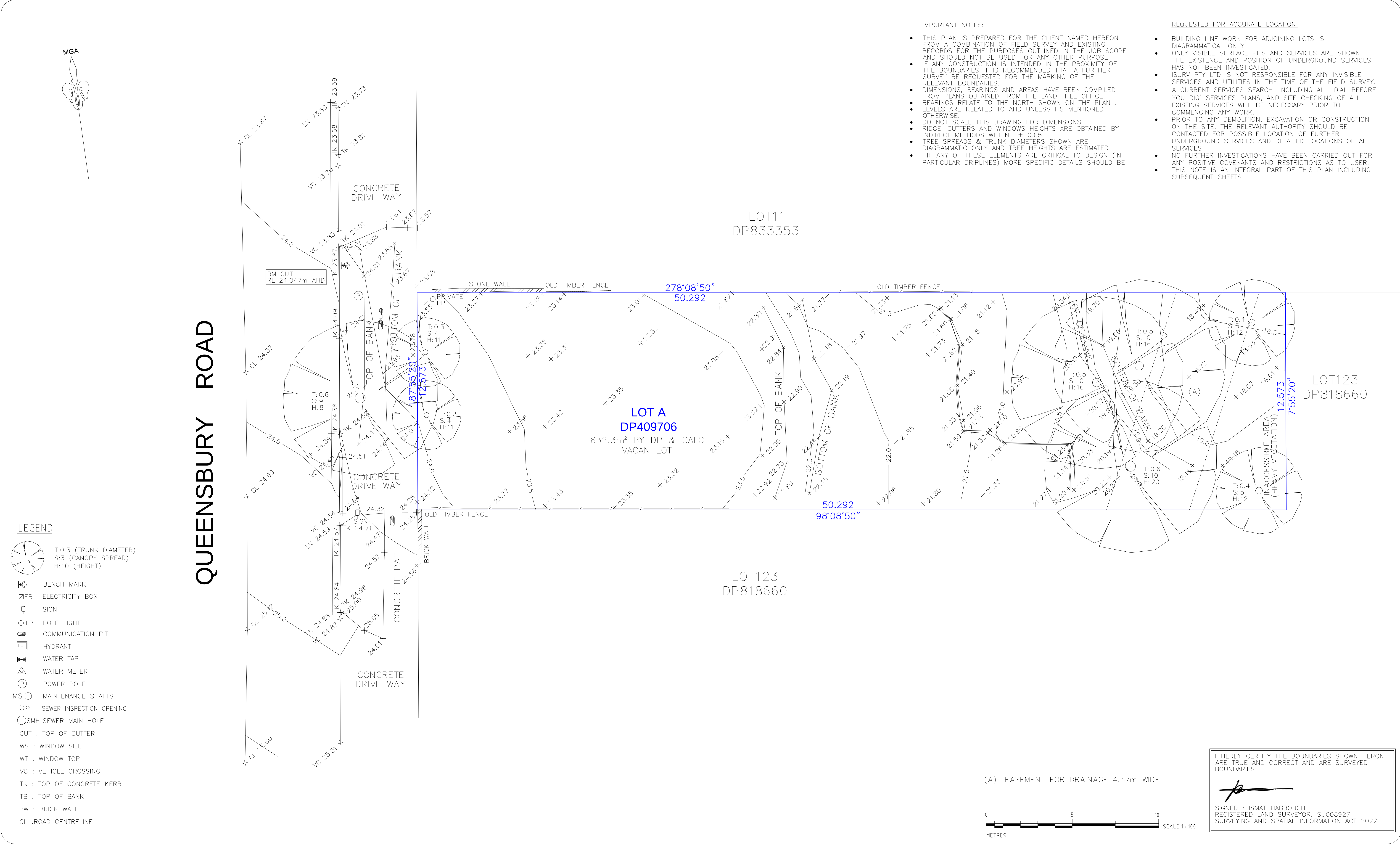


LOT A DP 409706

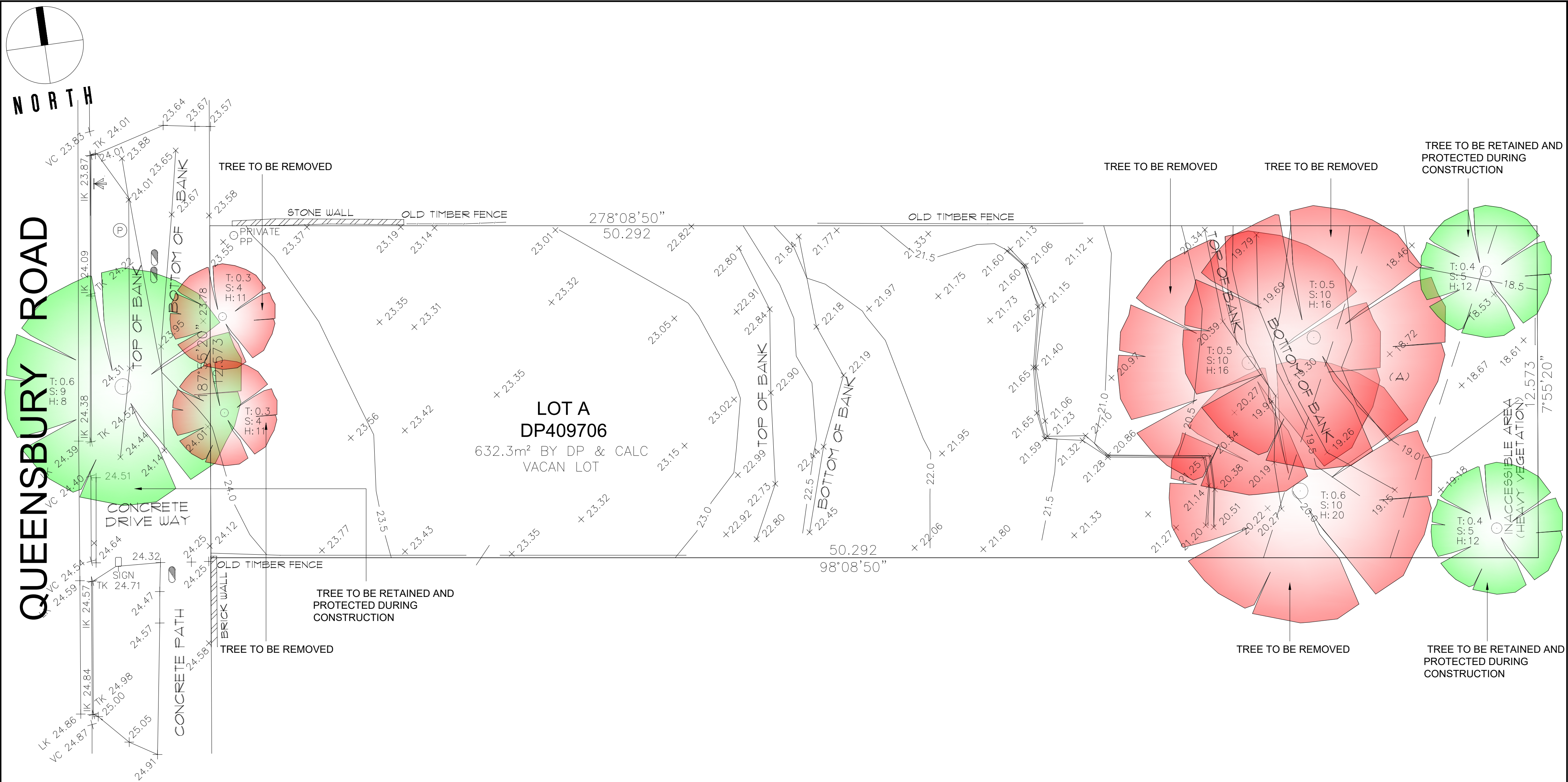
9 QUEENSBURY ROAD, PADSTOW HEIGHTS , NSW 2211

DRAWING LIST	
Sheet Number	Sheet Name
A0	COVER SHEET
A00	SURVEY PLAN
A01	DEMOLITION PLAN
A02	SEDIMENT CONTROL PLAN
A03	SITE ANALYSIS
A04	SITE PLAN
A05	LANDSCAPE PLAN
A06	GROUND FLOOR PLAN
A07	FIRST FLOOR PLAN
A08	ROOF PLAN
A09	ELEVATIONS
A10	ELEVATIONS
A11	SECTIONS& FRONT FENCE
A12	SWIMMING POOL DETAILS
A13	WINDOWS AND DOORS
A14	WINDOWS AND DOORS SCHEDULE
A15	GFA CALCULATIONS
A16	LANDSCAPE GUIDELINES
A17	WET AREA DETAILS
A18	WATERPROOFING
A19	SHADOW DIAGRAMS
A20	COLOUR AND MATERIALS
A21	BASIXS





REVISION	DATE	AMENDMENTS	ISURV PTY LTD Land & Engineering Surveyors 0490 050 923 info@isurv.com.au I, ISMAT HABBOUCHI (ID8927) OF ISURV PTY LTD, SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2022, CERTIFY THAT THE LAND SHOWN IN THIS PLAN WAS SURVEYED IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024 WITH REGARD TO THE APPROXIMATE BOUNDARY LOCATION ON THIS PLAN.	DRAWING TITLE	CLIENT	JOB NUMBER	SURVEYED BY	ISMAT HABBOUCHI REGISTERED SURVEYOR SU008927	DIAL1100 BEFORE YOU DIG www.1100.com.au
A	19/02/26	INITIAL USE		LEVELS & DETAIL OVER LOT A IN DP409706	CARSON ST PTY LTD	A0082-DET-01	N.L.		
				PROJECT ADDRESS	SCALE	DWG NUMBER	DRAFTED BY		
				3 QUEENSBURY ROAD, PADSTOW HEIGHTS	1 : 100 @ A1	A0082-DET.dwg	S.H		
					LOCAL GOVERNMENT AREA	DATE	SHEET		
					CANTERBURY-BANKSTOWN	17/02/26	1 OF 1		
							LEVELS		
							SSM 88598 RL32.461 (AHD)		



NOTES:

All existing construction and landscaping on site to be demolished and replaced with the new proposed building and landscape as detailed.

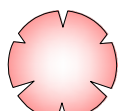
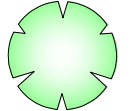
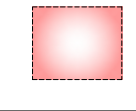
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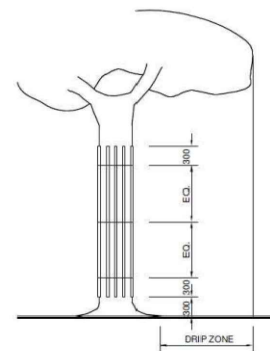
P7.D1.7.2.1(a) –Development carried out in accordance with AS2601–2001, The demolition of structures

P7.D1.7.2.1(c) –Essential services must be disconnected in accordance with the requirements of the relevant authority

III. Part 7; 7.2.4 –If a swimming pool is wholly or partly removed, the site of the pool, or the part of the pool that is removed, must be restored to the ground level (existing) adjacent to the pool, taking into account the gradient of the site

IV. Part 7; 7.2.5 –Demolition of a swimming pool will require fill verification and a compaction test

-  DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION
-  DENOTES TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION
-  DENOTES STRUCTURE TO BE DEMOLISHED AND REMOVED BY OWNER PRIOR TO CONSTRUCTION

- 1 -Cut existing floor slabs for new excavations, for footings and services. Refer also to structural and services drawings and documentation for extent of demolition works.
 - 2-Disconnect all services prior to demolition. Refer to consultant drawings and documentation.
 - 3 - Refer to engineer's drawings for extent of underpinning of existing footings and walls, removal of existing beams, columns, concrete slabs and sequence of removal, temporary propping of walls, beams, columns, concrete slabs and brickwork.
 - 4 - Demolition work to be coordinated with the new building work shown on architectural documentation and documentation of other consultants.
 - 5 - Demolish all existing roofs.
 - 6 - Remove all fixtures, fittings, and finishes including tiled walls and floors and clean all surfaces in preparation of receiving new finishes as per schedules or specification.
 - 7 - Remove all pipework, equipment and services not specifically documented to be retained, including metal ductwork, sprinkler pipework, gutters, downpipes, electrical fixtures & fittings, redundant plant equipment, and redundant signage.
 - 8 - Remove all suspended ceilings and plasterboard ceilings including disconnecting and removing all electrical services, equipment, and light fittings etc.
 - 9 - Remove all partitioning, and other lightweight walls, to all floors including any built-in fixtures and fittings.
 - 10 - Disconnect existing sanitary fixtures and demolish on all levels. Remove all fittings and fixtures and all wall & floor tiles
 - 11 - Note: the builder shall set out all work on site, including the establishment of all levels, the marking of all walls and the locations of all riser ducts. Prior to the commencement of shop drawings or construction. This shall include a study of, and allowance for, all existing conditions including existing services within and around the site. All shop drawings shall be prepared based on-site confirmation of existing conditions. Should any variations occur in the documentation which will affect the work, the builder shall notify the architect immediately.
 - 12 - This drawing broadly sets out demolition work. The builder shall carry out all demolition necessary to complete the works.
 - 13 - The builder shall allow to make good edges/sides of all demolished masonry walls and windows to clear and straight edge to allow for future finishes.
 - 14 - Remove all floor coverings and adhesives associated with floor coverings. Allow for new finishes to be applied.
 - 15 - Remove all windows, security mesh and screens
 - 16 - Remove all internal and external doors.
 - 17 - Remove all mechanical ductwork & equipment which extends to perimeter of building.
 - 18 - Refer to landscape architects drawing for extent of removal of existing retaining walls and existing vegetation.
 - 19 - Remove all existing planter boxes and make good to finished floor surface to allow for future finishes.
 - 20 - Where stairs are to be demolished ensure entire stair is demolished including balustrades and underside of soffit where it meets the slab above.
 - 21 - All levels noted on drawings are indicative only. Minor variations in levels are to be allowed for.
- TREE PROTECTION
- 1.NO SITE SHEDS, BUILDINGS OR VEHICLE PARKING WITHIN THE ROOT ZONE (DRIP ZONE +2m)
- 2.TEMPORARY PROTECTIVE ENCLOSURE IS REQUIRED AROUND THE ROOT ZONE OF THE TREE GROUPS AND SHOULD CONSIST OF STAR PICKETS WITH ORANGE PLASTIC WOVEN FENCING MATERIALS
- 3.WHERE PLANT OPERATION ENCLOSE PROXIMITY TO TREE'S IS UNAVOIDABLE, PROTECTIVE LASHING WITH TIMBER BATTENS SHOULD BE PLACED AROUND TRUNK OF TREES. REFER TO DIAGRAM
- 4.THERE SHOULD BE NO EXCAVATION FOR SERVICES OR FOOTINGS WITHIN 3m OF THE TREE TRUNK
- 5.EXCAVATION REQUIRED WITHIN THE DROP ZONE OF TREES MUST BE COMPLETED BY HAND
- 

 DEMOLITION PLAN 1:100	MORGAN BUILDING DESIGNS PTY LTD	This drawing is copyright and is not to be replicated or used for any purpose without the written consent of MORGAN BUILDING DESIGNS PTY LTD. Use figured dimensions only -do not scale from this drawing. All dimensions to structure -confirm all dimensions on site. This drawing is to be read in conjunction with all relevant consultant documentation, schedules and specifications.	Phone: 0461 464 285 email: johnmorgan0m@gmail.com	PROJECT DOUBLE STOREY HOUSE WITH POOL	CLIENT:	DA DRAWINGS		
						DRAWN: J.M	DATE: 24/06/2026	Rev: A
						RATIO @ A3: 1:100	CHECKED: -	
						SHEET: A01	JOB No:	NS

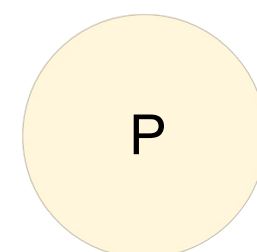


- ## SEDIMENT FENCE

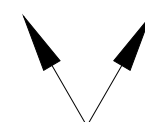


NOTE:
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL
BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS
ARE CUSTOMISED TO SITE CONDITIONS

PROJECT DOUBLE STOREY HOUSE WITH POOL	CLIENT:	DA DRAWINGS		
	SITE ADDRESS: LOT A DP 409706 9 QUEENSBURY ROAD PADSTOW HEIGHTS , NSW 2211	DRAWN: J.M	DATE: 24/06/2026	Rev:
		RATIO @ A3: 1:100	CHECKED: -	A
		SHEET: A02	JOB No:	NSW



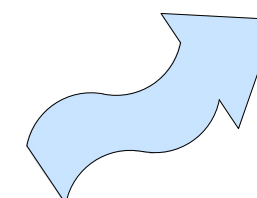
PRINCIPAL PRIVATE
OPEN SPACE



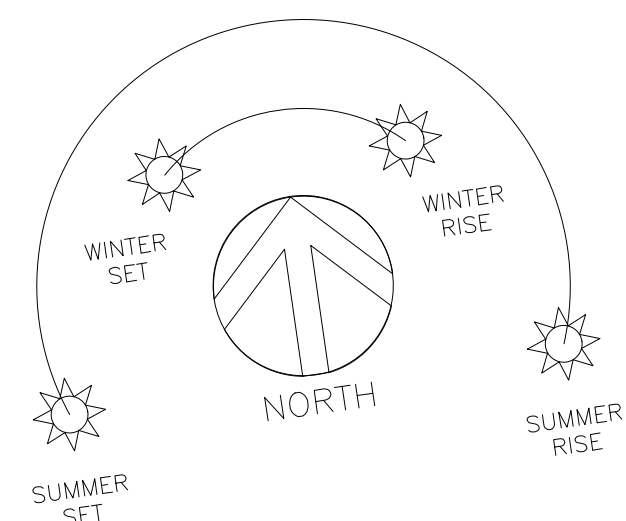
MAIN VIEWS



NOISE IMPACT



PREVAILING WINDS



SITE ANALYSIS

1:100

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DESIGNS
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This drawing is to be read in conjunction with all relevant consultant documentation, schedules and specifications.

