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Proposed Single Storey Residence

Lot 6285 in DP 1287907,
No 25 Merino Crescent,
Bradbury NSW 2560.

5	13.06.24	Amended plans as requested	CB
4	03.10.23	CDC Application	A.C.
3	09.08.23	Amended plans as requested by client	BC
2	18.07.23	Amended Plans as Requested	GM
1	16.06.23	Preliminary Plans	BC
REV	DATE	AMENDMENTS	BY

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
NTS

GARAGE HAND:
RH

CLIENT:
Mr Ahmad Arghandewall

SITE ADDRESS:
Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560

JOB No:
23070

DRAWN:
SDC

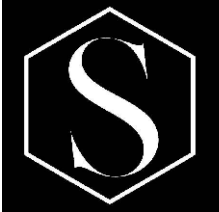
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CDC Application



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CLIENT'S SIGNATURE: _____

DATE: _____

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1. FALLS, SLIPS, TRIPS		2. FALLING OBJECTS		5. MANUAL TASKS		7. CONFINED SPACES	
a) WORKING AT HEIGHTS		LOOSE MATERIALS OR SMALL OBJECTS		Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.		EXCAVATION	
DURING CONSTRUCTION		Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.		All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.		Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and banners to prevent accidental or unauthorised access to all excavations should be provided.	
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.		1. Prevent or restrict access to areas below where the work is being carried out.		Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.		ENCLOSED SPACES	
DURING OPERATION OR MAINTENANCE		2. Provide toeboards to scaffolding or work platforms.				For buildings with enclosed spaces where maintenance or other access may be required:	
For houses or other low-rise buildings where scaffolding is appropriate:		3. Provide protective structure below the work area.				Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.	
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.		4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).				SMALL SPACES	
For buildings where scaffold, ladders, trestles are not appropriate:		BUILDING COMPONENTS		6. HAZARDOUS SUBSTANCES		For buildings with small spaces where maintenance or other access may be required:	
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.		During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.		ASBESTOS		Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.	
				For alterations to a building constructed prior to 1990:			
				If this existing building was constructed prior to:			
				1990 - it therefore may contain asbestos			
				1986 - it therefore is likely to contain asbestos			
				either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.			
				POWDERED MATERIALS			
				Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.			
				TREATED TIMBER			
				The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.			

Specification Notes

EXCAVATION:
The part of the site to be covered by the proposed building or buildings and an area at least 1 000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Bulk earthworks shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.2 per NCC Volume 2 H1D3, or any Engineer's Instructions.
Top soil shall be cut to a depth sufficient to remove all vegetation.
Excavations for all footings shall be in accordance with the Engineer's Instructions, or part NSW 4.2.3 of the ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4.

FOUNDATIONS # FOOTINGS:
Underfloor fill shall be in accordance with ABCB Housing Provisions Standards 2022 Part 4.2.4, per NCC Volume 2 H1D4.
Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4, per NCC Volume 2 H1D3.
Where relevant the following elements shall be in accordance with the Engineer's Instructions. Per NCC Volume 2 H1D4 these may reflect AS3600, AS2870, or the listed provisions from the ABCB Housing Provisions Standard 2022:
Site classification in accordance with Part 4.2.2 and AS2870
Site foundations for footings and slabs in accordance with Part 4.2.5
Slab edge support on sloping sites in accordance with Part 4.2.6
Stepped footing in accordance with Part 4.2.7
Edge rebates in accordance with Part 4.2.9.

The vapour barrier installed under slab-on-ground construction on shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW 4.2.8 (state variation), Damp-proofing membrane (including AS2870 as referenced).

Reinforcement shall conform and be placed in accordance with the Engineer's Instructions or ABCB Housing Provisions Standard 2022 4.2.11 including AS2870 as referenced.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement.
Except where otherwise approved by an engineer, structural concrete shall be in accordance with ABCB Housing Provisions Standard 2022 4.2.10.

Pre-mixed concrete shall be manufactured to comply with AS3600 with delivery dockets kept on site or available for inspection by the engineer, or the Local Authority.
Concrete shall be placed and compacted in accordance with good building practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(c)).

All concrete slabs shall be cured in accordance with good practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(c)).

Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the Local Authority.
Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal.
Footings and slabs on ground shall be in accordance with the Engineer's Instructions or the relevant provisions of ABCB Housing Provisions Standard 2022 per NCC Volume 2 H1D4:
General requirements in accordance with Part 4.2.12
Stump footings in accordance with Part 4.2.13
Stiffened raft slabs on Class A, S and M sites in accordance with Part 4.2.14
Strp footings on Class A, S and M sites in accordance with Part 4.2.15
Footings for Class A sites in accordance with Part 4.2.16
Footings for single leaf masonry, mixed, and earth wall construction in accordance with Part 4.2.17
Footings for fireplaces on Class A and S sites in accordance with Part 4.2.18
Shrinkage control in accordance with Part 4.2.19
Concentrated loads in accordance with Part 4.2.20
Minimum edge beam dimensions in accordance with Part 4.2.21
Recessed areas of slabs in accordance with Part 4.2.22
All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Instructions.
Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or bottom wall plate.
All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the ABCB Housing Provisions Standard 2022 Part 6.2 per NCC Volume 2 H2D5.
RETAINING WALLS
Where the Builder is required by the Schedule of Works annexed to this Specification, the Builder shall construct retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in accordance with AS4678 as referenced in NCC Volume 2 H1D3.
Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall shall be the responsibility of the Owner
DRAINAGE
In both sewer and unsewered areas any bath, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works); and waste pipes with traps shall be provided to the above fittings and connected to the drainage system. The whole of the work is to be performed in accordance with NCC Volume 3 and AS/NZS3500 series and requirements of the sewerage authority concerned.
The Builder will provide and install a septic system where applicable to the requirements of the Local Authority and in

accordance with remanufacture's instructions.
Drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3 and AS/NZS3500.3 per NCC Volume 2 H2D2, and the requirements of NCC Volume 3.
Stormwater drainage shall be carried out in accordance with the ABCB Housing Provisions Standard 2022 Part 3.3.5, NCC Volume 3 and AS/NZS3500.3.
The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan.
Surface water drainage shall be provided in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3.
Where subsoil drainage is required it shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.4.
TIMBER FRAMING
All timber framing shall comply with NCC Volume 2 Part H1D6(4), or alternative structural framing shall be to structural engineer's details and certification. These may reflect any of the following: Timber structure design to AS1720.1
Nailplated timber roof trusses per AS1720.5
Residential construction in non-cyclonic areas per AS1684.2 or AS1684.4
Residential construction in cyclonic areas per AS1684.3
Installation of particleboard flooring per AS1860.2
Timber Engineered products may be used provided their design comply with the NCC and they are installed in accordance with the manufacturer's instructions.
The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.
All floor framing is to be framed at the level shown on the plan.
Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab. The interface between masonry veneer and wall framing will conform with AS3700 or AS4773.1 and AS4773.2, or conform with ABCB Housing Provisions Standard 2022 Part 5.2, per NCC Volume 2 H1D5.
All solid timber lintels shall conform to the AS1684.2 or AS1684.4.
Glue laminated beams conforming to AS1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used.
Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and be erected, fixed and braced in accordance with the manufacturer's instructions.
Bracing units shall be determined and installed in accordance with the Engineer's Instructions or AS1684 as appropriate for the design wind velocity for the site.
Bracing shall be evenly distributed throughout the building.
Strip and sheet timber floors shall be installed in accordance with the AS1684.

Per NCC Volume 2 H4D2 and H4D3, the selection, installation and waterproofing of wet area floors shall conform to:
The ABCB Housing Provisions Standard 2022 Part 10.2; or AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022; or
The manufacture installation guides when listed in the Schedule of Works.
Roofs shall be pitched to the slope shown on plan. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.
Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 9.2.3 and 9.2.9.
Unless otherwise specified and where required by the NCC posts supporting carports, verandas and porches shall be timber suitable for external use.
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with AS1684
Where a hot water storage unit or solar panels are supported by the roof structure, the structure shall be specifically designed to support all imposed loads.
STEEL FRAMING
Steel framing shall be installed in accordance with the manufacturer's recommendations and NCC Volume 2 H1D6(3). This may reflect AS4100, AS/NZS4600 or the NASH Standard 'Residential and Low Rise Steel Framing'
Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and NCC Volume 2 Part H1D6(5). This may reflect AS4100, AS/NZS4600 or the Housing Provisions Standard 2022 Part 6.3 where allowed under H1D6(6).
ROOFING CLADDINGS
All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's specifications.
The Builder shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with AS2050 or the ABCB Housing Provisions Standard 2022 Part 7.3 per NCC Volume 2 H1D7(3). Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable.
The Builder shall provide and install a metal roof together with accessories as determined in the contract documents in accordance with AS1562.1 or the ABCB Housing Provisions Standard 2022 7.2 per NCC 2022 H1D7(2), and the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed.

Gutters and downpipes as determined in the contract documents shall be manufactured and installed
in accordance with AS/NZS 3500.3 or the ABCB Housing Provisions Standard 2022 Part 7.4, per NCC Volume 2 H2D6.
Materials used for flashings, fasteners, gutters and downpipes and shall be compatible
Sarking under tile roof coverings must comply with and be fixed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.4 or AS2050. Where required an anti ponding device or board shall be installed per ABCB Housing Provisions Standard 2022 Part 7.3.5 or AS2050.
Flashings shall comply with, and be installed in accordance with the ABCB Housing Provisions Standard 2022 Part 7.2.7 or AS1562.1 for metal roofs; and ABCB Housing Provisions Standard 2022 Part 7.3.3 or AS2050 for tiled roofs.
MASONRY
All masonry construction and shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Parts 5.2 to 5.7 as relevant, per NCC 2022 Volume 2 H1D5 and H1D4.
Masonry units shall comply with AS3700, or AS4733.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Part 5.6.2.
Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with NCC Volume 2 H1D5 and H2D4.
Concrete blockwork shall be constructed in accordance with NCC Volume 2 H1D5 and H2D4.
Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with ABCB Housing Provisions Standard 2022 Part 7.5 or AS5146.1 per NCC Volume 2 H1D7(4).
All damp proof course materials and installations shall comply with ABCB Housing Provisions Standard 2022 Part 5.7.3 and 5.7.4, or AS3700, or AS4773.1 and AS4773.2.
The damp proof membrane shall be visible in the external face of the masonry in which it is placed and shall not be bridged by any applied coatings, render or the like.
Where required open vertical joints (weepholes) must be created in the course immediately above any Damp Proof Course or flashing at centres in accordance with ABCB Housing Provisions Standard 2022 Part 5.7.5, or AS3700, or AS4773.1 and AS4773.2.
Cavities for masonry veneer shall be in accordance with the ABCB Housing Provisions Standard 2022 Part 5.7.2, or AS3700, or AS4773.1 and AS4773.2.

Mortar mixes and joint tolerances shall comply with ABCB Housing Provisions Standard 2022 Parts 5.6.3 and 5.6.4, or AS3700, or AS4773.1 and AS4773.2.
Masonry accessories shall comply with ABCB Housing Provisions Standard 2022 Part 5.6
Vertical articulated joints shall be constructed in accordance with ABCB Housing Provisions Standard 2022 Part 5.6.8, or AS3700, or AS4773.1 and AS4773.2.
Veneer wall ties shall comply with ABCB Housing Provisions Standard 2022 Part 5.6.5 and AS/NZS2699.1, or AS3700 or AS4773.1 and AS4773.2.
Lintels used to support masonry above openings in walls shall comply with ABCB Housing Provisions Standard 2022 Part 5.6.7, or AS3700 or AS4773.1 and AS4773.2, per NCC Volume 2 H1D5(1). Alternatively, lintels shall comply with ABCB Housing Provisions Standard 2022 Part 6.3.5 or AS4100 per NCC Volume 2 H1D6(3).
Lintels are to be provided to each wall leaf and are to be corrosion protected to a degree appropriate for the site environment and location of the lintel within the structure, in accordance with ABCB Housing Provisions Standard 2022 Part 5.6.7, or AS3700 or AS4773.1 and AS4773.2. The durability class shall be as defined in AS2699.3.
Engaged piers in masonry construction shall comply with the relevant provisions of ABCB Housing Provisions Standard 2022 Parts 5.2.6 (masonry veneer) or 5.4.2 (unreinforced single leaf masonry), or AS3700, or AS4773.1 and AS4773.2.
Isolated masonry piers shall comply with ABCB Housing Provisions Standard 2022 Part 5.5, or AS4773.1 and AS4773.2, or AS3700 as modified by NCC Volume 2 H1D5.
All exposed face brickwork shall be cleaned with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING # LININGS
Timber and composite external wall cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details or ABCB Housing Provisions Standard 2022 Part 7.5, per NCC Volume 2 H1D7(4).
Where required, the specified materials shall be used to line soffits at eaves, open verandas and porches in accordance with ABCB Housing Provisions Standard 2022 Part 7.5.5
Flashings to openings in external walls shall comply with ABCB Housing Provisions Standard Part 7.5.6.
Parapet cappings shall comply with ABCB Housing Provisions Standard 2022 Part 7.5.8.
Ground clearances for external cladding shall comply with ABCB Housing Provisions Standard 2022 Part 7.5.7.
Autoclaved aerated concrete wall cladding shall be designed and constructed in accordance with AS5146.1.
Metal wall cladding shall be in accordance with AS1562.1 per NCC Volume 2 H1D7(5).

Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum plasterboards.
Plasterboard sheets are to be of a minimum 10 mm thick with recessed edges to facilitate a smooth set finish. Internal angles to walls are to be set from floor to ceiling.
Where specified, suitable cornice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles.
Wet area linings are to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
JOINERY
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
External door frames shall be suitable for the exposed conditions and to receive doors. Internal jamb linings shall be suitable to receive doors as specified in the contract documents. Manufactured door frames shall be installed in accordance with the manufacturer's instructions.
All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions.
Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047. All glazing shall comply with ABCB Housing Provisions Standard Part 8.2, AS2047 or AS1288, per NCC Volume 2 H1D8, and any commitments outlined in the relevant BASIX Certificate.
Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with accepted building practice.
Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.
SERVICES
All plumbing shall comply with the requirements of NCC Volume 3 and the relevant supply authority.
All work shall be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's specifications.
Fittings, hot water systems and any rainwater harvesting systems shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
All electrical work is to be carried out by a licensed electrical contractor to AS/NZS3000 Electrical installations (known as the Australian/New Zealand Wiring Rules) plus any other relevant regulations. The location of lights, switches, power points and the like, is to be nominated in the contract documents.
Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
All installation (including LPG) shall be carried out in accordance with AS601.1, the relevant regulations and the rules and requirements of the relevant supply authority.

FIRE SAFETY
Where required for fire performance the selection of materials, design and installation shall comply with the provisions of ABCB Housing Provisions Standard 2022 Part 9, per NCC Volume 2 Part H3
Construction of external wall shall comply with ABCB Housing Provisions Standard 2022 Part 9.2.
Construction of separating walls and floors shall comply with ABCB Housing Provisions Standard 2022 Part 9.3.
Construction of any garage top dwelling in NSW shall comply with ABCB Housing Provisions Standard 2022 NSW Part 9.4.
Smoke and heat alarms shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW Part 9.5.1, and Parts 9.5.2 to 9.5.4.
Where required evacuation lighting shall be installed in accordance with ABCB Housing Provisions Standard 2022 Part 9.5.5.
HEALTH # AMENITY
All internal wet areas are to be waterproofed in accordance with NCC Volume 2 H4D2 and H4D3.
Waterproofing shall comply with:
ABCB Housing Provisions Standard 2022 Part 10.2; or AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022; or the manufacture installation guides when listed in the Schedule of Works.
External tiled decks and balconies, and roofing systems outside the scope of NCC Volume 2 H1D7(2) and (3), where required are to be waterproofed in accordance with AS4654.1 and AS4654.2 and relevant manufacturer's specifications, per NCC Volume 2 2022 H2D8.
Room heights shall comply with ABCB Housing Provisions Standard 2022 Part 10.3, per NCC Volume2 H4D4.
The building facilities shall be installed as indicated on the plan, or in accordance with ABCB Housing Provisions Standard 2022 Part 10.4, per NCC Volume 2 H4D5.
Natural and artificial lighting shall be installed as indicated on the plans, or in accordance with ABCB Housing Provisions Standard 2022 Part 10.5, per NCC Volume 2 H4D6.
Ventilation shall be installed as indicated on the plans, and shall comply with ABCB Housing Provisions Standard 2022 Part 10.6 or AS1668.2, per NCC Volume 2 H4D7.
Where required sound insulation shall comply with ABCB Housing Provisions Standard 2022 Part 10.7, per NCC Volume 2 H4D8.
For construction approval applications submitted on or after 1 October 2023, condensation management shall be provided in accordance with ABCB Housing Provisions Standard 2022 Part 10.8, per NCC 2022 Volume 2 H4D9.

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
NTS

GARAGE HAND:
RH

CLIENT:
Mr Ahmad Arghandewall

SITE ADDRESS:
Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560

JOB No:
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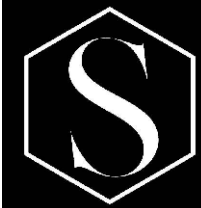
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BUILDING DESIGNER





MEMBER

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CLIENT'S SIGNATURE: _____

DATE: _____

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Where required a pliable building membrane shall comply with, and be installed in accordance with the following:

When required a ventilated roof space shall be provided in accordance with:

- NCC Volume 2 2019 Amendment 1 Part 3.8.7.4 (applications made prior to 1 October 2023); or
- ABCB Housing Provisions Standard 2022 Part 10.8.3 (applications made from 1 October 2023).

Design and construction of stairways and ramps shall comply with ABCB Provisions Standard 2022 Part 11.2, per NCC Volume 2 H5D2.

ENERGY EFFICIENCY

For development consent applications submitted on or after 1 October 2023, provisions and installation of energy efficiency measures shall be as outlined within the BASiX certificate per NCC Volume 2 2022 NSW Part H6, and where not defined by BASiX shall comply with ABCB Housing Provisions Standard 2022 NSW Part 13.2, NSW Part 13.4 and NSW Part 13.7, per NCC Volume 2 2022 NSW Part HGD2.

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to meet the R-Values required by the NCC or as outlined in the relevant BASIX Certificate for NSW.

Where the Builder is required by the Schedule of Works annexed to this Specification, the Builder shall construct any swimming pool as shown on the approved plans. Where constructed a swimming pool shall be provided with safety barriers in accordance with AS1926.1 and AS1926.2, or Clause 9 of the Swimming Pools Regulation 2018 for spa pools, per NCC Volume 2 2022 NSW H7D2(1). The recirculation system shall comply with AS1926.3 per NCC Volume 2 2022 NSW H7D2(2).

Where a swimming pool is not included in the Schedule of Works, the construction of any swimming pool and associated safety barriers and recirculation systems shall be the responsibility of the Owner.

Where a balcony or deck is attached to an external wall it shall comply with ABCB Housing Provisions d 2022 Part 12.3, per NCC Volume 2 H111 or the engineered specifications. d 2022 Part 12.3, per NCC Volume 2 H111 or the engineered specifications.

Where the Builder is required by the Schedule of Works annexed to this Specification, the construction or installation of a boiler, pressure vessel, fireplace or heating appliance shall comply with A5/NZS2918 or ABCB Housing Provisions Standard 2022 Part 1 2.4, per NCC Volume 2 H7D5.

Where not included in the Schedule of Works, the construction and installation of any fireplace or heating appliance shall be the responsibility of the Owner.

In alpine areas construction shall comply with ABCB Housing Provisions Standard 2022 Part 12.2, per NCC Volume 2 H7D3.

In bushfire prone areas construction shall comply with AS3959, or NASH Standard - Steel Framed Construction in Bushfire Areas; except as amended by Planning for Bushfire Protection and as modified by development consent following consultation with the NSW Rural Fire Service, or bushfire safety authority for the purposes of integrated development, per NCC Volume 2 2022 NSW H7D4.

In flood hazard areas, construction shall comply with ABCB Standard for Construction of Buildings in Flood Hazard Areas, per NCC Volume 2 H1D10. Flood Hazard Areas, per NCC Volume 2 H1D10.

Tiles shall be as listed in the Schedule of Works or as selected by the Owner. Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's specifications.

Installation of tiles shall be in accordance with AS3958.1 or the manufacturer's recommendations and accepted building practices.

Where practicable, spacing between tiles should be even and regular.

Expansion joints shall be installed in accordance with AS3958.1 or the tile manufacturer's specifications.

All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions shall be filled with flexible mould resistant sealant.

All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice.

As tiles are made of natural products a slight variation in colour is acceptable.

Tiles are to be fixed to the substrate with adhesives that are compatible with the substrate and any waterproofing material.

Wall surfaces shall be tiled with selected tiles and accessories where indicated by the contract documents.

Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required, edge strips or angle to exposed edges in doorways or hob-less showers in wet areas shall be provided in accordance with BCB Housing Provisions Standard 2022 Part 10.2 or AS3740, per NCC Volume 2 H4D2 and H4D3. Adequate falls shall be provided to floor wastes in accordance with ABCB Housing Provisions Standard 2022 Part 10.2.12.

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

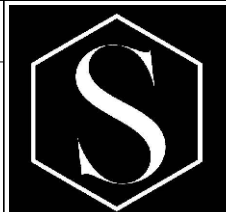
NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:	
Custom Design	
FACADE:	
Traditional	
SPECIFICATION:	
STANDARD	
SCALE:	GARAGE HAND:
NTS	RH

CLIENT: Mr Ahmad Arghandewall

SITE ADDRESS:
Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560

JOB No: 23070		
DRAWN: SDC	DATE: 13.06.24	Rev:
CHECKED: --	SHEET: 4	
CDC Application		



Sydney Drafting

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CLIENT'S SIGNATURE: _____

DATE: _____

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Single Dwelling

Certificate number: 1429062S

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.basix.nsw.gov.au

Secretary

Date of issue: Friday, 29 September 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	25 Merino Crescent, Bradbury	
Street address	25 Merino Crescent Bradbury 2560	
Local Government Area	Campbelltown City Council	
Plan type and plan number	deposited 1287907	
Lot no.	6285	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	Target 50

Certificate Prepared by

Name / Company Name: Sydney Drafting Concepts & Design

ABN (if applicable): 58622403141

Description of project

Project address	
Project name	25 Merino Crescent, Bradbury
Street address	25 Merino Crescent Bradbury 2560
Local Government Area	Campbelltown City Council
Plan type and plan number	Deposited Plan 1287907
Lot no.	6285
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	324
Roof area (m²)	213
Conditioned floor area (m2)	122.3
Unconditioned floor area (m2)	10.14
Total area of garden and lawn (m2)	67

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² ·year)	n/a	
Area adjusted heating load (MJ/m ² ·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 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 105 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		✓	✓
• the cold water tap that supplies each clothes washer 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.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling 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.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	2.06 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

- Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
- Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed 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 window and glazed 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:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
- Aluminium single clear			
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear			
- Timber/uPVC/fibreglass double (air) clear			
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.			✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W05	2400	2410	aluminium, single, clear	solid overhang 3450 mm, 395 mm above head of window or glazed door	not overshadowed
W06	2050	850	aluminium, single, clear	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
East facing					
W02	2050	855	aluminium, single, clear	solid overhang 2130 mm, 883 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W03	600	2170	aluminium, single, clear	eave 600 mm, 1245 mm above head of window or glazed door	not overshadowed
W04	2050	2170	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
South facing					
W01	2050	1570	aluminium, single, clear	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W02	2050	1335	aluminium, single, clear	solid overhang 1410 mm, 883 mm above head of window or glazed door	not overshadowed
West facing					
W07	1200	1810	aluminium, single, clear	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W08	1200	1570	aluminium, single, clear	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W09	2400	1570	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W10	1200	1810	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W11	1200	2410	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed
W12	1200	850	aluminium, single, clear	eave 600 mm, 383 mm above head of window or glazed door	not overshadowed

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: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 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.		✓	

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.

BASIX INFORMATION

NOTE:
ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:

Custom Design

FACADE:

Traditional

SPECIFICATION:

STANDARD

SCALE:

NTS

GARAGE HAND:

RH

CLIENT:

Mr Ahmad Arghandewall

SITE ADDRESS:

Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560

JOB No:

23070

DRAWN:

SDC

DATE:

13.06.24

CHECKED:

--

SHEET:

5

CDC Application



Sydney Drafting
Concepts & Design

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A: Suite 106, Level 1, 351 Oran Park Drive,
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W: sydneydraftingconcepts.com.au



ACCREDITED
BUILDING DESIGNER



MEMBER
you're in good hands

CLIENT'S SIGNATURE: _____

DATE: _____

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Maximum 1000mm CUT
Maximum 600mm FILL

STORMWATER TO STREET
VIA RAINWATER TANK

SLAB CLASSIFICATION: "H"
ASSUMED

**FINAL
CONSTRUCTION**
ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

LOT 6285
D.P.: 1287907
L.G.A.: Campbelltown

NOTE:
• THE EXITING FOOTPATH
PANEL IS REQUIRED TO BE
REMOVED BACK TO A
JOINT,
A MINIMUM OF 1.2m FROM
THE EDGE OF THE
DRIVEWAY AND IF
REQUIRED NEW PANELS
PROVIDED AT SIDE OF
DRIVEWAY

DROP EDGE BEAM
DROP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED OUTSIDE
BUILDING PERIMETER

(B) EASEMENT TO DRAIN WATER 2 WIDE (DP 1287907)
(ZB) EASEMENT TO DRAIN WATER 2 WIDE (DP 1273478)

CROSSOVER SUBJECT TO
COUNCIL SPECIFICATION
(approx area 10.53m²) - TO
BE POURED AROUND
DRIVEWAY TO BE VERIFIED
ON SITE WITH CONCRETE
CONTRACTOR

PRIVATE OPEN SPACE
PRINCIPAL PRIVATE OPEN SPACE
**** C.D.C ****
COMPLYING DEVELOPMENT CERTIFICATE
REFER TO NSW HOUSING CODE FOR REQUIREMENTS

SITE CALCULATIONS

SITE AREA: 324.00 m²

FLOOR AREA

PRINCIPLE DWELLING

GROUND FLOOR: 133.71 m²
FIRST FLOOR: 0.00 m²
VOID/STAIR/LIFTS: 0.00 m²

TOTAL FLOOR AREA
(Excl. Voids/Lifts/Stairs) **133.71 m²**

MAX. ALLOWABLE BY NSW H/CODE: 235 m²

DECKS, BALCONIES, PATIO etc
(above 3m in Height)

DECKS, BALCONIES, PATIO: 0.00 m²
MAX. ALLOWABLE BY NSW H/CODE: 12 m²

SITE COVERAGE

GROUND FLOOR: (Incl. Garage) 133.71 m²
ANCILLARY STRUCTURES: 0.00 m²

TOTAL SITE COVERAGE: **133.71 m²**

SITE COVERAGE PERCENT: **41.27 %**
MAX. ALLOWABLE BY NSW H/CODE: 0 %

LANDSCAPE

TOTAL SITE COVERAGE: 185.27 m²
DRIVEWAY / PATH: 18.58 m²

GROUND FLOOR HARD AREAS
(Patio, Alfresco etc) 14.46 m²

LANDSCAPE LESS THAN 1.5m WIDE 39.06 m²
TOTAL LANDSCAPING AREA **66.63 m²**

LANDSCAPING PERCENT **20.56 %**
MIN. ALLOWABLE BY NSW H/CODE: 15 %

FRONT YARD AREA 51.58 m²
FRONT YARD LANDSCAPING 27.71 m²

AMOUNT OF FRONT YARD LANDSCAPED 53.72 %
MIN. ALLOWABLE BY NSW H/CODE: 18.6 %

AMOUNT OF LANDSCAPING TO REAR 58.41 %
MIN. ALLOWABLE BY NSW H/CODE: 50 %

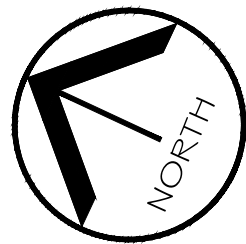
PRIVATE OPEN SPACE (P.O.S.)

