

DRAWING SET

COVER SHEET	143_SP_A.01
SITE PLAN	143_SP_A.02
DEVELOPMENT PLAN / SETBACKS	143_SP_A.03
EROSION / SEDIMENT CONTROL	143_SP_A.04
FLOOR PLANS - UNITS 1, 2 & 3	143_SP_A.05
ELEVATIONS & SECTIONS - UNITS 1, 2 & 3	143_SP_A.06
FLOOR PLANS - UNITS 4, 5 & 6	143_SP_A.07
ELEVATIONS & SECTIONS - UNITS 4, 5 & 6	143_SP_A.08
FLOOR PLANS - UNITS 7, 8 & 9	143_SP_A.09
ELEVATIONS & SECTIONS - UNITS 7, 8 & 9	143_SP_A.10
FLOOR PLANS - UNITS 10, 11 & 12	143_SP_A.11
ELEVATIONS & SECTIONS - UNITS 10, 11 & 12	143_SP_A.12
FLOOR PLANS - UNITS 13, 14 & 15	143_SP_A.13
ELEVATIONS & SECTIONS - UNITS 13, 14 & 15	143_SP_A.14
FLOOR PLANS - UNITS 16 & 17	143_SP_A.15
ELEVATIONS & SECTIONS - UNITS 16 & 17	143_SP_A.16
BIN ENCLOSURE	143_SP_A.17
LANDSCAPE PLAN	143_SP_A.18
SHADOW STUDY - 9AM	143_SP_A.19
SHADOW STUDY - 12 NOON	143_SP_A.20
SHADOW STUDY - 3PM	143_SP_A.21
DEMOLITION PLAN	143_SP_A.22

Eco Certificates Pty Ltd info@ecocertificates.com.au 1300 61 24 36 PO Box 5172 South Turramurra NSW 2074	Building Components Performance and Specifications Schedule NathERS Thermal Comfort Modeling
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These are the specifications upon which the certified NathERS assessment is based. Any deviation from these specifications will invalidate the NathERS certificate and therefore voids compliance of the development with the National Construction Code of Australia 2016 and 2019. In case of any variation from these specifications contact Eco Certificates Pty Ltd to obtain updated NathERS and BASIX certificates and an updated copy of these specifications.			
Assessment Date: 28 / 10 / 2021			
Assessor: Mamun Gasim - DMV Accredited Assessor DMN/121462 / MIEAust			
Thermal Modeling Software: BERS Pro v4.0.6 (3.21)			
Development: EC - 4142 - 143 Stafford Street, Penrith NSW			
Windows and Skylights			
Description	Type	U Value	SHGC
1 All external windows and glazed doors of Units 4 and 7	Aluminium framed double glazed	2.9	0.51
2 All external windows and glazed doors of Units 1,10,13 & 16	Aluminium framed double glazed	3.1	0.49
3 All other external windows and glazed doors of all other units	Aluminium framed single glazed	6.7	0.7
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Note that the NathERS Technical Notes 2019 allows only a 5% tolerance for the SHGC value however this is overriden by BASIX Thermal Comfort Protocol to be 10%.			
External and Internal Walls			
Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All external walls of garage of all units	Brick Veneer	None	Medium (0.30 - SA - 0.85)
2 All other external walls of all units	Combination of Brick Veneer and Weatherboard	R2.0, Reflective One Side, Anti-glare other	Medium (0.30 - SA - 0.85)
3 All internal walls of garage of all units	Plasterboard on studs	R2.0	N/A
4 All other internal walls of all units	Plasterboard on studs	None	N/A
5 All party walls adjacent to garage	Single Skin Brick	R2.0 on side adjacent to a conditioned area	N/A
6 All other party walls	Single Skin Brick	None	N/A
The solar absorptance values are as per definition of Light, Medium and Dark Colours in the BERS Pro software and the naming might differ according to the BASIX thermal comfort protocol 2017.			
Floors			
Description	Construction Type	Insulation	Floor Covering
1 All floors of all units above open air	Suspended Timber	R2.0	Not Specified (Default Applied)
2 All floors of first floor of all units	Timber	None	Not Specified (Default Applied)
3 All other floors of all units	Concrete	None	Not Specified (Default Applied)
Ceilings and Roofs			
Description	Construction Type	Insulation	Colour (Solar Absorptance)
1 All ceilings of Units 4 and 7	Plasterboard	R4.5	N/A
2 All ceilings of garage of all other units	Plasterboard	R2.0	N/A
3 All ceilings of all other units under the roof	Plasterboard	R4.0	N/A
4 All other ceilings of all units	Plasterboard	None	N/A
5 All roof	Metal Cladding	R1.0, Reflective Side Down, Anti-glare Up	Dark (SA - 0.85)
No ceiling penetration(s) as a result of installation of sealed or unsealed recessed downlights is being considered in the NathERS thermal comfort modelling associated with this specifications schedule. If recessed downlights are introduced to the project at a later date the NathERS certificate associated with this specification and the BASIX certificate of this development, if any, would become invalid and must be updated.			



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COMPLIANCE SCHEDULE
(REFER TO SOEE FOR FULL COMPLIANCES)

LOTS 131 & 132 DP 710273
Zone R3 Med. Density Residential

TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 1	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	43.00m2	10m3	3	2
UNIT 2	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	30.00m2	10m3	4	2
UNIT 3	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	49.00m2	10m3	3	2
UNIT 4	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	49.00m2	10m3	3	2
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UNIT 9	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	46.00m2	10m3	3	2
UNIT 10	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	43.00m2	10m3	3	2
UNIT 11	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	26.00m2	10m3	4	2
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UNIT 15	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	49.00m2	10m3	3	2
UNIT 16	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	49.00m2	10m3	4	2
UNIT 17	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	52.00m2	10m3	4	2



SITEWORKS LEGEND

	LANDSCAPE AREA >2m
	LANDSCAPE AREA <2m
	DRIVEWAY - IMPERVIOUS AREA
	COURTYARD AREAS - 4m min (20m2)
	CONCRETE RETAINING WALLS
	1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.

FINISHES SCHEDULE

	(A)	ROOF CLADDING TYPE - COLORBOND STEEL COLOUR - MONUMENT
	(B)	FASCIA TYPE - COLORBOND STEEL COLOUR - WHITE
	(C)	GUTTERS TYPE - STEEL COLOUR - MONUMENT
	(D)	DOWNPIPES TYPE - PVC ROUND COLOUR - WHITE
	(E)	MASONRY TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
	(F)	CLADDING TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
	(G)	GARAGE DOORS TYPE - B&D STEEL COLOUR - SURFMIST
	(H)	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - SURFMIST
	(J)	COLUMNS TYPE - RENDERED MASONRY COLOUR - WHITE
	(K)	COLUMNS / FEATURE WALL TYPE - RENDERED MASONRY COLOUR - MONUMENT
	(L)	CLADDING TYPE - BLUEBOARD COLOUR - SURFMIST

NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS. WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 15 SQUARE METRES OF ROOF AREA. POSITION FOR MAXIMUM DRAINAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT.3.1.2 OF THE BCA AND AS3500.3.2. INSTALL AGRI PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 1.0.10.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE. ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING

SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXINGS SHALL COMPLY WITH BCA 3.4.3 OR AS 1684. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.

MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.

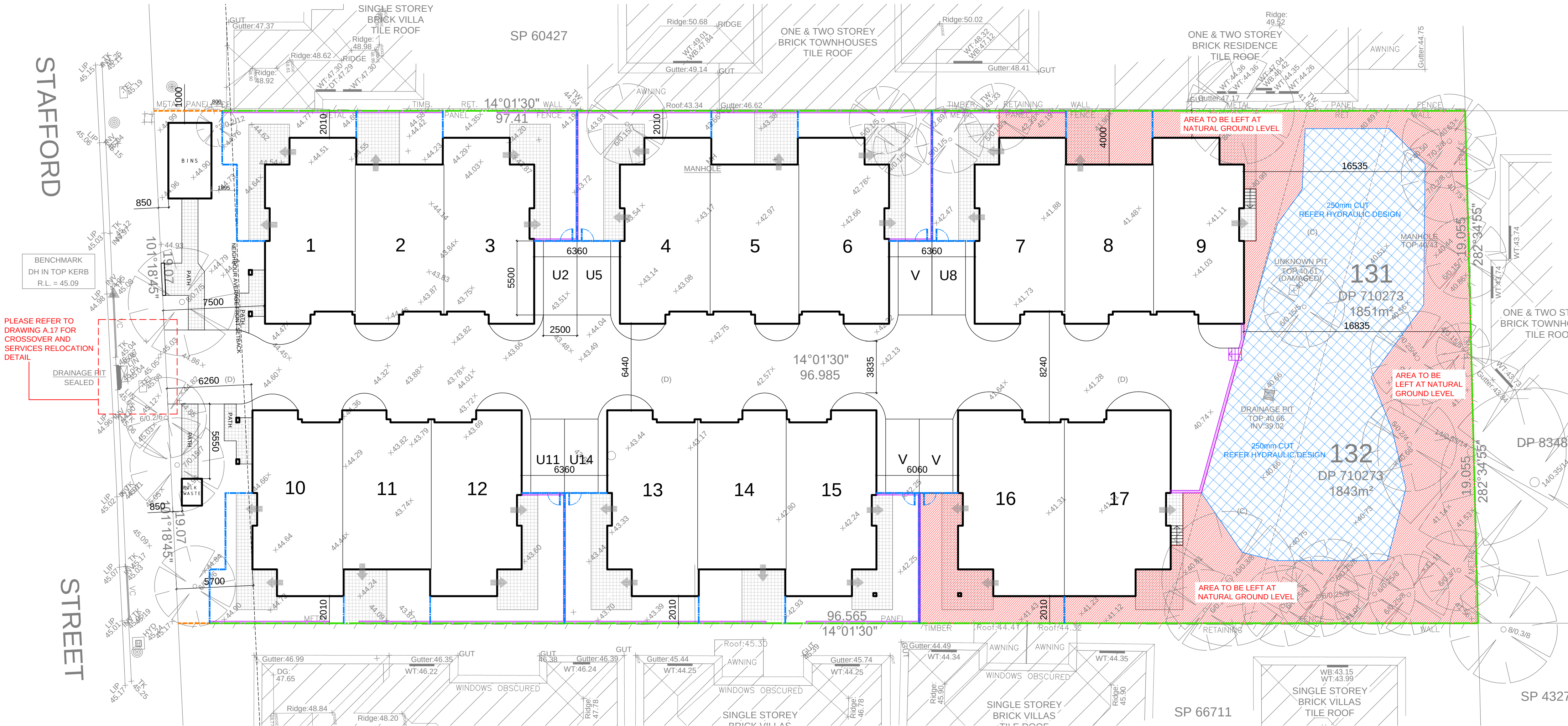
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY. MASONRY RETAINING WALLS TO COMPLY WITH AS 4678

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION
ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660
SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



CLIENT	Cazbuild	☐ Concept	☐ Quote	☒ Production	DATE	30.11.21			
PROJECT	Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273	All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing			DRN BY	AO'B			
DRG TITLE	COVER SHEET	All content remains the property obrien design+drafting.			SIZE	A2		A	DA ISSUE
					SCALE	N T S		AMENDMENT	DESCRIPTION
								DRG NO	143_SP_A.01
									DATE
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FENCING LEGEND	
	SEE-THROUGH FENCE - 1200mm HIGH
	COLORBOND STEEL - 2100mm HIGH
	COLORBOND STEEL - 1800mm HIGH



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CLIENT	Cazbuild
PROJECT	Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273
DRG TITLE	DEVELOPMENT PLAN / SETBACKS

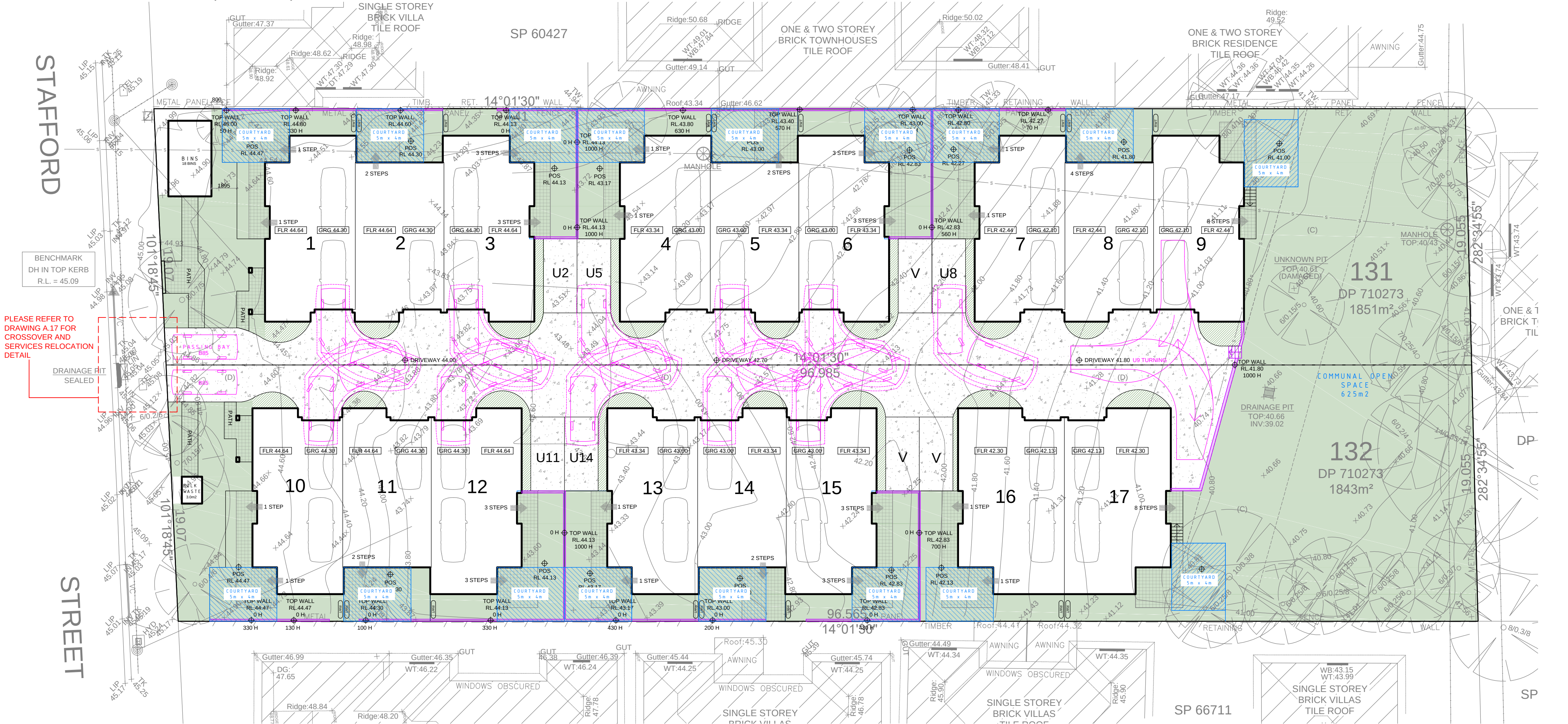
☒ Concept	☐ Quote	☒ Production	DATE	30.11.21
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			SCALE	1 : 200
			AMENDMENT	DA ISSUE
			DRG NO	143_SP_A.02
			DATE	30.11.21
			ISSUE	A

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 1	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	43.00m2	10m3	3	2
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UNIT 16	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	49.00m2	10m3	4	2
UNIT 17	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	52.00m2	10m3	4	2

1% AEP - RL 41.80 (FLR 42.30)

COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273			
(REFER TO SOEE FOR FULL COMPLIANCES)				Zone R3 Med. Density Residential			
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH		22M MIN	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2)	>2m - 1490m2 (40.30%)	YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES		POS 25m2 MIN	VARIES MIN - 26m2 MAX - 80m2	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES

SITeworks LEGEND	
	LANDSCAPE AREA >2m
	LANDSCAPE AREA <2m
	DRIVEWAY - IMPERVIOUS AREA
	COURTYARD AREAS - 4m min (20m2)
	CONCRETE RETAINING WALLS
	1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.



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CLIENT: Cazbuild

PROJECT: Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273

DWG TITLE: SITE PLAN

Concept ☐ Quote ☐ Production ☒

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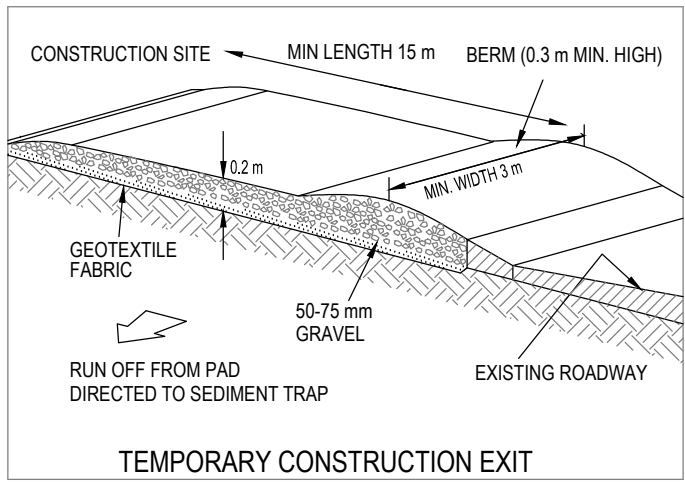
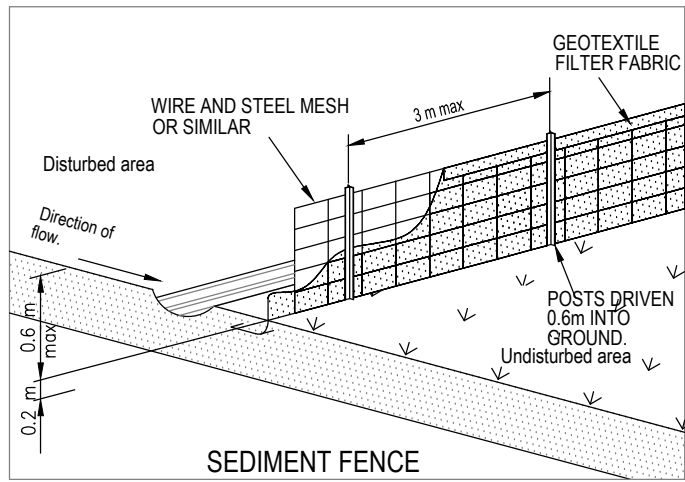
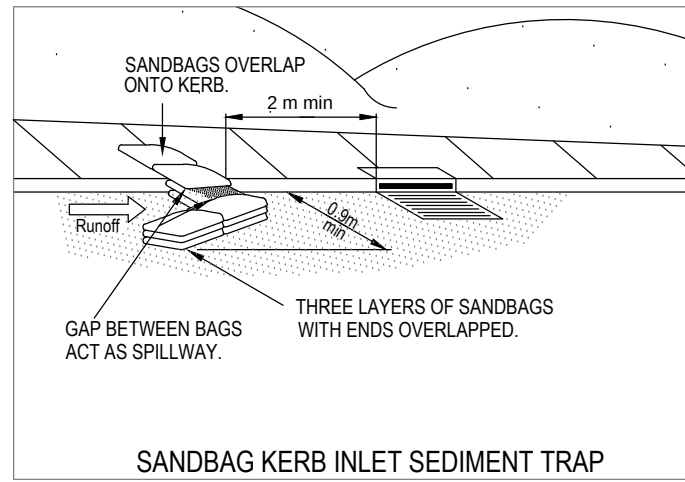
DATE: 30.11.21

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SCALE: 1:200

A	DA ISSUE	30.11.21
AMENDMENT	DESCRIPTION	DATE
DRG NO	143_SP_A.02	ISSUE
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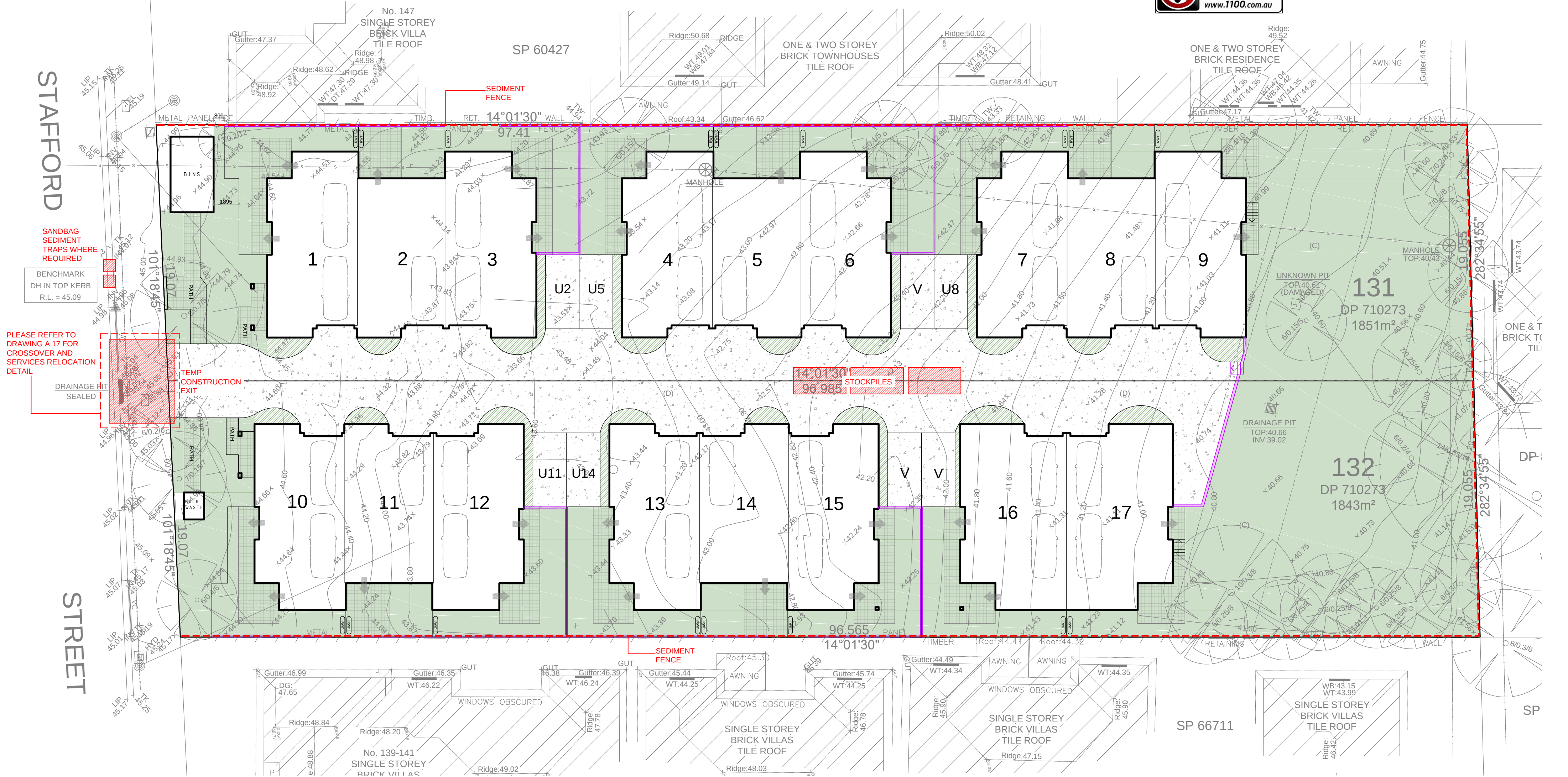