Phone: 0461 464 285

email: johnmorgan0m@gmail.com

	PROJECT
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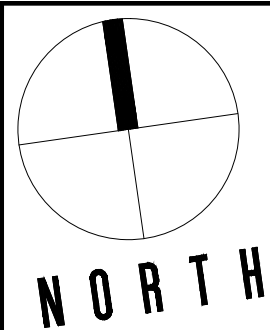
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

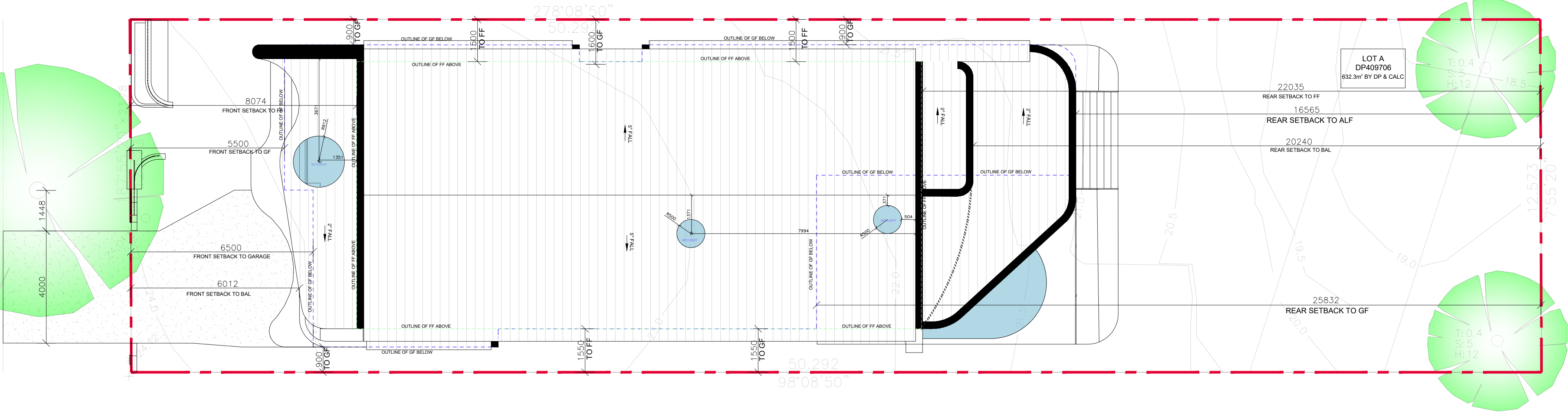
DRAWN: J.M	DATE: 24/06/2026	Rev:
RATIO @ A3: 1:100	CHECKED: -	A
SHEET: A03	JOB No:	NSW



QUEENSBURY ROAD

- Demolition notes:
1. All demolition by contractor unless otherwise noted.
 2. All demolition material shall be removed from site unless otherwise specified to be re-used or nominated to be retained.
 3. Existing services to be retained and protected throughout.
 4. The contractor shall allow for the provision of hoarding/site fencing to the perimeter of the site for the duration of the works.
 5. The contractor shall undertake a survey of all existing in ground services.

LOT 11
DP833353

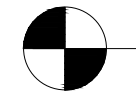


LOT 123
DP818660

LOT:	A
D.P:	409708
L.G.A:	Canterbury-Bankstown
3.08 LOT TYPE	
A. SITE AREA:	632.30 m²
B. FRONTAGE:	12.573 m
3.10 MAXIMUM GROSS FLOOR AREA	
(MEASURED FROM INTERNAL FACE OF EXTERNAL WALL EXCL. 1.8m² GARAGE AND PORCH, ALFRESCO, STAIR VOID OF FF)	
MAXIMUM ALLOWED:	316.15 m²
GROUND FLOOR:	159.05 m²
FIRST FLOOR:	157.10 m²
TOTAL FLOOR AREA:	316.15 m²
LANDSCAPING CALCULATIONS	
MIN. REQUIRED LANDSCAPED AREA	158.075m²
25% OF THE LOT AREA 632.3m² = 158.075m²	
MIN. LANDSCAPE FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 75.82m²	34.119m²
PROPOSED LANDSCAPING AT FRONT:	40.58m²
PROPOSED LANDSCAPING AT REAR:	181.26m²
PROPOSED TOTAL LANDSCAPING AREA:	221.84m² >158.075m²

ARTICULATION CALCULATIONS	
SITE WIDTH 12.573m X 1.5m= 18.85m²	
MAX ENCROACHMENT ALLOWED 19.20m² X0.25=4.71m²	
PROPOSED ENCROACHMENT = 4.20m²	

ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS. EXTERNAL RL TO CIVIL ENGINEER'S DRAWING. SELF- CONTAINED SMOKE ALARM REQUIREMENTS IN ACCORDANCE WITH CLAUSE 9 OF SPECIFICATIONS E 1.7 OF B.C.A. ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS 1993 AND BUILDING CODE OF AUSTRALIA.	Fill that is higher than 150mm above ground level (existing) and is not contained wholly within the footprint of a building or any attached development or detached development is limited to 50% of the landscaped area of the lot.	All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking
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SITE PLAN

1:100

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email: johnmorgan0m@gmail.com

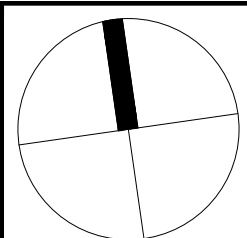
PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS		
DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A04	JOB No:	NSW

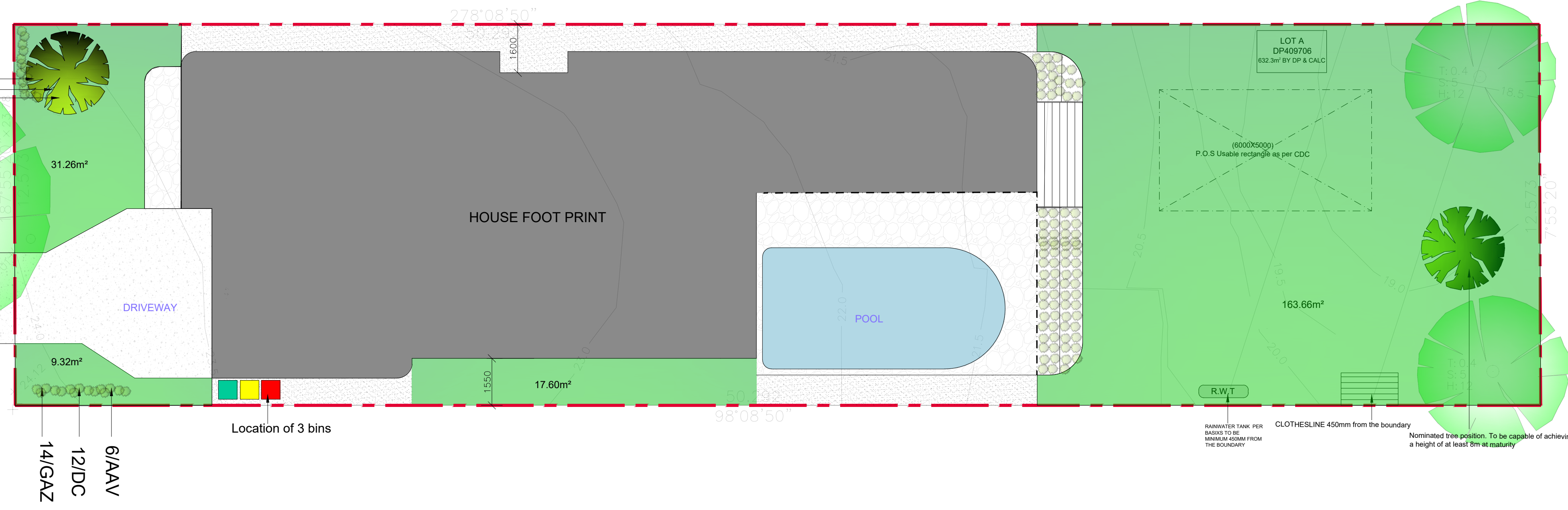


NORTH

QUEENSBURY ROAD

Nominated tree position. To be capable of achieving a height of at least 8m at maturity

Fill that is higher than 150mm above ground level (existing) and is not contained wholly within the footprint of a building or any attached development or detached development is limited to 50% of the landscaped area of the lot



LEGEND:

SELECTED FRONT SEMI ADVANCED TREE

SELECTED REAR SEMI ADVANCED TREE

ENCOURAGING SELECTED AUSTRALIAN NATIVE FLORA SPECIES AND LOW MAINTENANCE PLANTS

GATE TO MATCH FENCING

LETTERBOX

BIN STORE

BRICK EDGING

EXISTING FENCING TO SIDE & REAR BOUNDARY

1.8m FENCE TO MATCH EXISTING TO SIDE RETURN AND PROPOSED SUBDIVISION

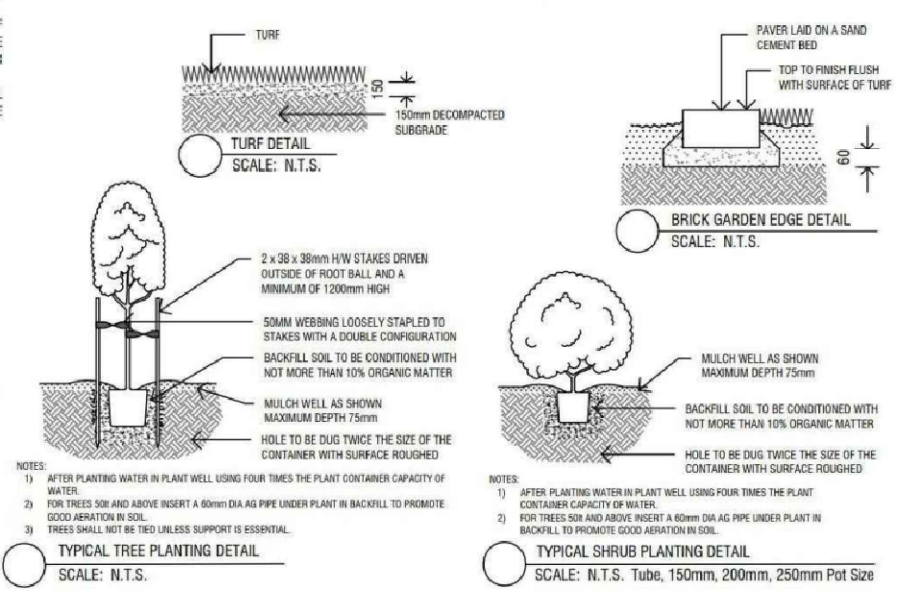
TURF

PERMEABLE PEBBLE

MULCH

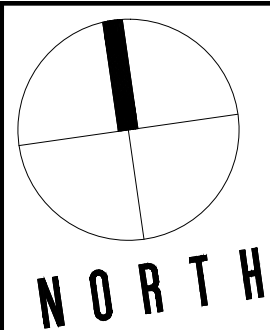
400x400 STEPPER

- MAINTENANCE PROCEDURES**
- 1) LAWN TO BE FERTILISED TWICE A YEAR IN THE WARM MONTHS, MOWING WEEKLY IN SUMMER MONTHS AND FORTNIGHTLY OR MONTHLY AS REQUIRED IN THE WINTER MONTHS.
 - 2) PLANTS TO BE FERTILISED A MINIMUM OF TWICE A YEAR AT THE SAME TIME OF PRUNING. TO DO THIS USE A COMPLETE FERTILISER, KEEP MULCH CLEAR OF TREE TRUNK AREA. AFTER PLANT SHRUBS AND TREES ARE PLANTED CONTINUE TO WATER WELL ONCE A WEEK.
 - 3) PRUNE HEDGE PLANTS A MINIMUM OF 2 - 3 TIMES A YEAR. IN THE WARMER MONTHS, WAIT FOR AT LEAST 10MM OF NEW GROWTH BEFORE PRUNING AGAIN TO PROMOTE HEALTHY NEW GROWTH.
- NOTES:**
- 1) ALL LANDSCAPED AREAS TO HAVE A MINIMUM 1:100 FALL TOWARDS STORM WATER DRAINS, OR AWAY FROM THE BUILDING FOR POSSIBLE OVERLAND WATER DRAINAGE.
 - 2) A TREE PROTECTION ZONE (TPZ) SHALL BE ESTABLISHED FOR THE DURATION OF ANY WORKS NEAR ANY EXISTING TREES, AS PER THE METHOD OUTLINED IN THE CURRENT AS4970-2009. PERMISSION FROM THE COUNCIL ARBORIST IS REQUIRED FOR ACTIVITIES THAT DO NOT COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS.
 - 3) DRIVEWAY LAYOUT TO BE CONSTRUCTED FROM ARCHITECTURAL CONSTRUCTION DRAWINGS.
 - 4) RETAINING WALLS ALONG SIDE BOUNDARIES BETWEEN LOTS TO BE FINALISED ON SITE AFTER BENCHING.
 - 5) ALL RETAINING WALLS VISIBLE FROM THE STREET TO BE MASONRY WITH COLOURS MATCHING THOSE ON THE FRONT FACADE OF THE DWELLING.
 - 6) ALL IMPORTED SOIL TO GARDEN AREAS TO BE OF PREMIUM GARDEN MIX STANDARD AT 300MM DEPTH.
 - 7) TURF TO BE LAID ON A 150MM MINIMUM BASE OF 80% SAND 20% SOIL MIX. REFER TO DETAIL.
 - 8) ALL GARDEN AREAS TO BE COVERED WITH A MINIMUM OF 75MM OF 14MM PINE BARK MULCH.
 - 9) GARDEN EDGING IS TO BE INSTALLED BETWEEN ALL ADJOINING SOFT LANDSCAPE FINISHES. REFER TO DETAIL.