P.O.S.: 49.79 m²
PRINCIPLE P.O.S.: 24.00 m²

MIN. ALLOWABLE BY NSW H/CODE 24 m²

SITE NOTES

1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
5. NO WATERWAY OR WATERCOURSES ON SITE.
6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE



SITE PLAN

SCALE 1:200M

LEGEND:
GRASS AREA
HARDSTAND / CONCRETE AREA
PROPOSED RESIDENCE
PEBBLES



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.

SITE SPECIFIC HAZARDS

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom Design	CLIENT: Mr Ahmad Arghandewall	JOB No: 23070		Sydney Drafting Concepts & Design	P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au	 The peak body for the building design profession MEMBER you're in good hands	CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd. ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting Concepts & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting Concepts & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting Concepts & Design Pty Ltd.				
	FACADE: Traditional								SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560	DRAWN: SDC	DATE: 13.06.24	Rev: 5
	SPECIFICATION: STANDARD									CHECKED: --	SHEET: 6	
	SCALE: 1:200									GARAGE HAND: RH	CDC Application	

LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	EXHAUST FAN
	GAS POINT
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	FLOOR WASTE
	STEEL POST
	TELESCOPIC STEEL POST
	ARTICULATION JOINTS

NOTES:

1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME
2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED
3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS

Note:

- All steel in accordance with structural engineer details.
- Center points for Kitchen sinks and stoves may vary. Subject to final kitchen layout by kitchen manufacture.
- Drainer Plumber to make sure that drainage is away from the slab by 50mm and Plumber to use offset brackets when installing the downpipes.

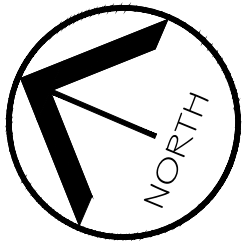
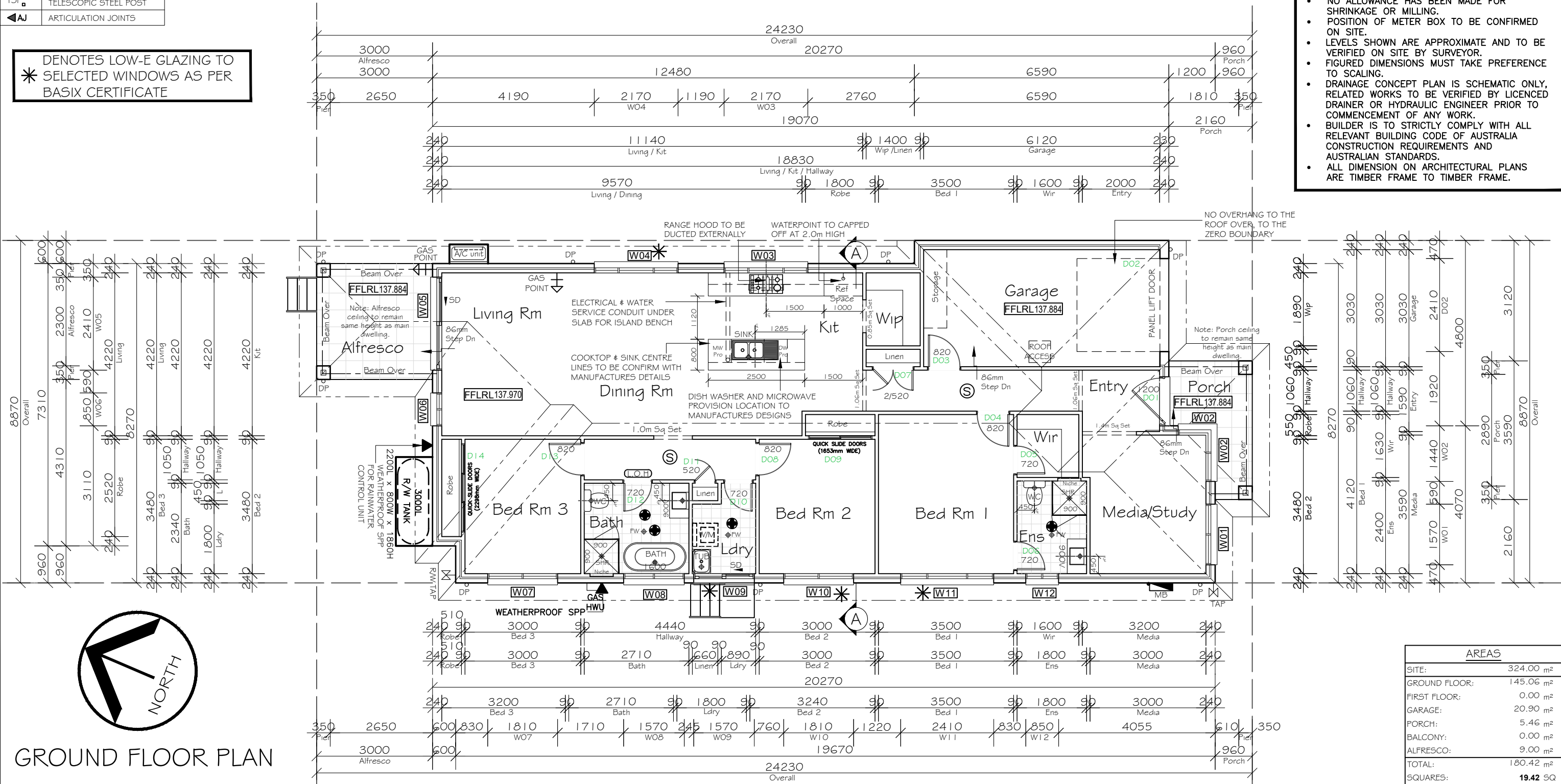
FINAL
CONSTRUCTION

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

CONSTRUCTION NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH CURRENT BAISX CERTIFICATES.
- ARTICULATION JOINTS TO BE A MAXIMUM OF 6.0metres APART. TO ENGINEER DETAILS.
- ANY RETAINING WALL TO ENGINEER DETAILS.
- ALL WINDOWS TO COMPLY WITH BASIX CERTIFICATE.
- CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES.
- FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO CURRENT SITE CONDITIONS.
- ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.
- NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.
- POSITION OF METER BOX TO BE CONFIRMED ON SITE.
- LEVELS SHOWN ARE APPROXIMATE AND TO BE VERIFIED ON SITE BY SURVEYOR.
- FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
- DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY, RELATED WORKS TO BE VERIFIED BY LICENCED DRAINER OR HYDRAULIC ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
- ALL DIMENSION ON ARCHITECTURAL PLANS ARE TIMBER FRAME TO TIMBER FRAME.

★ DENOTES LOW-E GLAZING TO
SELECTED WINDOWS AS PER
BASIX CERTIFICATE



GROUND FLOOR PLAN

AREAS	
SITE:	324.00 m ²
GROUND FLOOR:	145.06 m ²
FIRST FLOOR:	0.00 m ²
GARAGE:	20.90 m ²
PORCH:	5.46 m ²
BALCONY:	0.00 m ²
ALFRESCO:	9.00 m ²
TOTAL:	180.42 m ²
SQUARES:	19.42 SQ

NOTE:

ALL DIMENSIONS
ARE IN
MILLIMETERS.
ALL DIMENSIONS
ARE FRAME TO
FRAME. DO NOT
SCALE OFF
PLANS.

HOUSE NAME:

Custom Design

FACADE:

Traditional

SPECIFICATION:

STANDARD

SCALE:

1:100

GARAGE HAND:

RH

CLIENT:

Mr Ahmad Arghandewall

SITE ADDRESS:

Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560

JOB No:

23070

DRAWN:

SDC

CHECKED:

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DATE:

13.06.24

SHEET:

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Rev:

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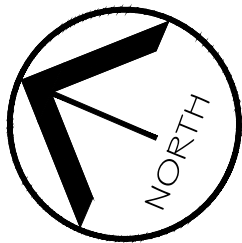
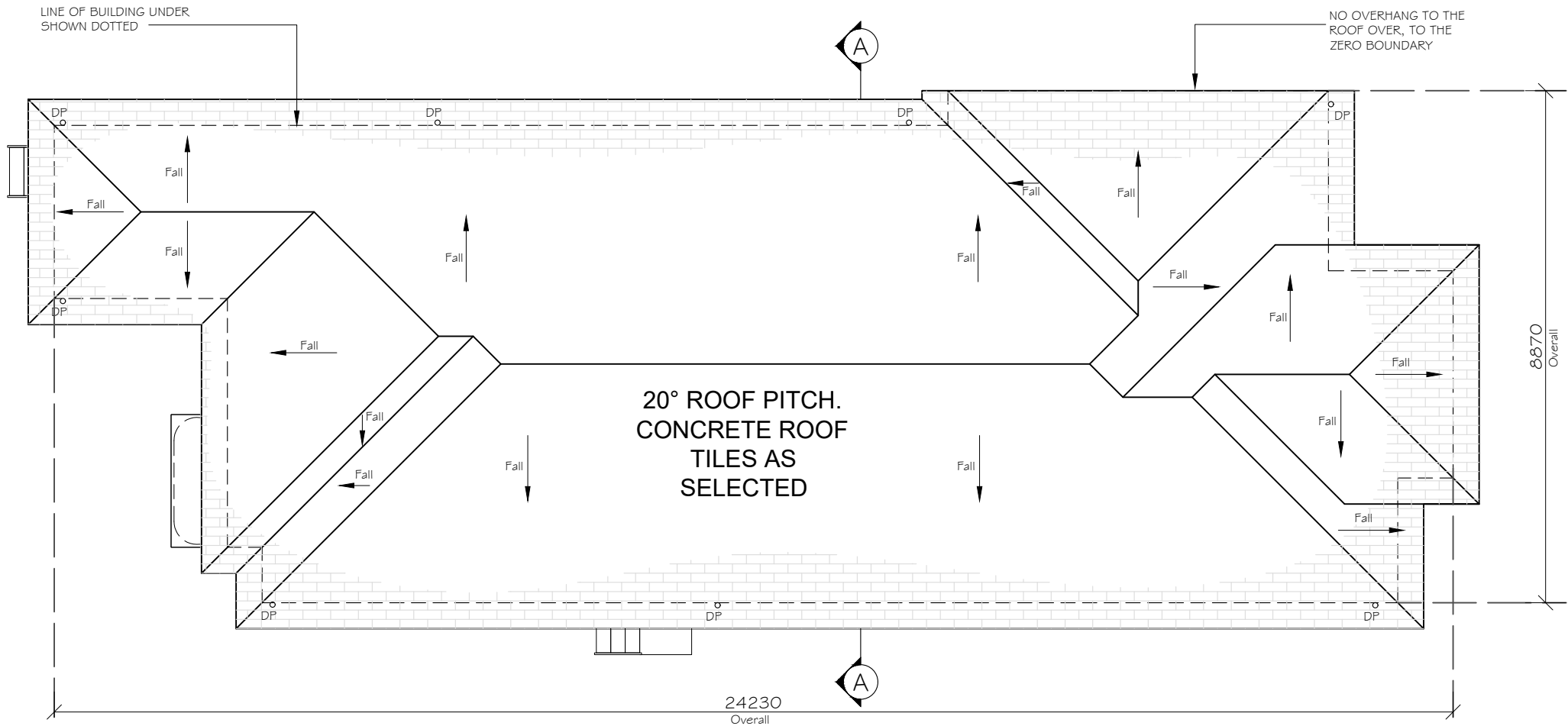
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FINAL
CONSTRUCTION

ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
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CONSTRUCTION NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH CURRENT BASIX CERTIFICATES.
- ARTICULATION JOINTS TO BE A MAXIMUM OF 6.0metres APART. TO ENGINEER DETAILS.
- ANY RETAINING WALL TO ENGINEER DETAILS.
- ALL WINDOWS TO COMPLY WITH BASIX CERTIFICATE.
- CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES.
- FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO CURRENT SITE CONDITIONS.
- ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.
- NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.
- POSITION OF METER BOX TO BE CONFIRMED ON SITE.
- LEVELS SHOWN ARE APPROXIMATE AND TO BE VERIFIED ON SITE BY SURVEYOR.
- FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
- DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY, RELATED WORKS TO BE VERIFIED BY LICENCED DRAINER OR HYDRAULIC ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
- ALL DIMENSION ON ARCHITECTURAL PLANS ARE TIMBER FRAME TO TIMBER FRAME.