- EROSION AND SEDIMENT CONTROL**
1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL STANDING 300mm MIN. ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.
 2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- BUILDERS ACCESS**
3. NO PARKING OR STOCKPIILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
 4. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.
 5. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

- SITWORKS LEGEND**
- LANDSCAPE AREA >2m
 - LANDSCAPE AREA <2m
 - DRIVEWAY - IMPERVIOUS AREA
 - COURTYARD AREAS - 4m min (20m2)
 - CONCRETE RETAINING WALLS
 - 1500L RAINWATER TANK TO BASIX REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.
- RWT



1% AEP - RL 41.80 (FLR 42.30)



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CLIENT	Cazbuild
PROJECT	Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273
DRG TITLE	EROSION & SEDIMENT CONTROL PLAN

Concept	Quote	Production	DATE	30.11.21
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			AMENDMENT	DA ISSUE
			DRG NO	143_SP_A.04
			DATE	30.11.21
			ISSUE	A

WINDOW SCHEDULE - UNIT 1							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W02	800H x 1800W	AL. AWNING	1.08m2	EAST	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	SOUTH	800 EAVE	1100	1800
W05	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. DI/HUNG	1.08m2	WEST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. DI/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W09	600H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	SOUTH	800 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.36m2	SOUTH	600 EAVE	600	2400
W12	1370H x 1450W	AL. DI/HUNG	1.98m2	SOUTH	800 EAVE	1050	2420
W13	600H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. DI/HUNG	1.44m2	WEST	800 EAVE	1420	2420
W18	2100H x 450W	AL. DI/HUNG	0.95m2	SOUTH	1200 EAVE	-	2100

WINDOW SCHEDULE - UNIT 2							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. DI/HUNG	1.89m2	EAST	800 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	WEST	800 EAVE	1100	1800
W05	2100H x 1800W	SLIDING DOOR	3.78m2	WEST	800 EAVE	-	2100
W08	1370H x 1450W	AL. DI/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W15	1370H x 1450W	AL. DI/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W16	1370H x 1450W	AL. DI/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W17	1370H x 1450W	AL. DI/HUNG	1.98m2	WEST	800 EAVE	1050	2420

WINDOW SCHEDULE - UNIT 3							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. DI/HUNG	1.89m2	EAST	800 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	NORTH	800 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	950 EAVE	-	2100
W04	600H x 2400W	AL. FIXED	1.20m2	NORTH	600 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. DI/HUNG	1.08m2	WEST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. DI/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W09	800H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	NORTH	800 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.36m2	NORTH	600 EAVE	600	2400
W12	1370H x 1450W	AL. DI/HUNG	1.98m2	NORTH	800 EAVE	1050	2420
W13	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. DI/HUNG	1.44m2	WEST	800 EAVE	1420	2420

NEW SINGLE-SKIN BRICK WALL
NOM. WIDTH AS INDICATED

NEW TIMBER STUD WALL - 90mm

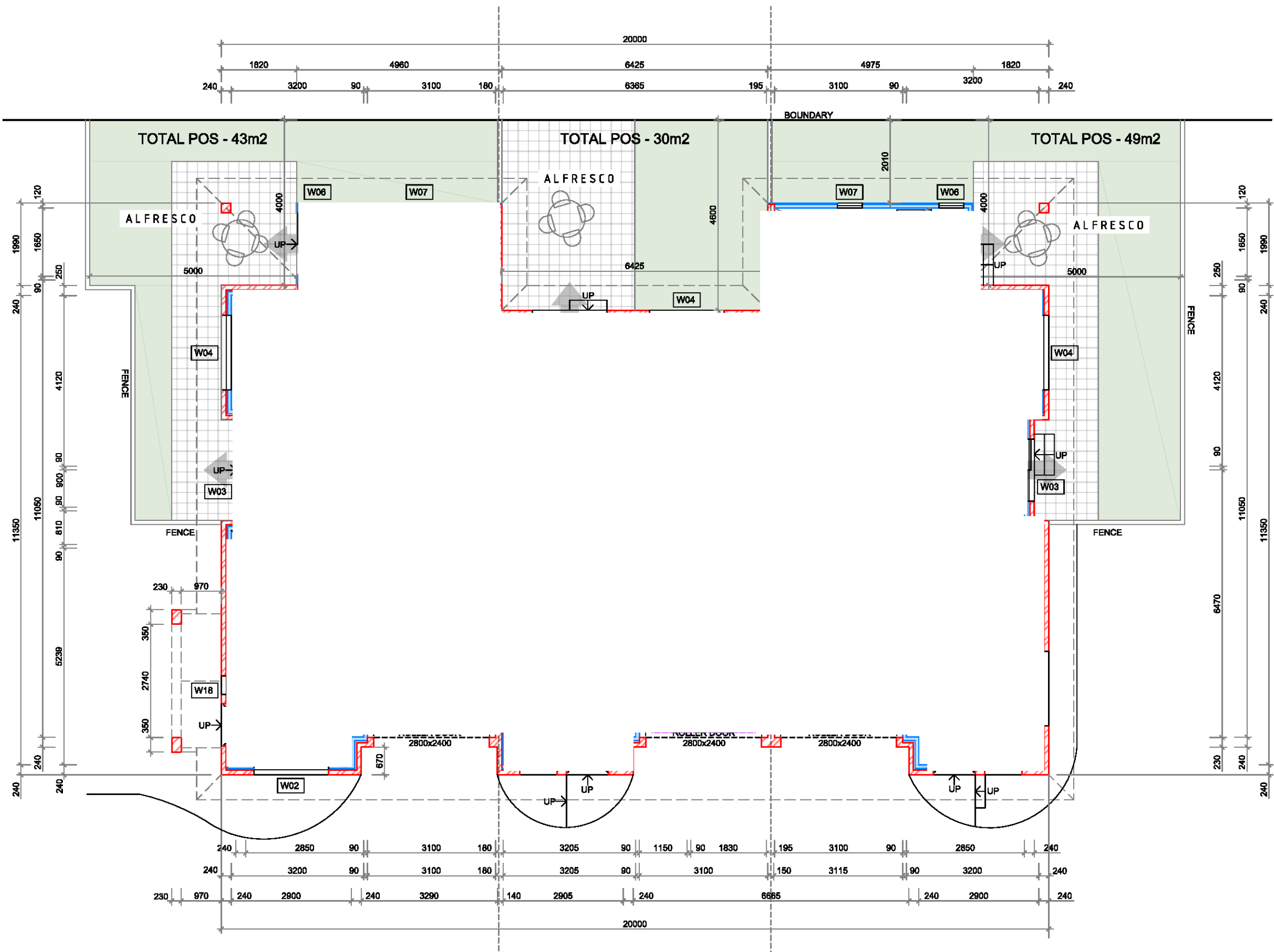
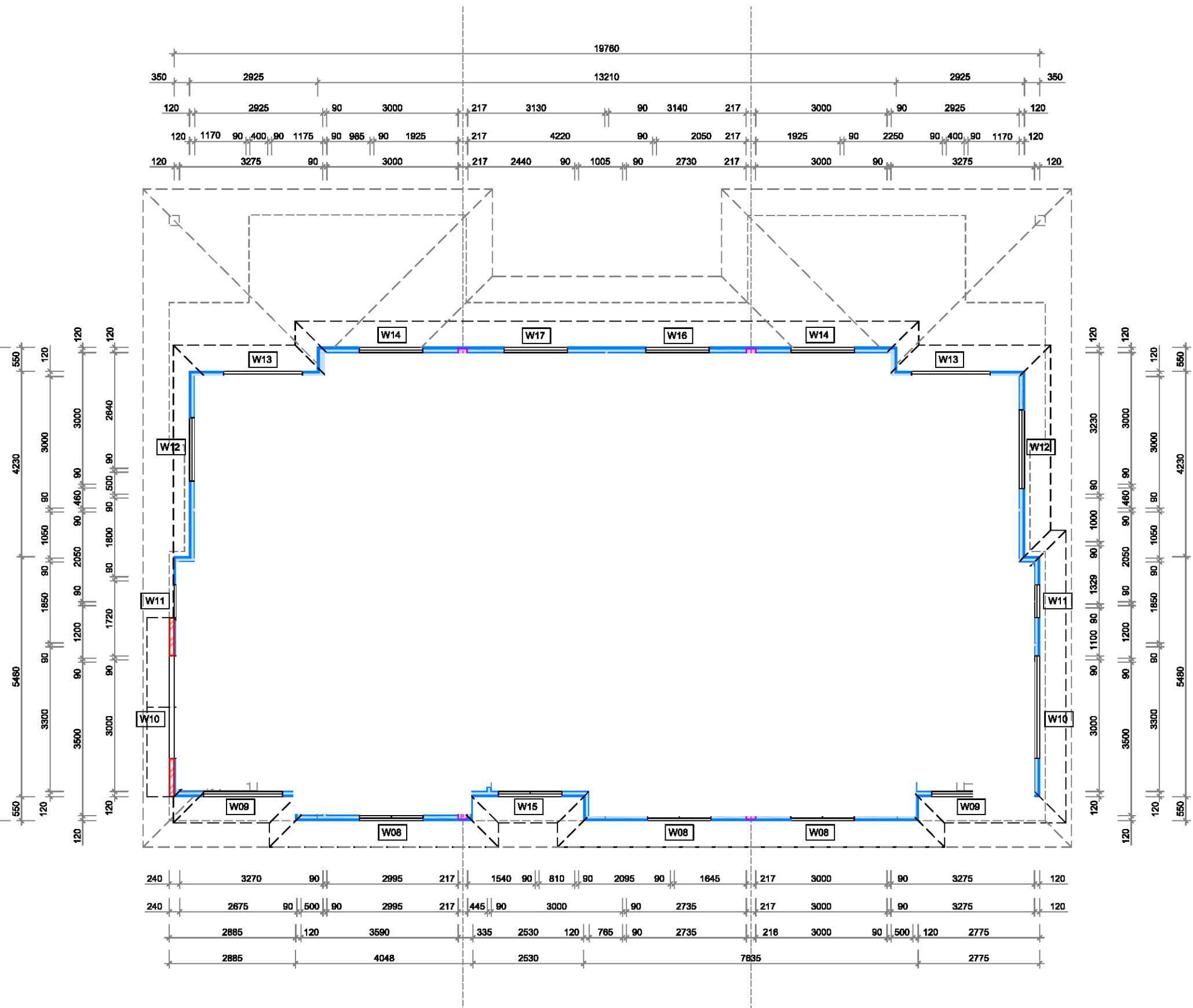
150mm SINGLE SKIN BRICK
13mm SOUND RESISTANT
PLASTERBOARD DIRECT FIX
ONE SIDE 13mm SOUND
RESISTANT PLASTERBOARD
SCREW FIXED TO RESILJANT
MOUNTING FURRING
CHANNEL WITH 9KG/M3
POLYESTER INSULATION
OTHER SIDE. 217mm WALL
THICKNESS. Rw60 (-2;-8)

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COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273 Zone R3 Med. Density Residential			
(REFER TO SOEE FOR FULL COMPLIANCES)							
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 1	40.00m2	58.50m2	98.50m2	34.30m2	136.80m2	43.00m2	10m3	3	2
UNIT 2	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	30.00m2	10m3	4	2
UNIT 3	40.00m2	58.50m2	98.50m2	34.30m2	136.80m2	49.00m2	10m3	3	2
ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"									
ALL ROOF CLADDING TO COMPLY WITH BCA F1.5 ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5 ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5 ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5									
ALL CAR SPACES COMPLY WITH AS 2890.1-2004									
WINDOW SCHEDULE - REFER FLOOR PLANS									
FINISHES SCHEDULE - REFER A.01 COVER SHEET									
BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.									



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CLIENT

Cazbuild

PROJECT

Proposed Multi-Dwelling Development at
143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273

DWG TITLE

FLOOR PLANS - UNITS 1, 2 & 3

☒ Concept

☐ Quote

☒ Production

All dimensions in millimetres unless otherwise stated.
Contractor to check all site dimensions prior to
commencement of work. Within dimensions take
precedence over scale.
Do not scale from drawing

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AO'B

SCALE

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1 : 200

AMENDMENT

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DESCRIPTION

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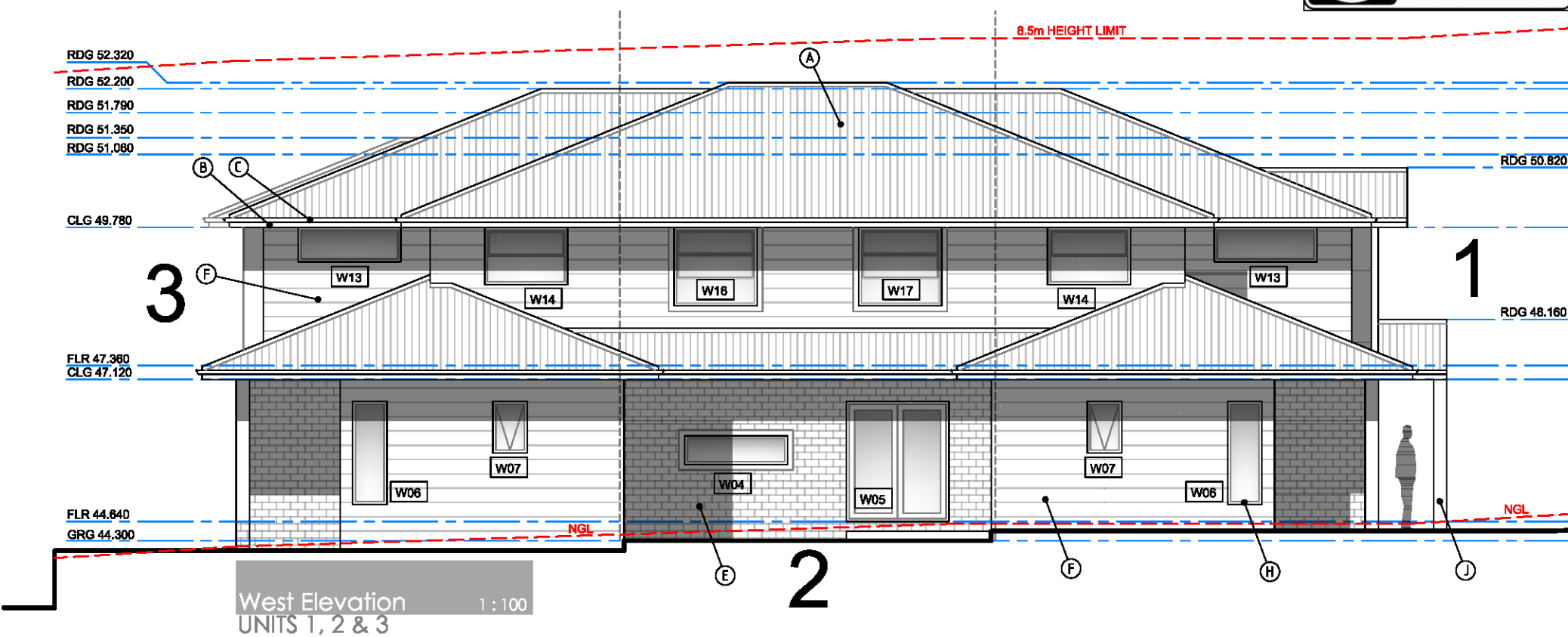
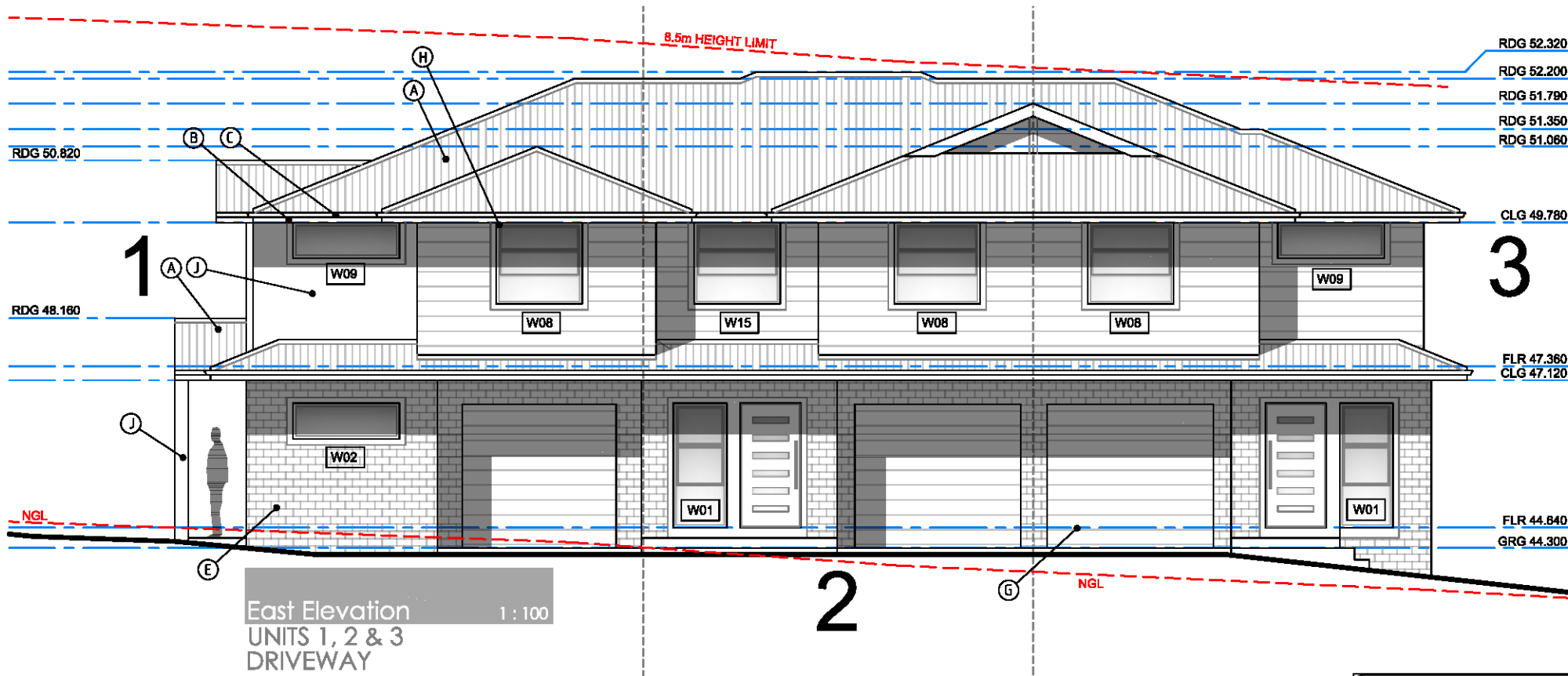
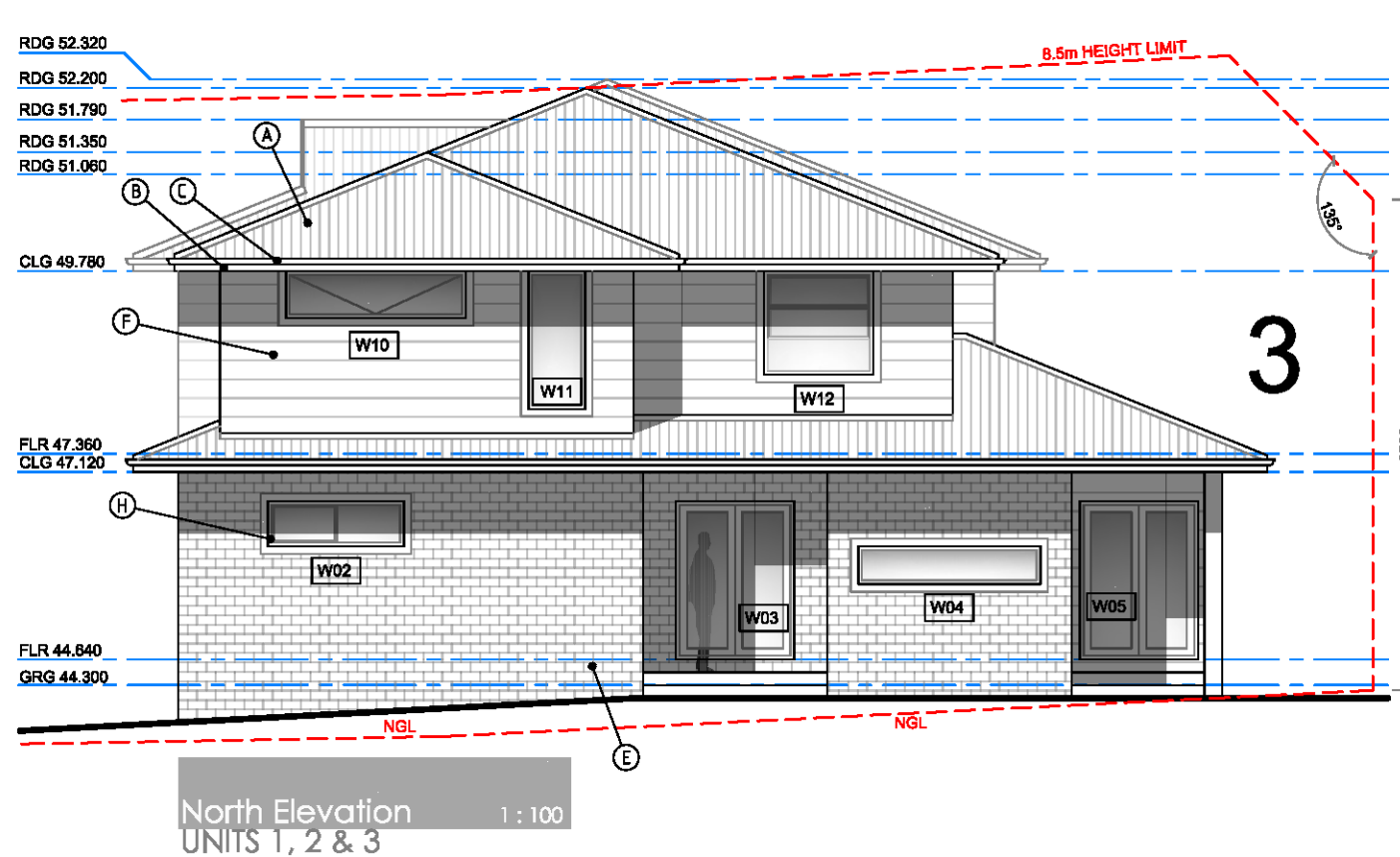
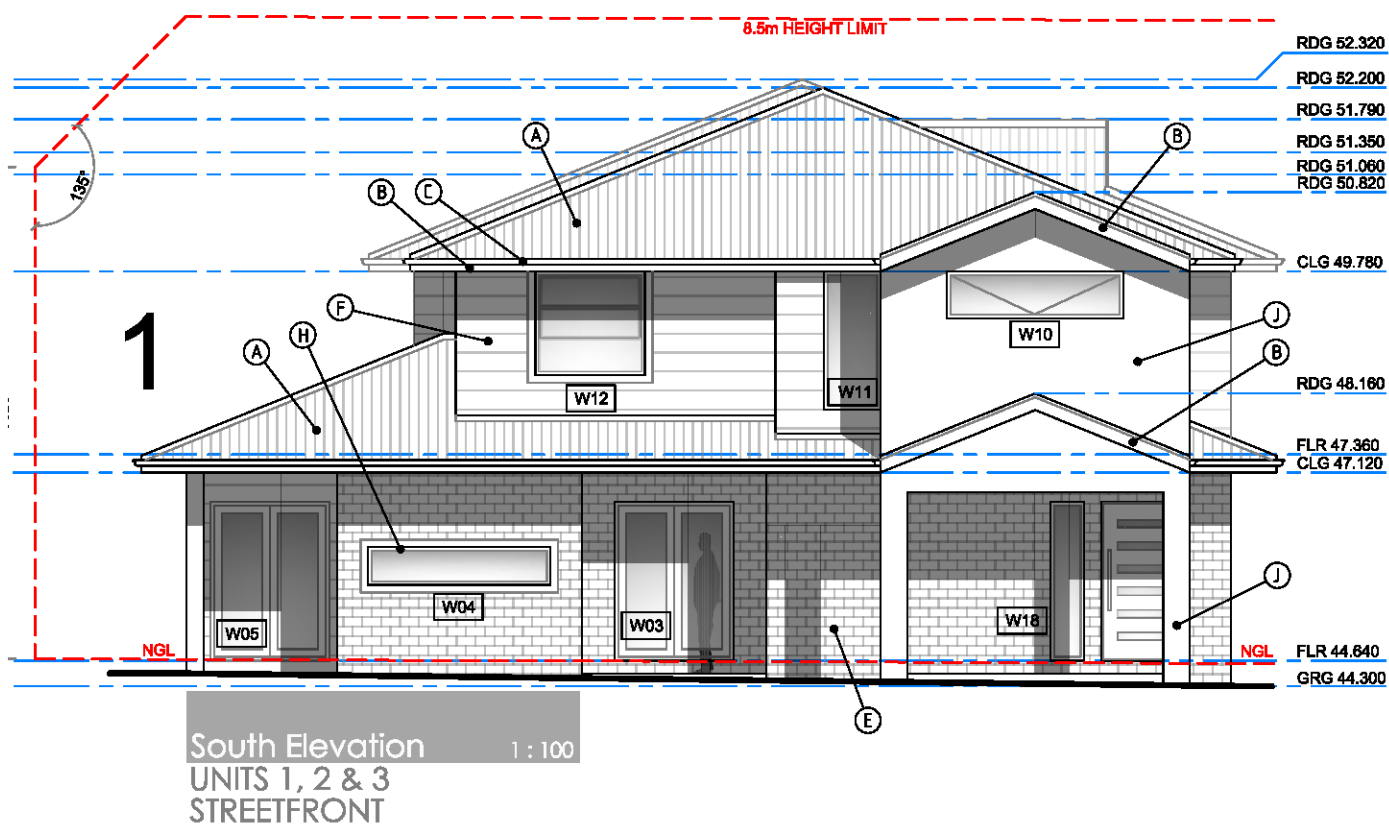
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Version: 1, Version Date: 10/12/2021



ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"	ALL ROOF CLADDING TO COMPLY WITH BCA F1.5
ALL CAR SPACES COMPLY WITH AS 2890.1-2004	ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5
WINDOW SCHEDULE - REFER FLOOR PLANS	ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5
FINISHES SCHEDULE - REFER A.01 COVER SHEET	ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5
	BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.

SECTION NOTES:

PROVIDE SELECTED STEEL ROOF TO MAIN ROOF TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SELECTED PREFABRICATED TIMBER TRUSSES AT 450 c/c TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SUITABLE BATTENS AT CENTRES TO SUIT STEEL ROOF.

PROVIDE DOUBLE-SIDED BISALATION AS SARKING TO ROOF AND OUTSIDE FACE OF EXTERNAL WALL FRAMES.

PROVIDE R2.5 INSULATION BLANKET TO ROOF OVER INTERNAL AREAS.

PROVIDE ALUMINUM EAVES AND GUTTERS AS SELECTED.

LINE UNDERSIDE OF TRUSSES/RAFTERS WITH 10mm PLASTERBOARD AS DIRECTED.

LINE UNDERSIDE OF EAVES AND SOFFITS WITH HANDI-PLAK (IF REQUIRED).

FRAME UP FOR LOADBEARING WALLS WITH 90mm F5 FRAMING AS DIRECTED.

PROVIDE 75x90 F16 TOOP AND BOTTOM PLATES.

PROVIDE 90x35 FS STUDS AT 450 c/c.

PROVIDE 90x35 FS NOGGINGS AT MAX. 1350 c/c.

NOTE: ALL TIMBER SIZES TO BE VERIFIED WITH ENGINEER BEFORE ORDERING OR COMMENCING WORK.

PROVIDE ALL STRUCTURAL STEEL MEMBERS TO ENGINEERS DETAILS.

PROVIDE CONCRETE SLAB-ON-GROUND, STRIP AND PAD FOOTINGS TO ENGINEERS DETAILS.

PROVIDE TERMIMESH TERMITE PROTECTION SYSTEM COMPLYING WITH AS3660.1 AND BCA. ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCA REQUIREMENTS.

CONSTRUCTION LEGEND	
FG	STEEL FASCIA & GUTTER
DP	PVC DOWNPIPE
AW	SELECTED ALUMINUM WINDOW
SD	SELECTED SLIDING DOOR
ST	SELECTED TIMBER STUD WALLS
SL	CPC SOFFIT LINING
TT	TIMBER TRUSSES TO MNGF DETAIL
TB	TIMBER BEAMS TO ENG. DETAIL
CS	CONC SLAB TO ENG. DETAIL
CP	CONC PIERS TO ENG. DETAIL

FINISHES SCHEDULE	
A	ROOF CLADDING TYPE - COLORBOND STEEL COLOUR - MONUMENT
B	FASCIA TYPE - COLORBOND STEEL COLOUR - WHITE
C	GUTTERS TYPE - STEEL COLOUR - MONUMENT
D	DOWNPIPES TYPE - PVC ROUND COLOUR - WHITE
E	MASONRY TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
F	CLADDING TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
G	GARAGE DOORS TYPE - B&D STEEL COLOUR - SURFMIST
H	WINDOW FRAMES TYPE - ALUMINUM AS PER BASIX COLOUR - SURFMIST
J	COLUMNS TYPE - RENDERED MASONRY COLOUR - WHITE
K	COLUMNS / FEATURE WALL TYPE - RENDERED MASONRY COLOUR - MONUMENT
L	CLADDING TYPE - BLUEBOARD COLOUR - SURFMIST

NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE.

LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 800mm X 1000mm LONG FOR EACH 10 SQUARE METRES OF ROOF AREA. PORTION FOR MAXIMUM SOAKAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT 3.1.2 OF THE BCA AND AS3602.3. INSTALL AGRI PIPE DRAINING WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXTERNAL CLADDING

EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SIZES, SPACING, BRACING, NOTCHING, CHECKING AND FINISHES SHALL COMPLY WITH BCA 3.4.3 OR AS 1684. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER, TRADESMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZES MAY VARY.

MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.

MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660.

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786.

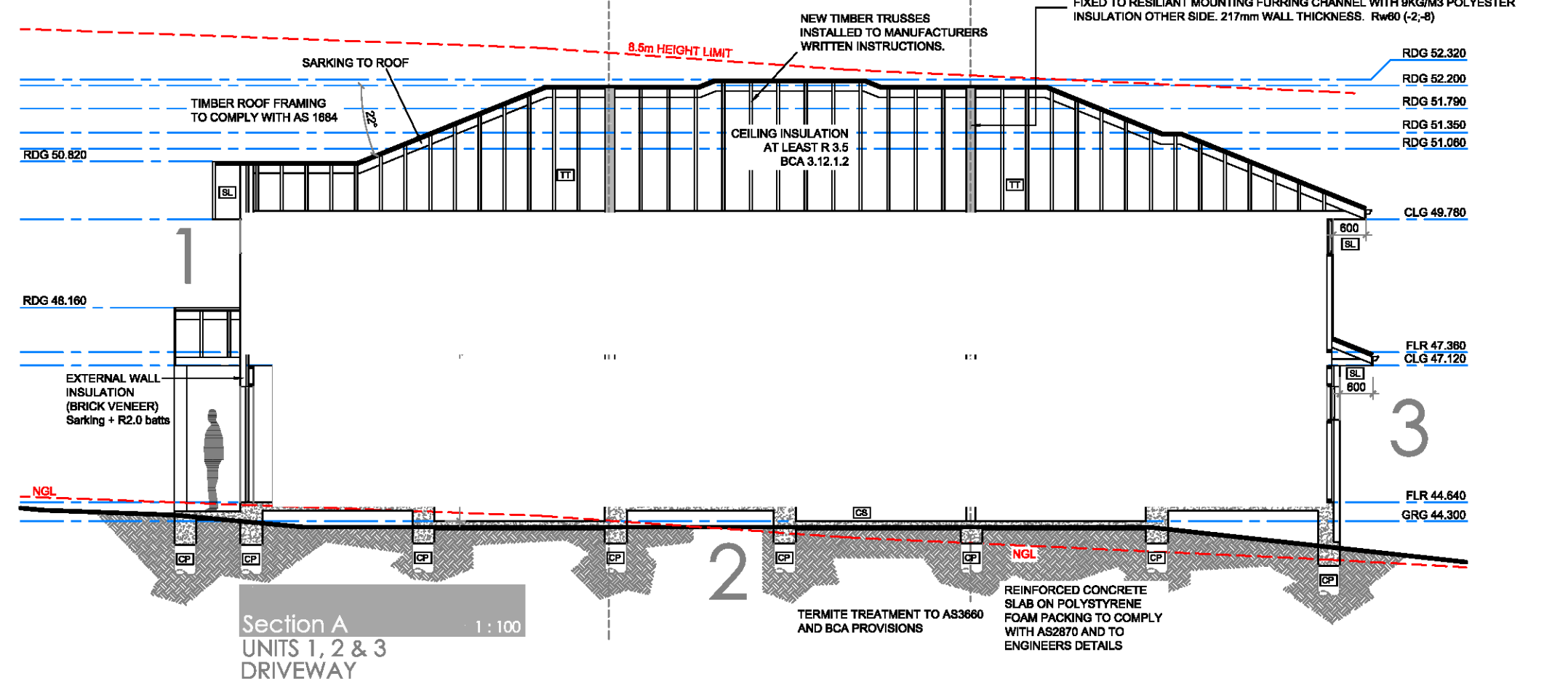
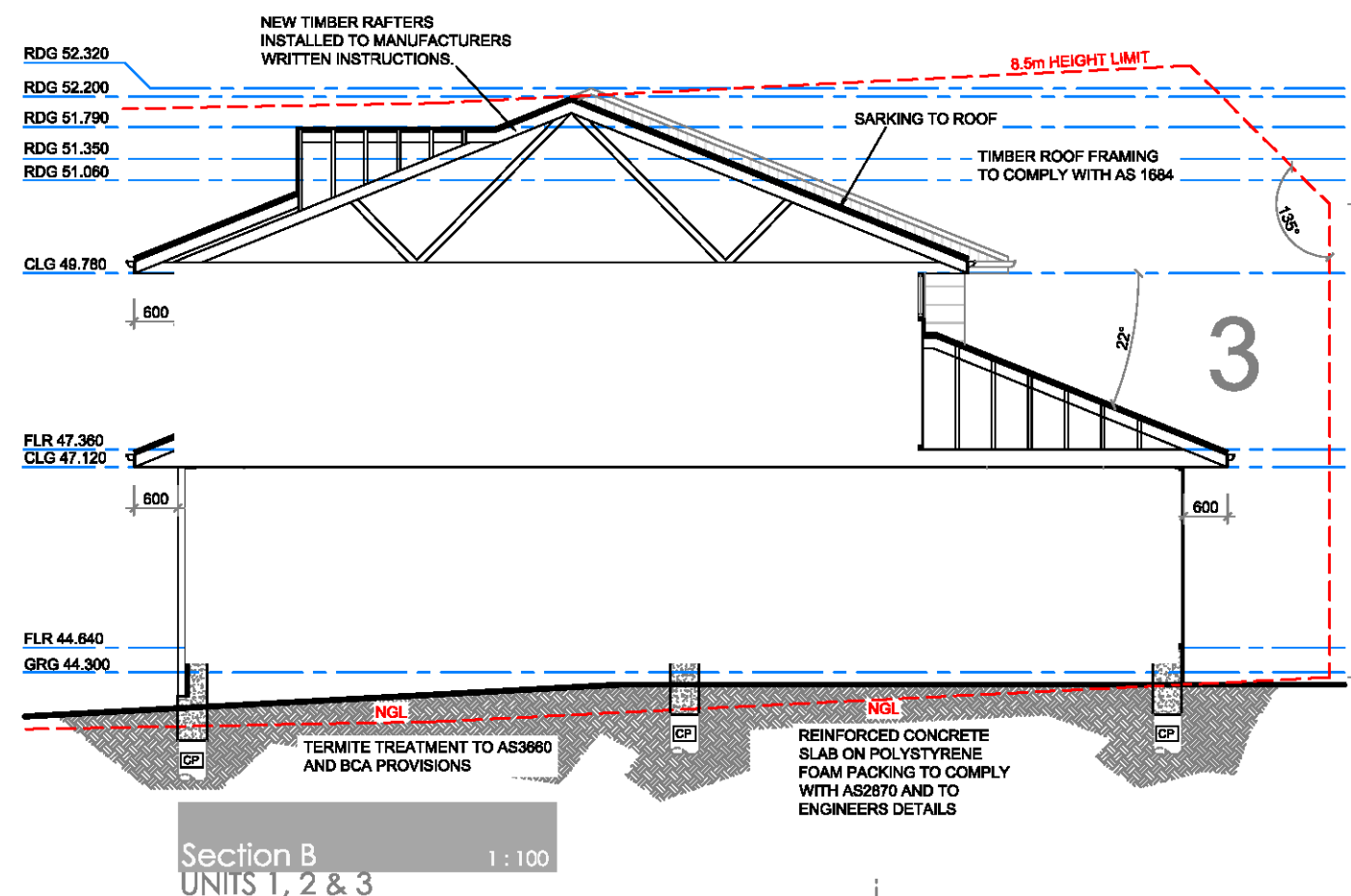
REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.3.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10.

PRE-CAST CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600.

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.



WINDOW SCHEDULE - UNIT 4							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	800 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	SOUTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	SOUTH	600 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	WEST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W09	800H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	SOUTH	600 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	SOUTH	800 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	SOUTH	800 EAVE	1050	2420
W13	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	WEST	800 EAVE	1420	2420

WINDOW SCHEDULE - UNIT 5							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	800 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	WEST	800 EAVE	1100	1800
W05	2100H x 1800W	SLIDING DOOR	3.78m2	WEST	800 EAVE	-	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W15	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W16	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W17	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420

WINDOW SCHEDULE - UNIT 6							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	800 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	NORTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	NORTH	600 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	WEST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W09	800H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	NORTH	600 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	NORTH	800 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	NORTH	800 EAVE	1050	2420
W13	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	WEST	800 EAVE	1420	2420

NEW SINGLE-SKIN BRICK WALL
NOM. WIDTH AS INDICATED

NEW TIMBER STUD WALL - 90mm

150mm SINGLE SKIN BRICK
13mm SOUND RESISTANT
PLASTERBOARD DIRECT FIX
ONE SIDE, 13mm SOUND
RESISTANT PLASTERBOARD
SCREW FIXED TO RESILJANT
MOUNTING FURRING
CHANNEL WITH 9KG/M3
POLYESTER INSULATION
OTHER SIDE. 217mm WALL
THICKNESS. Rw60 (-2;-8)

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COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273 Zone R3 Med. Density Residential			
(REFER TO SOEE FOR FULL COMPLIANCES)							
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 4	40.00m2	58.50m2	98.50m2	34.30m2	136.80m2	49.00m2	10m3	3	2
UNIT 5	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	28.00m2	10m3	4	2
UNIT 6	40.00m2	58.50m2	98.50m2	34.30m2	136.80m2	49.00m2	10m3	3	2

ALL DEMOLITION TO COMPLY WITH AS 2601-1991
"THE DEMOLITION OF STRUCTURES"

ALL CAR SPACES COMPLY WITH AS 2890.1-2004

WINDOW SCHEDULE - REFER FLOOR PLANS

FINISHES SCHEDULE - REFER A.01 COVER SHEET

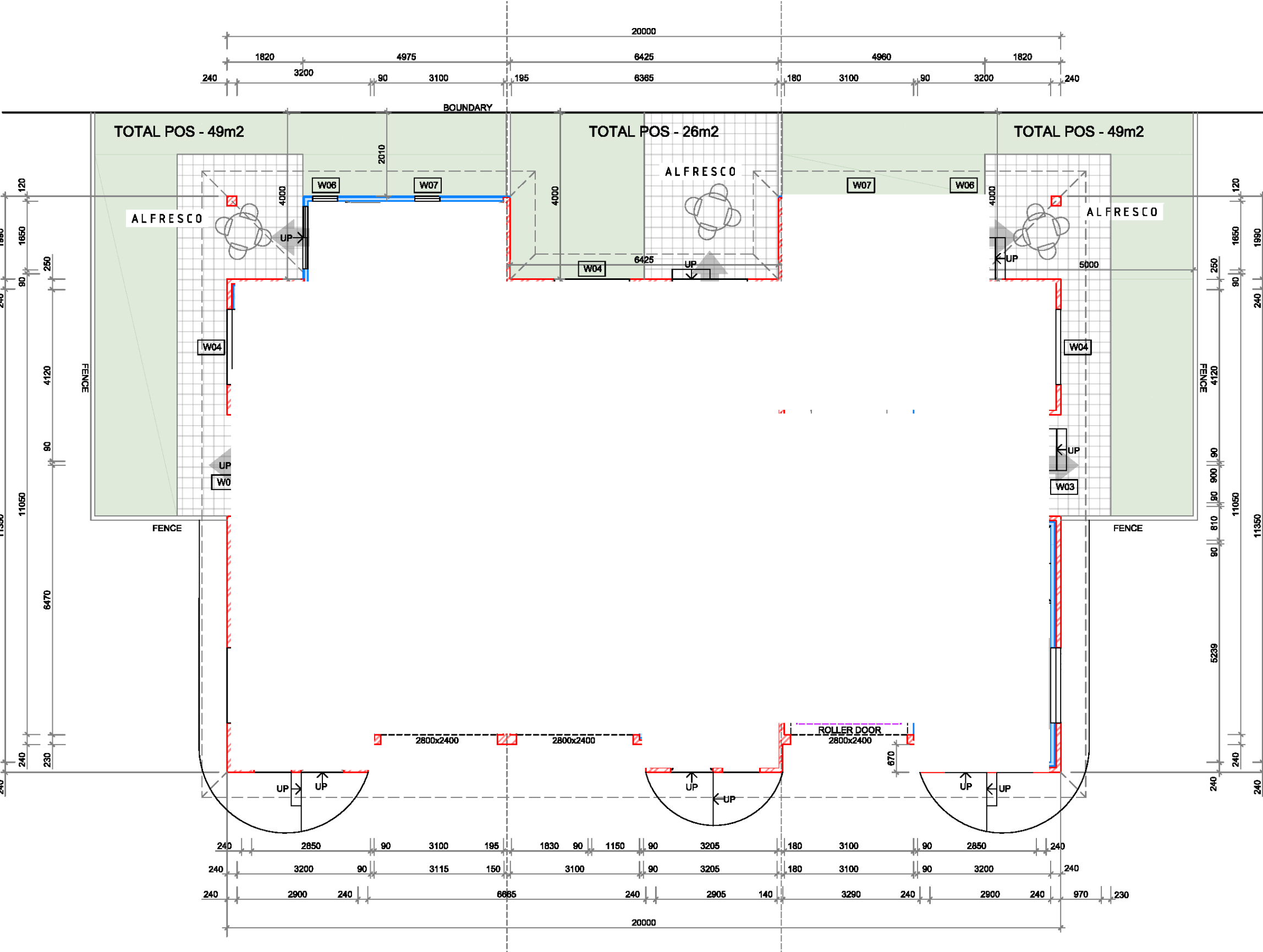
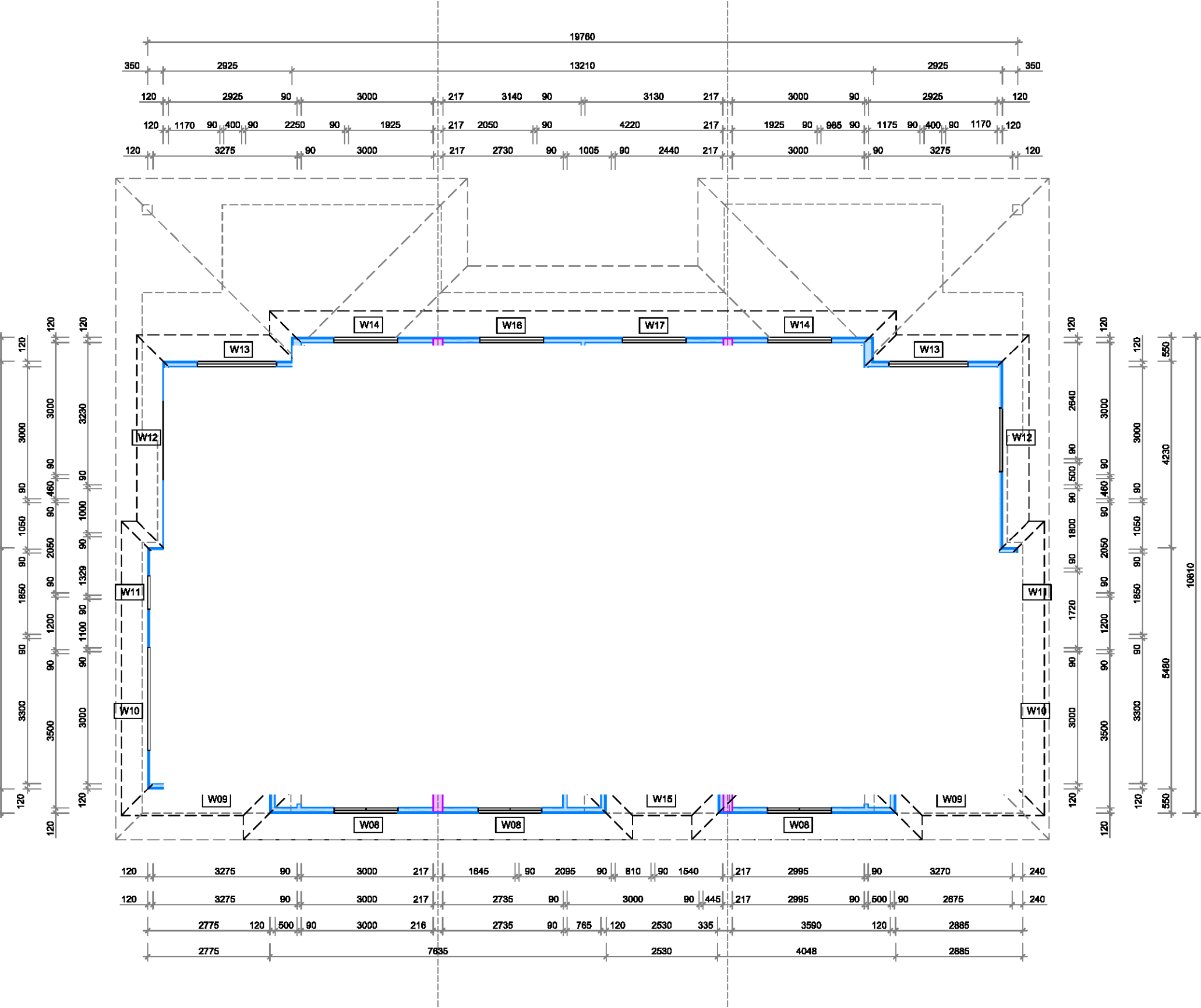
ALL ROOF CLADDING TO COMPLY WITH BCA F1.5

ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5

ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5

ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.