PLANT SCHEDULE:					
PLANT CODE	BOTANICAL NAME	COMMON NAME	No.	POT SIZE	MATURE HEIGHT
TREES					
PC	<i>Pistacia chinensis</i>	Chinese Pistachio	2	75lt	8m
WFW	<i>Waterhousia floribunda</i> 'Whisper' (Rear)	Weeping Lilly Pilly	2	75lt	8m
SHRUBS & FEATURE PLANTS					
ASV	<i>Acmena smithii</i> 'viclaw' 'Low n Leafy'	Lilly Pilly 'Low n Leafy'	12	300mm	0.6-1.0m
AAV	<i>Anigozanthos hybrid</i> 'Amber Velvet'	Kangaroo Paw Amber Velvet	12	200mm	1.0m
GROUND COVERS & BORDERS					
DC	<i>Dianella caerulea</i> 'Little Jess'	Dianella	36	150mm	0.5m
GAZ	<i>Gazania tomentosa</i>	Silver Gazania	28	150mm	0.2m
TURF					
	<i>Stenotaphrum secundatum</i>	Buffalo Turf			

LANDSCAPING CALCULATIONS	
MIN. REQUIRED LANDSCAPED AREA 25% OF THE LOT AREA 632.3m ² = 158.075m ²	158.075m ²
MIN. LANDSCAPE FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 75.82m ²	34.119m ²
PROPOSED LANDSCAPING AT FRONT:	40.58m ²
PROPOSED LANDSCAPING AT REAR:	181.26m ²
PROPOSED TOTAL LANDSCAPING AREA:	221.84m ² > 158.075m ²

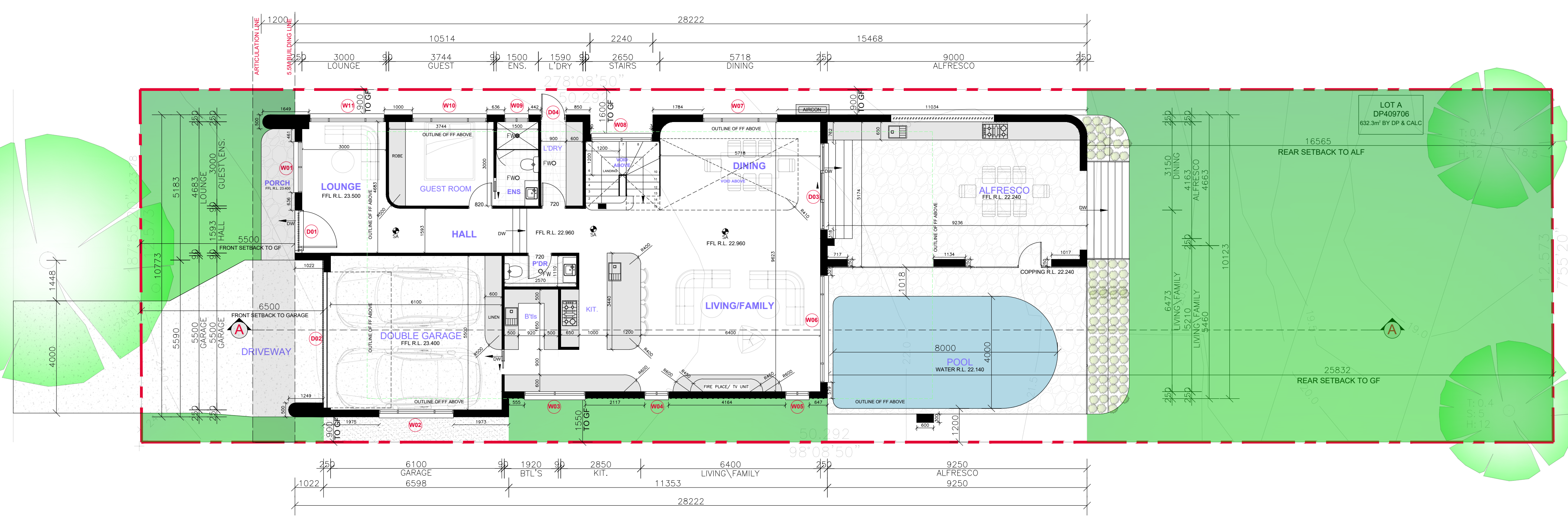


SA SMOKE ALARMS IN ACCORDANCE WITH PART 9.5 OF THE NCC 2022 VOLUME2 AND AS 3786

LOH LIFT OFF HINGES IN ACCORDANCE WITH PART 10.4.2 OF THE NCC 2022 VOLUME 2

MECHANICAL VENTILATION IN ACCORDANCE WITH PART 10.8 OF THE NCC 2022 VOLUME 2 AND AS 1668.2

QUEENSBURY ROAD



ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC/BCA CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C1.14 ANCILLARY ELEMENTS
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.8 SEPARATION OF CLASSIFICATIONS IN THE SAME STOREY
CLAUSE C2.9 SEPARATION OF CLASSIFICATIONS IN DIFFERENT STORIES
CLAUSE C2.10 SEPARATION OF LIFT SHAFTS
CLAUSE C2.11 STAIRWAYS AND LIFTS IN ONE SHAFT
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C3.4 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.9 SERVICE PENETRATIONS IN FIRE-ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE C3.17 COLUMNS PROTECTED IN CONSTRUCTION TO ACHIEVE FRL
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.10 PEDESTRIAN RAMPS

CLAUSE D2.11 FIRE-ISOLATED PASSAGEWAYS
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 - DAMP PROOFING
CLAUSE F2.4 FACILITIES FOR PEOPLE WITH DISABILITIES
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE F3.1 HEIGHT OF ROOMS AND OTHER SPACES PART F4
LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 350 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/
HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

PART 5.7 - MASONRY WALLS TO BE WEATHERPROOFED AND ENSURE DAMP-PROOF COURSES AND FLASHINGS MUST BE VISIBLE FROM THE OUTSIDE FACE OF THE WALL

PART 8.3 - GLAZING TO COMPLY WITH AS1288-2006, AS2047-2014, H1D8 OF THE NCC 2022 & MANUFACTURERS TECHNICAL SPECIFICATION.

PART 9.3.1(5) - VERTICAL LINING EAVE SEPARATION
PART 9.2.9(4)(B) - NON-COMBUSTIBLE EAVE LINING
PART 10.2, H2D8 - WATERPROOFING TO COMPLY WITH NCC 2022 PART 10.2, H2D8, AS 3740, AS 4654.1 AND AS 4654.2 (INCLUDING WASTE FLANGES TO BE RECESSED)

ELECTRICAL, MECHANICAL, HYDRAULIC AND AIR
CONDITIONING EQUIPMENT IS TO BE HOUSED SO THAT IT DOES NOT CREATE AN 'OFFENSIVE NOISE' AS DEFINED IN THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 EITHER WITHIN OR AT THE BOUNDARIES OF ANY PROPERTY AT ANY TIME OF THE DAY.

GROUND FLOOR PLAN
1:100

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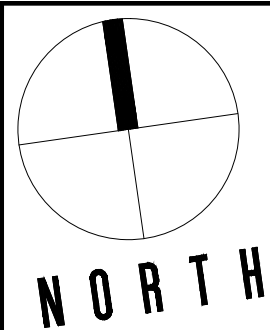
email: johnmorgan0m@gmail.com

PROJECT
DOUBLE STOREY HOUSE WITH POOL

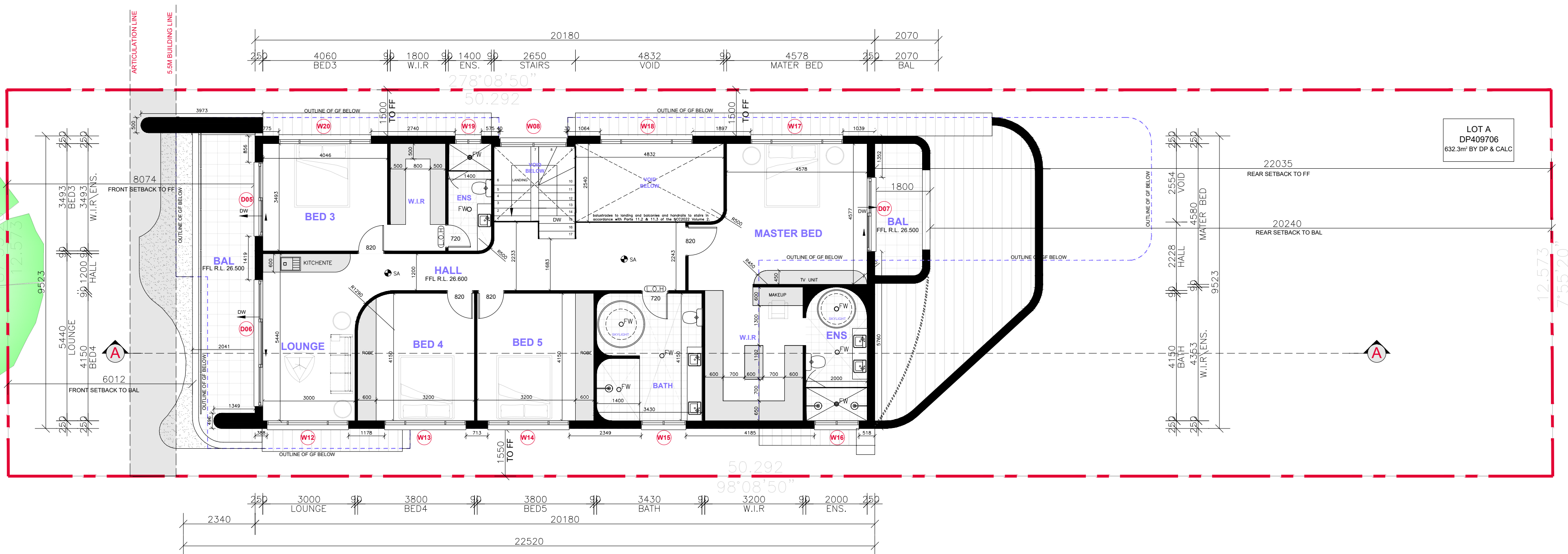
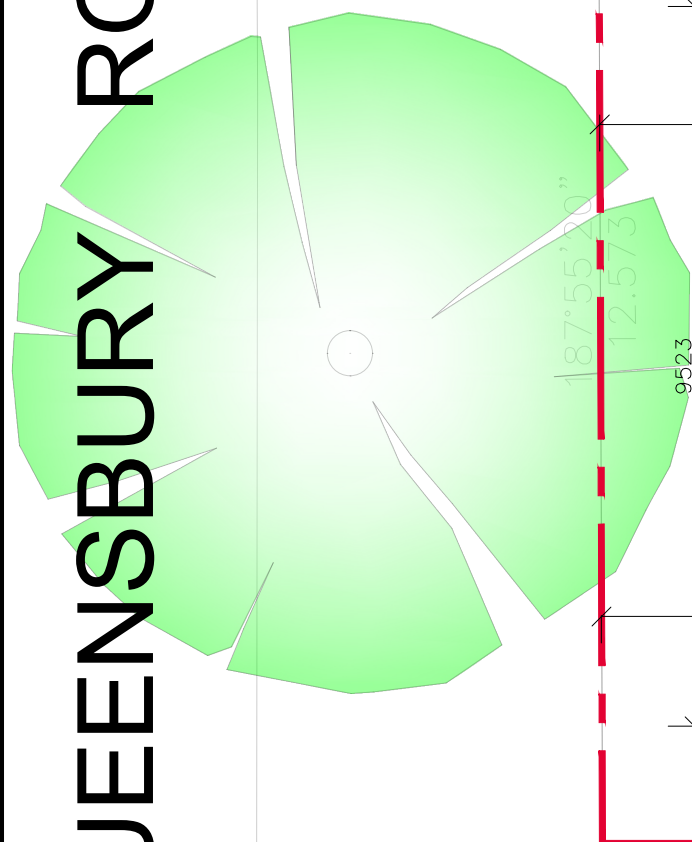
CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS		
DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A06	JOB No:	NSW



QUEENSBURY ROAD



ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC/BCA CLAUSES & AUSTRALIAN STANDARDS
CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C1.14 ANCILLARY ELEMENTS
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.8 SEPARATION OF CLASSIFICATIONS IN THE SAME STOREY
CLAUSE C2.9 SEPARATION OF CLASSIFICATIONS IN DIFFERENT STORIES
CLAUSE C2.10 SEPARATION OF LIFT SHAFTS
CLAUSE C2.11 STAIRWAYS AND LIFTS IN ONE SHAFT
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSEM
CLAUSE C3.4 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.9 SERVICE PENETRATIONS IN FIRE-ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE C3.17 COLUMNS PROTECTED IN CONSTRUCTION TO ACHIEVE FRL
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.10 PEDESTRIAN RAMPS

CLAUSE D2.11 FIRE-ISOLATED PASSAGEWAYS
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE D3.9 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 - DAMP PROOFING
CLAUSE F2.4 FACILITIES FOR PEOPLE WITH DISABILITIES
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE F3.1 HEIGHT OF ROOMS AND OTHER SPACES PART F4
LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 350 3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/
HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART 5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

PART 5.7 - MASONRY WALLS TO BE WEATHERPROOFED AND ENSURE DAMP-PROOF COURSES AND FLASHINGS MUST BE VISIBLE FROM THE OUTSIDE FACE OF THE WALL

PART 8.3 - GLAZING TO COMPLY WITH AS1288-2006, AS2047-2014, H1D8 OF THE NCC 2022 & MANUFACTURERS TECHNICAL SPECIFICATION.

PART 9.3.1(5) - VERTICAL LINING EAVE SEPARATION
PART 9.2.9(4)(B) - NON-COMBUSTIBLE EAVE LINING
PART 10.2, H2D8 - WATERPROOFING TO COMPLY WITH NCC 2022 PART 10.2, H2D8, AS 3740, AS 4654.1 AND AS 4654.2 (INCLUDING WASTE FLANGES TO BE RECESSED)

ELECTRICAL, MECHANICAL, HYDRAULIC AND AIR
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FIRST FLOOR PLAN
1:100

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Phone: 0461 464 285

email: johnmorgan0m@gmail.com

PROJECT

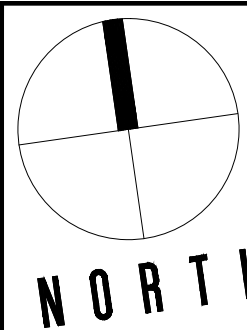
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

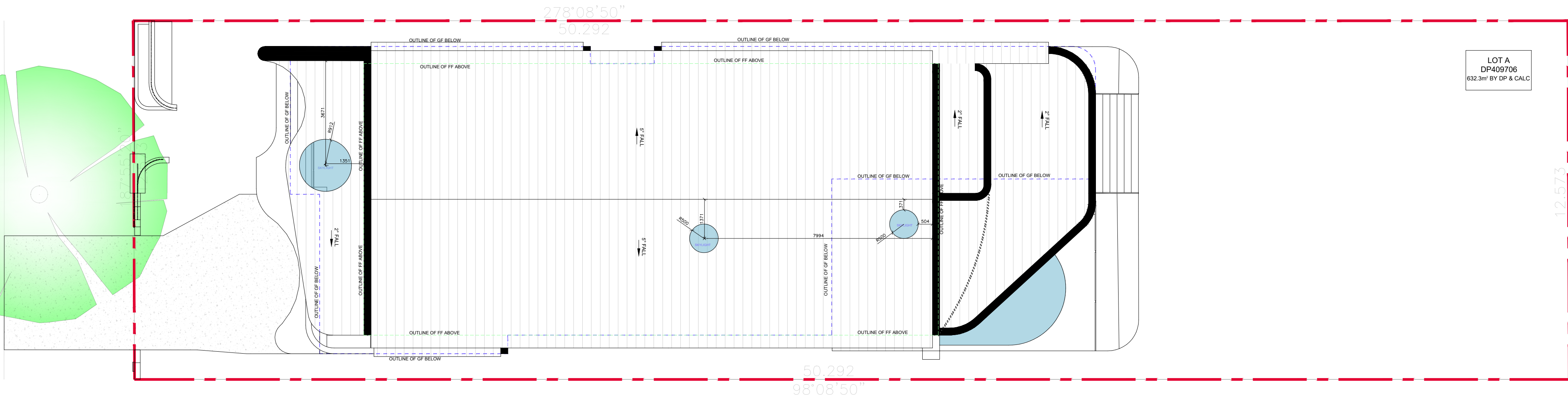
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LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

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SHEET: A07	JOB No:	NSW



QUEENSBURY ROAD



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ROOF PLAN
1:100

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email: johnmorgan0m@gmail.com