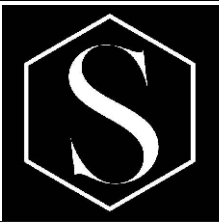
ROOF PLAN

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HOUSE NAME: Custom Design	
FACADE: Traditional	
SPECIFICATION: STANDARD	
SCALE: 1:100	GARAGE HAND: RH

CLIENT: Mr Ahmad Arghandewall	
SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560	

JOB No: 23070		
DRAWN: SDC	DATE: 13.06.24	Rev: 5
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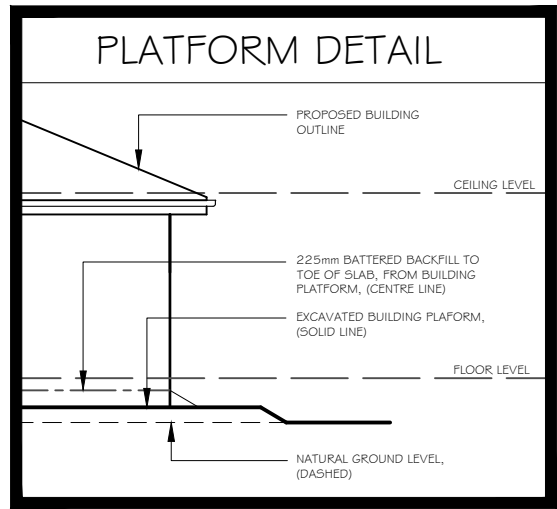


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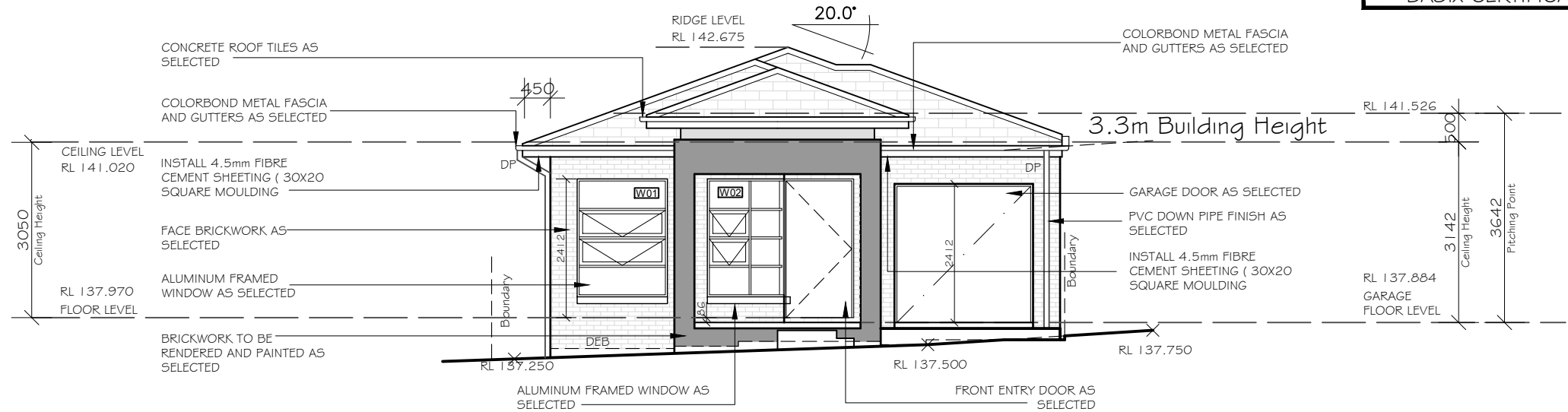
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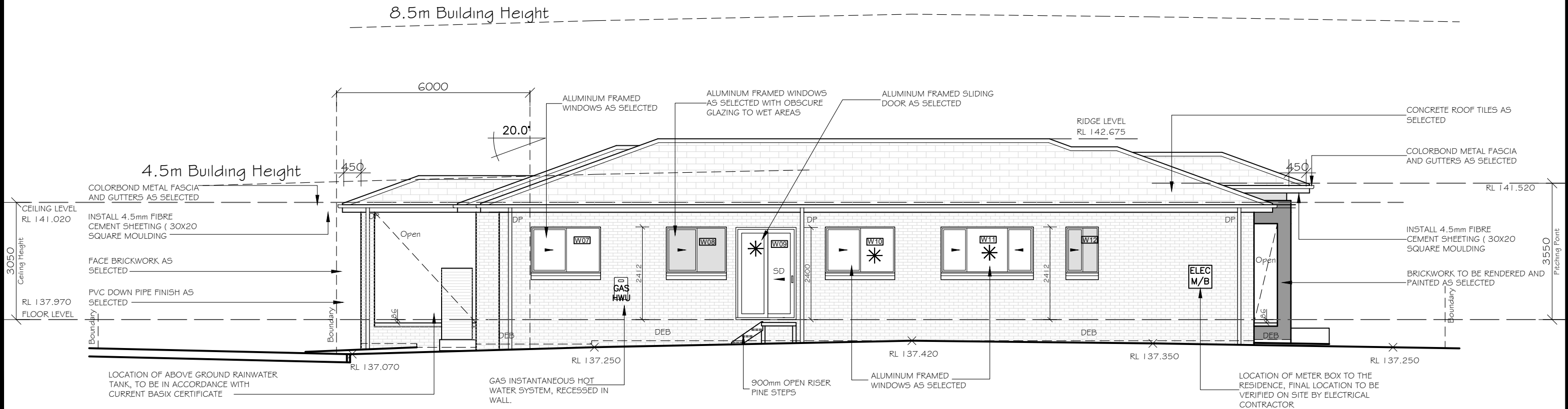
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SOUTHERN ELEVATION

Front Elevation - Proposed



WESTERN ELEVATION

Side Elevation - Proposed

ELEVATIONS

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HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
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GARAGE HAND:
RH

CLIENT:
Mr Ahmad Arghandewall

SITE ADDRESS:
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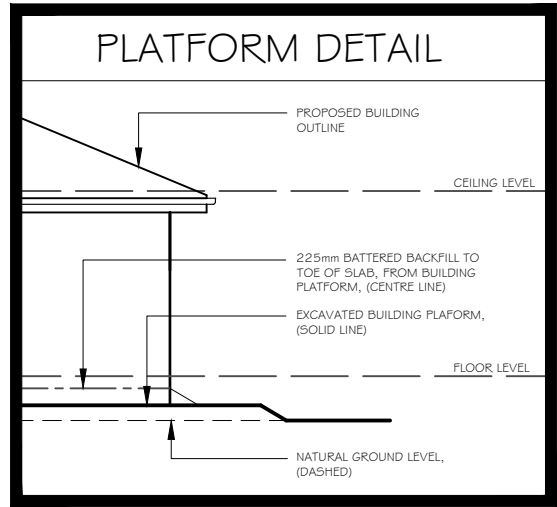
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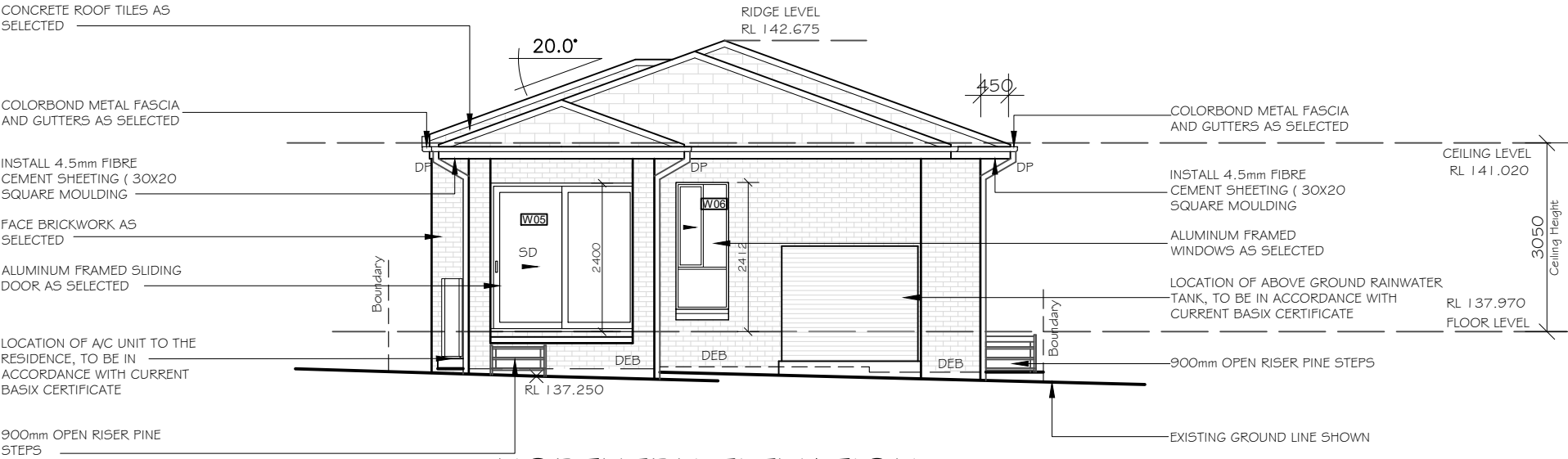
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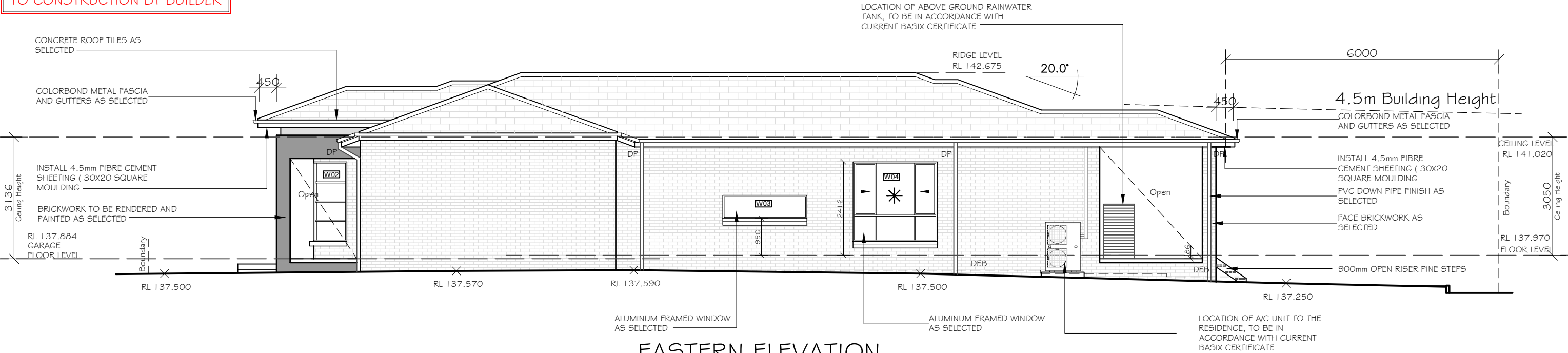


NORTHERN ELEVATION

Rear Elevation - Proposed

8.5m Building Height

FINAL CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER



EASTERN ELEVATION

Side Elevation - Proposed

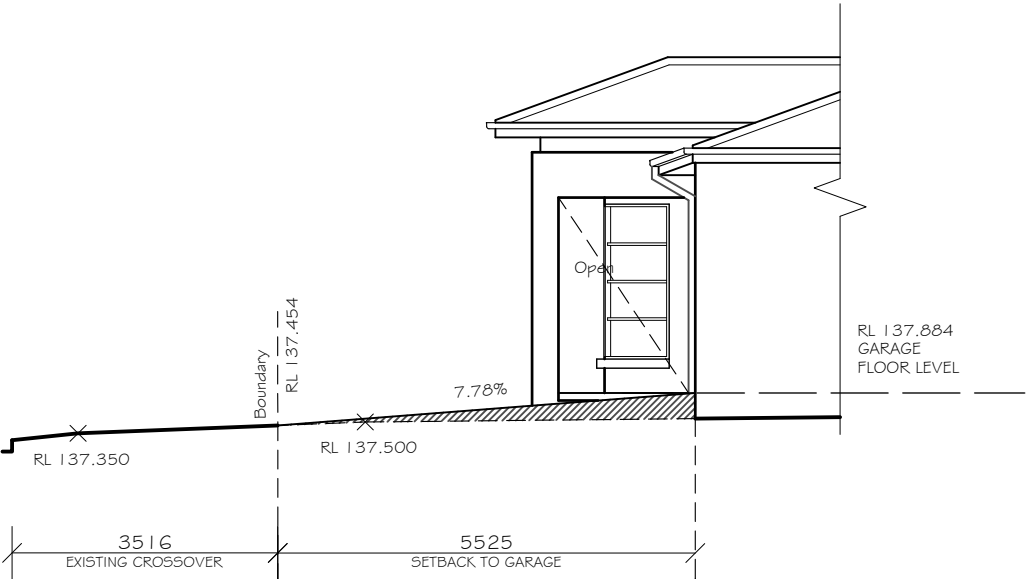
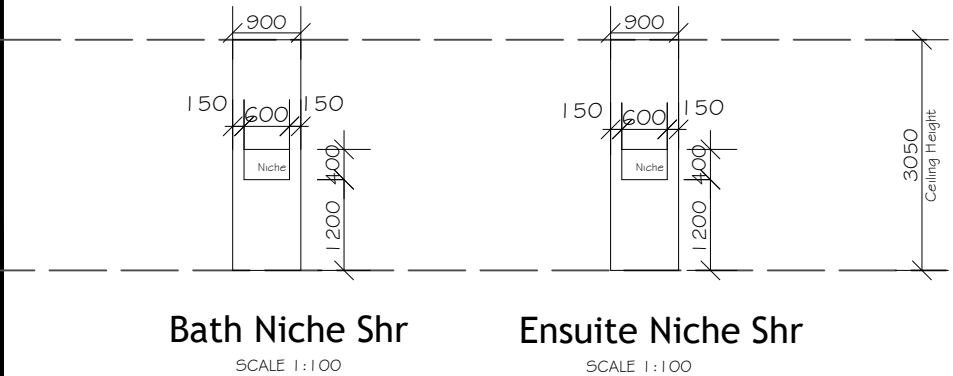
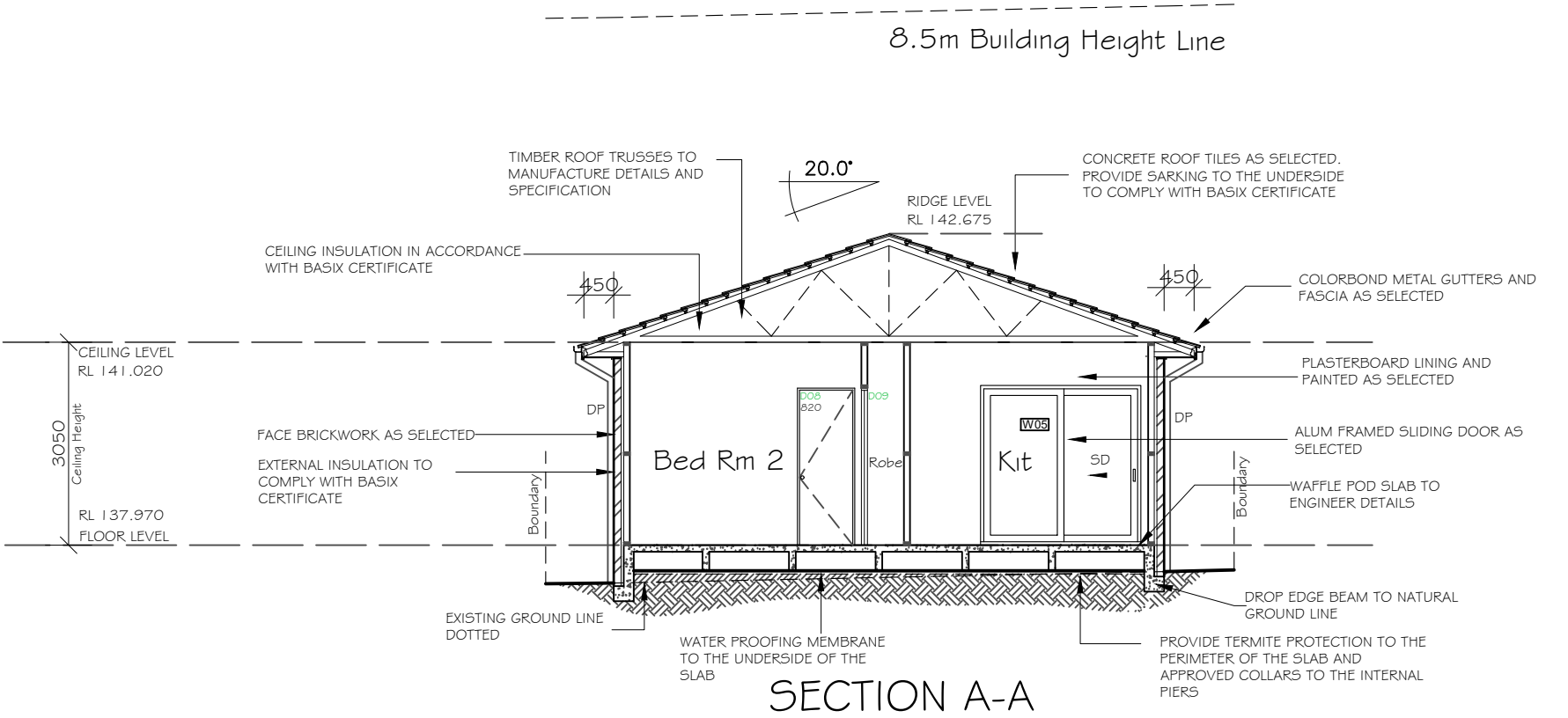
ELEVATIONS