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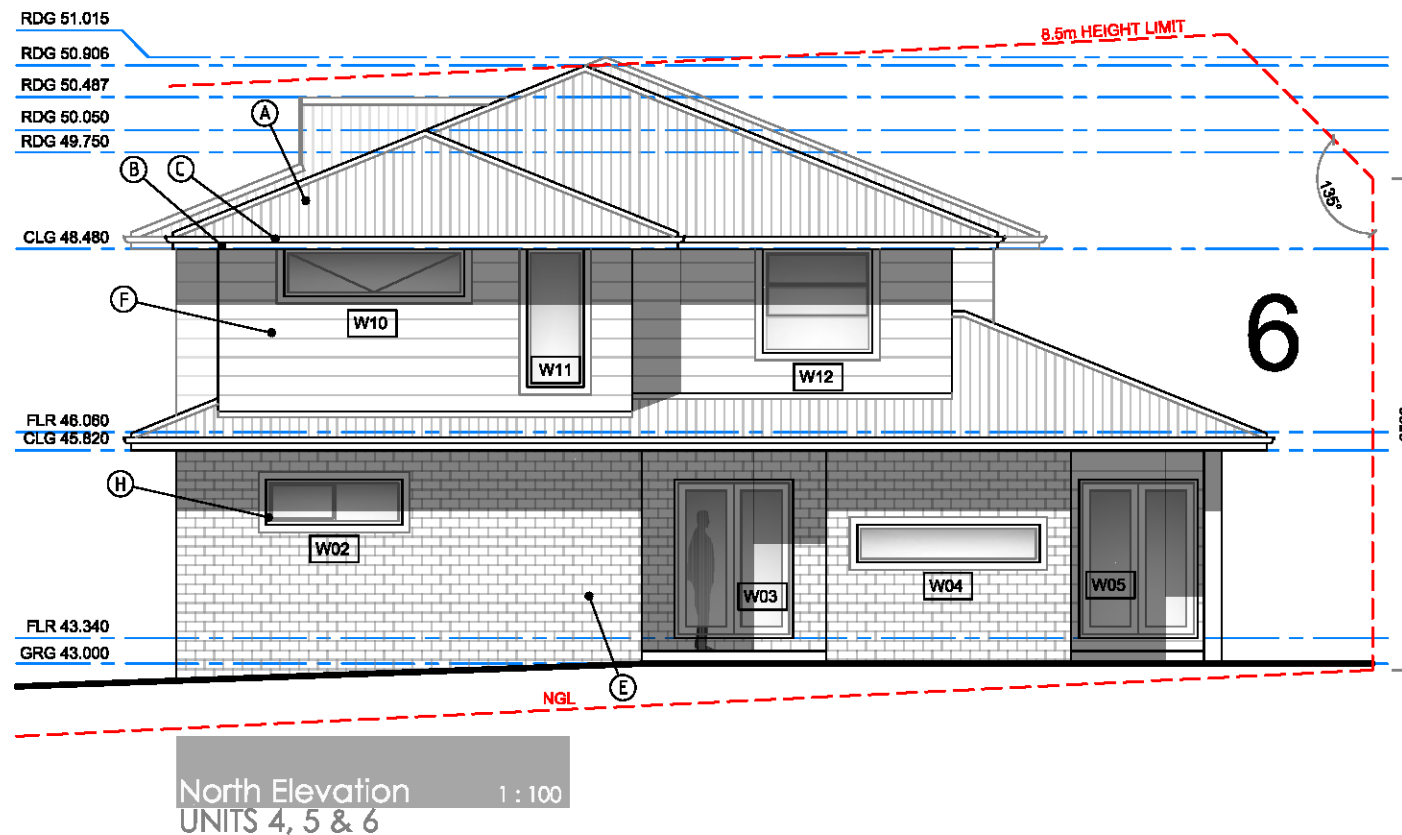
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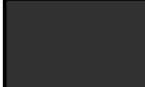
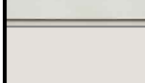
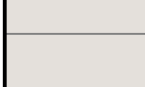
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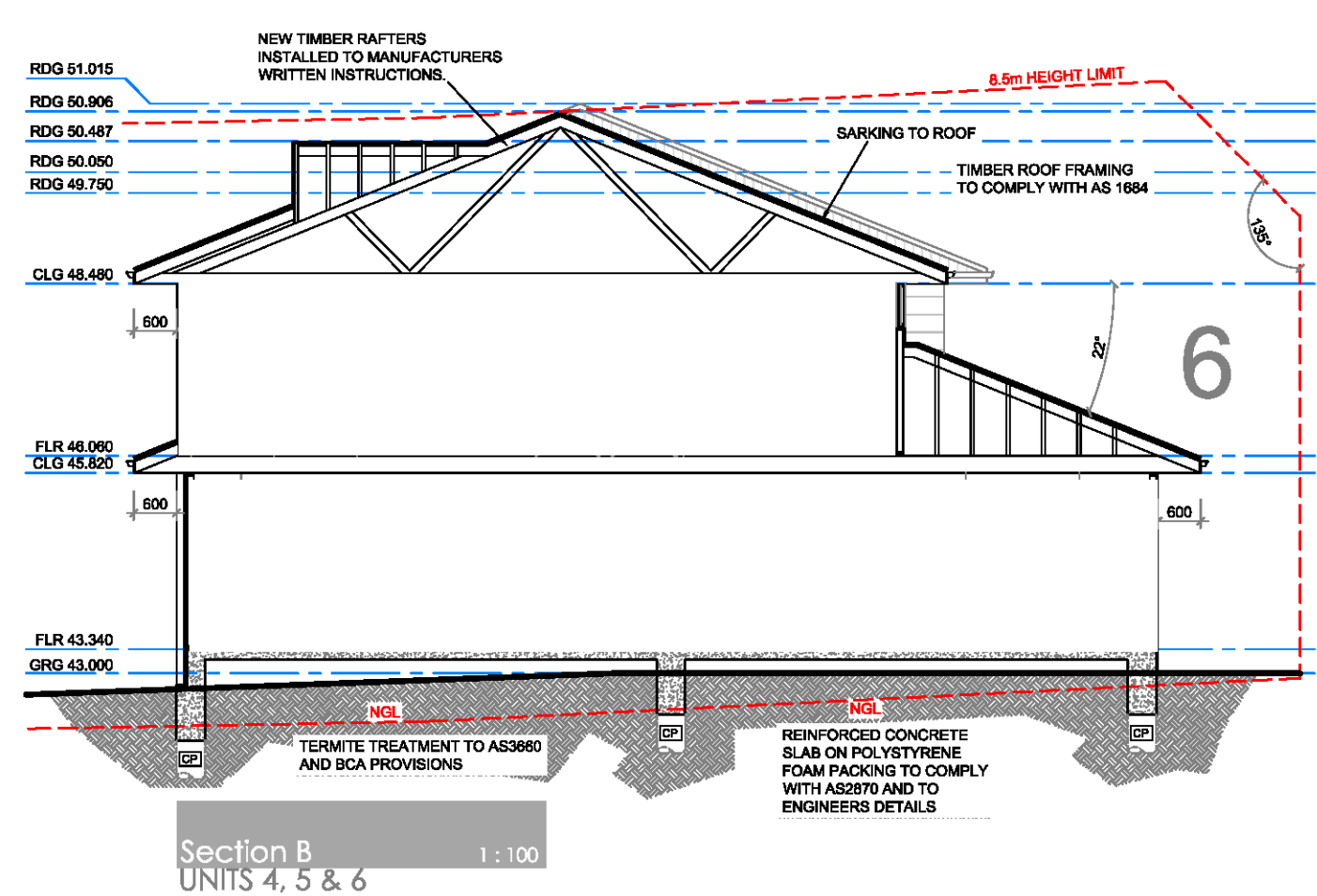
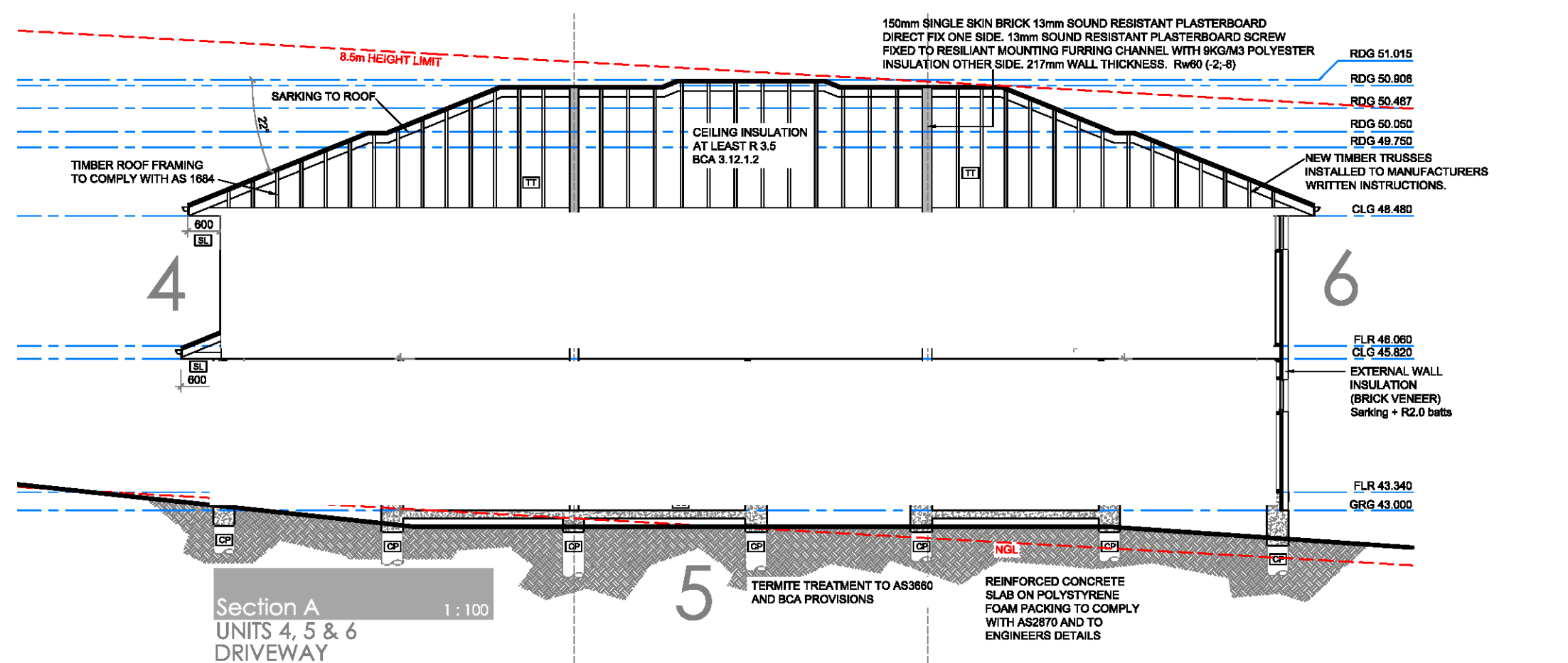


ALL ROOF CLADDING TO COMPLY WITH BCA F1.5
ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5
ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5
ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5
BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.

CONSTRUCTION LEGEND

FG	STEEL FASCIA & GUTTER
DP	PVC DOWNSPIPE
AW	SELECTED ALUMINIUM WINDOW
SD	SELECTED SLIDING DOOR
BB	BLUEBOARD PAINTED AS SELECTED
CC	SELECTED TIMBER COLUMNS
TS	INTERNAL TIMBER STUD WALLS
SL	CFC SOFFIT LINING
TT	TIMBER TRUSSES TO MNFG DETAIL
TB	TIMBER BEAMS TO ENG. DETAIL
CS	CONC SLAB TO ENG. DETAIL
CP	CONC PIERS TO ENG. DETAIL

FINISHES SCHEDULE		
	(A)	ROOF CLADDING TYPE - COLORBOND STEEL COLOUR - MONUMENT
	(B)	FASCIA TYPE - COLORBOND STEEL COLOUR - WHITE
	(C)	GUTTERS TYPE - STEEL COLOUR - MONUMENT
	(D)	DOWNPIPES TYPE - PVC ROUND COLOUR - WHITE
	(E)	MASONRY TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
	(F)	CLADDING TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
	(G)	GARAGE DOORS TYPE - B&D STEEL COLOUR - SURFMIST
	(H)	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - SURFMIST
	(J)	COLUMNS TYPE - RENDERED MASONRY COLOUR - WHITE
	(K)	COLUMNS / FEATURE WALL TYPE - RENDERED MASONRY COLOUR - MONUMENT
	(L)	CLADDING TYPE - BLUEBOARD COLOUR - SURFMIST

[illegible]

WINDOW SCHEDULE - UNIT 7							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	600 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	SOUTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	SOUTH	600 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	WEST	600 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	600 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	600 EAVE	1050	2420
W09	600H x 1800W	AL. AWNING	1.08m2	EAST	600 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	SOUTH	600 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	SOUTH	600 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	SOUTH	600 EAVE	1050	2420
W13	600H x 1800W	AL. AWNING	1.08m2	WEST	600 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	WEST	600 EAVE	1420	2420

WINDOW SCHEDULE - UNIT 8							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	600 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	WEST	600 EAVE	1100	1600
W05	2100H x 1800W	SLIDING DOOR	3.78m2	WEST	600 EAVE	-	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	600 EAVE	1050	2420
W15	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	600 EAVE	1050	2420
W16	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420
W17	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420

WINDOW SCHEDULE - UNIT 9							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	EAST	600 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	NORTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	NORTH	600 EAVE	1100	1600
W05	1100H x 1570W	SL.WINDOW	1.72m2	NORTH	600 EAVE	1000	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	WEST	600 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	WEST	600 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	600 EAVE	1050	2420
W09	600H x 1800W	AL. AWNING	1.08m2	EAST	600 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	NORTH	600 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	NORTH	600 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	NORTH	600 EAVE	1050	2420
W13	600H x 1800W	AL. AWNING	1.08m2	WEST	600 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	WEST	600 EAVE	1420	2420

NEW SINGLE-SKIN BRICK WALL
NOM. WIDTH AS INDICATED

NEW TIMBER STUD WALL - 90mm

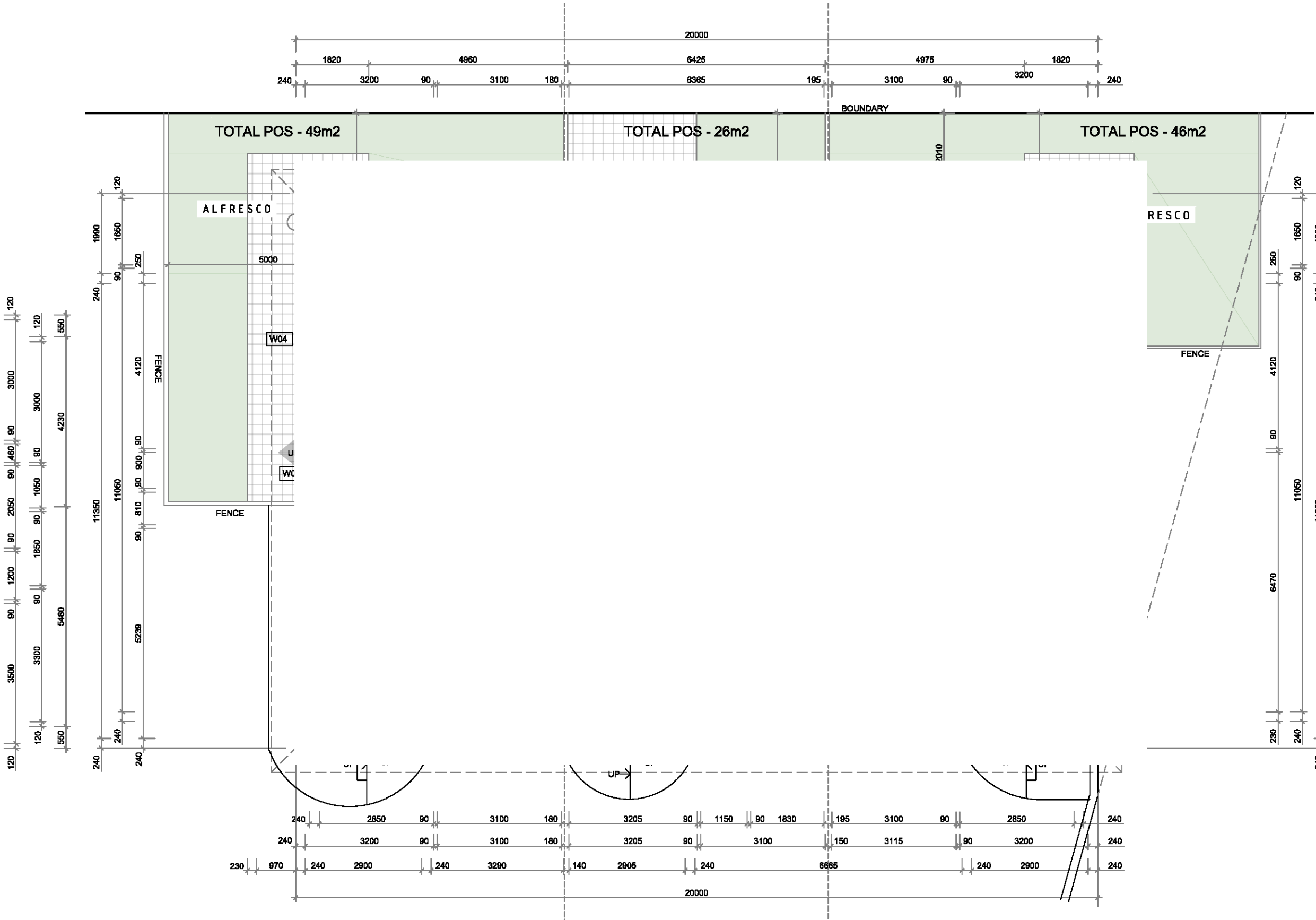
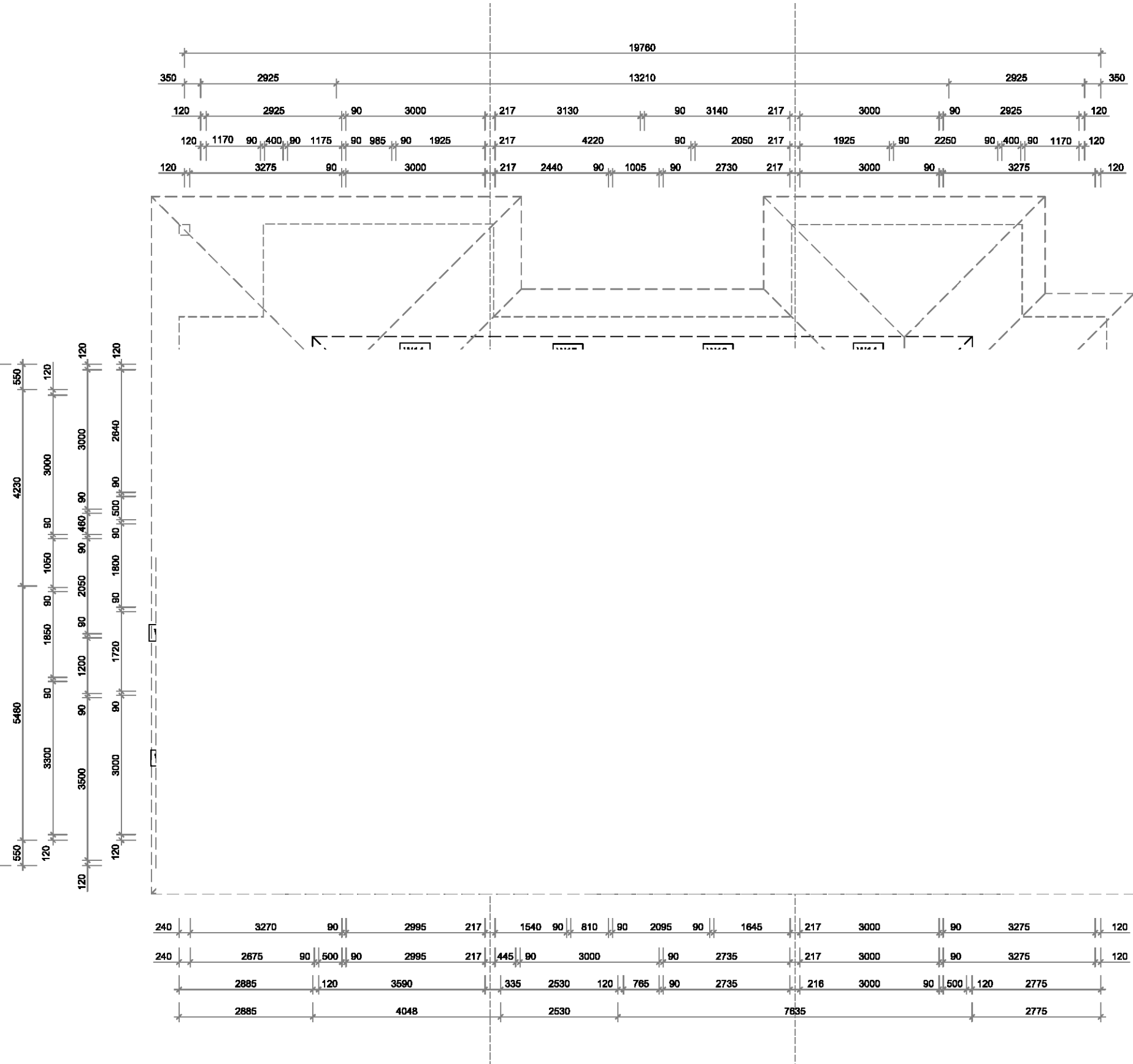
150mm SINGLE SKIN BRICK
13mm SOUND RESISTANT
PLASTERBOARD DIRECT FIX
ONE SIDE 13mm SOUND
RESISTANT PLASTERBOARD
SCREW FIXED TO RESILJANT
MOUNTING FURRING
CHANNEL WITH 9KG/M3
POLYESTER INSULATION
OTHER SIDE. 217mm WALL
THICKNESS. Rw60 (-2;-8)