PROJECT

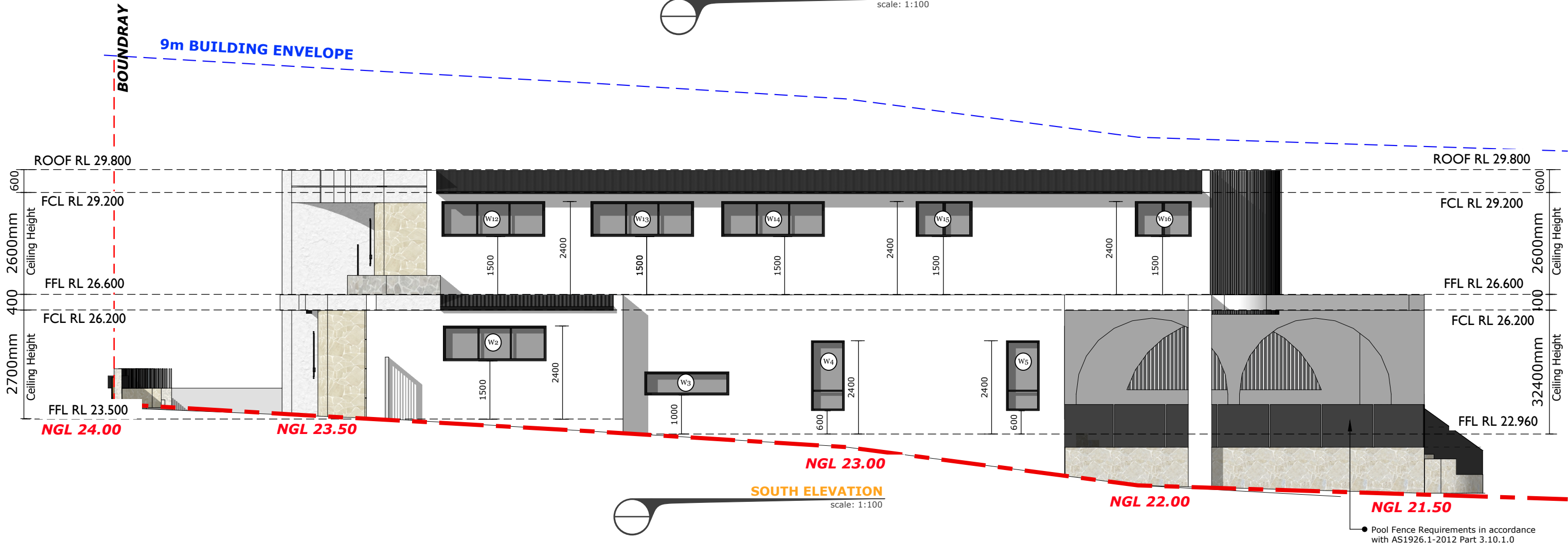
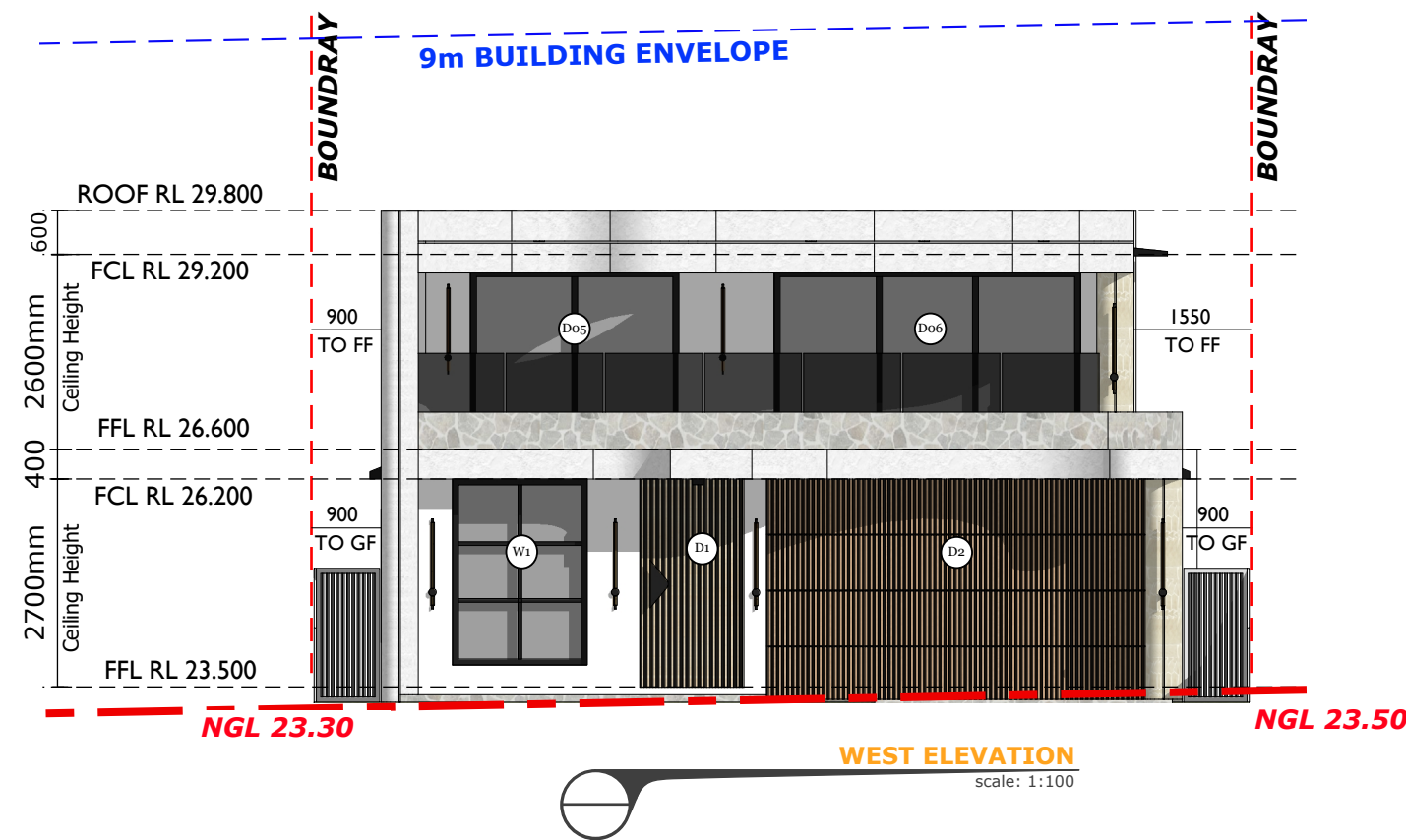
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A08	JOB No:	NSW



● Pool Fence Requirements in accordance with AS1926.1-2012 Part 3.10.1.0



ELEVATIONS
1:100

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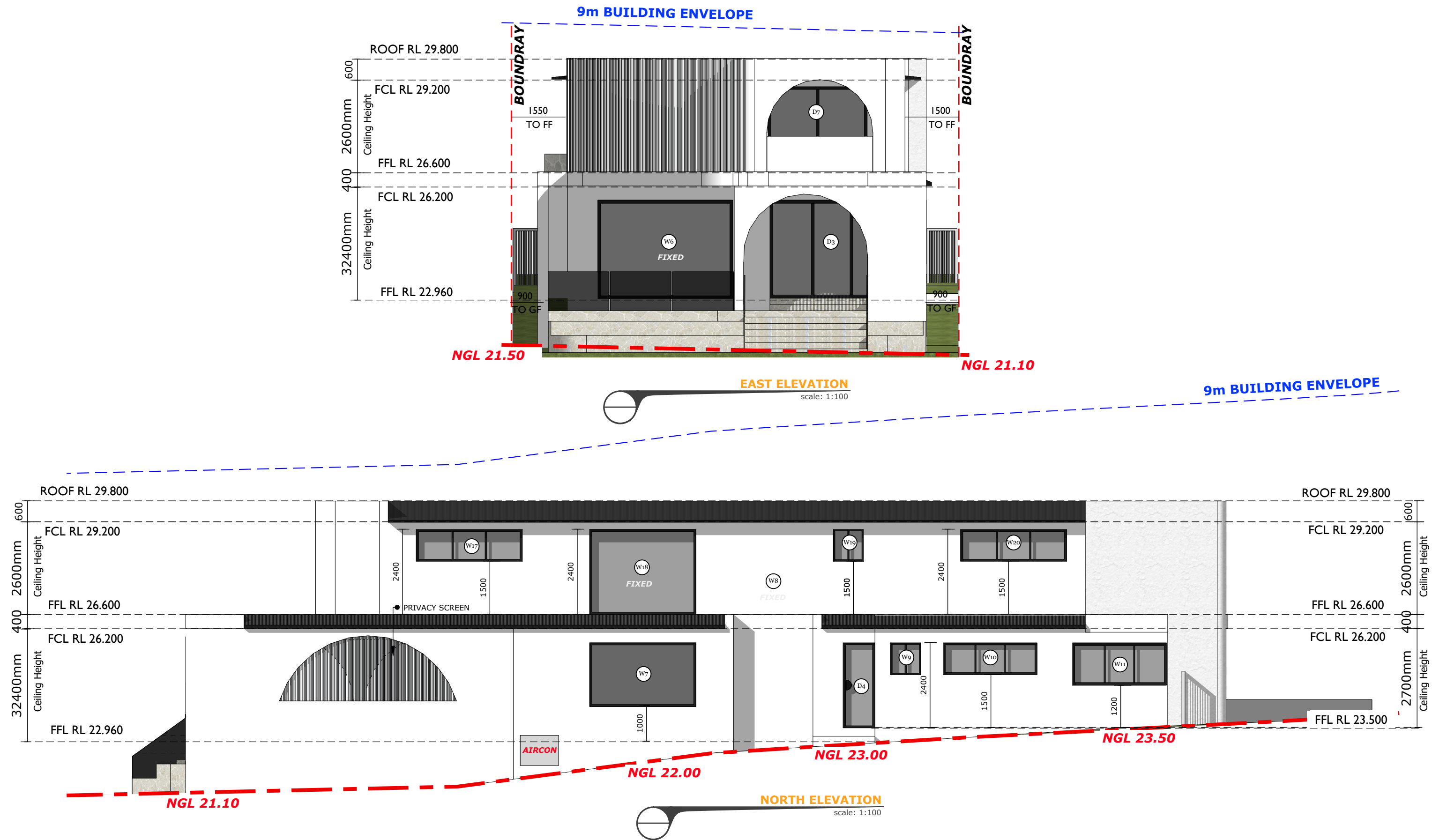
PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:
MR FADI

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS			
DRAWN: J.M	DATE: 24/06/2026	Rev:	A
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ELEVATIONS
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PROJECT

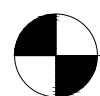
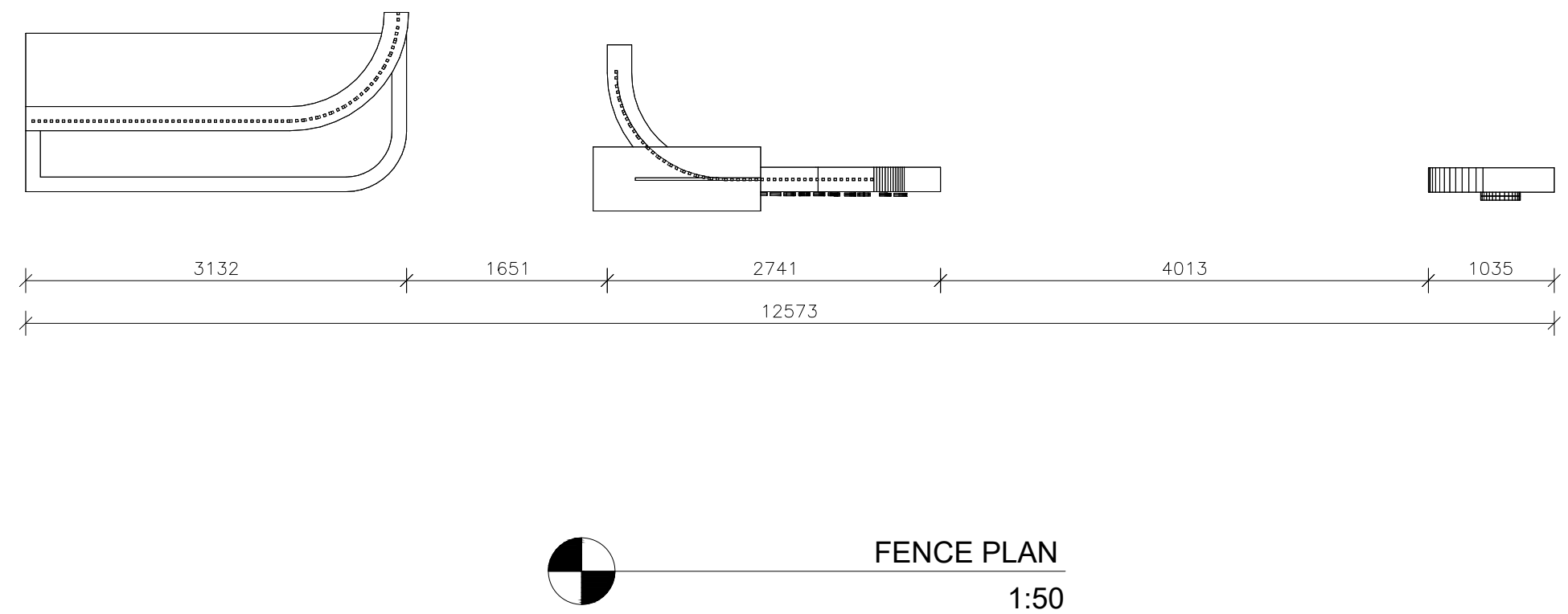
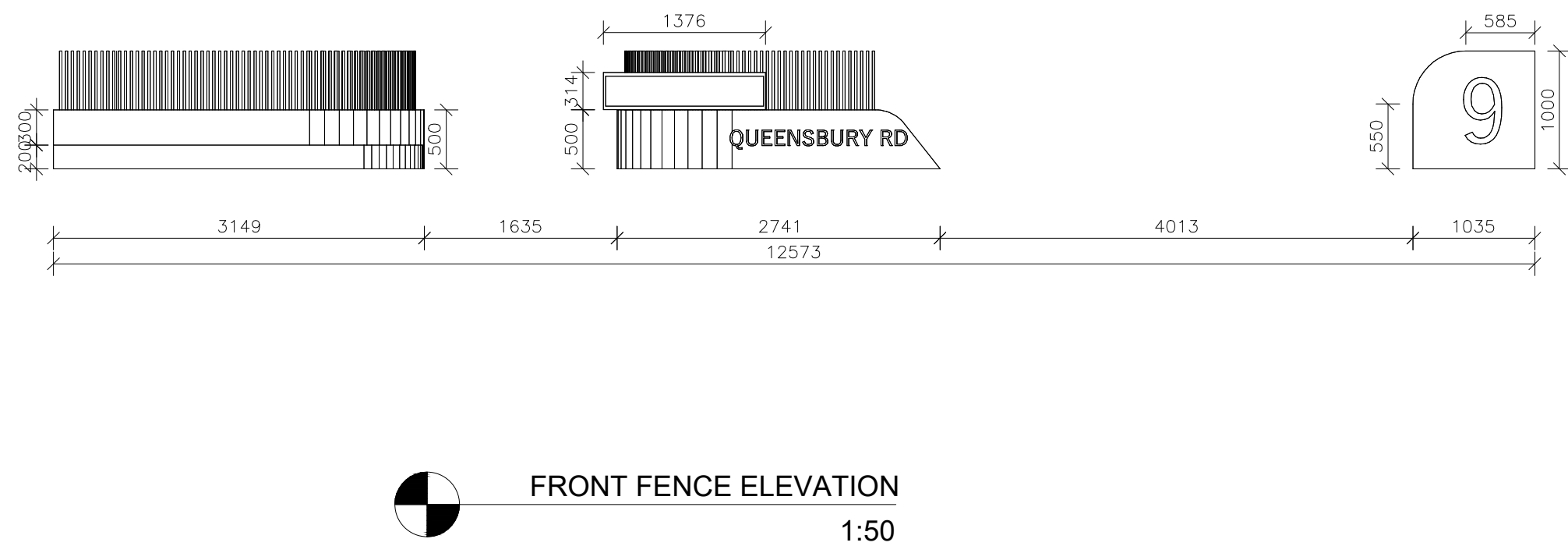
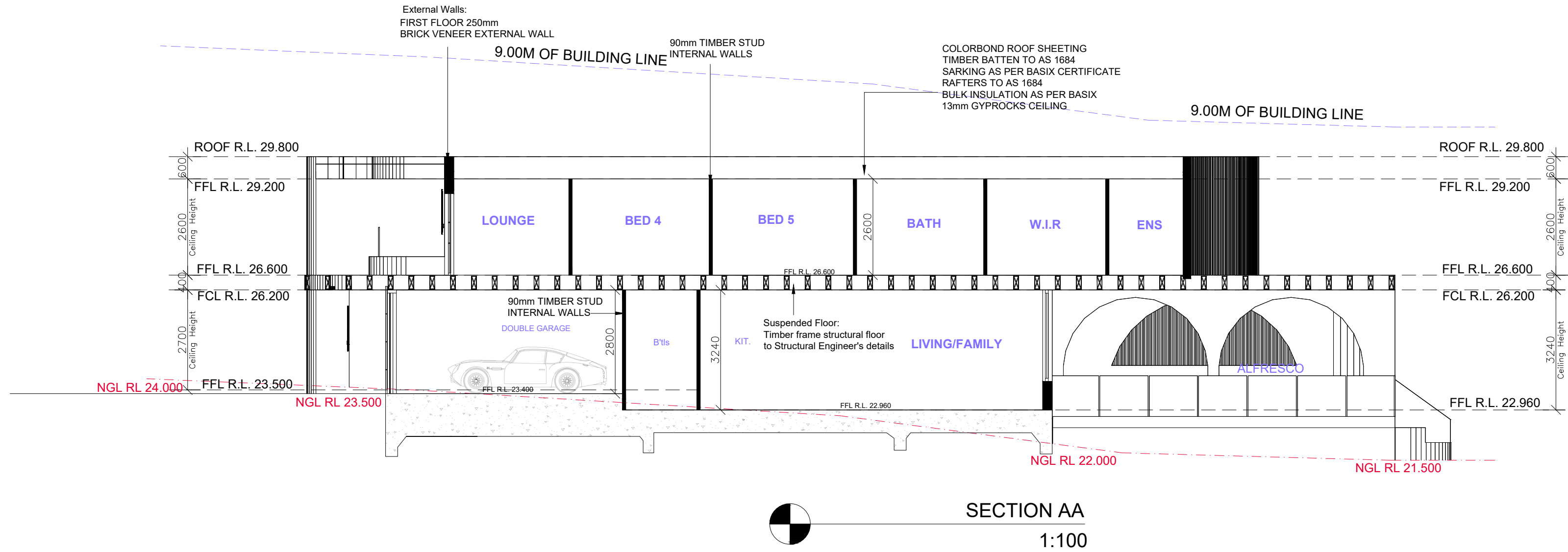
DOUBLE STOREY HOUSE WITH POOL

CLIENT:
MR FADI

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev: A
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SECTIONS& FRONT FENCE
1:100