★ DENOTES LOW-E GLAZING TO SELECTED WINDOWS AS PER BASIX CERTIFICATE

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom Design	CLIENT: Mr Ahmad Arghandewall	JOB No: 23070				Sydney Drafting Concepts & Design	P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au		CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd.					
	FACADE: Traditional		SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560								Rev: 5	ACCREDITED BUILDING DESIGNER	MEMBER you're in good hands	ALL RIGHTS RESERVED. This plan is the property of Sydney Drafting Concepts & Design Pty Ltd. Copyright in this document is owned by Sydney Drafting Concepts & Design Pty Ltd. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by Sydney Drafting Concepts & Design Pty Ltd.	
	SPECIFICATION: STANDARD		CD Application												© COPYRIGHT
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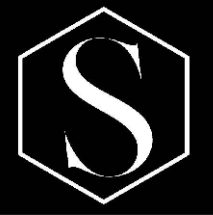
- Waterproofing to be in accordance with Volume 1 - National Construction Code, Part 10.2 Wet area waterproofing;
- (i) Part 10.2 Wet area waterproofing; or
- (ii) Australian Standard - AS 3740
- (iii) The above is to be selected by builder prior to construction has started.

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PLANS.

HOUSE NAME:	Custom Design	
FACADE:	Traditional	
SPECIFICATION:	STANDARD	
SCALE:	1:100	GARAGE HAND: RH

CLIENT:	Mr Ahmad Arghandewall	
SITE ADDRESS:	Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560	

JOB No:	23070	
DRAWN:	SDC	DATE: 13.06.24
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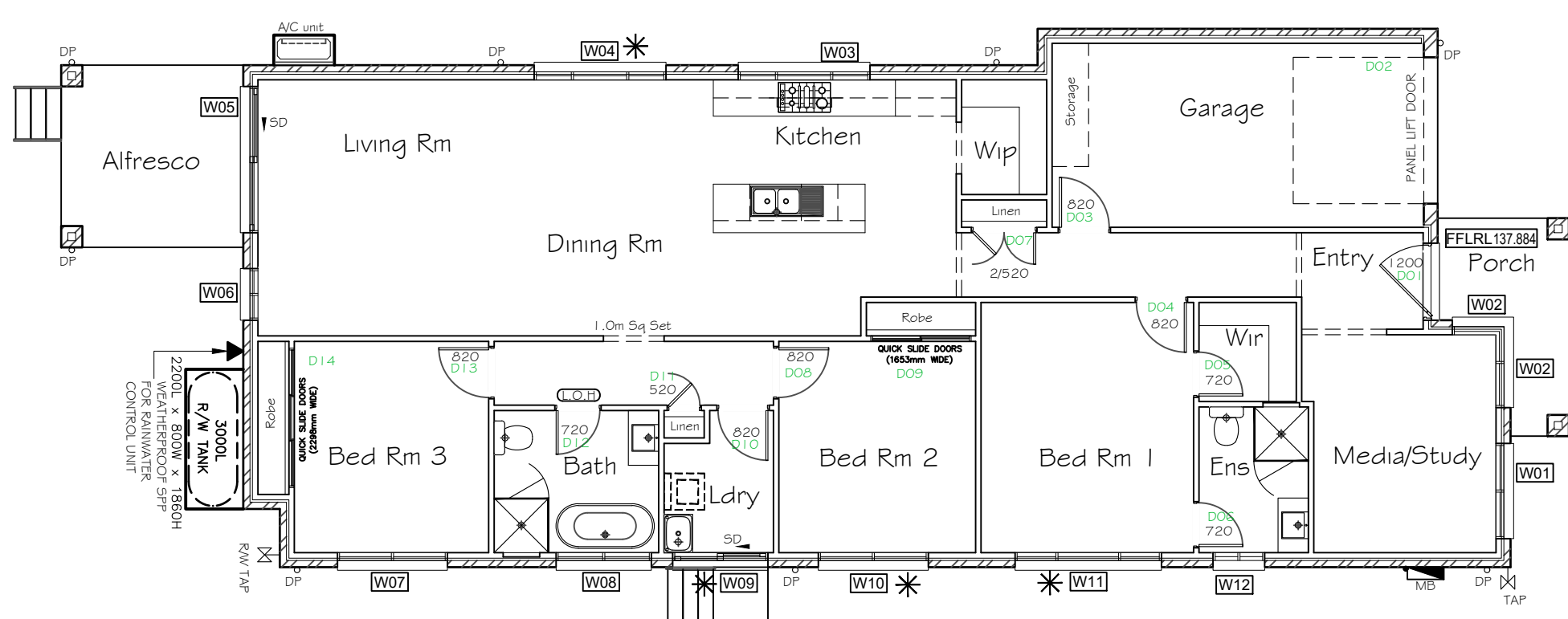


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GROUND FLOOR PLAN

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DP DENOTES LOW-E GLAZING TO
* SELECTED WINDOWS AS PER
BASIX CERTIFICATE

- WINDOWS TO BE IN ACCORDANCE WITH CURRENT BASIX CERTIFICATE
- WINDOWS SIZES TO BE CHECKED BY BUILDER & WINDOW MANUFACTURE. REPORT ANY DISCREPANCIES PRIOR TO ORDERING.

- WINDOW 02 IS A CORNER WINDOW, CONFIRM SIZE ON SITE PRIOR TO ORDERING.
- BATHROOM AND ENSUITE WINDOWS TO BE TRANSLUCENT GLAZING AS SELECTED.

Window Schedule

No	height	width	type	glazing
NO.	HEIGHT	WIDTH	GLAZING	TYPE
W01	2050	1570	SINGLE CLEAR GLAZING	ALUM. FRAME AWNING WINDOW
W02	2050	960	SINGLE CLEAR GLAZING	ALUM. FRAME FIXED CORNER WINDOW
W02	2050	1440	SINGLE CLEAR GLAZING	ALUM. FRAME AWNING CORNER WINDOW
W03	600	2170	SINGLE CLEAR GLAZING	ALUM. FRAME FIXED WINDOW
W04	2050	2170	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING WINDOW
W05	2400	2410	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING DOOR
W06	2050	850	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING WINDOW
W07	1200	1810	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING WINDOW
W08	1200	1570	SINGLE OBSCURE GLAZING	ALUM. FRAME SLIDING WINDOW
W09	2400	1570	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING DOOR
W10	1200	1810	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING WINDOW
W11	1200	2410	SINGLE CLEAR GLAZING	ALUM. FRAME SLIDING WINDOW
W12	1200	850	SINGLE OBSCURE GLAZING	ALUM. FRAME SLIDING WINDOW

DOOR SCHEDULE

TYPE	MARK	TYPE	HEIGHT	WIDTH	LOCATION
D	01	INTERNAL DOOR	2412	1200	ENTRY
D	02	PANEL LIFT DOOR	2412	2410	GARAGE
D	03	INTERNAL DOOR	2340	820	GARAGE
D	04	INTERNAL DOOR	2340	820	BEDROOM 1
D	05	INTERNAL DOOR	2340	720	WIR
D	06	INTERNAL DOOR	2340	720	ENSUITE
D	07	INTERNAL DOOR - Double	2340	2/520	LINEN
D	08	INTERNAL DOOR	2340	820	BEDROOM 2
D	09	INTERNAL DOOR - Quickslide	2340	1653	ROBE TO BED 2
D	10	INTERNAL DOOR	2340	720	LDY
D	11	INTERNAL DOOR	2340	520	LINEN
D	12	INTERNAL DOOR - L.O.H	2340	720	BATHROOM
D	13	INTERNAL DOOR	2340	820	BEDROOM 3
D	14	INTERNAL DOOR - Quickslide	2340	2298	ROBE TO BED 3

- CONFIRM HEIGHTS & WIDTHS OF DOORS PRIOR TO ORDERING .

WINDOW & DOOR SCHEDULE

NOTE:
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PLANS.

HOUSE NAME:
Custom Design

FACADE:
Traditional

SPECIFICATION:
STANDARD

SCALE:
1:100

GARAGE HAND:
RH

CLIENT:
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SITE ADDRESS:
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Bradbury NSW 2560**