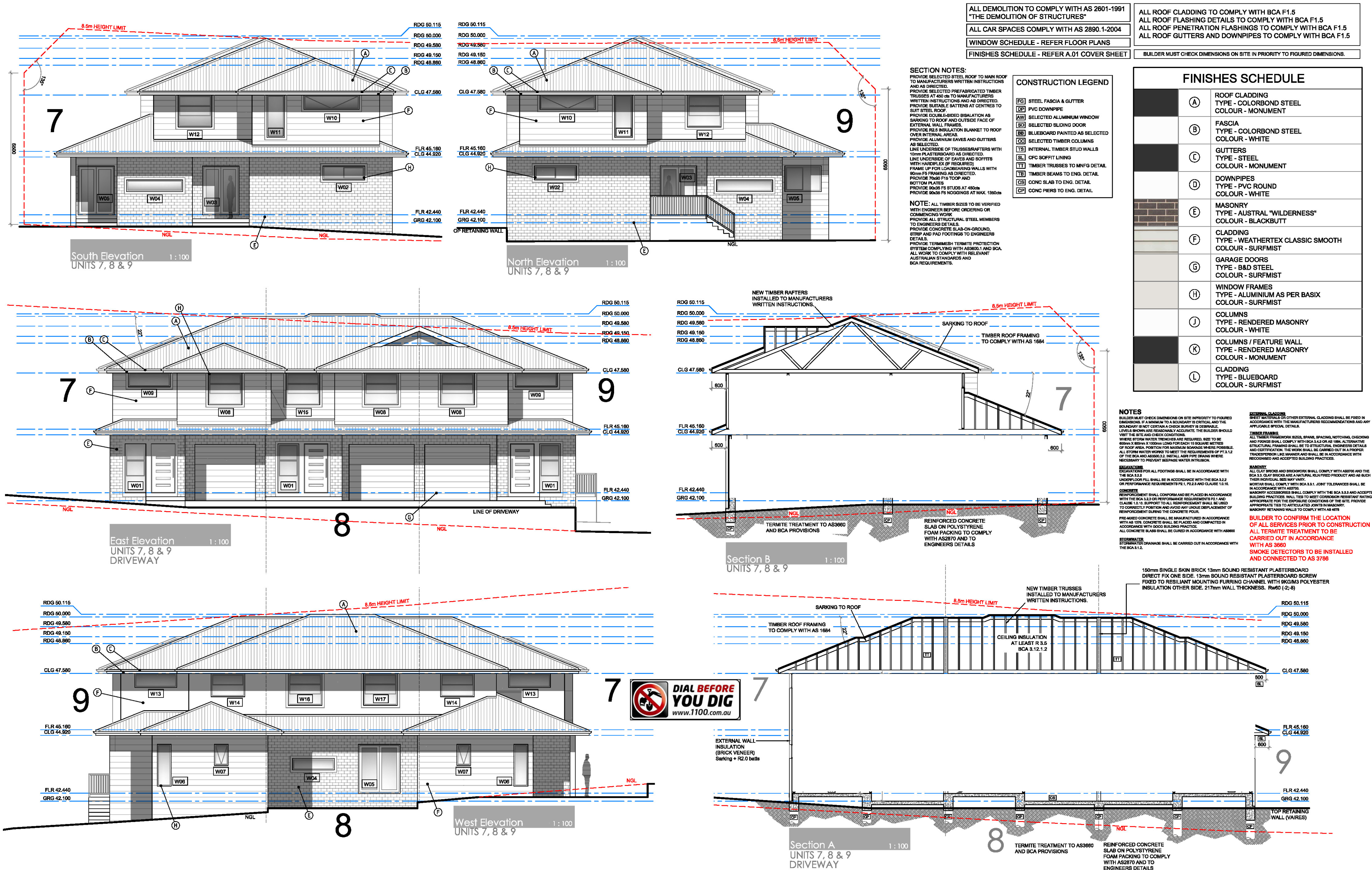
DIAL BEFORE
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COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273 Zone R3 Med. Density Residential			
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 7	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	49.00m2	10m3	3	2
UNIT 8	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	26.00m2	10m3	4	2
UNIT 9	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	46.00m2	10m3	3	2
ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"					ALL ROOF CLADDING TO COMPLY WITH BCA F1.5 ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5 ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5 ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5				
ALL CAR SPACES COMPLY WITH AS 2890.1-2004									
WINDOW SCHEDULE - REFER FLOOR PLANS									
FINISHES SCHEDULE - REFER A.01 COVER SHEET					BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.				





WINDOW SCHEDULE - UNIT 10							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W02	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	SOUTH	800 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	EAST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	EAST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W09	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	SOUTH	800 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	SOUTH	800 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	SOUTH	800 EAVE	1050	2420
W13	800H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	800 EAVE	1420	2420
W18	2100H x 450W	AL. D/HUNG	0.95m2	SOUTH	1200 EAVE	-	2100

WINDOW SCHEDULE - UNIT 11							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	WEST	800 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	EAST	800 EAVE	1100	1600
W05	2100H x 1800W	SLIDING DOOR	3.78m2	EAST	800 EAVE	-	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W15	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W16	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420
W17	1370H x 1450W	AL. D/HUNG	1.98m2	EAST	800 EAVE	1050	2420

WINDOW SCHEDULE - UNIT 12							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	WEST	800 EAVE	-	2100
W02	800H x 1800W	AL. SLIDING	1.08m2	NORTH	800 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	NORTH	800 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	2420 EAVE	-	2100
W06	1800H x 800W	AL. D/HUNG	1.08m2	EAST	800 EAVE	300	2100
W07	900H x 800W	AL. AWNING	0.54m2	EAST	800 EAVE	1200	2100
W08	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	800 EAVE	1050	2420
W09	800H x 1800W	AL. AWNING	1.08m2	WEST	800 EAVE	1820	2420
W10	620H x 2400W	AL. AWNING	1.45m2	NORTH	800 EAVE	1800	2400
W11	1820H x 750W	AL. FIXED	1.38m2	NORTH	800 EAVE	600	2400
W12	1370H x 1450W	AL. D/HUNG	1.98m2	NORTH	800 EAVE	1050	2420
W13	800H x 1800W	AL. AWNING	1.08m2	EAST	800 EAVE	1820	2420
W14	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	800 EAVE	1420	2420

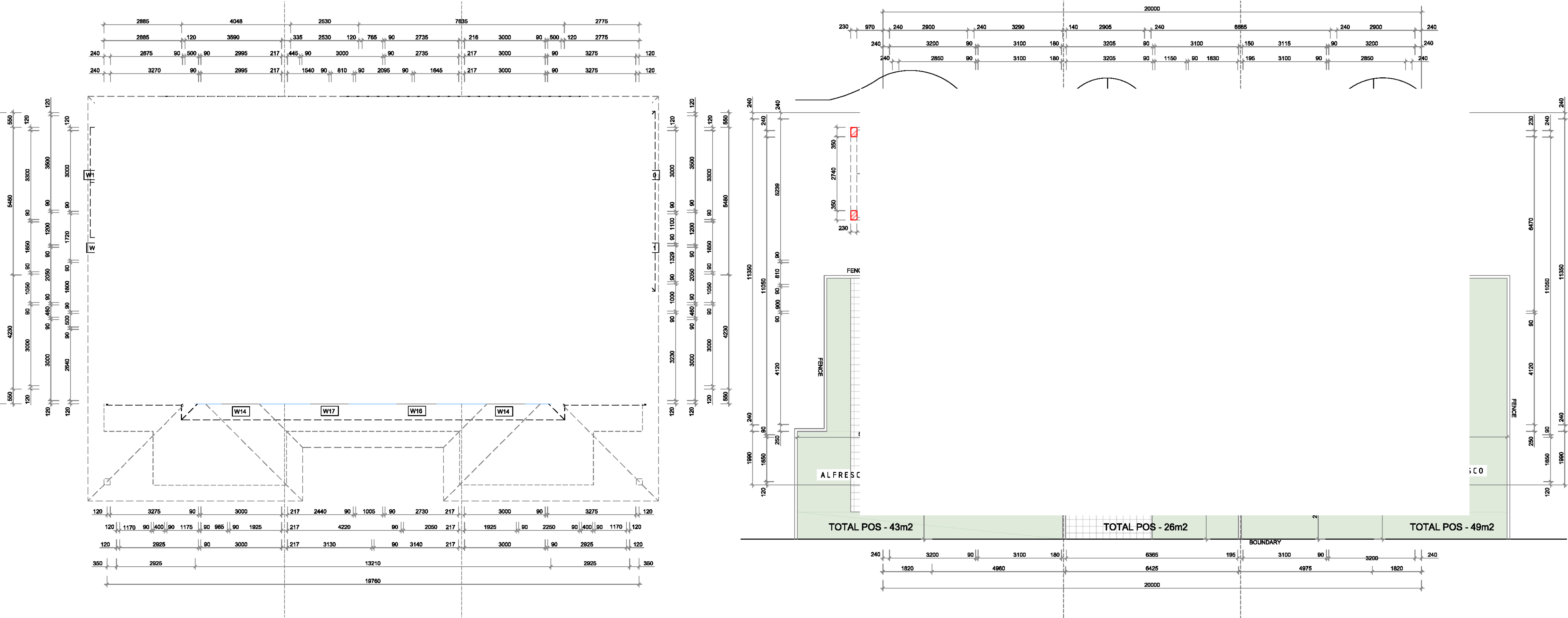
WALL LEGEND

NEW SINGLE-SKIN BRICK WALL
NOM. WIDTH AS INDICATED

NEW TIMBER STUD WALL - 90mm

COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273			
(REFER TO SOEE FOR FULL COMPLIANCES)				Zone R3 Med. Density Residential			
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 1.5 SPACES 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 10	40.00m2	58.50m2	98.50m2	34.30m2	136.80m2	43.00m2	10m3	3	2
UNIT 11	47.00m2	62.00m2	109.00m2	20.00m2	132.80m2	26.00m2	10m3	4	2
UNIT 12	40.00m2	58.50m2	98.50m2	34.30m2	136.60m2	49.00m2	10m3	3	2
ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"				ALL ROOF CLADDING TO COMPLY WITH BCA F1.5 ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5 ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5 ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5					
ALL CAR SPACES COMPLY WITH AS 2890.1-2004									
WINDOW SCHEDULE - REFER FLOOR PLANS									
FINISHES SCHEDULE - REFER A.01 COVER SHEET				BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.					



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CLIENTCazbuild

PROJECTProposed Multi-Dwelling Development at
143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273

DWG TITLEFLOOR PLANS - UNITS 10, 11 & 12

☐ Concept

☐ Quote

☒ Production

All dimensions in millimetres unless otherwise stated.
Contractor to check all site dimensions prior to
commencement of work. Written dimensions take
precedence over scale.
Do not scale from drawing

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DATE30.11.21

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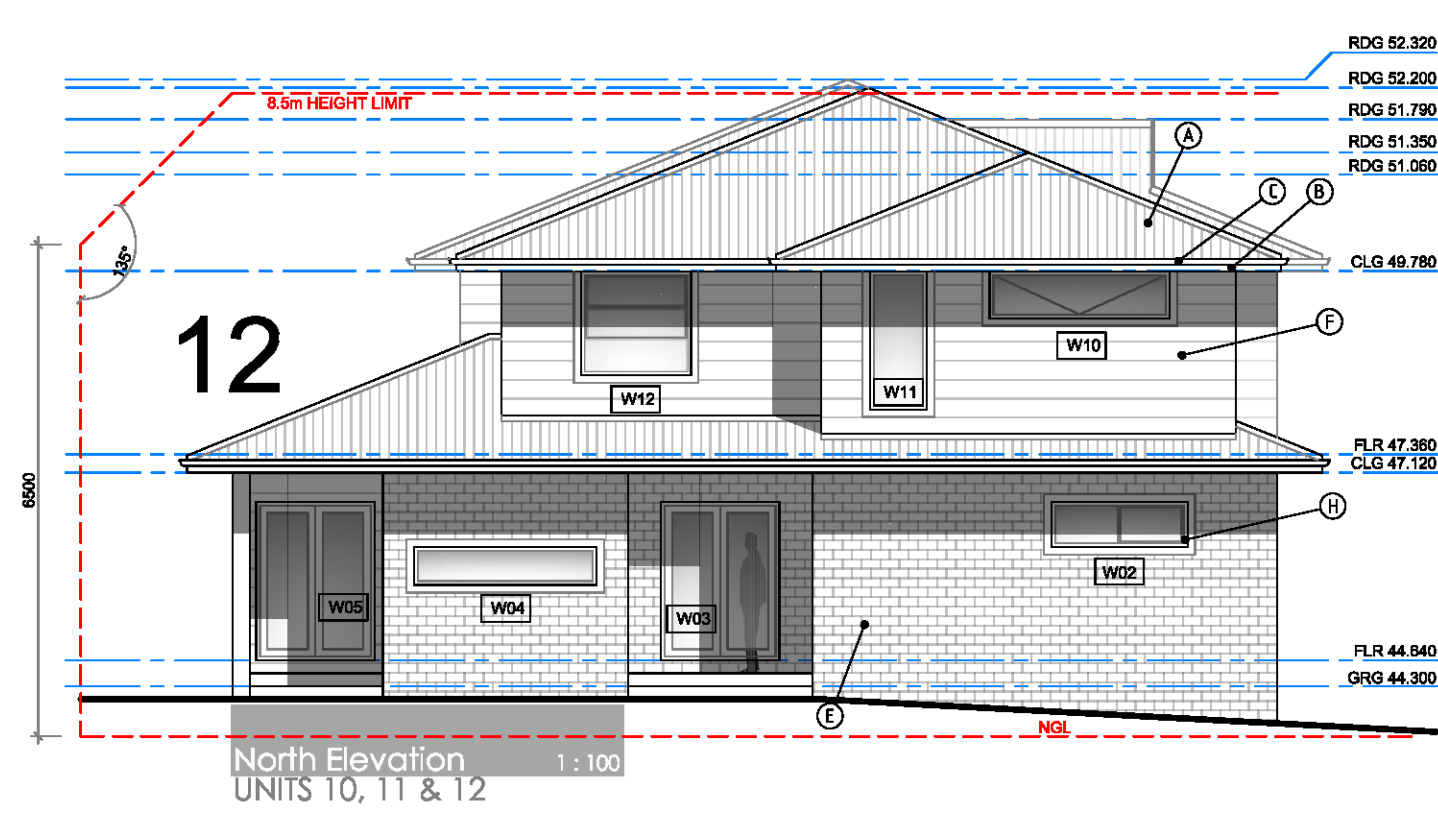
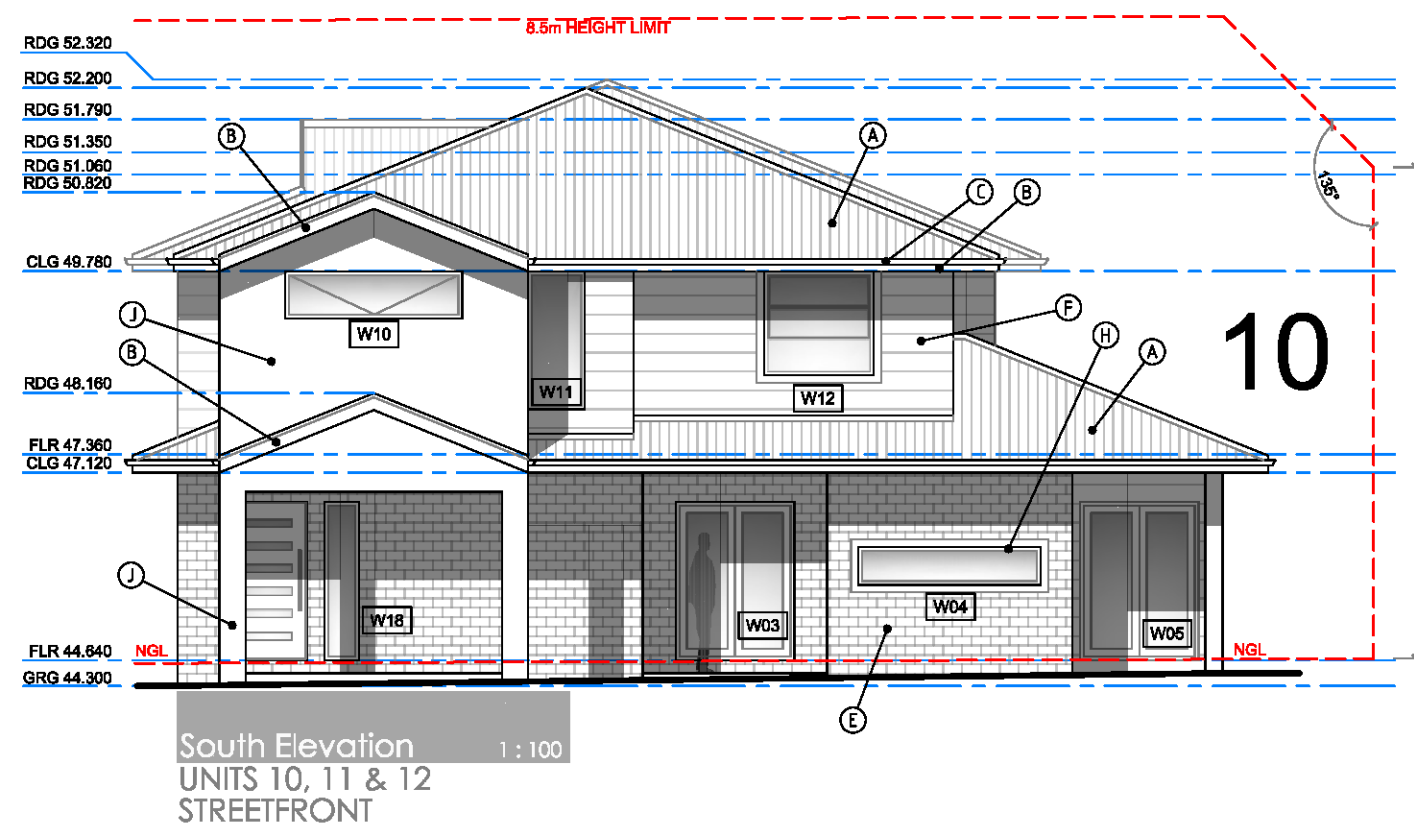
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AMENDMENTDESCRIPTION

DWG NO143_SP_A.11

DATE30.11.21

ISSUEA



ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"

ALL CAR SPACES COMPLY WITH AS 2890.1-2004

WINDOW SCHEDULE - REFER FLOOR PLANS

FINISHES SCHEDULE - REFER A.01 COVER SHEET

ALL ROOF CLADDING TO COMPLY WITH BCA F1.5

ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5

ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5

ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.

SECTION NOTES:

PROVIDE SELECTED STEEL ROOF TO MAIN ROOF TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SELECTED PREFABRICATED TIMBER TRUSSES AT 400 c/c TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SUITABLE BATTENS AT CENTRES TO SUIT STEEL ROOF.

PROVIDE DOUBLE-SIDED BISALATION AS SARKING TO ROOF AND OUTSIDE FACE OF EXTERNAL WALL FRAMES.

PROVIDE R2.5 INSULATION BLANKET TO ROOF OVER INTERNAL AREAS.

PROVIDE ALUMINUM EAVES AND GUTTERS AS SELECTED.

LINE UNDERSIDE OF TRUSS/RAFTERS WITH 10mm PLASTERBOARD AS DIRECTED.

FRAME UP FOR LOADBEARING WALLS WITH 80mm F5 FRAMING AS DIRECTED.

PROVIDE 75x60 F16 TOOP AND BOTTOM PLATES.

PROVIDE 90x35 F5 STUDS AT 450mm.

PROVIDE 90x35 F5 NOGGINGS AT MAX. 1350mm.

NOTE: ALL TIMBER SIZES TO BE VERIFIED WITH ENGINEER BEFORE ORDERING OR COMMENCING WORK.

PROVIDE ALL STRUCTURAL STEEL MEMBERS TO ENGINEERS DETAILS.