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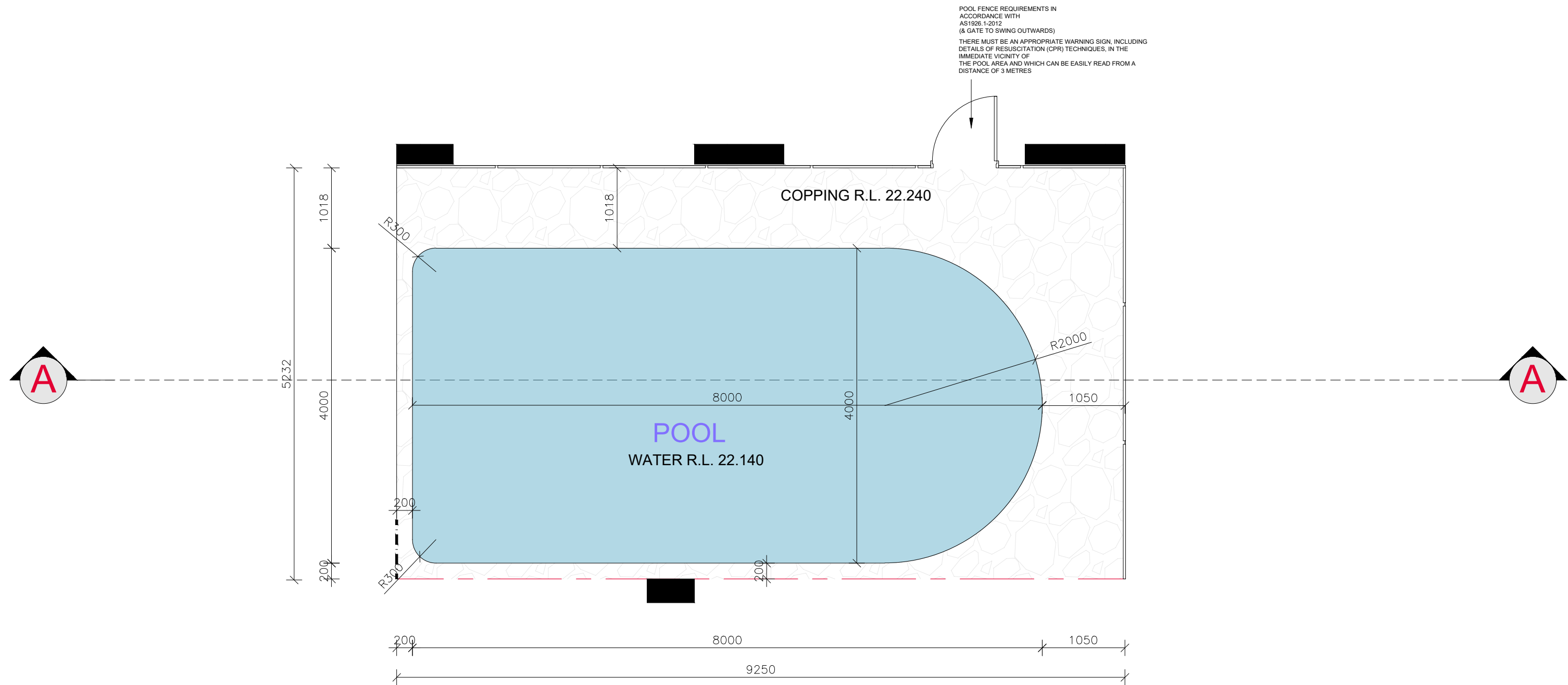
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

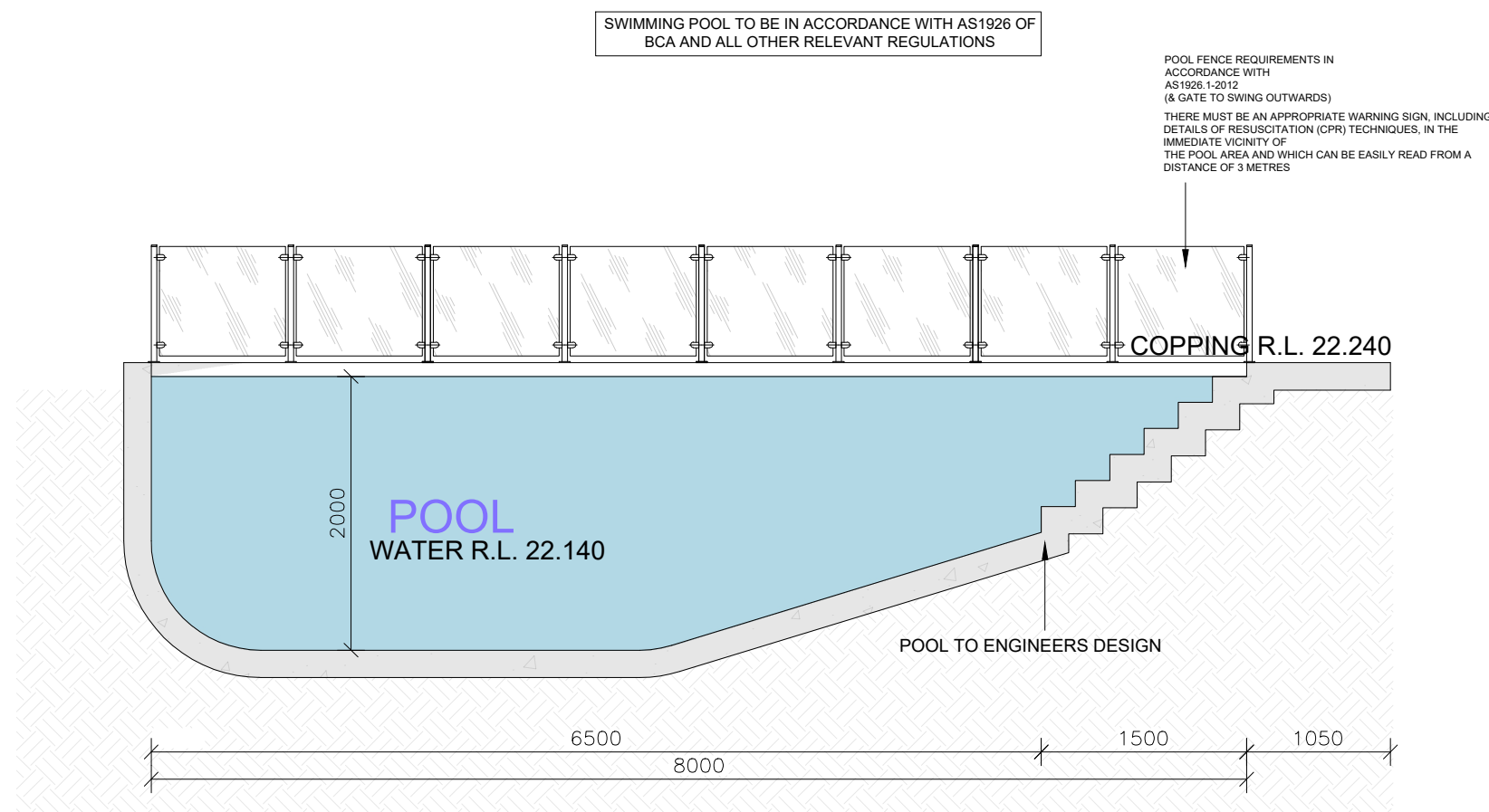
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DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev:
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POOL PLAN
1:50



POOL SECTION A
1:50

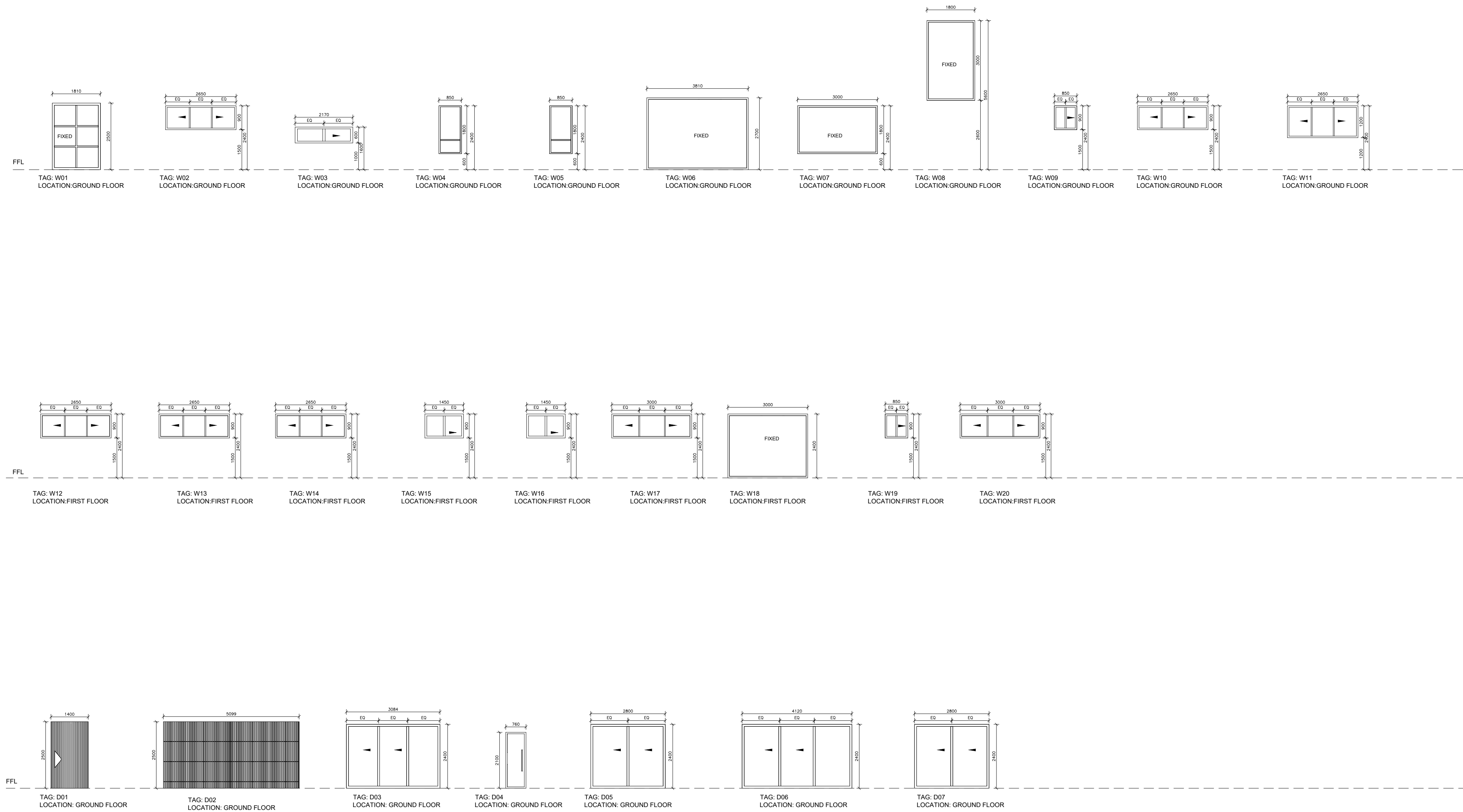
- POOL COMPLIANCE NOTES:
- All fences to comply with AS1926 Swimming Pool Safety Standards and the Swimming Pools Act
 - Ensure a Warning/Resuscitation Sign is displayed in accordance with the Swimming Pools Act
 - Ensure gate free of obstructions that could hold gate open and is self closing and self latching
 - Ensure pool fence is a minimum of 1200mm high (measured outside pool area)
 - Ensure maximum 100mm gap under pool fence
 - Ensure boundary fences are 1800mm high when measured pool side in accordance with Swimming Pools Act
 - Remove any landscaping that intrudes into the non climbable zones in accordance with the Swimming Pools Act

Note:

-Water from a swimming pool must be discharged in accordance with an approval under the Local Government Act 1993 if the lot is not connected to a sewer main.

-The pump must be housed in an enclosure that is soundproofed. Pool filter and equipment within acoustic enclosure

WINDOWS & DOORS SCHEDULE



WINDOWS AND DOORS
1:100

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PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:

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DRAWN: J.M	DATE: 24/06/2026	Rev: A
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WINDOWS SCHEDULE

MARK	WIDTH	HEIGHT	AREA	LEVEL
W01	1810	2500	4.52m²	GROUND FLOOR
W02	2650	900	2.38m²	GROUND FLOOR
W03	2170	600	1.30m²	GROUND FLOOR
W04	850	1800	1.53m²	GROUND FLOOR
W05	850	1800	1.53m²	GROUND FLOOR
W06	3810	2700	10.28m²	GROUND FLOOR
W07	3000	1800	5.40m²	GROUND FLOOR
W08	1800	3000	5.40m²	GROUND FLOOR
W09	850	900	0.76m²	GROUND FLOOR
W10	2650	900	2.38m²	GROUND FLOOR
W11	2650	1200	3.18m²	GROUND FLOOR
W12	2650	900	2.38m²	FIRST FLOOR
W13	2650	900	2.38m²	FIRST FLOOR
W14	2650	900	2.38m²	FIRST FLOOR
W15	1450	900	1.30m²	FIRST FLOOR
W16	1450	900	1.30m²	FIRST FLOOR
W17	3000	900	2.70m²	FIRST FLOOR
W18	3000	2400	7.20m²	FIRST FLOOR
W19	850	900	0.76m²	FIRST FLOOR
W20	3000	900	2.70m²	FIRST FLOOR

DOORS SCHEDULE

MARK	WIDTH	HEIGHT	AREA	LEVEL
D01	1400	2500	3.50m²	GROUND FLOOR
D02	5099	2500	12.74m²	GROUND FLOOR
D03	3084	2400	7.40m²	GROUND FLOOR
D04	760	2100	1.59m²	GROUND FLOOR
D05	2800	2400	6.72m²	FIRST FLOOR
D06	4120	2400	9.88m²	FIRST FLOOR
D07	2800	2400	6.72m²	FIRST FLOOR



WINDOWS AND DOORS

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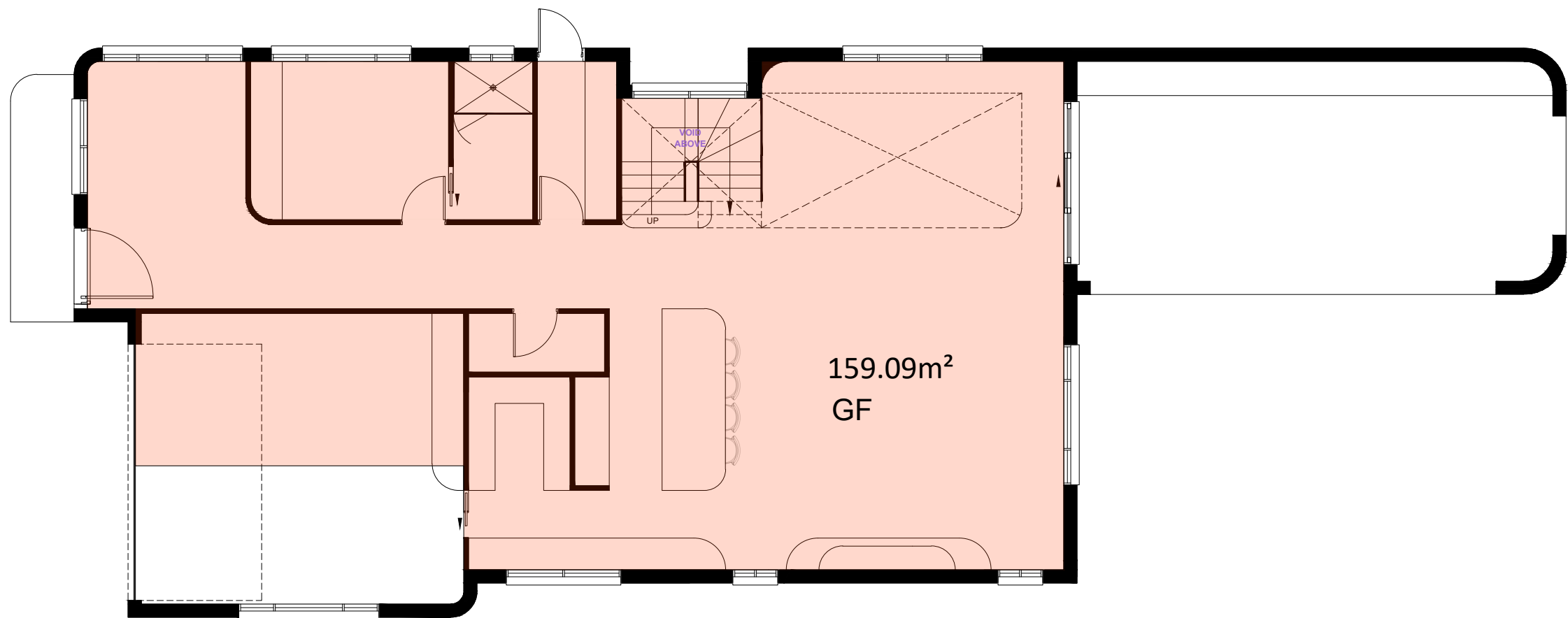
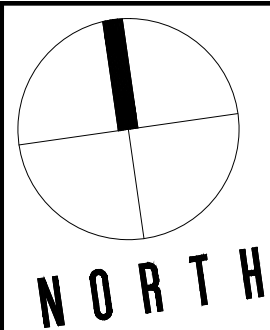
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