JOB No:
23070

DRAWN:
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DATE:
13.06.24

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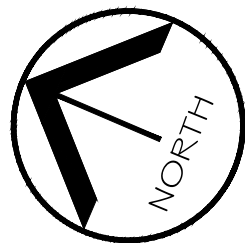
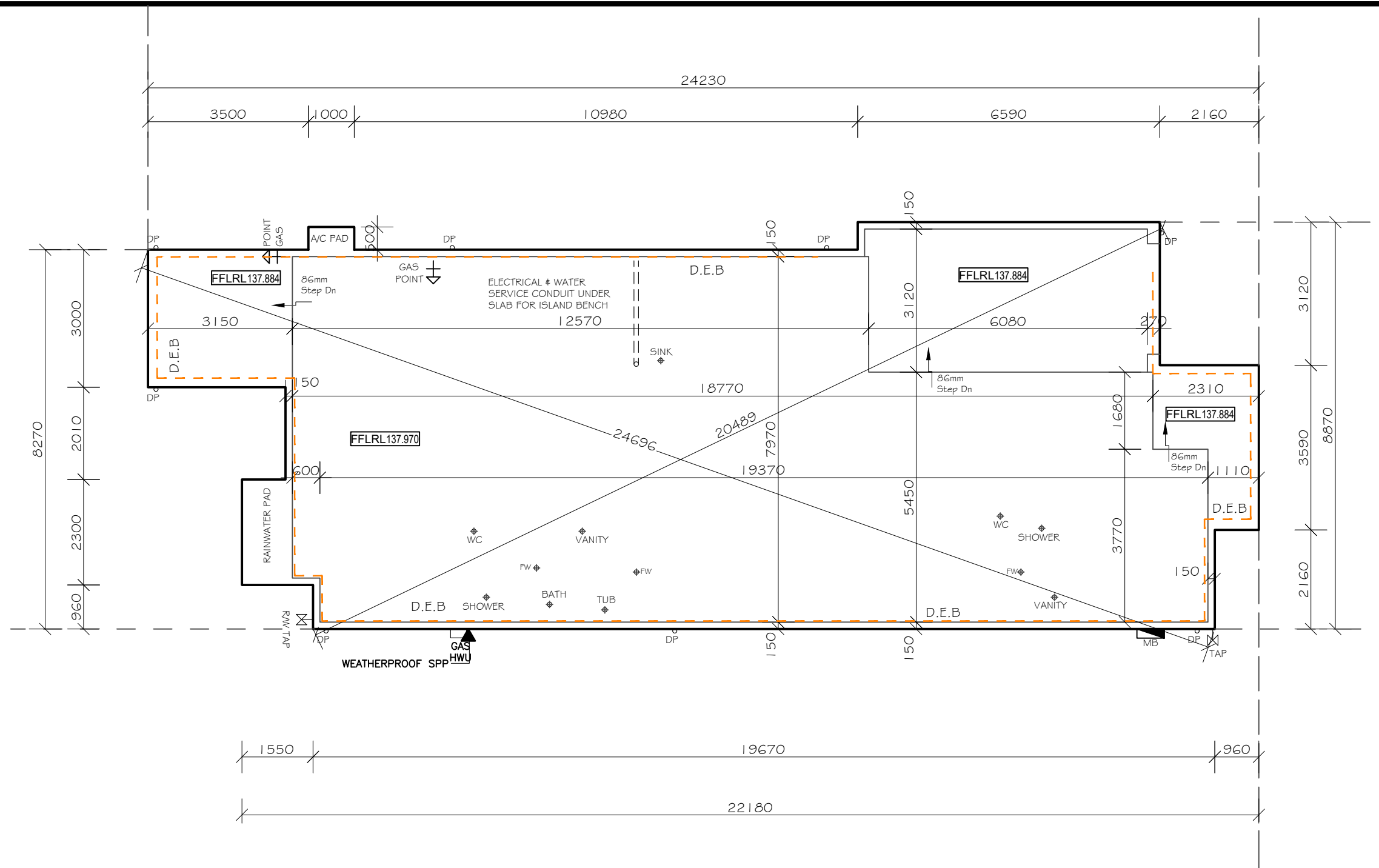
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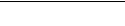
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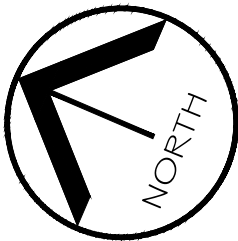
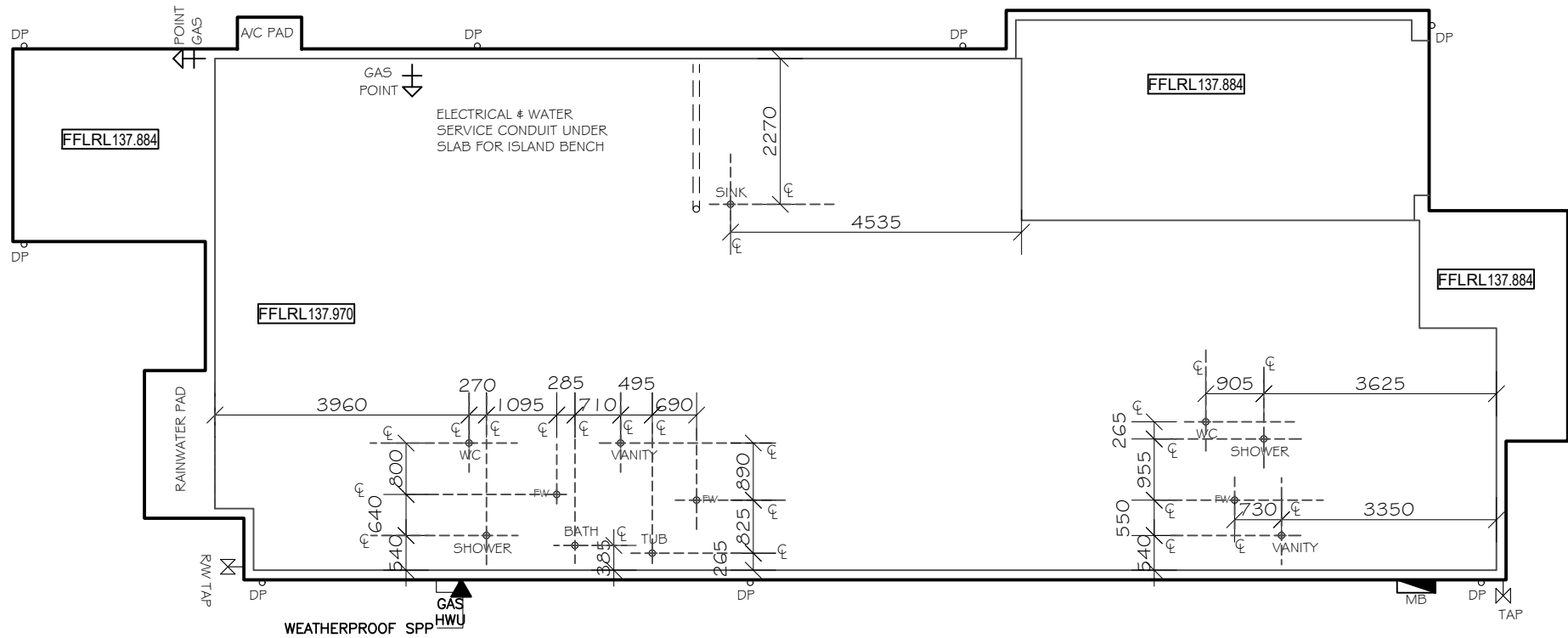
SLAB PLAN

SLAB AREA : 187.58m2

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom Design		CLIENT: Mr Ahmad Arghandewall		JOB No: 23070			P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au				CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd.			
	FACADE: Traditional		SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560		DRAWN: SDC			DATE: 13.06.24		Rev: 5		     MEMBER you're in good hands			
	SPECIFICATION: STANDARD				CHECKED: --			SHEET: 13							
	SCALE: 1:100				GARAGE HAND: RH			CDC Application							
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- Slab plan to be read in conjunction with the the architectural plans.
- Drainage points and penetration to the slab are approximate only and are to be confirmed on site.
- Slab plan to be used for the sole purpose of setting out the slab.
- Slab plan shall not be used to determine location of thickening beams and any structural elements.
- Queries or discrepancies are to be resolved prior to commencement of excavation.
- Refer to Engineers drawings for structural details and concrete specification.
- Refer to Engineers drawings for plumbing and other service penetration details.
- If in doubt contact the building or designer for the project.
- All proposed finish floor levels are subject to confirmation with step downs nominated prior to excavation by the builder.
- Excavator and/or concretor.

FINAL CONSTRUCTION
ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER



SLAB PLAN PENETRATION

SLAB AREA : 187.58m2

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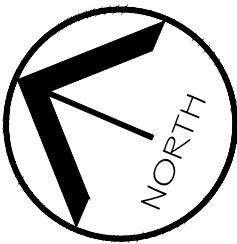
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FLOOR COVERINGS SCHEDULE	
EXTERNAL TILING	
ALFRESCO & PORCH TILES:	13.76m2
CARPET	
BEDROOM 2 & ROBE:	39.92m2
BEDROOM 3 & ROBE:	
BEDROOM 1 & WALK IN ROBE:	
TILED FLOOR	
ENTRY HALLWAYS, DINING, KITCHEN, LIVING, MEDIA:	73.69m2
WIP & LINEN:	
WET AREAS	
LAUNDRY, BATHROOM & ENSUITE:	13.97m2

**FINAL
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ALL DIMENSIONS TO BE
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FLOOR FINISHES

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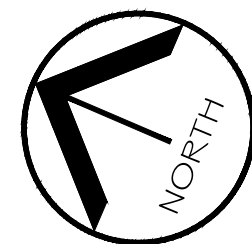
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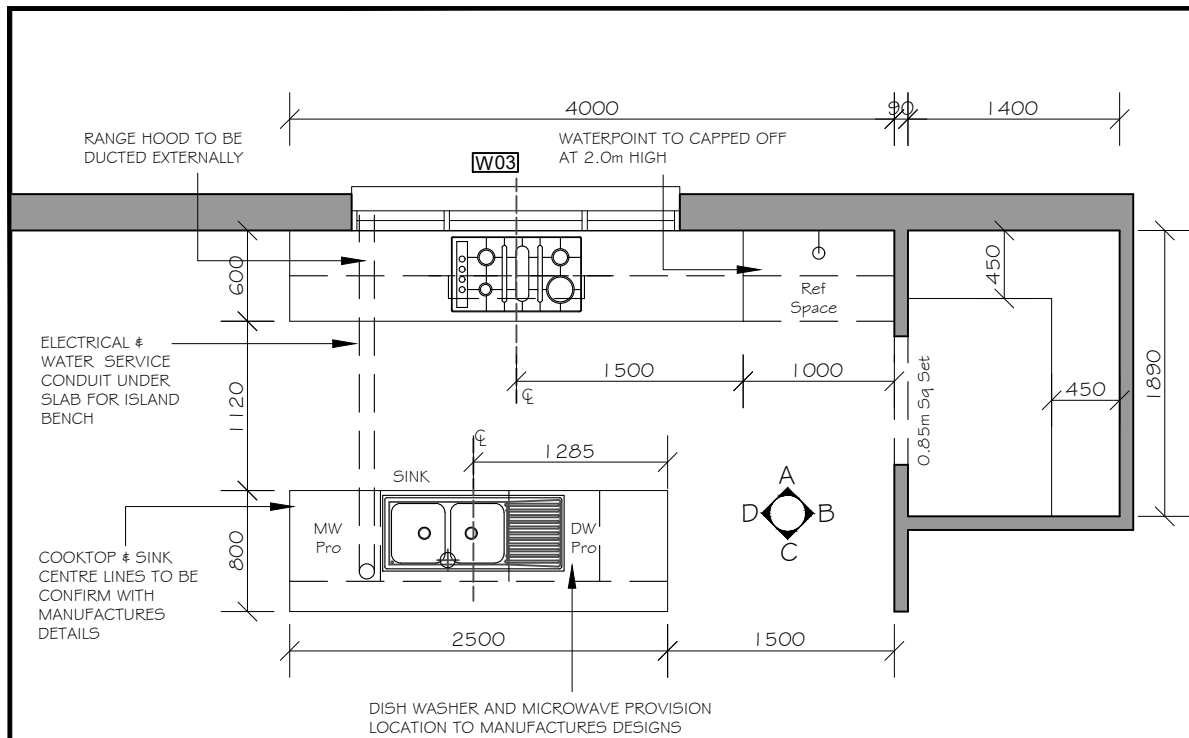


*Areas are measured from the internal face of external walls and excludes First floor; voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)

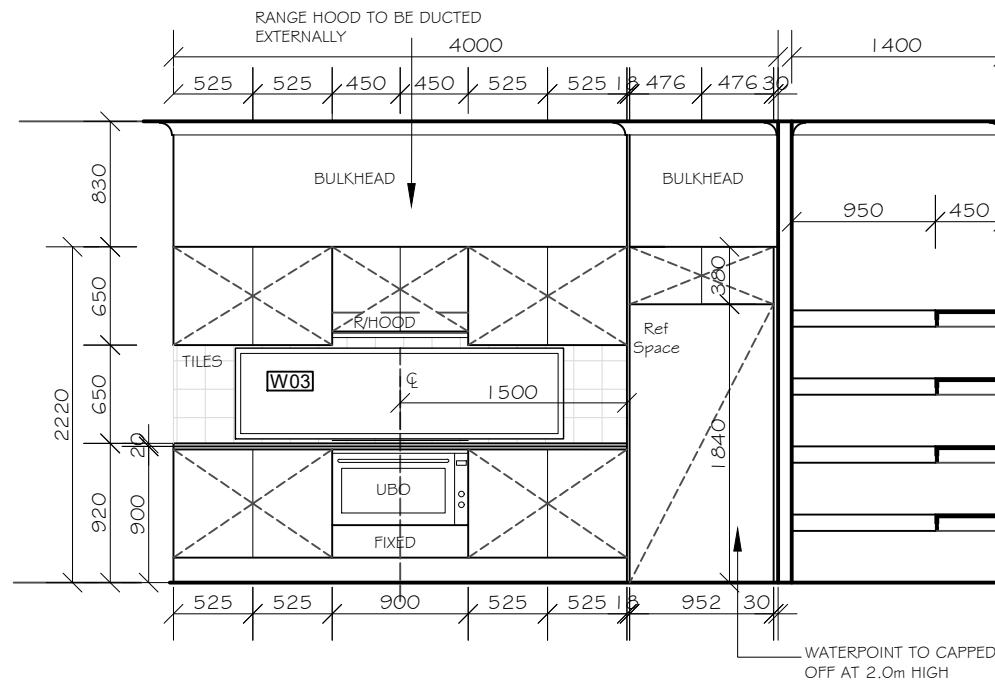
SITE AREA	324.00 m ²
GROUND FLOOR	133.71 m ²
FIRST FLOOR	0.00 m ²
TOTAL GROSS FLOOR AREA	133.71 m ²
PROPOSED FSR	41.26851 %
	9
ALLOWABLE FSR	235.00 m ²

 INCLUDED FLOOR SPACE

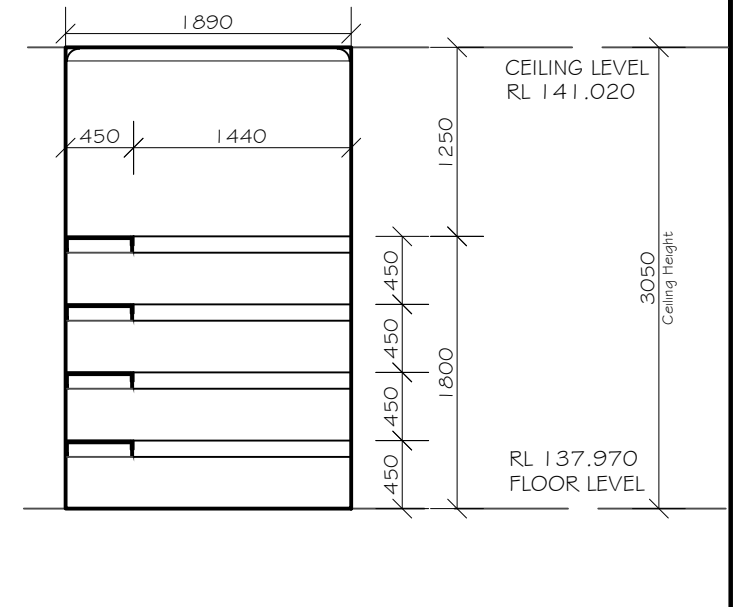
NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom Design		CLIENT: Mr Ahmad Arghandewall		JOB No: 23070			Sydney Drafting Concepts & Design			P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au			CLIENT'S SIGNATURE: _____									
	FACADE: Traditional		SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560		DRAWN: SDC	DATE: 13.06.24					Rev: 5	P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au			 The peak body for the building design profession Member		DATE: _____	I accept and understand the plans and documents that have been provided to me by Sydney Drafting Concepts & Design Pty Ltd.					
	SPECIFICATION: STANDARD				CHECKED: --	SHEET: 16													bdaa ACCREDITED BUILDING DESIGNER			MEMBER you're in good hands	
	SCALE: 1:100	GARAGE HAND: RH			CDC Application																		
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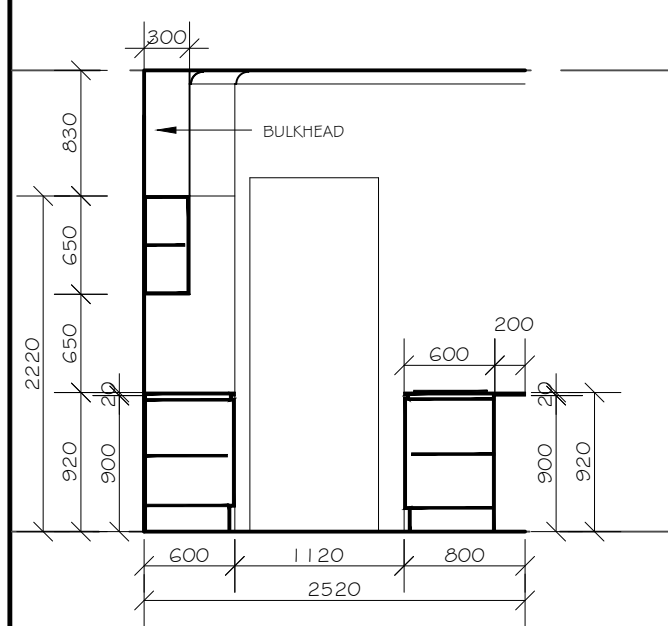
KITCHEN & WIP FLOOR PLAN