PROVIDE CONCRETE SLAB-ON-GROUND, STRIP AND PAD FOOTINGS TO ENGINEERS DETAILS.

PROVIDE TERMIMESH TERMITE PROTECTION SYSTEM COMPLYING WITH AS3680.1 AND BCA. ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCA REQUIREMENTS.

CONSTRUCTION LEGEND

FG STEEL FASCIA & GUTTER

DP PVC DOWNPIPE

AW SELECTED ALUMINUM WINDOW

SD SELECTED SLIDING DOOR

BB BLUEBOARD PAINTED AS SELECTED

CC SELECTED TIMBER COLUMNS

TS INTERNAL TIMBER STUD WALLS

SL CPC SOFFIT LINING

TT TIMBER TRUSSES TO MNFG DETAIL

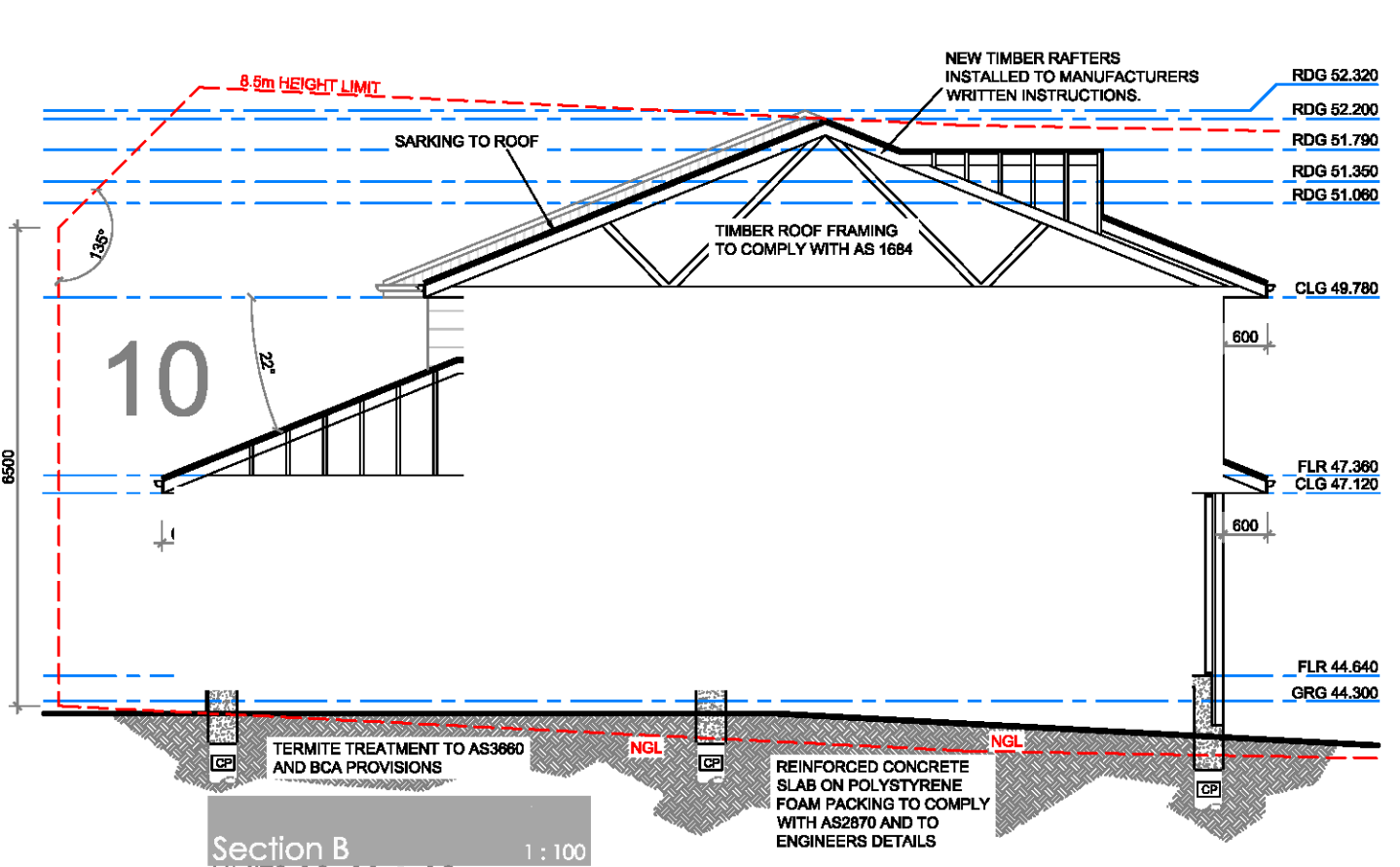
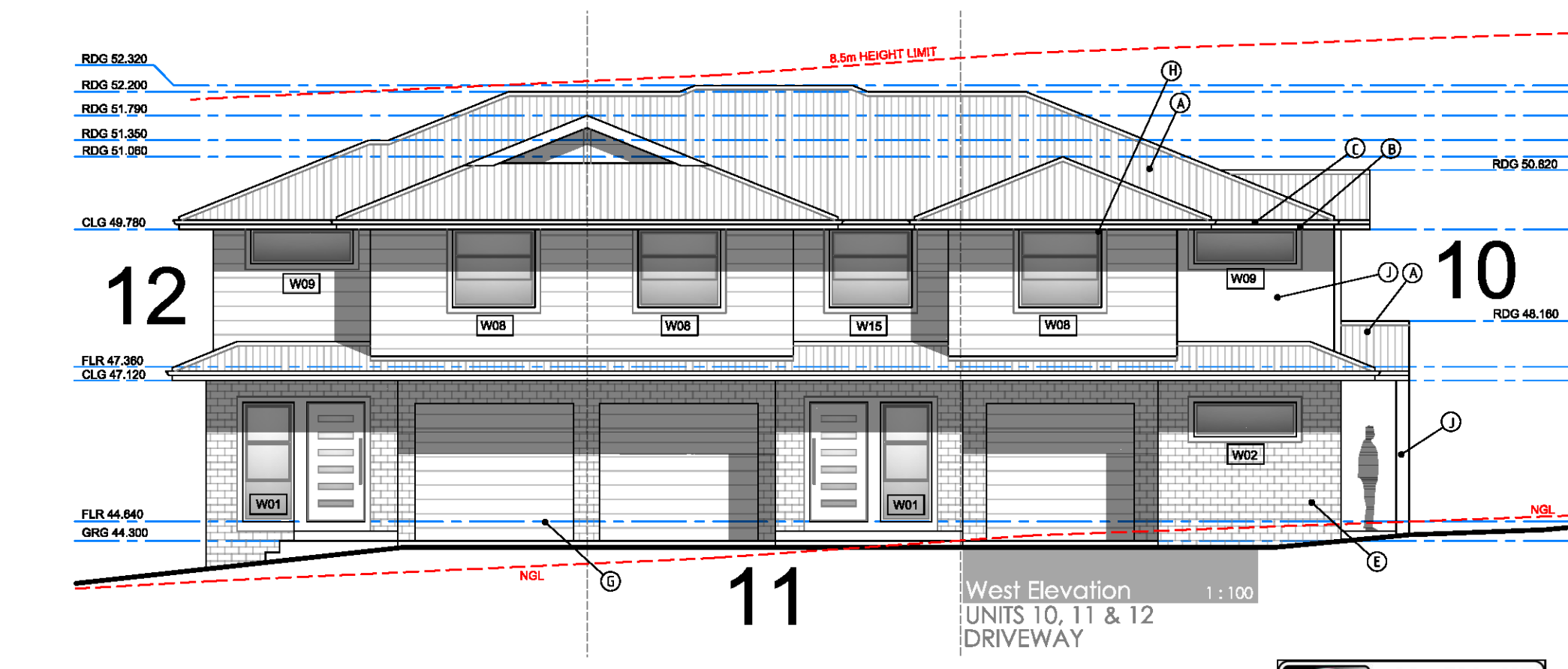
TB TIMBER BEAMS TO ENG. DETAIL

CS CONC SLAB TO ENG. DETAIL

CP CONC PIERS TO ENG. DETAIL

FINISHES SCHEDULE

(A)	ROOF CLADDING	TYPE - COLORBOND STEEL
(B)	FASCIA	TYPE - COLORBOND STEEL
(C)	GUTTERS	TYPE - STEEL
(D)	DOWNPIPES	TYPE - PVC ROUND
(E)	MASONRY	TYPE - AUSTRAL "WILDERNESS"
(F)	CLADDING	TYPE - WEATHERTEX CLASSIC SMOOTH
(G)	GARAGE DOORS	TYPE - B&D STEEL
(H)	WINDOW FRAMES	TYPE - ALUMINUM AS PER BASIX
(J)	COLUMNS	TYPE - RENDERED MASONRY
(K)	COLUMNS / FEATURE WALL	TYPE - RENDERED MASONRY
(L)	CLADDING	TYPE - BLUEBOARD



NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 19 SQUARE METRES OF ROOF AREA. PORTION FOR MAXIMUM SLOPES WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT 3.1.2 OF THE BCA AND AS/NZS 3.5. INSTALL AGRI PIPE DRAIN WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2.

UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 10.10.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.3.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 10.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDESIRABLE PLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-CAST CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1319. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600.

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING

SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMING SHALL COMPLY WITH AS 1684.1 AND THE BCA 3.3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY. MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS 4670.

MASONRY

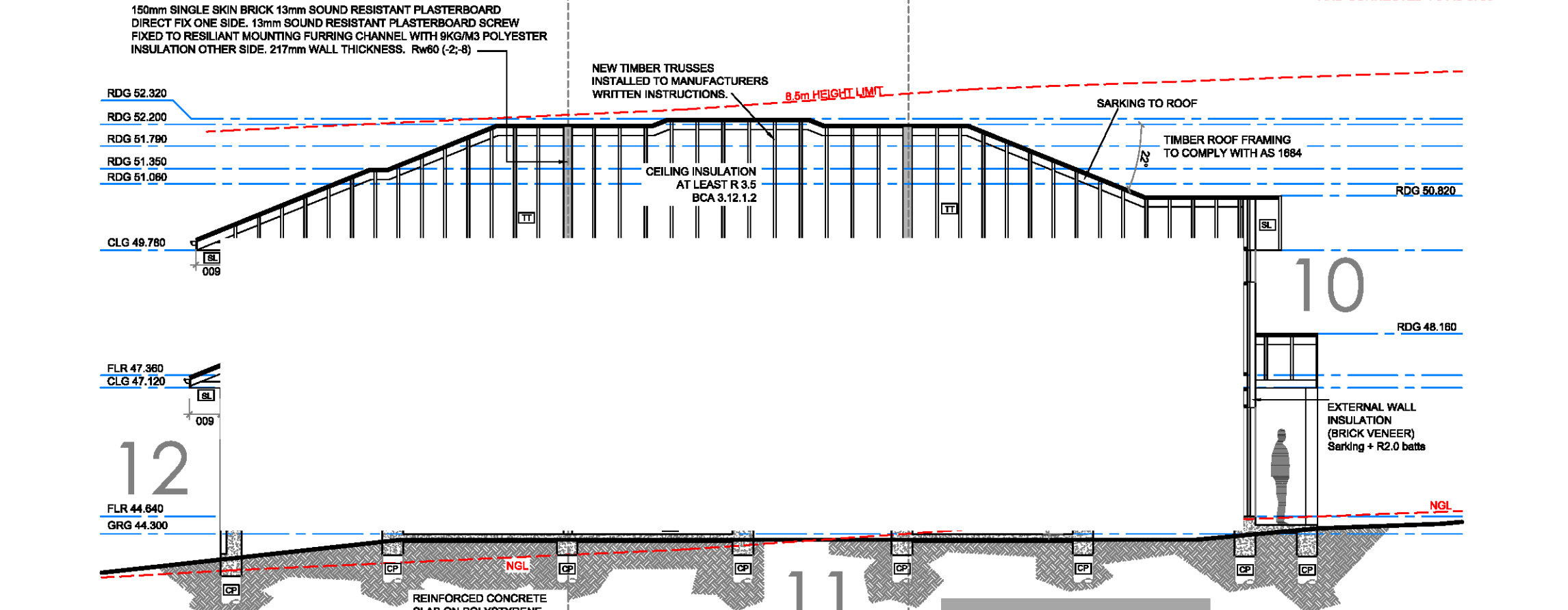
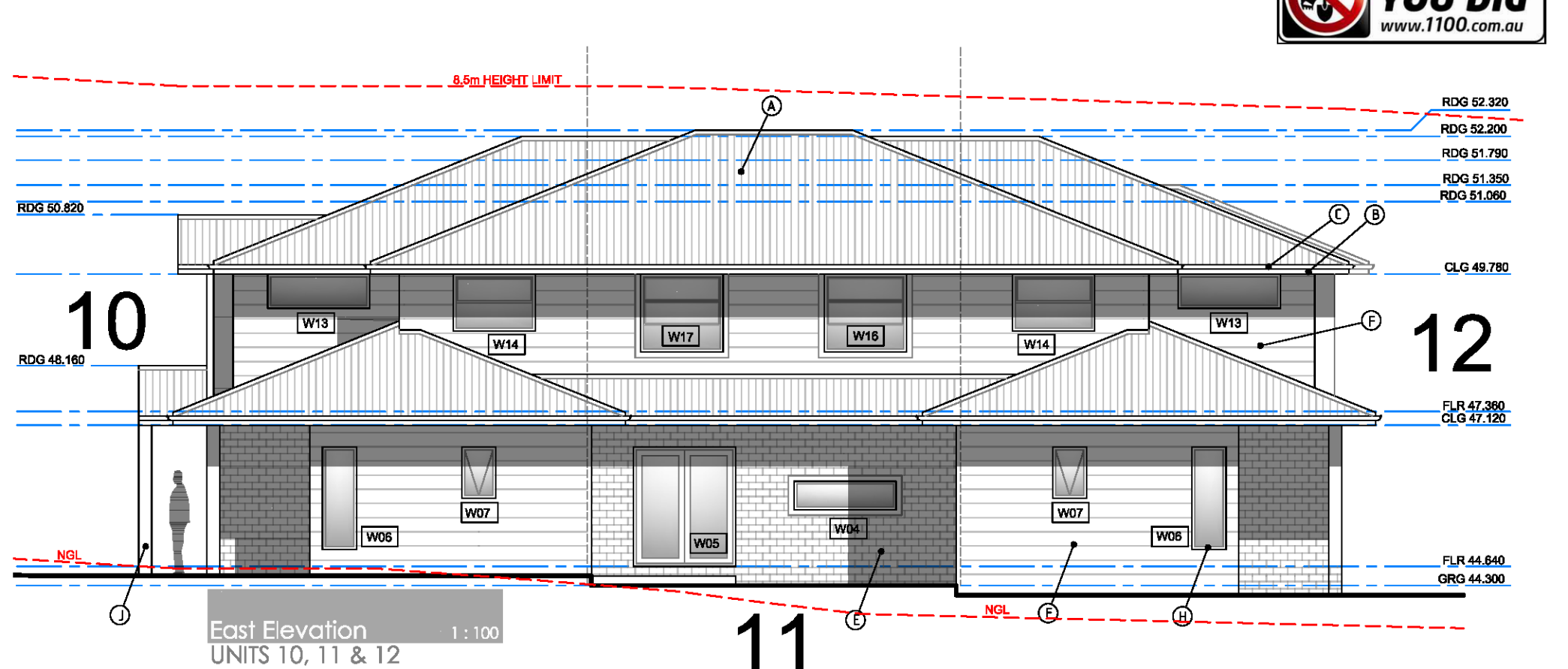
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.

MASONRY RETAINING WALLS TO COMPLY WITH AS 4670.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3680

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



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CLIENT: Cazbuild

PROJECT: Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273

DWG TITLE: ELEVATIONS / SECTION - UNITS 10, 11 & 12

Concept Quote Production

DATE: 30.11.21

DRAWN BY: AO/B

SUB: A2

SCALE: 1:200

DATE: 30.11.21

AMENDMENT: A

DESCRIPTION: DA ISSUE

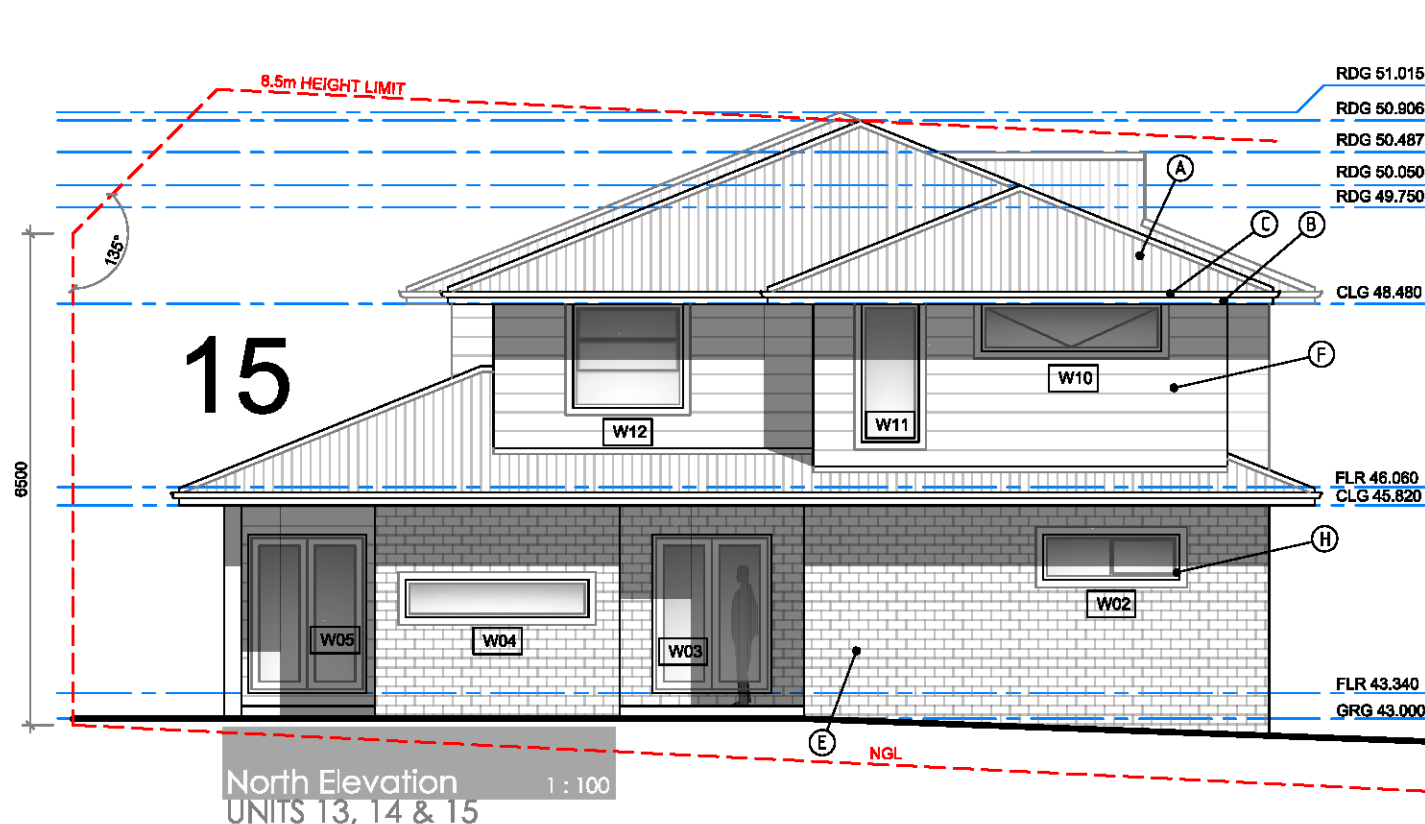
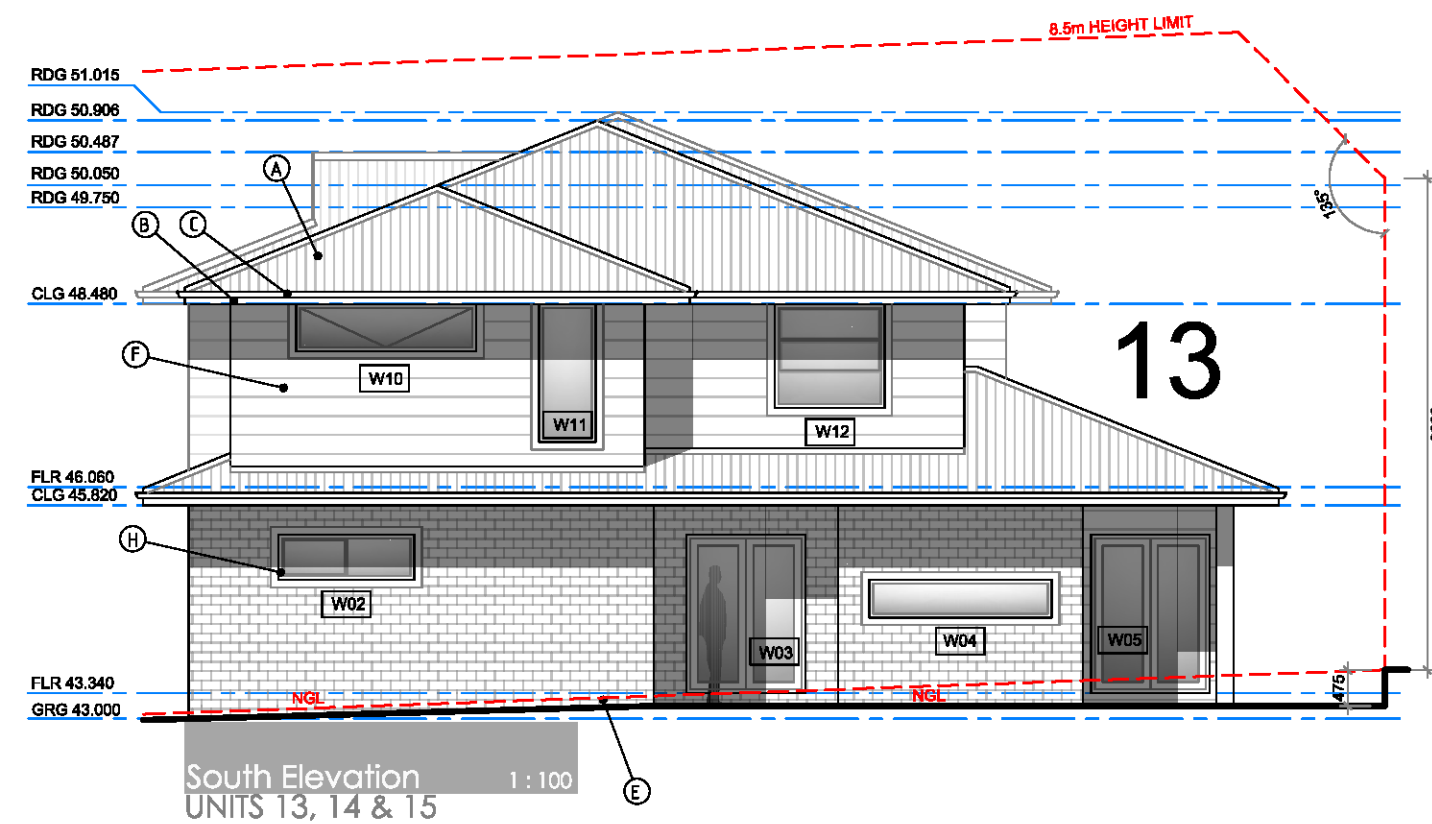
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ALL DEMOLITION TO COMPLY WITH AS 2601-1991
"THE DEMOLITION OF STRUCTURES"

ALL CAR SPACES COMPLY WITH AS 2890.1-2004

WINDOW SCHEDULE - REFER FLOOR PLANS

FINISHES SCHEDULE - REFER A.01 COVER SHEET

ALL ROOF CLADDING TO COMPLY WITH BCA F1.5
ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5
ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5
ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.