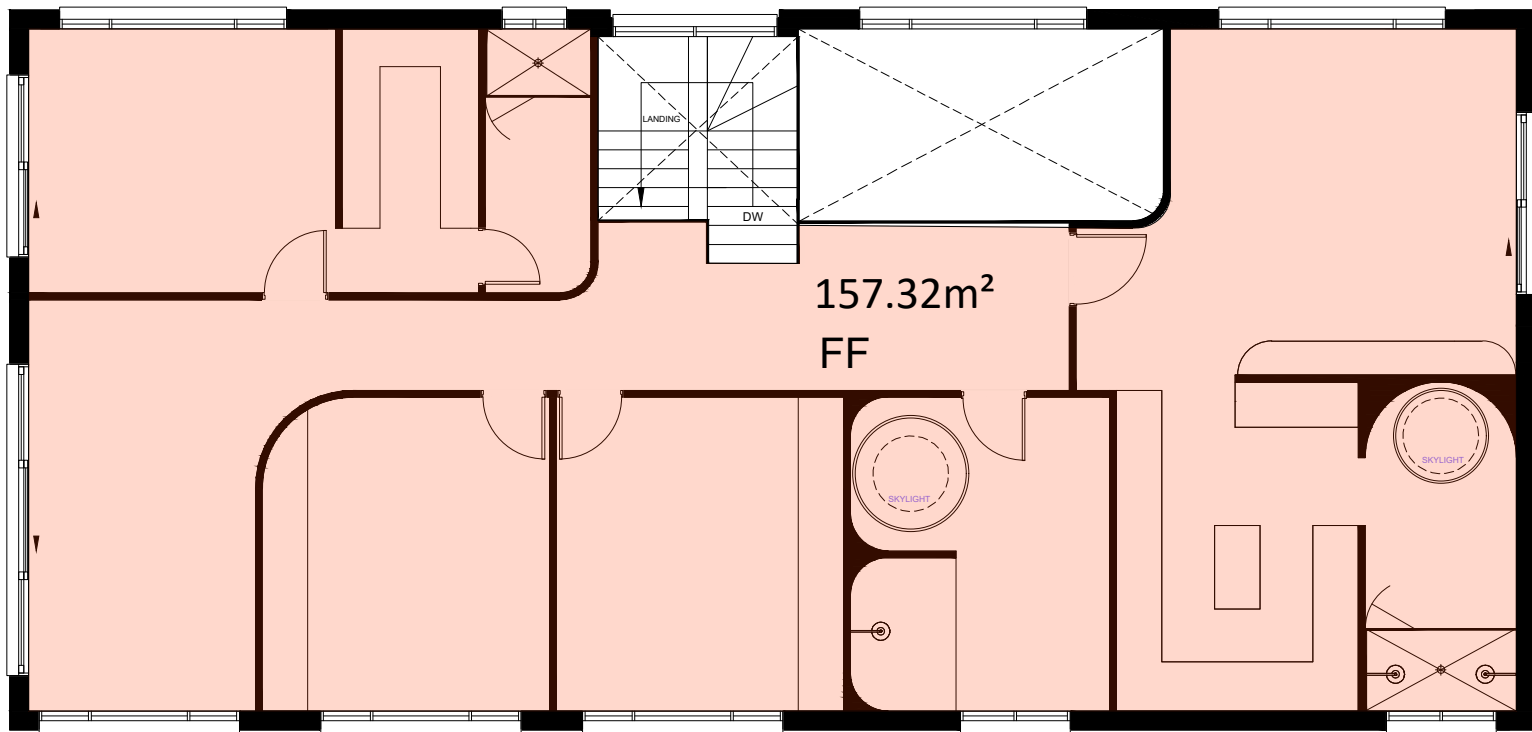
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RATIO @ A3: 1:100	CHECKED: -	A
SHEET: A14	JOB No:	NSW



GROUND FLOOR
1:100



FIRST FLOOR
1:100

LOT:	A
D.P:	409708
L.G.A:	Canterbury-Bankstown
3.08 LOT TYPE	
A. SITE AREA:	632.30 m ²
B. FRONTAGE:	12.573 m
3.10 MAXIMUM GROSS FLOOR AREA	
(MEASURED FROM INTERNAL FACE OF EXTERNAL WALL EXCL. 18m ² GARAGE AND PORCH, ALFRESCO, STAIR VOID OF FF)	
MAXIMUM ALLOWED:	316.15 m ²
GROUND FLOOR:	159.05 m ²
FIRST FLOOR:	157.10 m ²
TOTAL FLOOR AREA:	316.15 m ²
LANDSCAPING CALCULATIONS	
MIN. REQUIRED LANDSCAPED AREA	158.075m ²
25% OF THE LOT AREA 632.3m ²	
= 158.075m ²	
MIN. LANDSCAPE FORWARD OF BUILDING LINE:	34.119m ²
45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 75.82m ²	
PROPOSED LANDSCAPING AT FRONT:	40.58m ²
PROPOSED LANDSCAPING AT REAR:	181.26m ²
PROPOSED TOTAL LANDSCAPING AREA:	221.84m ² > 158.075m ²

ARTICULATION CALCULATIONS	
SITE WIDTH 12.573m X 1.5m= 18.85m ²	
MAX ENCROACHMENT ALLOWED 19.20m ² X0.25=4.71m ²	
PROPOSED ENCROACHMENT = 4.20m ²	



GFA CALCULATIONS
1:100

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DRAWN: J.M	DATE: 24/06/2026	Rev:
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SHEET: A15	JOB No:	NSW

ONGOING MAINTENANCE PLAN

LANDSCAPE GUIDELINES

1. GENERAL

- 1.1 The Contractor shall familiarise themselves with the site prior to tender.
- 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- 1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
- 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
- 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION

- 2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS

- 3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
- 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.

4. PLANTING

- 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees".
- 4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
- 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
- 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
- 4.5 All plant material should be watered thoroughly immediately after planting.
- 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
- 4.7 Labels shall be removed entirely from the plants.

5. STAKING

- 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.

6. TURF AREAS

- 6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
- 6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.

7. MULCH

- 7.1 Mulch for all mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.

8. SOIL MIXES

- 8.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
- 8.2 Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

MAINTENANCE

- 1. These works shall be in addition to the construction contract.
- 2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
- 3. The Contractor shall carry out maintenance works for a minimum period of 52 weeks
- 4. Maintenance works shall include the following works :
 - a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
 - b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
 - c. Remove any weed growth from all planting areas.
 - d. Spray and control pests and diseases as required.
 - e. Replace plants which fail with plants of similar size and quality as originally planted.
 - f. Adjust ties to trees as necessary.
 - g. Make good any erosion or soil subsidence which may occur.
 - h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
 - i. Make good any defects or faults arising from defective workmanship.

Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period

- 5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
- 6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.



LANDSCAPE GUIDELINES

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Phone: 0461 464 285

email: johnmorgan0m@gmail.com

PROJECT

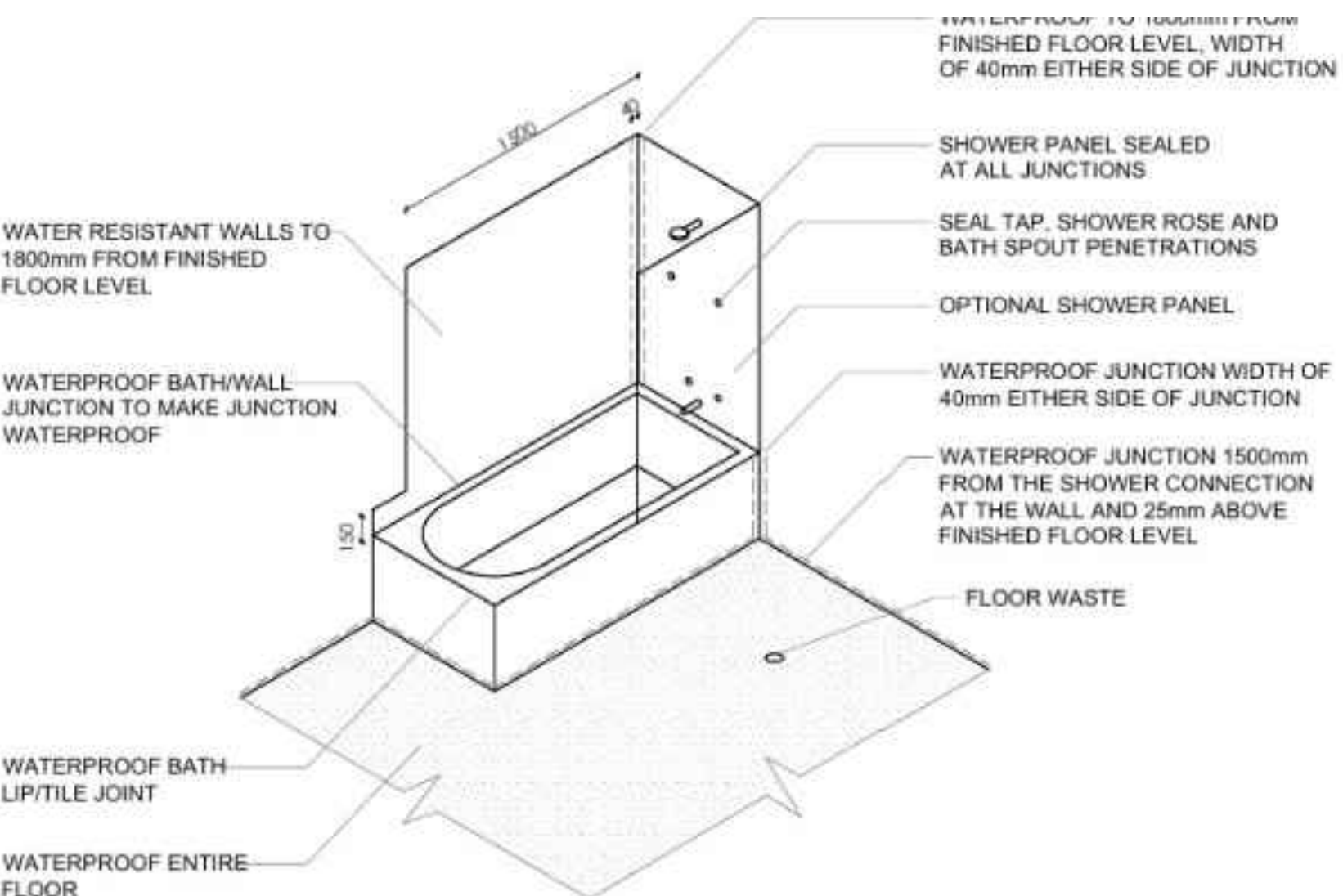
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

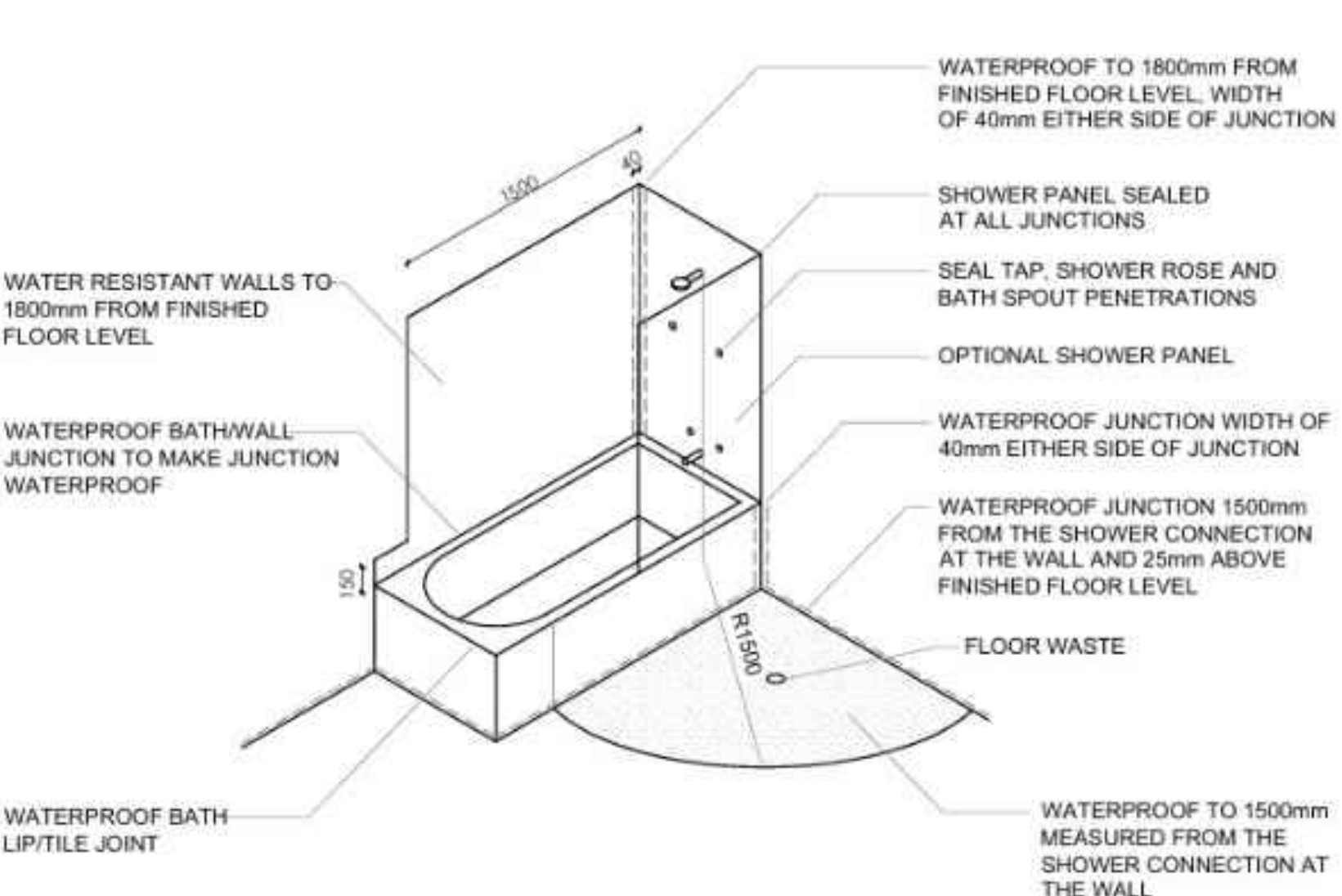
DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev:
RATIO @ A3: 1:100	CHECKED: -	A
SHEET: A16	JOB No:	NSW



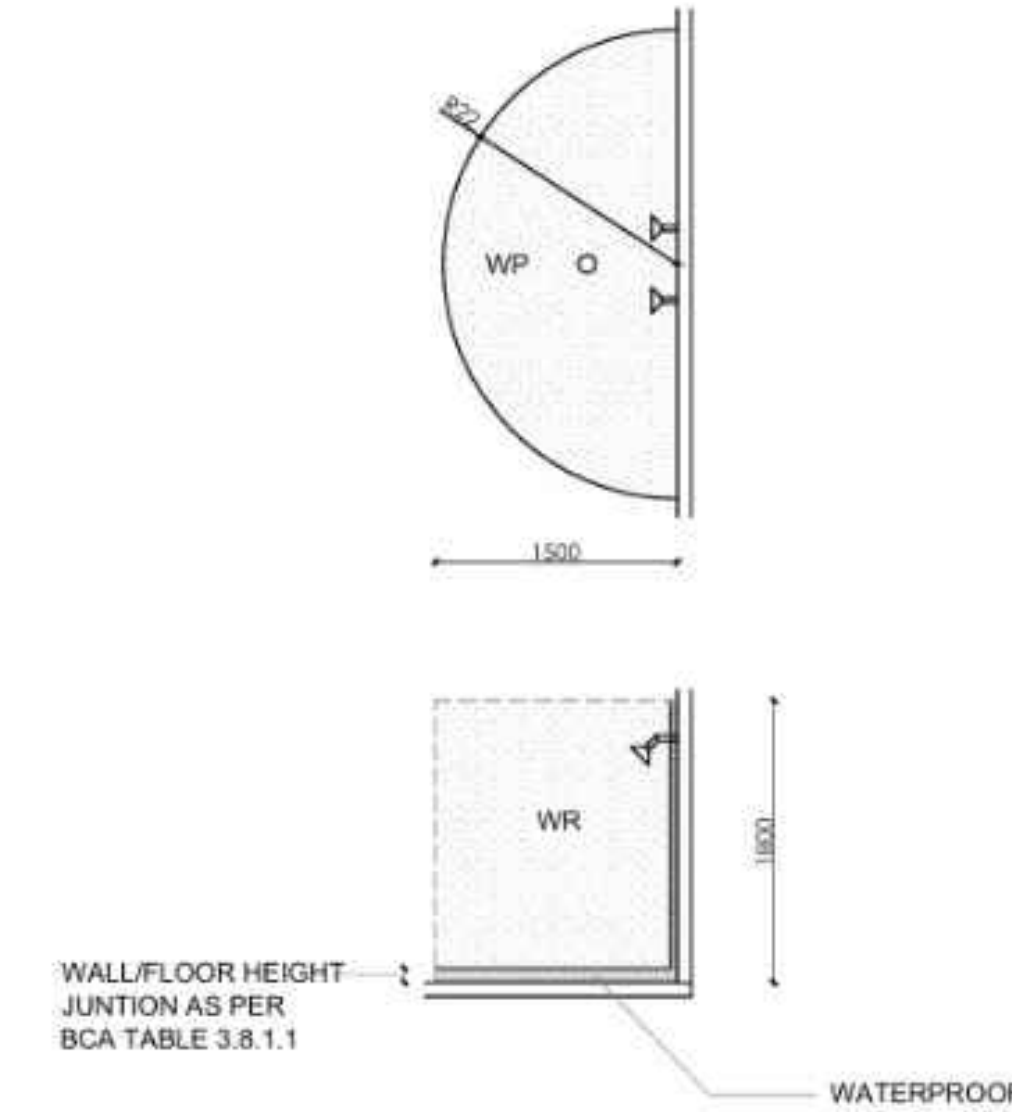
SHOWER OVER BATH

AREA PROTECTED FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS.