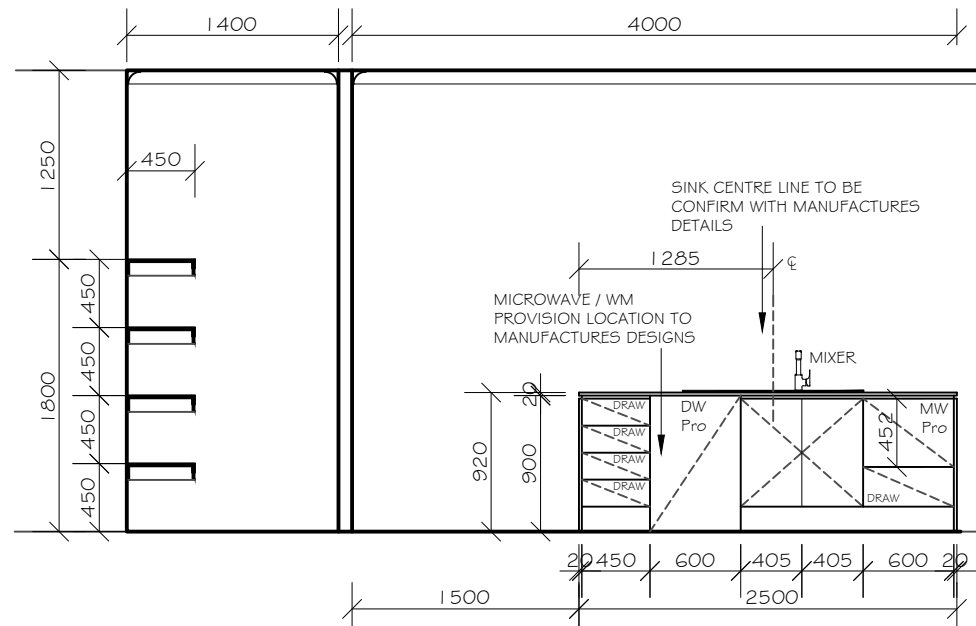
ELEVATION A



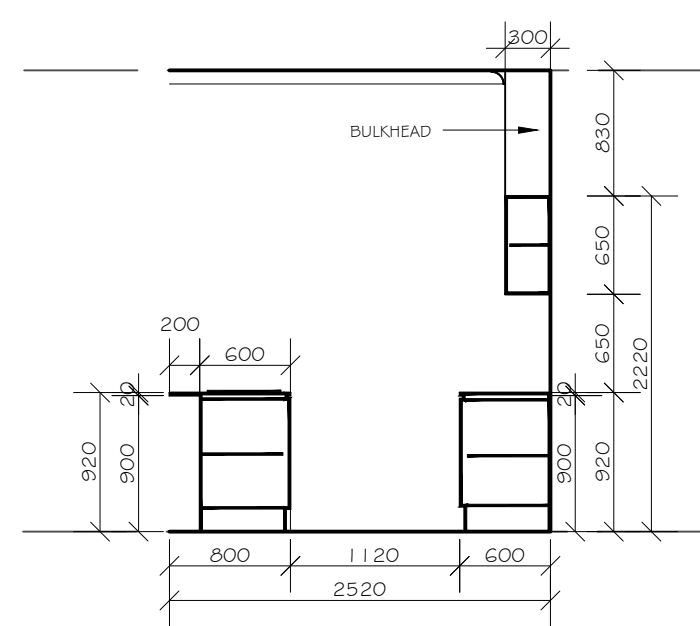
ELEVATION B



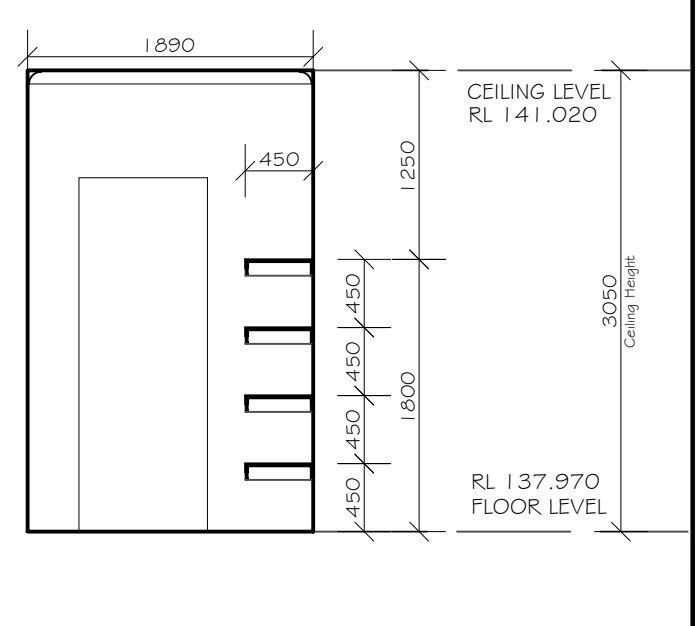
ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION D

- NOTES:
1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME
 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED
 3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS

- Note:
- Window OG is 1100mm from floor level as requested by client to allow splashback to kitchen. Window size custom (450mm depth) to fit under overhead cupboards to kitchen to confirm on site.

**FINAL
CONSTRUCTION**

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CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

NOTE:
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HOUSE NAME:
Custom Design

FACADE:
Traditional

STANDARD

SCALE:
1:50

GARAGE HAND:
RH

CLIENT:
Mr Ahmad Arghandewall

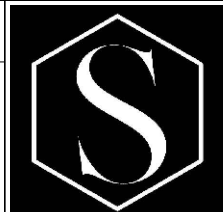
SITE ADDRESS:
**Lot 6285 in DP 1287907
No 25 Merino Crescent,
Bradbury NSW 2560**

JOB No:
23070

DRAWN: SDC DATE: 13.06.24
CHECKED: -- SHEET: 17

Rev: 5

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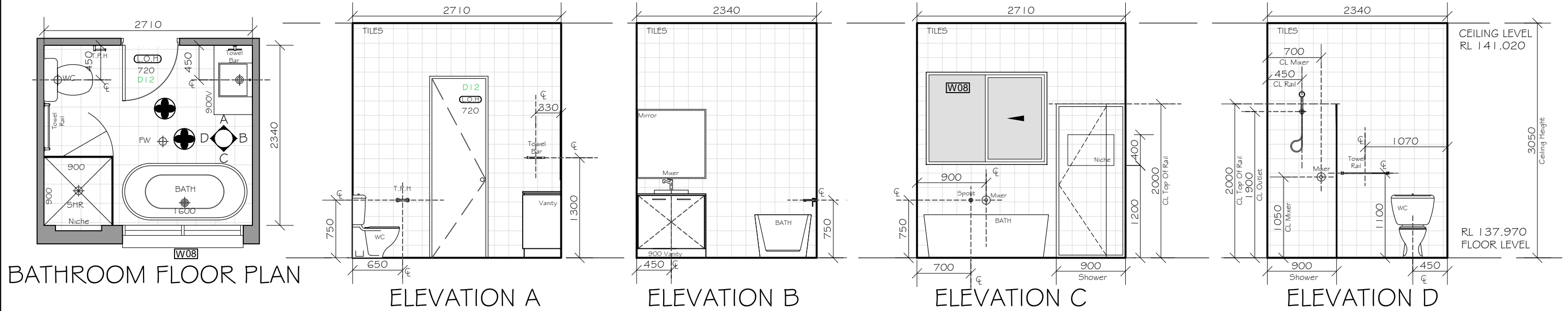
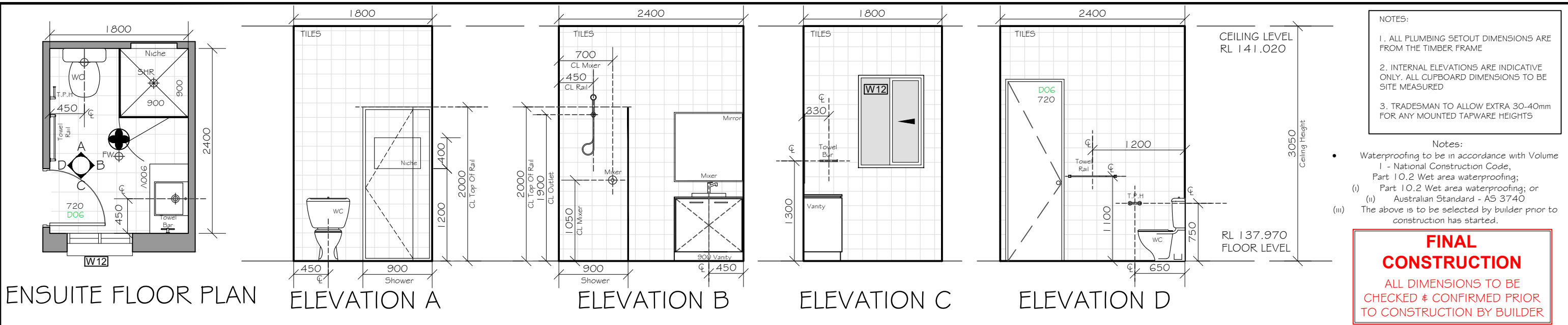
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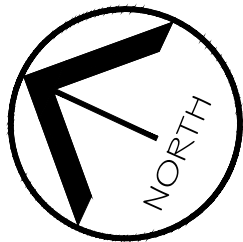
DATE: _____

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(B) EASEMENT TO DRAIN WATER 2 WIDE (DP 1287907)
(ZB) EASEMENT TO DRAIN WATER 2 WIDE (DP 1273478)

NOTE:
TEMPORARY SECURITY FENCING
TO THE PERIMETER OF BOUNDARY
WHERE REQUIRED TO PREVENT PUBLIC
ACCESS ONTO SITE.

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

SEDIMENT CONTROL NOTES

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.

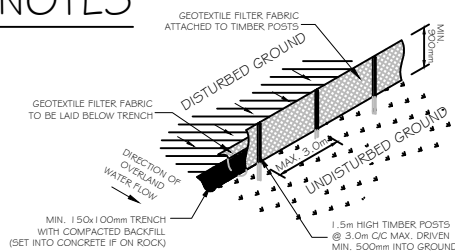
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

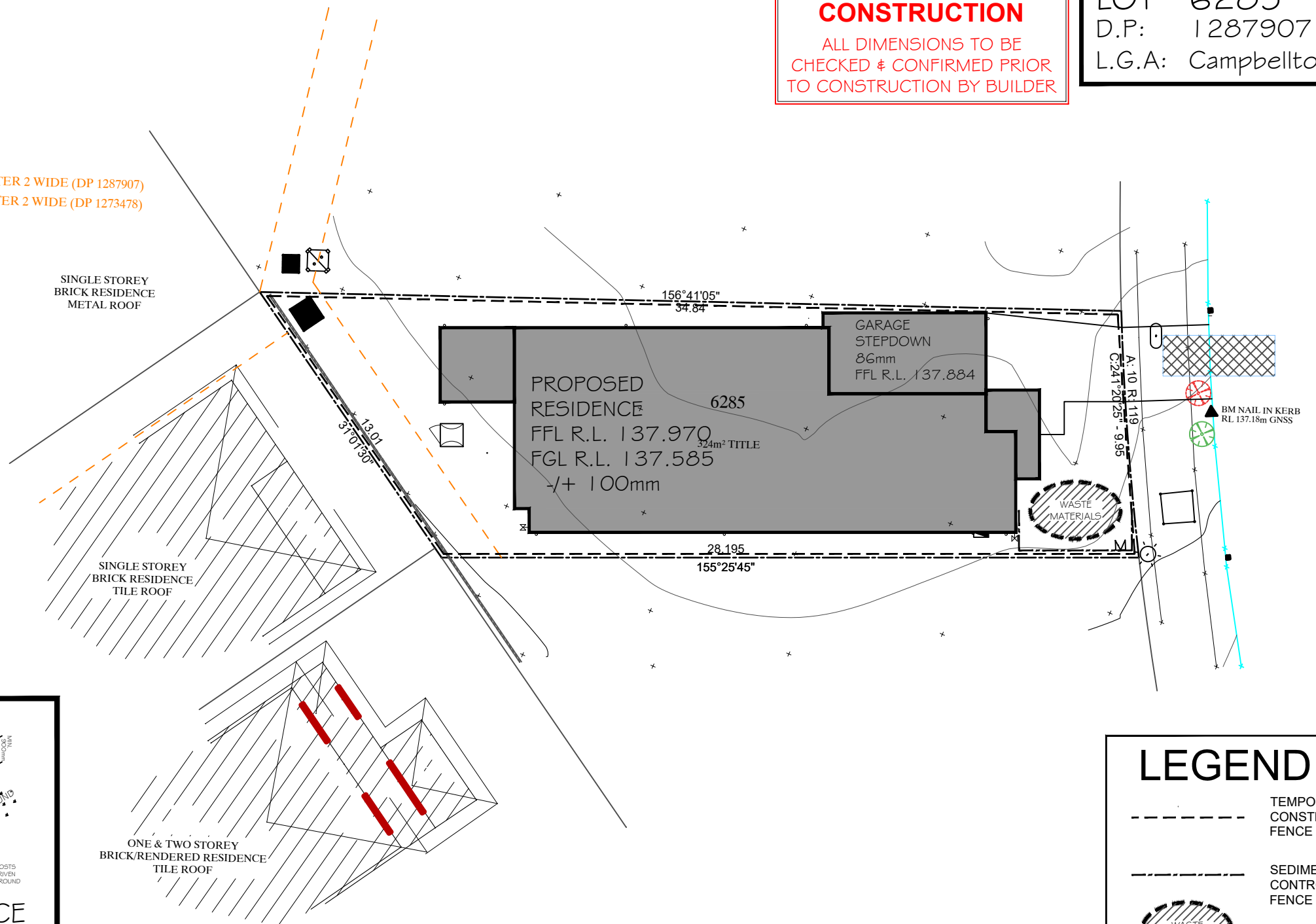
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

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.