SECTION NOTES:

PROVIDE SELECTED STEEL ROOF TO MAIN ROOF TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SELECTED PREFABRICATED TIMBER TRUSSES AT 460 ds TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SUITABLE BATTENS AT CENTRES TO SUIT STEEL ROOF.

PROVIDE DOUBLE-SIDED BISULATION AS SARKING TO ROOF AND OUTSIDE FACE OF EXTERNAL WALL FRAMES.

PROVIDE R2.5 INSULATION BLANKET TO ROOF OVER INTERNAL AREAS.

PROVIDE ALUMINUM EAVES AND GUTTERS AS SELECTED.

LINE UNDERSIDE OF TRUSS/RAFTERS WITH 10mm PLASTERBOARD AS DIRECTED.

LINE UNDERSIDE OF EAVES AND SOFFITS WITH HARDI-PLK (IF REQUIRED).

FRAME UP FOR LOADBEARING WALLS WITH 80mm F5 FRAMING AS DIRECTED.

PROVIDE 75x50 F15 TOOP AND BOTTOM PLATES.

PROVIDE 90x35 F5 STUDS AT 450mm.

PROVIDE 90x35 F5 NOGGINGS AT MAX. 1350mm.

NOTE: ALL TIMBER SIZES TO BE VERIFIED WITH ENGINEER BEFORE ORDERING OR COMMENCING WORK.

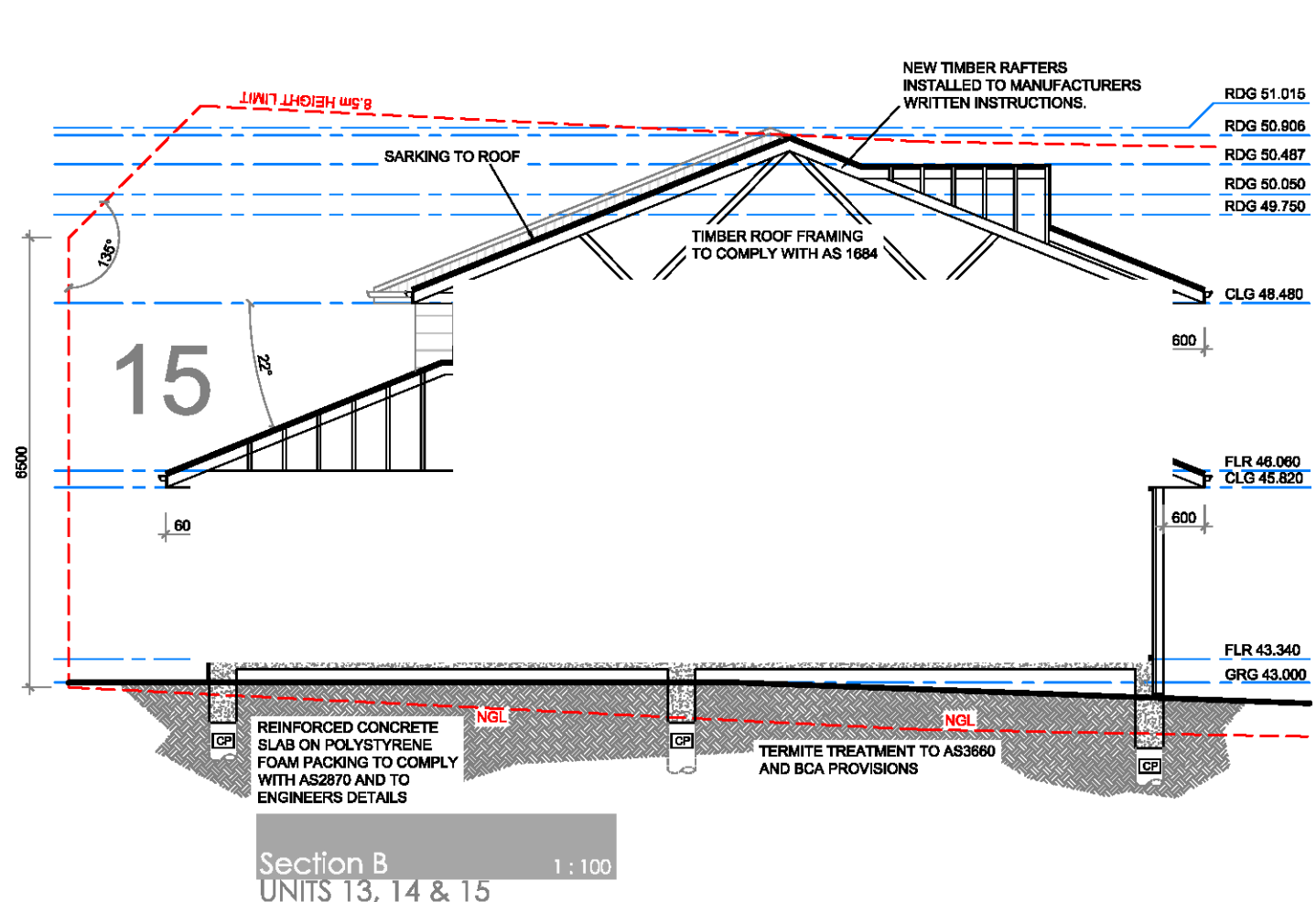
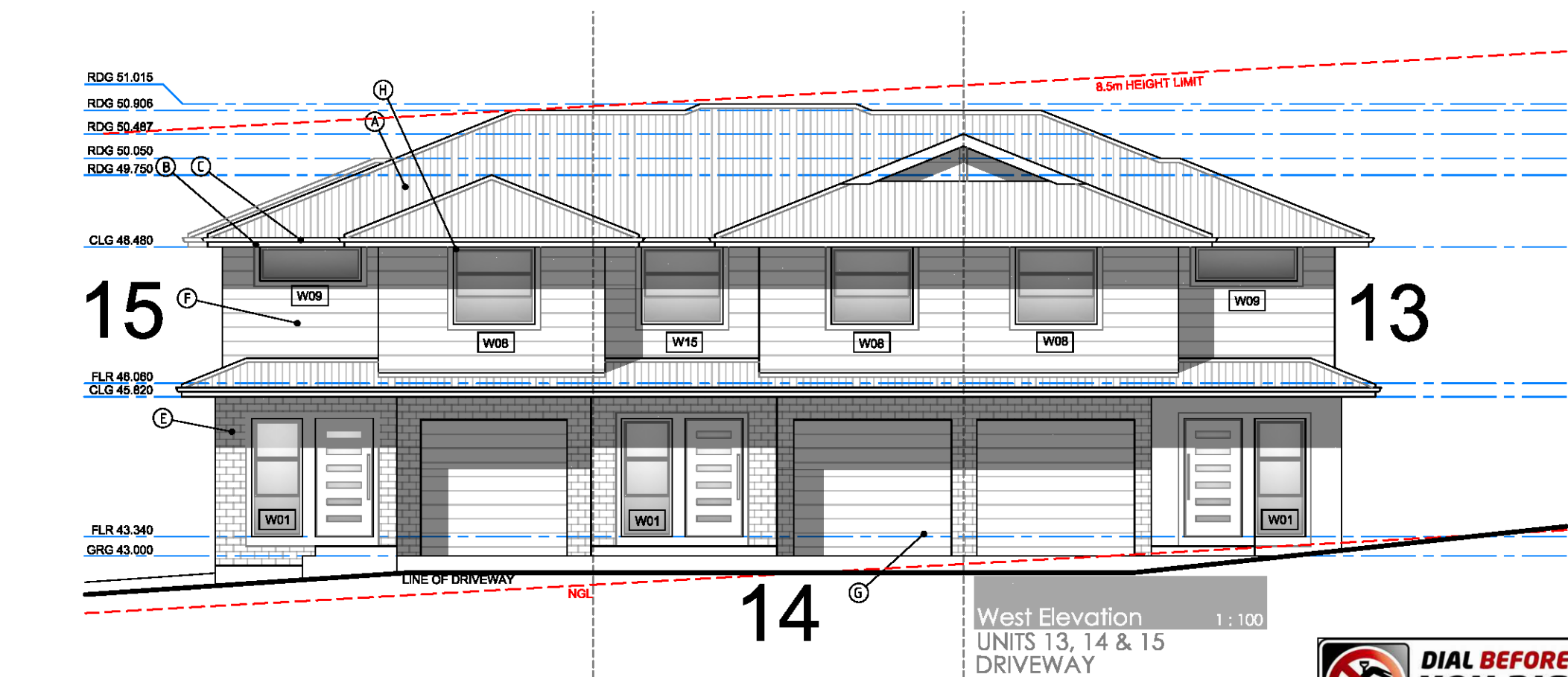
PROVIDE ALL STRUCTURAL STEEL MEMBERS TO ENGINEERS DETAILS.

PROVIDE CONCRETE SLAB-ON-GROUND, STRIP AND PAD FOOTINGS TO ENGINEERS DETAILS.

PROVIDE TERMIMESH TERMITE PROTECTION SYSTEM COMPLYING WITH AS3680.1 AND BCA. ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCA REQUIREMENTS.

CONSTRUCTION LEGEND	
[FG]	STEEL FASCIA & GUTTER
[DP]	PVC DOWNPIPE
[AW]	SELECTED ALUMINUM WINDOW
[SD]	SELECTED SLIDING DOOR
[TB]	BLUEBOARD PAINTED AS SELECTED
[CT]	SELECTED TIMBER COLUMNS
[TS]	INTERNAL TIMBER STUD WALLS
[SL]	CFC SOFFIT LINING
[TT]	TIMBER TRUSSES TO MNFG DETAIL
[TB]	TIMBER BEAMS TO ENG. DETAIL
[CS]	CONC SLAB TO ENG. DETAIL
[CP]	CONC PIERS TO ENG. DETAIL

FINISHES SCHEDULE	
(A)	ROOF CLADDING TYPE - COLORBOND STEEL COLOUR - MONUMENT
(B)	FASCIA TYPE - COLORBOND STEEL COLOUR - WHITE
(C)	GUTTERS TYPE - STEEL COLOUR - MONUMENT
(D)	DOWNPIPES TYPE - PVC ROUND COLOUR - WHITE
(E)	MASONRY TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
(F)	CLADDING TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
(G)	GARAGE DOORS TYPE - B&D STEEL COLOUR - SURFMIST
(H)	WINDOW FRAMES TYPE - ALUMINUM AS PER BASIX COLOUR - SURFMIST
(J)	COLUMNS TYPE - RENDERED MASONRY COLOUR - WHITE
(K)	COLUMNS / FEATURE WALL TYPE - RENDERED MASONRY COLOUR - MONUMENT
(L)	CLADDING TYPE - BLUEBOARD COLOUR - SURFMIST



NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 800mm X 1000mm LONG FOR EACH 19 SQUARE METRES OF ROOF AREA. PORTION FOR MAXIMUM DRAINAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT 3.1.2 OF THE BCA AND AS3601.3. INSTALL AGRI PIPE DRAINING WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2.

UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 10.10.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.3.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 10.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNLAME DEPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-CAST CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1319. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600.

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING

SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.

MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.

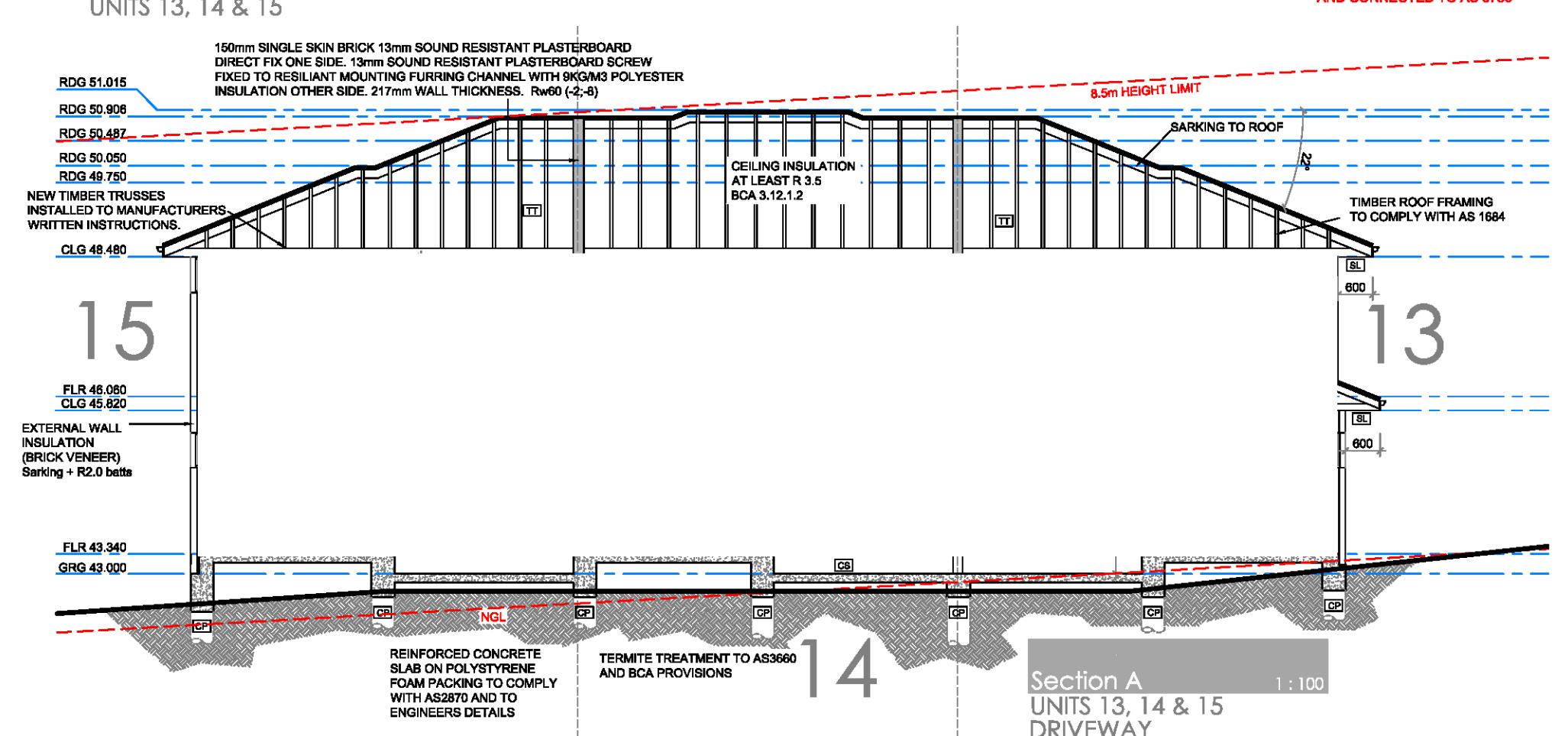
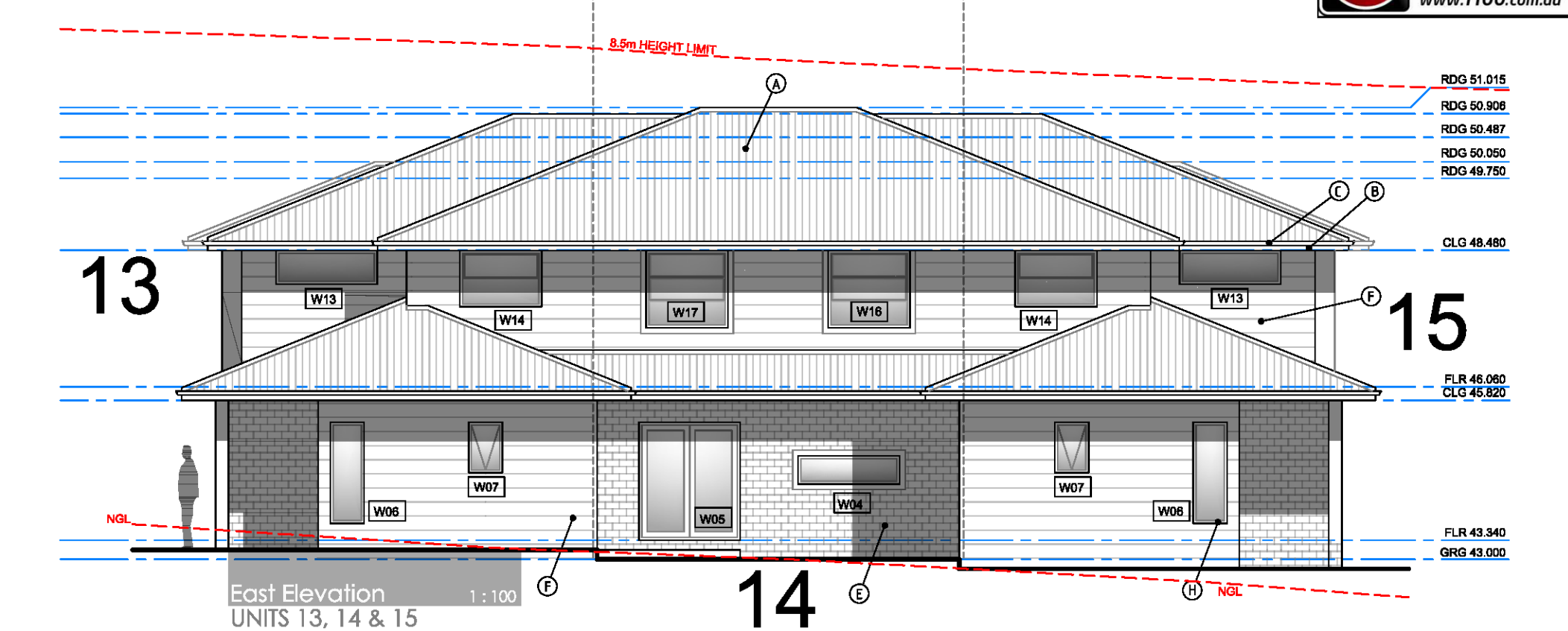
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.

MASONRY RETAINING WALLS TO COMPLY WITH AS 4678.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3680

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



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CLIENT: Cazbuild

PROJECT: Proposed Multi-Dwelling Development at
143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273

DWG TITLE: ELEVATIONS / SECTION - UNITS 13, 14 & 15

☐ Concept ☐ Quote ☒ Production

All dimensions in millimetres unless otherwise stated.
Contractor to check all site dimensions prior to commencement of work. Within dimensions take precedence over scale.
Do not scale from drawing

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DATE: 30.11.21

DRAWN BY: AO'B

SCALE: A2
1:200

DATE: 30.11.21

ISSUE: A

143_SP_A.14

WINDOW SCHEDULE - UNIT 16							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	WEST	600 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	SOUTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	SOUTH	600 EAVE	1100	1600
W05	2100H x 1570W	SLIDING DOOR	3.29m2	SOUTH	2420 EAVE	-	2100
W06	1200H x 1450W	AL. SLIDING	1.74m2	EAST	600 EAVE	1285	2485
W08	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420
W09	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420
W10	1000H x 1450W	AL. D/HUNG	1.44m2	SOUTH	600 EAVE	1420	2420
W11	1820H x 750W	AL. FIXED	1.36m2	SOUTH	600 EAVE	600	2400
W12	920H x 600W	AL. AWNING	0.55m2	SOUTH	760 EAVE	1500	2420
W13	920H x 600W	AL. AWNING	0.55m2	SOUTH	760 EAVE	1500	2420
W14	1370H x 1450W	AL. D/HUNG	1.98m2	SOUTH	600 EAVE	1050	2420
W15	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	600 EAVE	1420	2420
W16	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	600 EAVE	1420	2420

WINDOW SCHEDULE - UNIT 17							
CODE	SIZE	TYPE	AREA (m2)	ORIENT	SHADING	SILL (mm)	HEAD (mm)
W01	2100H x 900W	AL. D/HUNG	1.89m2	WEST	600 EAVE	-	2100
W02	600H x 1800W	AL. SLIDING	1.08m2	NORTH	600 EAVE	1500	2100
W03	2100H x 1570W	SLIDING DOOR	3.29m2	NORTH	950 EAVE	-	2100
W04	500H x 2400W	AL. FIXED	1.20m2	NORTH	600 EAVE	1100	1600
W05	1100H x 1570W	SL.WINDOW	1.72m2	NORTH	600 EAVE	1000	2100
W06	1200H x 1450W	AL. SLIDING	1.74m2	EAST	600 EAVE	1285	2485
W08	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420
W09	1370H x 1450W	AL. D/HUNG	1.98m2	WEST	600 EAVE	1050	2420
W10	1000H x 1450W	AL. D/HUNG	1.44m2	NORTH	600 EAVE	1420	2420
W11	1820H x 750W	AL. FIXED	1.36m2	NORTH	600 EAVE	600	2400
W12	920H x 600W	AL. AWNING	0.55m2	NORTH	760 EAVE	1500	2420
W13	920H x 600W	AL. AWNING	0.55m2	NORTH	760 EAVE	1500	2420
W14	1370H x 1450W	AL. D/HUNG	1.98m2	NORTH	600 EAVE	1050	2420
W15	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	600 EAVE	1420	2420
W16	1000H x 1450W	AL. D/HUNG	1.44m2	EAST	600 EAVE	1420	2420