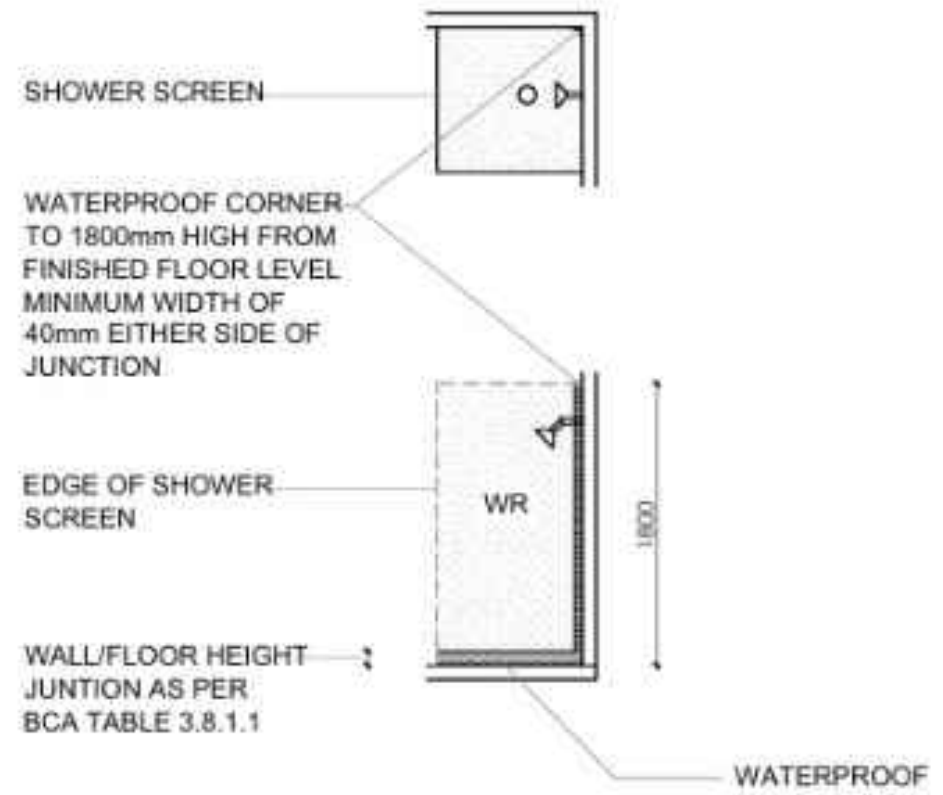
SHOWER OVER BATH

AREA PROTECTED FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING

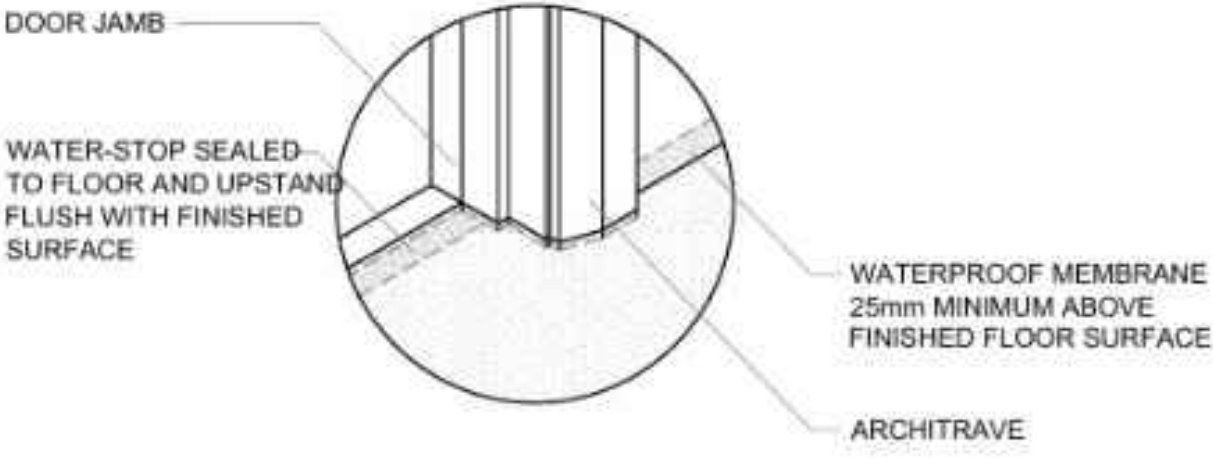


UNENCLOSED SHOWER

CONCRETE AND COMPRESSED FIBRE CEMENT FLOORING



ENCLOSED SHOWER

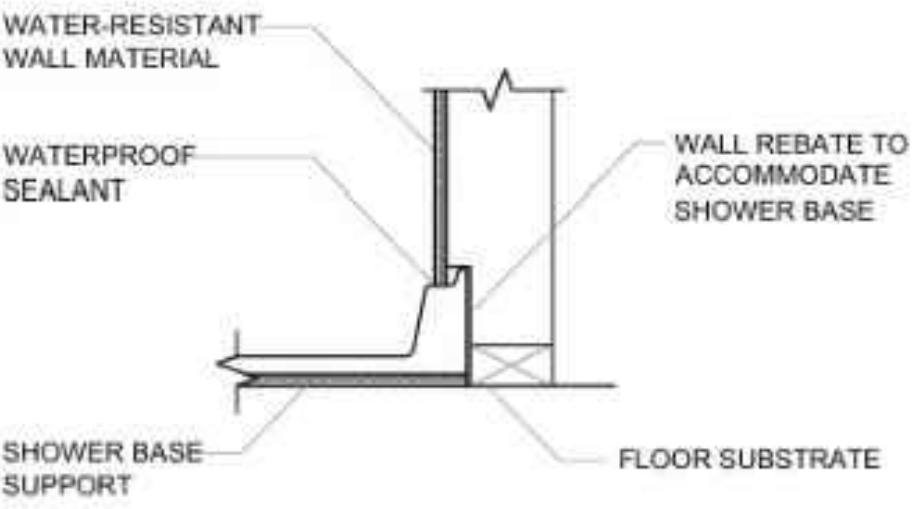


BATHROOM DOOR

WHERE ENTIRE BATHROOM FLOOR IS REQUIRED TO BE WATERPROOFED

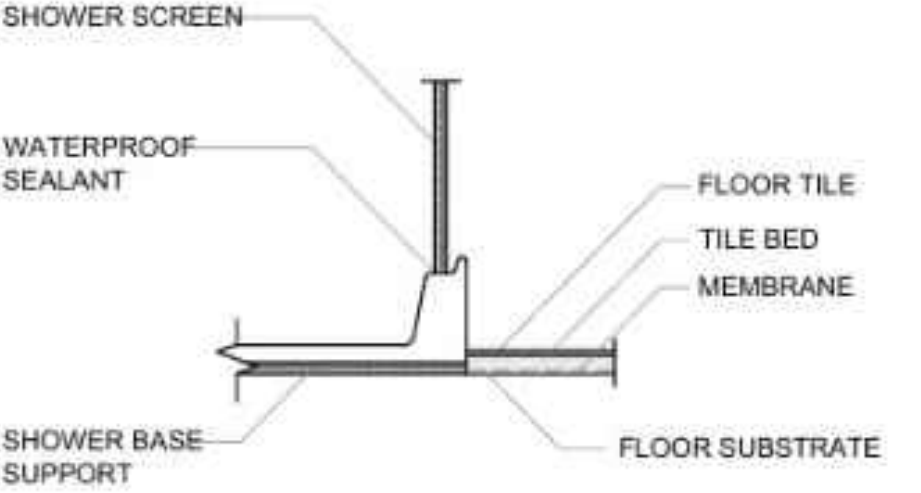
WET AREA NOTES:

1. THIS IS A GENERAL GUIDE ONLY. ALL WET AREA SURFACES ARE TO COMPLY WITH AS3740, AND ABCB HOUSING PROVISIONS PART 10.2 WET AREA WATERPROOFING.
2. ALL WET AREAS INCLUDING SHOWER RECESSES, BACKS OF BASINS, TROUGHS, BATHS AND SINKS TO BE LINED WITH WATER RESISTANT "VILLABOARD".
3. SHOWER RECESSES (IF CAST-IN SLAB) ARE TO HAVE "SUPERFLEX 3" TREATMENT APPLIED AS PER SEPARATE NOTES.
4. SHOWER AREA WALLS ARE TO BE COATED USING 'AGA' "SUPERFLEX 3" OR SIMILAR FIBREGLASS MATTING FINISH. WALLS ARE TO BE COATED 1800mm HIGH FROM FINISHED FLOOR LEVEL AND COATED IN A 1500mm RADIUS FROM SHOWER HEAD / TAPS AROUND WALLS. TREATMENT TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND BCA 3.8.1 WET AREAS.
5. ALL PLASTER TO BE 10mm 'WR' SHEETS NAILED AND GLUED TO WALL AT EVERY STUD AND AT ALL EDGES. CEILINGS TO BE SCREWED AND GLUED TO METAL FURRING CHANNELS AT 450 CENTRES AT EDGES AND CENTRE OF SHEET. ALL PLASTERBOARD WORK IS TO COMPLY WITH AS2588.



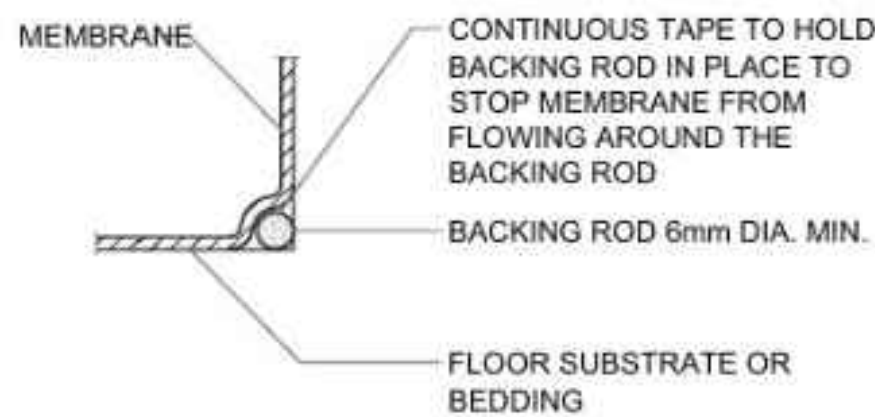
PREFORMED BASE

SHOWER BASE FLOOR / WALL JUNCTION

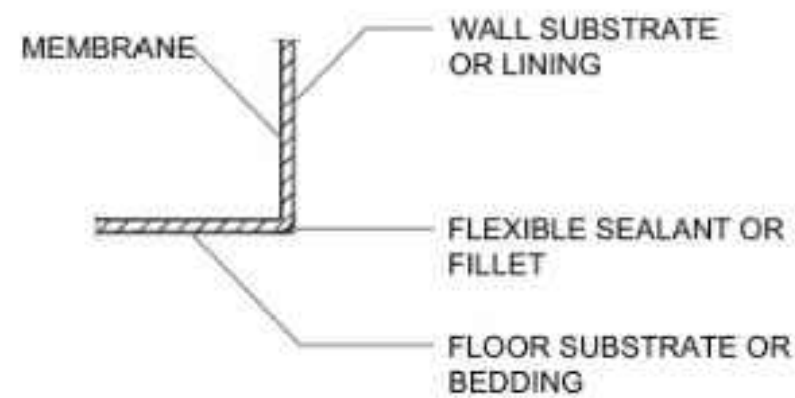


PREFORMED BASE

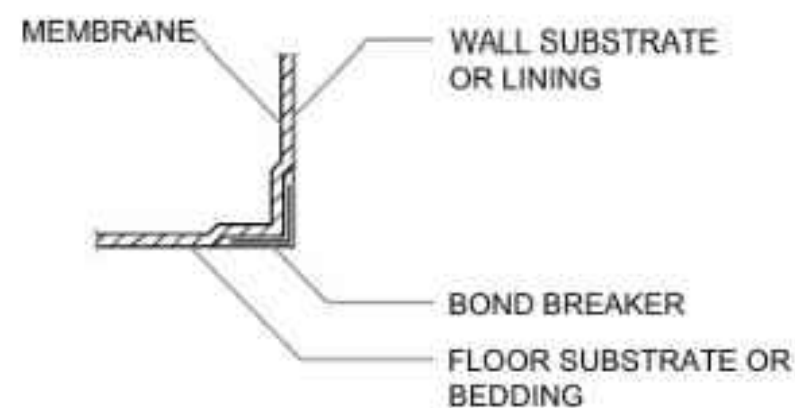
SHOWER BASE / FLOOR JUNCTION ON TIMBER FLOORS INCLUDING PARTICLEBOARD AND PLYWOOD



BOND BREAKER DETAIL
CLASS 1 MEMBRANES



BOND BREAKER DETAIL
CLASS 1 MEMBRANES



BOND BREAKER DETAIL
CLASS 2 MEMBRANES

WATERPROOFING NOTES:

1. SHOWER BASES, BATHS AND SPAS RECESSED INTO THE WALL MUST BE INSTALLED TO ALLOW THE WATER RESISTANT SURFACE MATERIALS OF THE WALL TO PASS DOWN INSIDE THE RIM OF THE BATH OR SPA AS PER BCA FIGURE 3.8.1.8.
2. WATER RESISTANT SURFACE MATERIALS ARE TO BE AS PER BCA PARTS 3.8.1.3, 3.8.1.4 AND 3.8.1.5.
3. PERIMETER FLASHINGS TO WALL / FLOOR JUNCTIONS MUST HAVE A VERTICAL LET OF NOT LESS THAN 25mm ABOVE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS, AND THE HORIZONTAL LEG MUST HAVE A WIDTH OF NOT LESS THAN 50mm.
4. WHERE A WATER RESISTANT SUBSTRATE IS USED IN CONJUNCTION WITH A WATER RESISTANT SURFACE MATERIAL, A WATERPROOF SEALANT MUST BE INSTALLED AFTER THE FINISHES HAVE BEEN APPLIED AT THE WALL / FLOOR JUNCTION.

BATHROOM, ENSUITE AND SPA ROOM GLAZING:

1. ALL GLAZING IN BATHROOMS, ENSUITES, SPA OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0m ABOVE THE HIGHEST ABUTTING FINISHED FLOOR LEVEL, BOTTOM OF THE BATH, OR SHOWER BASE, MUST:
 - (i) FOR FRAMED PANELS, BE GLAZED WITH:
 - (a) GRADE 'A' SAFELY GLAZING MATERIAL IN ACCORDANCE WITH BCA VOL. 2 TABLE 3.5.5; OR
 - (b) GRADE 'B' SAFETY GLAZING MATERIAL IN ACCORDANCE WITH BCA VOL. 2 TABLE 3.6.6 (SEE ALSO BCA VOL. 2 FIGURE 3.6.3)
 - (ii) FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH BCA VOL. 2 TABLE 3.6.5 WITH A MINIMUM NOMINAL THICKNESS OF 5mm.
2. WINDOWS REFERRED TO IN (1), MAY INCORPORATE ANNEALED GLASS PANELS OF NOT LESS THAN 4mm THICKNESS, PROVIDED THAT THEY ARE NOT MORE THAN 0.1m SQ IN AREA.
3. ORDINARY ANNEALED GLASS INCLUDING MIRROR, MAY BE USED PROVIDED A FIXED VANITY OR BENCH WITH A HEIGHT OF NOT LESS THAN 760mm, DEPTH OF NOT LESS THAN 300mm AND EXTENDING THE FULL WIDTH OF THE GLASS OR MIRROR IS LOCATED IN FRONT OF THE GLASS MIRROR.