SEDIMENT FENCE
NOT TO SCALE



**FINAL
CONSTRUCTION**
ALL DIMENSIONS TO BE
CHECKED & CONFIRMED PRIOR
TO CONSTRUCTION BY BUILDER

LOT 6285
D.P: 1287907
L.G.A: Campbelltown

LEGEND

- TEMPORARY CONSTRUCTION FENCE
- SEDIMENT CONTROL FENCE
- WASTE STOCKPILE
- ALL WEATHER ACCESS
- ONSITE PORTABLE TOILET
- SILT SOCK

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.

SITE SPECIFIC HAZARDS



CONSTRUCTION MANAGEMENT PLAN EROSION & SEDIMENT CONTROL PLAN

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom Design		CLIENT: Mr Ahmad Arghandewall	JOB No: 23070			P: (02) 7252-5330 E: info@sydneydraftingconceptsanddesign.com.au A: Suite 106, Level 1, 351 Oran Park Drive, Oran Park, NSW, 2570. W: Sydneydraftingconcepts.com.au		CLIENT'S SIGNATURE: _____	
	FACADE: Traditional			DRAWN: SDC	DATE: 13.06.24					Rev: 5
	SPECIFICATION: STANDARD			CHECKED: --	SHEET: 19					
	SCALE: 1:200			GARAGE HAND: RH						
			SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560	CDC Application						
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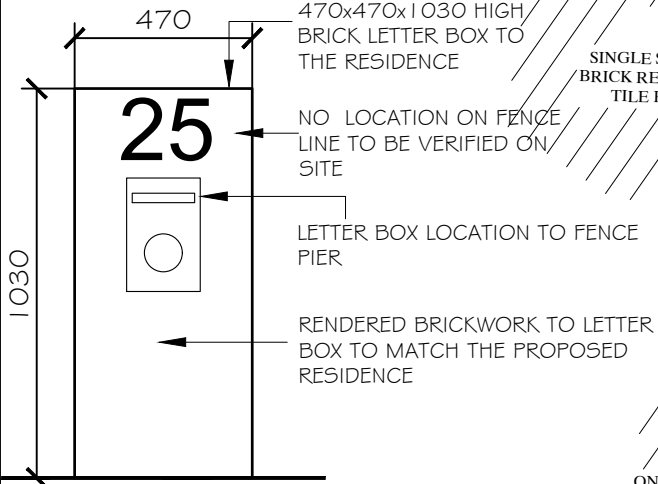
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- All driveways, pathways, landscaping to be completed as noted in builder tender.
- All items not referred in builder tender to be completed by OWNER.
- All items noted within are to be completed in accordance with the estate and / or principal certifier satisfaction.
- All finish ground level and any steps needed are to be verified on site with current site conditions.

(B) EASEMENT TO DRAIN WATER 2 WIDE (DP 1287907)
(ZB) EASEMENT TO DRAIN WATER 2 WIDE (DP 1273478)

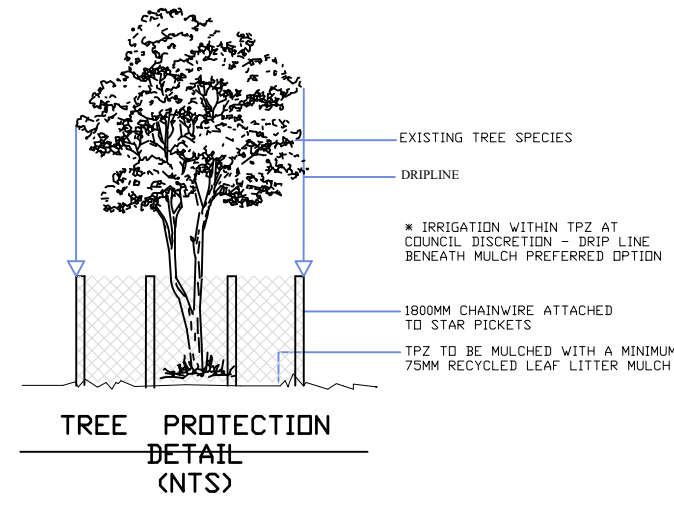
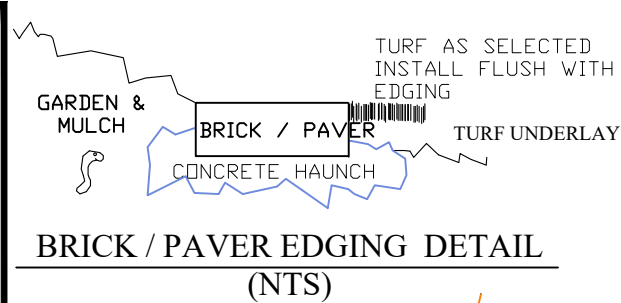
- ZERO LOT LINES**
- The facade on the boundary line should not dominate the neighbouring property in its size shape and colour.
- FENCING**
- Side and rear fences must be a maximum of 1.8m high and should be setback 2m from the front facade. These fences are to be Colorbond Basalt unless otherwise approved by OPT and both neighbours.
 - Metal sheet fencing is not permitted on any boundary that is visible from the street.



Letterbox Detail

LANDSCAPE PLAN

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.



PLANT SCHEDULE					
BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)	WTH (M)
TREES					
Tristania laurina 'Luscious' (Water Gum)	TL	1	45ltr	7.0m	8.0m
Lagerstroemia Indica (Crepe Myrtle)	LI	1	45ltr	7.0m	5.0m
SHRUBS					
Gardenia augusta (Common Gardenia)	GA	4	200mm	1.5m	3.0m

LOT 6285
D.P: 1287907
L.G.A: Campbelltown

ONGOING MAINTENANCE PLAN

Maintenance Period: Maintenance shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

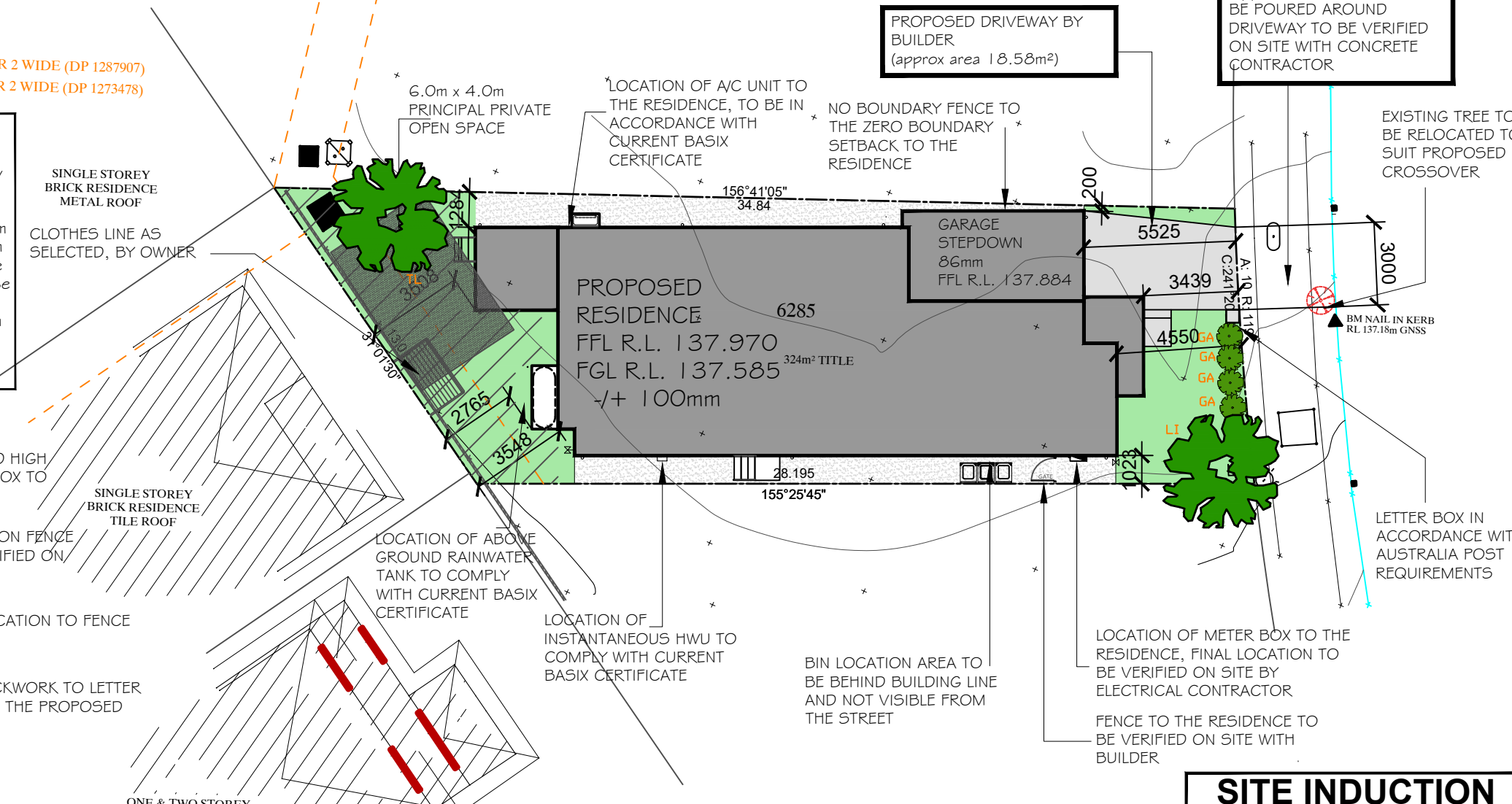
(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings to be removed from lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.



LEGEND:

- GRASS AREA
- HARDSTAND / CONCRETE AREA
- PROPOSED RESIDENCE
- PEBBLES

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SITE SPECIFIC HAZARDS

FINAL CONSTRUCTION

ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER

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FACADE: Traditional	SITE ADDRESS: Lot 6285 in DP 1287907 No 25 Merino Crescent, Bradbury NSW 2560	DRAWN: SDC CHECKED: --	DATE: 13.06.24 SHEET: 21					Rev: 5	DATE: _____
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Architectural drawing of the Eastern Elevation of a building. The drawing shows a side elevation with a gabled roof on the left and a flat roof on the right. The roof pitch is 20.0°. The building has a central entrance with a door labeled "Open" and a window labeled "Open". To the right of the entrance is a large window with a cross-hatch pattern, also labeled "Open". Further right is a large open area with a dashed line indicating an "Open" space. The drawing includes various level markers: Ridge Level RL 142.675, Ceiling Level RL 141.020, and Floor Level RL 137.970. The building is situated on a 3.0% slope. The drawing is labeled "EASTERN ELEVATION" and "Side Elevation - Proposed".

Architectural elevation drawing of a building facade. The drawing shows a gabled structure with a central entrance and two side windows. Key dimensions and levels are labeled: Ridge Level at RL 142.673 (20.0' height), Ceiling Level at RL 141.020 (5.650' ceiling height), Floor Level at RL 137.970 (3.142' ceiling height), and Garage Floor Level at RL 137.864. The drawing also indicates a boundary line and a 15.0' dimension on the left side.

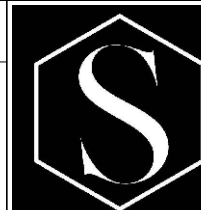
The site plan shows a proposed residence (shaded grey) with a footprint of 6285 and a tiled area of 324m². The building is oriented with a bearing of 156°41'05" and a distance of 34.84 from the top boundary. The front boundary has a bearing of 155°25'45" and a distance of 28.195. The proposed residence has a Finished Floor Level (FFL) R.L. of 137.970 and a Finished Ground Level (FGL) R.L. of 137.585, with a tolerance of +/- 100mm. A garage stepdown of 86mm is shown with an FFL R.L. of 137.884. The site is bounded by a road to the left and a property line to the right. Surrounding context includes a single storey brick residence with a metal roof to the northwest, a single storey brick residence with a tile roof to the southwest, and a one & two storey brick/rendered residence with a tile roof to the south. A technical drawing at the top right shows the western elevation of the proposed residence, detailing the side elevation with floor levels and dimensions. A benchmark (BM NAIL IN KERB) is located at the top right corner with an R.L. of 137.18m GNSS. The site is also marked with various survey points and boundaries.

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