SHOWER FLOOR FALLS:

1. THE ENTIRE SHOWER AREA MUST BE CONSTRUCTED SO THAT WATER FLOWS TO THE WASTE WITHOUT PONDING AS PER BCA FIGURE 3.8.1.14.
2. THE RATIO OF FALL ACHIEVED IN A FLOOR MAY VARY DEPENDING ON THE FOLLOWING:
 - (A) THE FINISHED HEIGHT REQUIREMENTS AT DOORWAYS.
 - (B) THE HEIGHT OF FIXTURES OR FITTINGS.
 - (C) THE DIMENSIONS OF THE TILES USED (ADEQUATE FALLS BECOME MORE DIFFICULT TO ACHIEVE AS THE SIZE OF THE TILES USED INCREASES).
 - (D) THE AREA OF THE FLOOR TO BE DRAINED.
 - (E) THE REQUIREMENTS OF PEOPLE WITH DISABILITIES.
3. THE RECOMMENDED RATIO OF FALL WITHIN SHOWERS IS BETWEEN 1:60 AND 1:80.
4. THE RECOMMENDED RATIO OF FALL IN OTHER AREAS IS BETWEEN 1:80 AND 1:100.
5. IN SOME CASES THE FALL IN THE FLOOR FINISHES IN THE SAME AREA MAY VARY.
6. WHERE FALLS STEEPER THAN 1:100 ARE NOT ACHIEVABLE, THE EFFECTIVENESS OF THE FLOOR DRAINAGE SHOULD BE CONFIRMED TO ENSURE THAT WATER DOES NOT REMAIN ON THE FINISHED FLOOR IN A MANNER THAT CAN ADVERSELY AFFECT THE HEALTH AND AMENITY OF THE BUILDING OCCUPANTS OR DETERIORATE BUILDING ELEMENTS.



WATERPROOFING

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PROJECT

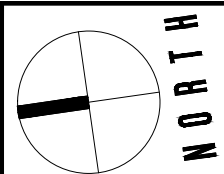
DOUBLE STOREY HOUSE WITH POOL

CLIENT:

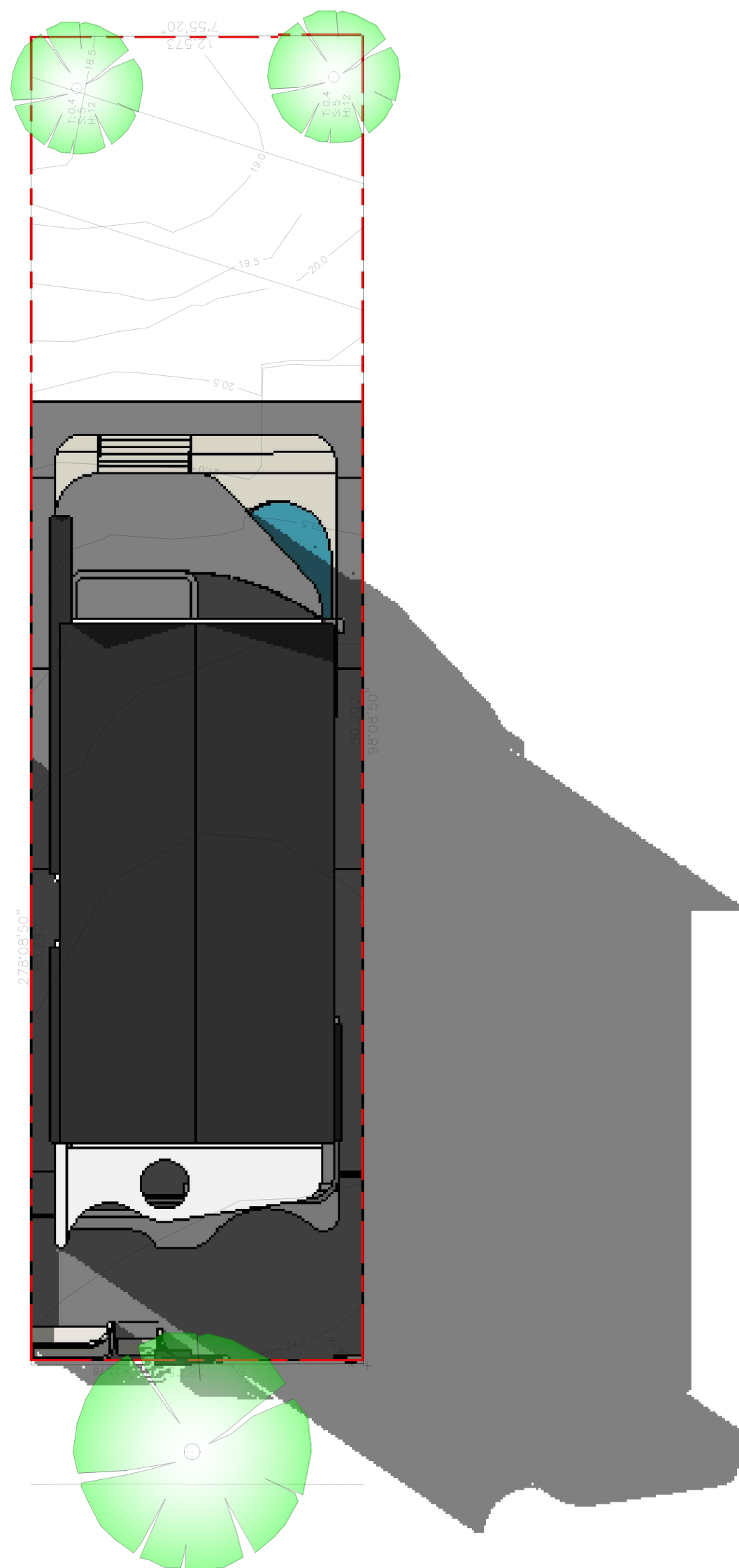
SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A18	JOB No:	NSW

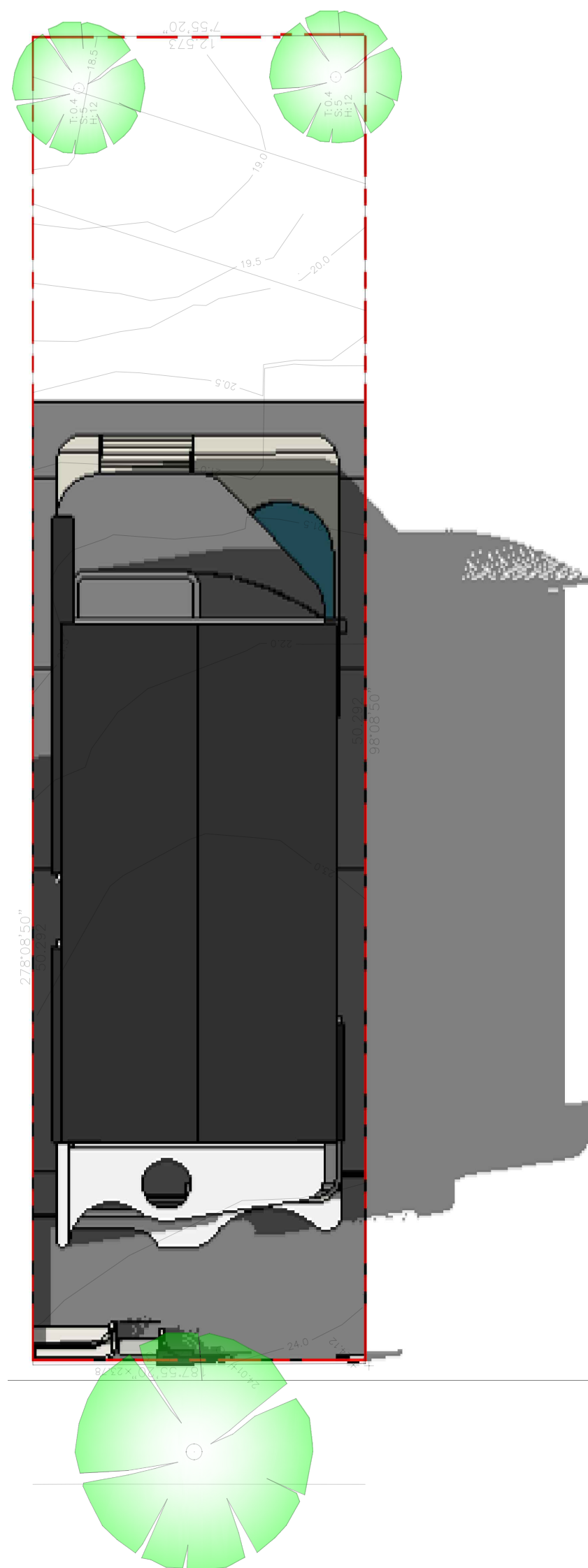


NOTE:
LIVING ROOM AND PRINCIPAL PRIVATE OPEN SPACE IN EACH DWELLINGS IS
TO RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND
3PM ON THE WINTER SOLSTICE (JUNE 21)



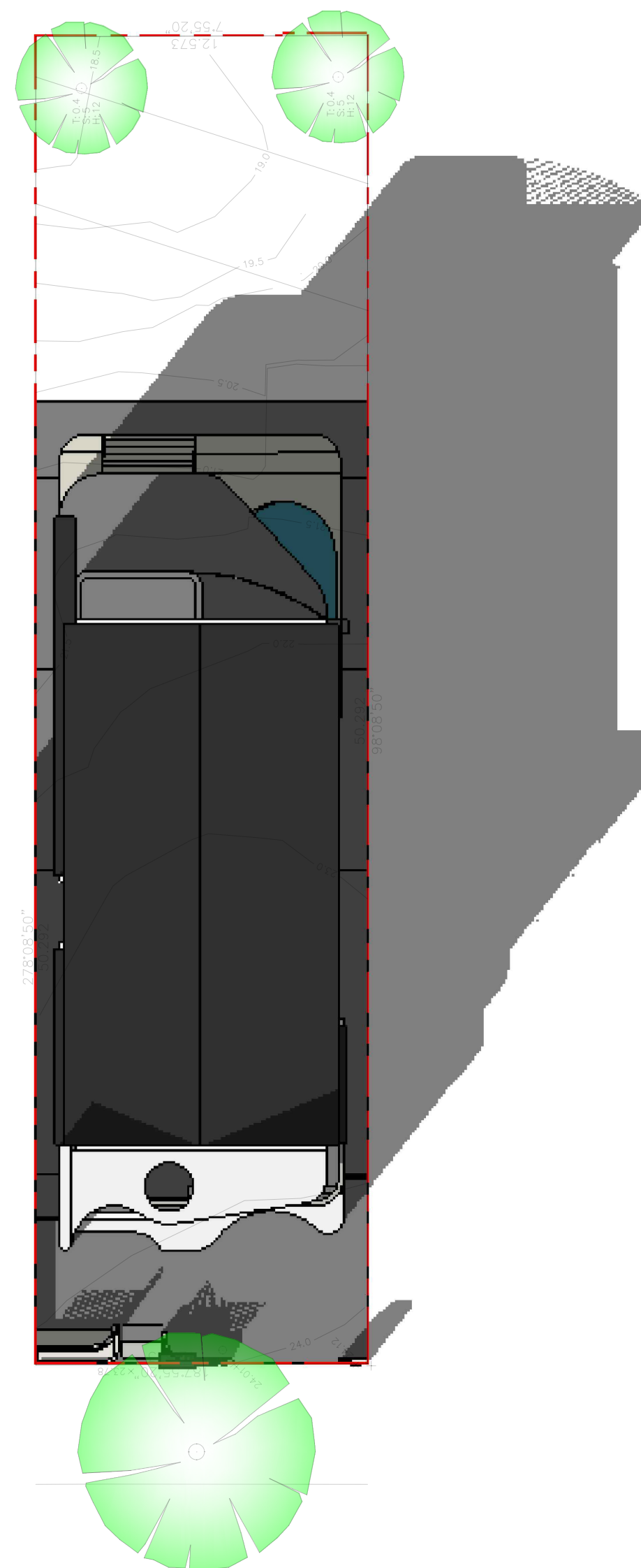
QUEENSBURY ROAD
SHADOW DIAGRAM 21 JUNE AT 9 AM

SHADOW DIAGRAM
1:200



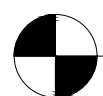
QUEENSBURY ROAD
SHADOW DIAGRAM 21 JUNE AT 12PM

SHADOW DIAGRAM
1:200



QUEENSBURY ROAD
SHADOW DIAGRAM 21 JUNE AT 3PM

SHADOW DIAGRAM
1:200



SHADOW DIAGRAMS
1:200

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PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A19	JOB No:	NSW

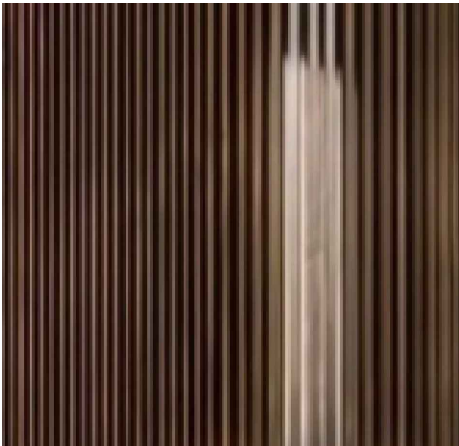
COLOUR AND MATERIALS SCHEDULE



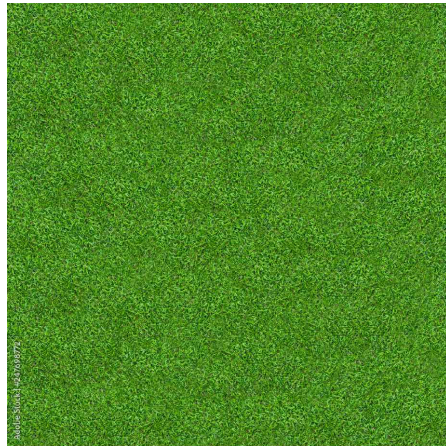
TEXTURED RENDER



NATURAL STONE



WOOD LOUVERS



GRASS



MARBLE



GLASS BALUSTRADE

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 18552705

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 06 July 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	9 Queensbury Road, Padstow Heights	
Street address	9 QUEENSBURY ROAD PADSTOW HEIGHTS 2211	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP409706	
Lot no.	A	
Section no.	-	
Project type	dwelling house (attached)	
No. of bedrooms	5	
Project score		
Water	✔ 51	Target 40
Thermal Performance (Do-it-Yourself Method)	✔ Pass	Target Pass
Energy	✔ 75	Target 72
Materials	✔ -88	Target n/a

Project address	
Project name	9 Queensbury Road, Padstow Heights
Street address	9 QUEENSBURY ROAD PADSTOW HEIGHTS 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP409706
Lot no.	A
Section no.	-
Project type	
Project type	dwelling house (attached)
No. of bedrooms	5
Site details	
Site area (m²)	632
Roof area (m²)	160
Conditioned floor area (m²)	265.82
Unconditioned floor area (m²)	34.77
Total area of garden and lawn (m²)	158
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads			
NATHERS assessor number	n/a		
NATHERS certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/ m²·year)	n/a		
Area adjusted heating load (MJ/ m²·year)	n/a		
Project score			
Water	✔ 51		Target 40
Thermal Performance (Do-it-Yourself Method)	✔ Pass		Target Pass
Energy	✔ 75		Target 72
Materials	✔ -88		Target n/a

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W7	1800.00	3000.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
D4	2100.00	760.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W9	900.00	850.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W10	900.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	159.05	nil/not specified	nil	
floor - suspended floor above enclosed subfloor: hard wood; frame: timber - H2 treated softwood.	141.54	3 (or 3.7 including construction) (down);fibreglass batts or roll	nil	subfloor wall insulation: >R1.0
garage floor - concrete slab on ground.	33.55	not specified	nil	

Water Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 158.07 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 5 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 265.82 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted: Energy rating: 9 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted: Energy rating: 9 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted: Energy rating: 9 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted: Energy rating: 9 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, open to façade; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: brick veneer; frame: timber - H2 treated softwood.	219.07	2.94 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
external wall: brick veneer; frame: timber - H2 treated softwood.	166.71	2.94 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	32.48	nil/not specified	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	68.35	not specified	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	113.28	not specified	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	160	ceiling: 6.2 (up); roof: foil/sarking; ceiling: fibreglass batts or roll; roof: foil/sarking	nil	roof colour: light (solar absorptance < 0.38); 1.0 to ≤ 1.5% of ceiling area uninsulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W11	1200.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W17	900.00	3000.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W18	2400.00	3000.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W6	3000.00	1800.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W19	900.00	850.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W20	900.00	3000.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed

East facing					
W6	2700.00	3810.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
D3	2400.00	3084.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	solid overhang 9000 mm, 500 mm above head of window or glazed door	not overshadowed
D7	2400.00	2800.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	eave 2070 mm, 500 mm above head of window or glazed door	not overshadowed
South facing					
W2	900.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W3	600.00	2170.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W4	1800.00	850.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W5	1800.00	850.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W12	900.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W13	900.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W14	900.00	2650.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W15	900.00	1450.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W16	900.00	1450.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	none	not overshadowed

West facing					
W1	2500.00	1810.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	solid overhang 1200 mm, 500 mm above head of window or glazed door	not overshadowed
D05	2400.00	2800.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 1349 mm, 500 mm above head of window or glazed door	not overshadowed
D06	2400.00	4120.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.18 - 0.22)	eave 1349 mm, 500 mm above head of window or glazed door	not overshadowed



BASIXS

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Use figured dimensions only -do not scale from this drawing. All dimensions to structure -confirm all dimensions on site.

This drawing is to be read in conjunction with all relevant consultant documentation, schedules and specifications.

Phone: 0461 464 285

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PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:
LOT A DP 409706
9 QUEENSBURY ROAD
PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS

DRAWN: J.M	DATE: 24/06/2026	Rev:
RATIO @ A3: 1:100	CHECKED: -	A
SHEET: A21	JOB No:	NSW