NEW SINGLE-SKIN BRICK WALL
NOM. WIDTH AS INDICATED

NEW TIMBER STUD WALL - 90mm

150mm SINGLE SKIN BRICK
13mm SOUND RESISTANT
PLASTERBOARD DIRECT FIX
ONE SIDE, 13mm SOUND
RESISTANT PLASTERBOARD
SCREW FIXED TO RESILJANT
MOUNTING FURRING
CHANNEL WITH 9KG/M3
POLYESTER INSULATION
OTHER SIDE. 217mm WALL
THICKNESS. Rw60 (-2;-8)

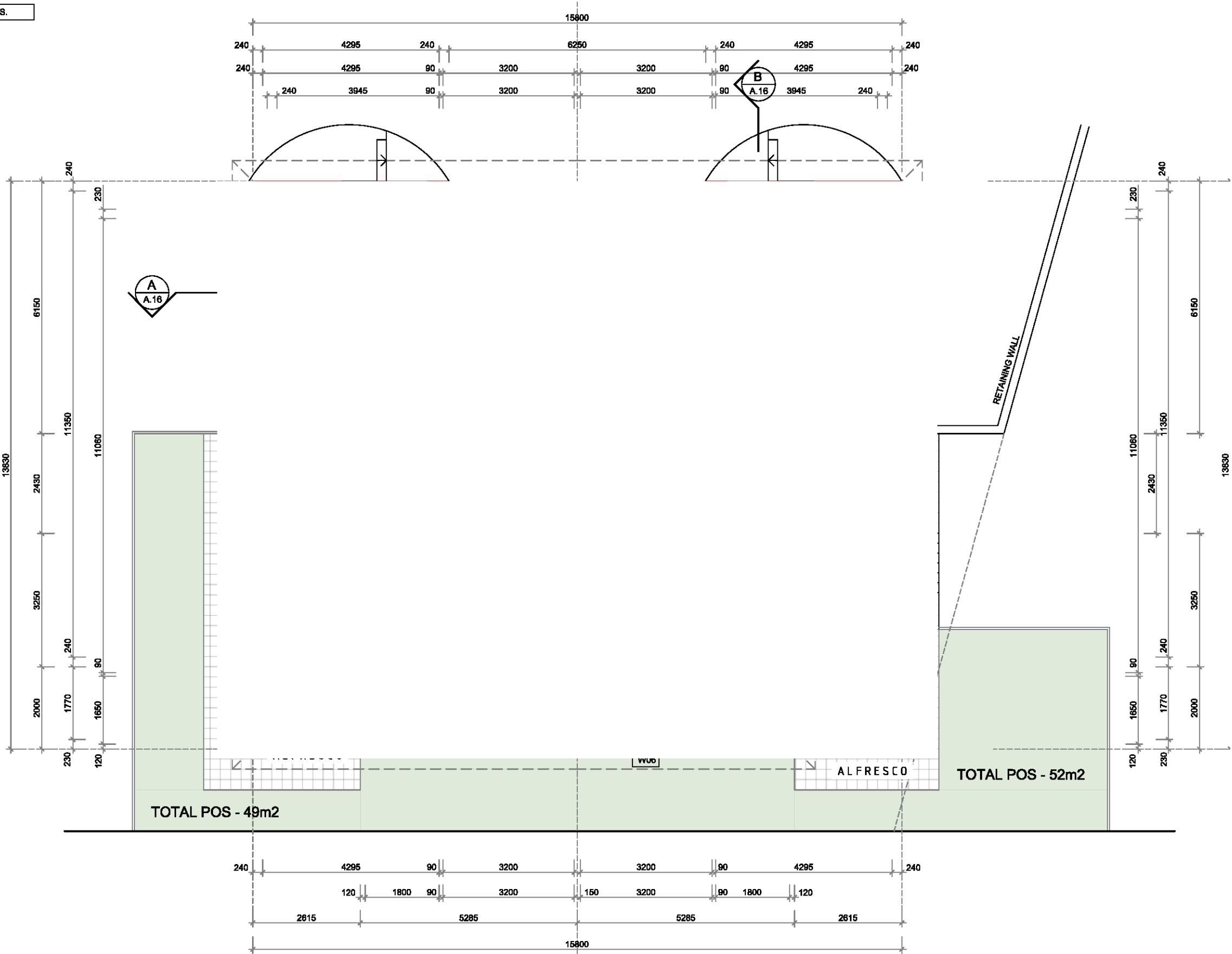
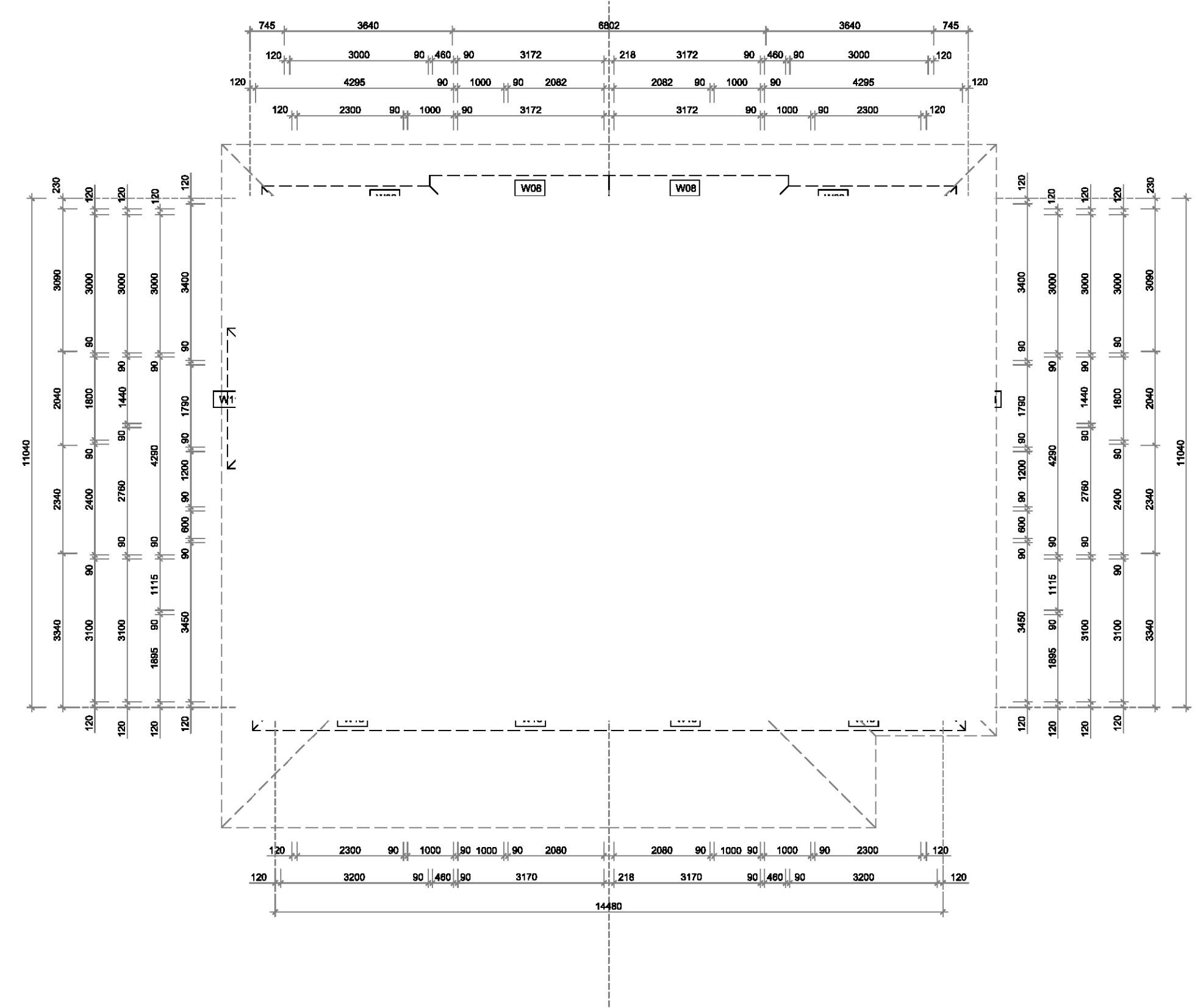
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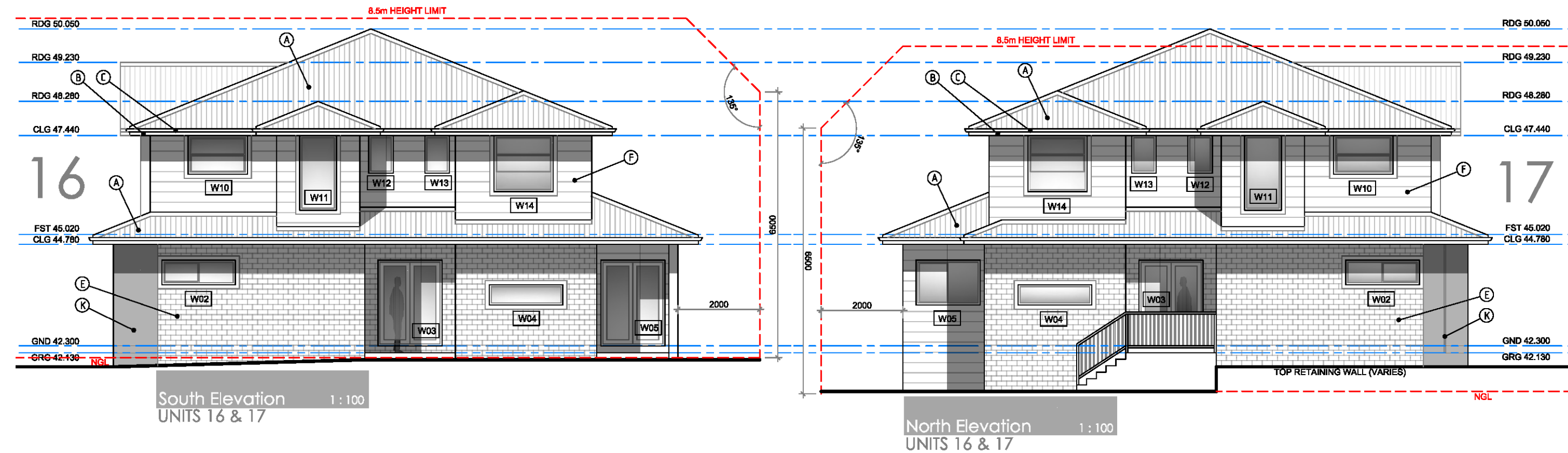
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COMPLIANCE SCHEDULE				LOTS 131 & 132 DP 710273 Zone R3 Med. Density Residential			
TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE	TYPE	MANDATORY CONTROL	PROPOSED	COMPLIANCE
LOT SIZE		3695.0m2	YES	BUILDING ENVELOPE	25deg MAX ROOF PITCH	25deg	YES
LOT WIDTH	22M MIN	30.48m	YES	SIDE SETBACKS	2m MIN SIDE SETBACK	2m MIN	YES
FRONT SETBACK	5.5m or average neighbours	unit 1 - 7.5m unit 10 - 5.7m	YES	SOLAR PLANNING	DCP CLAUSE 2.4.9	REFER SHADOW STUDY	YES
REAR SETBACK	6m - 2 storey 4m - 1 storey	18.0m - 2 storey 18.0m - 1 storey	YES	LANDSCAPED AREA	40% MIN (1478m2) POS 25m2 MIN	>2m - 1490m2 (40.30%) VARIES MIN - 26m2 MAX - 80m2	YES YES
DRIVEWAYS & PARKING	3 BEDS 2 SPACES 2 BEDS 1.5 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.5m MIN TOTAL SPACES 37, inclusive 3 Visitor spaces	YES YES YES	BUILDING LENGTH	20m MAX. LENGTH	ALL BUILDINGS MAX LENGTH 20.0m	YES
BUILDING SEPARATION	4M MIN	5.5M MIN	YES				

DWELLING SCHEDULE									
	GROUND FLOOR (EXC. STAIR)	FIRST FLOOR (EXC. STAIR)	TOTAL LIVING	GARAGE	TOTAL UNIT (INC. STAIR)	TOTAL POS	STORAGE AREA	BEDROOMS	CAR SPACES
UNIT 16	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	49.00m2	10m3	4	2
UNIT 17	53.00m2	70.50m2	123.50m2	35.50m2	159.00m2	52.00m2	10m3	4	2

ALL DEMOLITION TO COMPLY WITH AS 2601-1991 "THE DEMOLITION OF STRUCTURES"	ALL ROOF CLADDING TO COMPLY WITH BCA F1.5 ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5 ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5 ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5
ALL CAR SPACES COMPLY WITH AS 2890.1-2004	
WINDOW SCHEDULE - REFER FLOOR PLANS	
FINISHES SCHEDULE - REFER A.01 COVER SHEET	BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.





ALL DEMOLITION TO COMPLY WITH AS 2601-1991
"THE DEMOLITION OF STRUCTURES"

ALL CAR SPACES COMPLY WITH AS 2890.1-2004

WINDOW SCHEDULE - REFER FLOOR PLANS

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ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.

SECTION NOTES:

PROVIDE SELECTED STEEL ROOF TO MAIN ROOF TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SELECTED PREFABRICATED TIMBER TRUSSES AT 400 c/c TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SUITABLE BATTENS AT CENTRES TO SUIT STEEL ROOF.

PROVIDE DOUBLE-SIDED BISALATION AS SARKING TO ROOF AND OUTSIDE FACE OF EXTERNAL WALL FRAMES.

PROVIDE R2.5 INSULATION BLANKET TO ROOF OVER INTERNAL AREAS.

PROVIDE ALUMINUM EAVES AND GUTTERS AS SELECTED.

LINE UNDERSIDE OF TRUSSE/RAFTERS WITH 10mm PLASTERBOARD AS DIRECTED.

LINE UNDERSIDE OF EAVES AND SOFFITS WITH HARDI-PLX (IF REQUIRED).

FRAME UP FOR LOADBEARING WALLS WITH 80mm F5 FRAMING AS DIRECTED.

PROVIDE 100x60 F16 TPOOP AND BOTTOM PLATES.

PROVIDE 90x35 FS STUDS AT 450c/c.

PROVIDE 90x35 FS NOGGINGS AT MAX. 1350c/c.

NOTE: ALL TIMBER SIZES TO BE VERIFIED WITH ENGINEER BEFORE ORDERING OR COMMENCING WORK.

PROVIDE ALL STRUCTURAL STEEL MEMBERS TO ENGINEERS DETAILS.

PROVIDE CONCRETE SLAB-ON-GROUND, STRIP AND PAD FOOTINGS TO ENGINEERS DETAILS.

PROVIDE TERMIMESH TERMITE PROTECTION SYSTEM COMPLYING WITH AS3680.1 AND BCA. ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCA REQUIREMENTS.

NEW TIMBER RAFTERS INSTALLED TO MANUFACTURERS WRITTEN INSTRUCTIONS.

CONSTRUCTION LEGEND

[FG] STEEL FASCIA & GUTTER

[DP] PVC DOWNPIPE

[AW] SELECTED ALUMINUM WINDOW

[SD] SELECTED SLIDING DOOR

[CG] SELECTED TIMBER COLUMNS

[TS] INTERNAL TIMBER STUD WALLS

[SL] CPC SOFFIT LINING

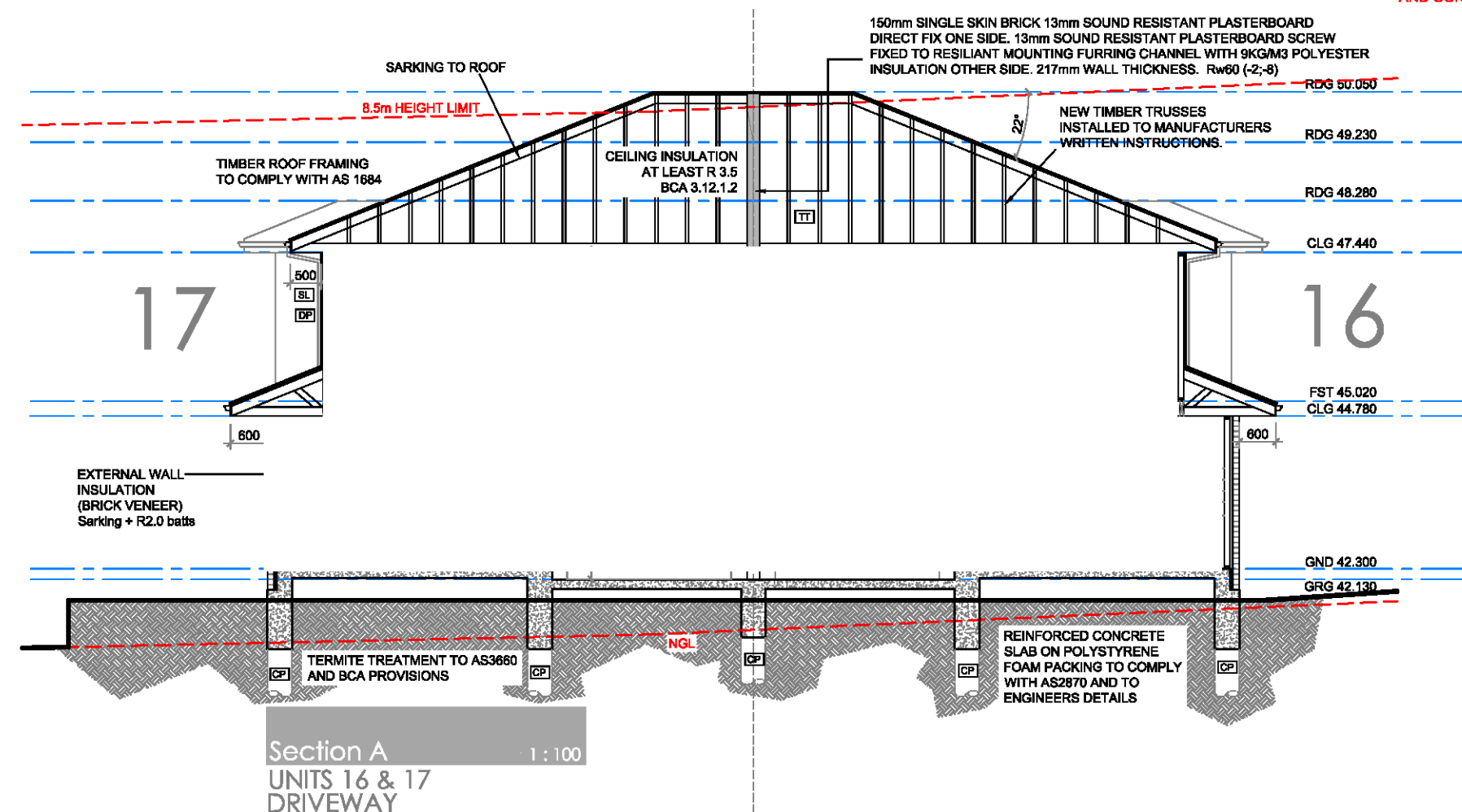
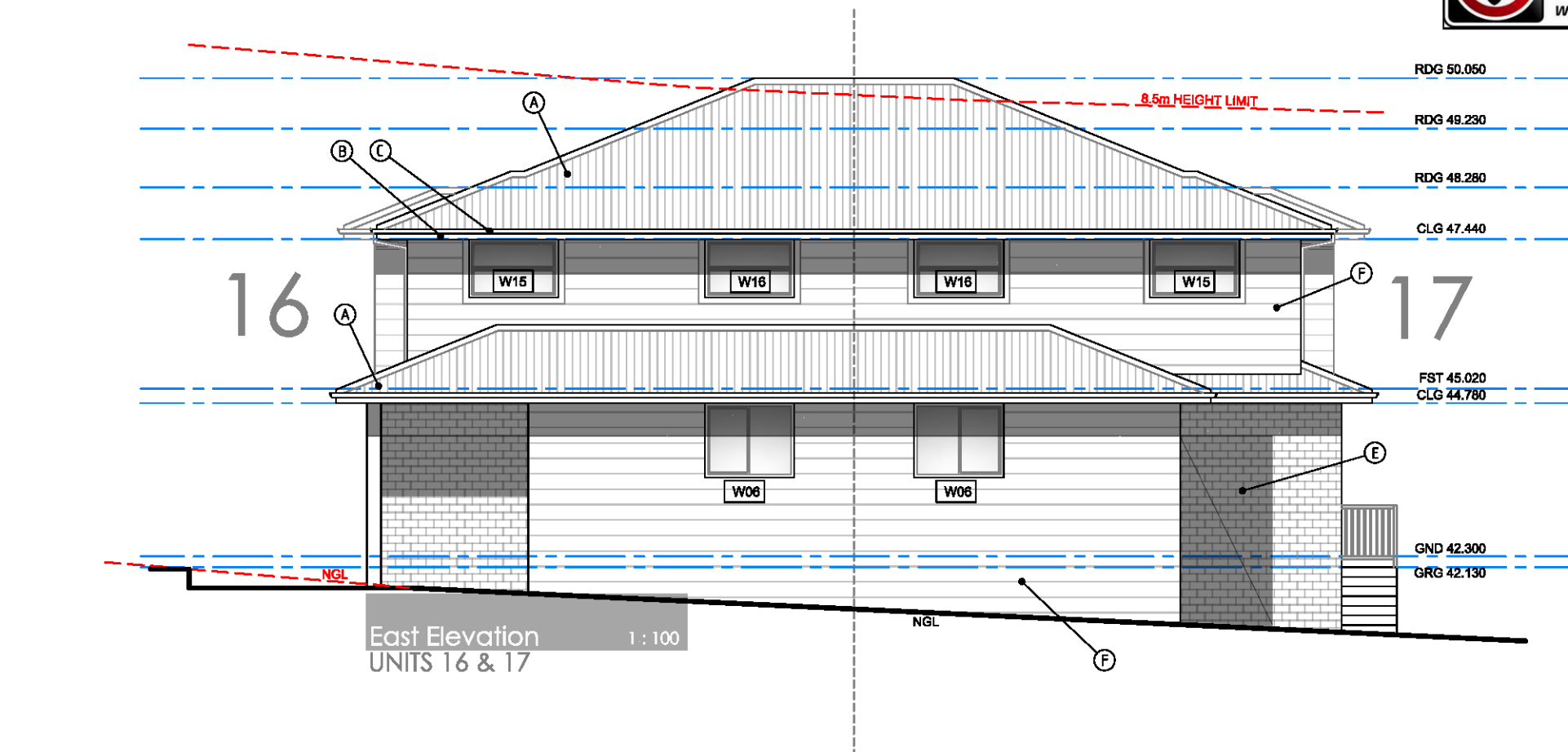
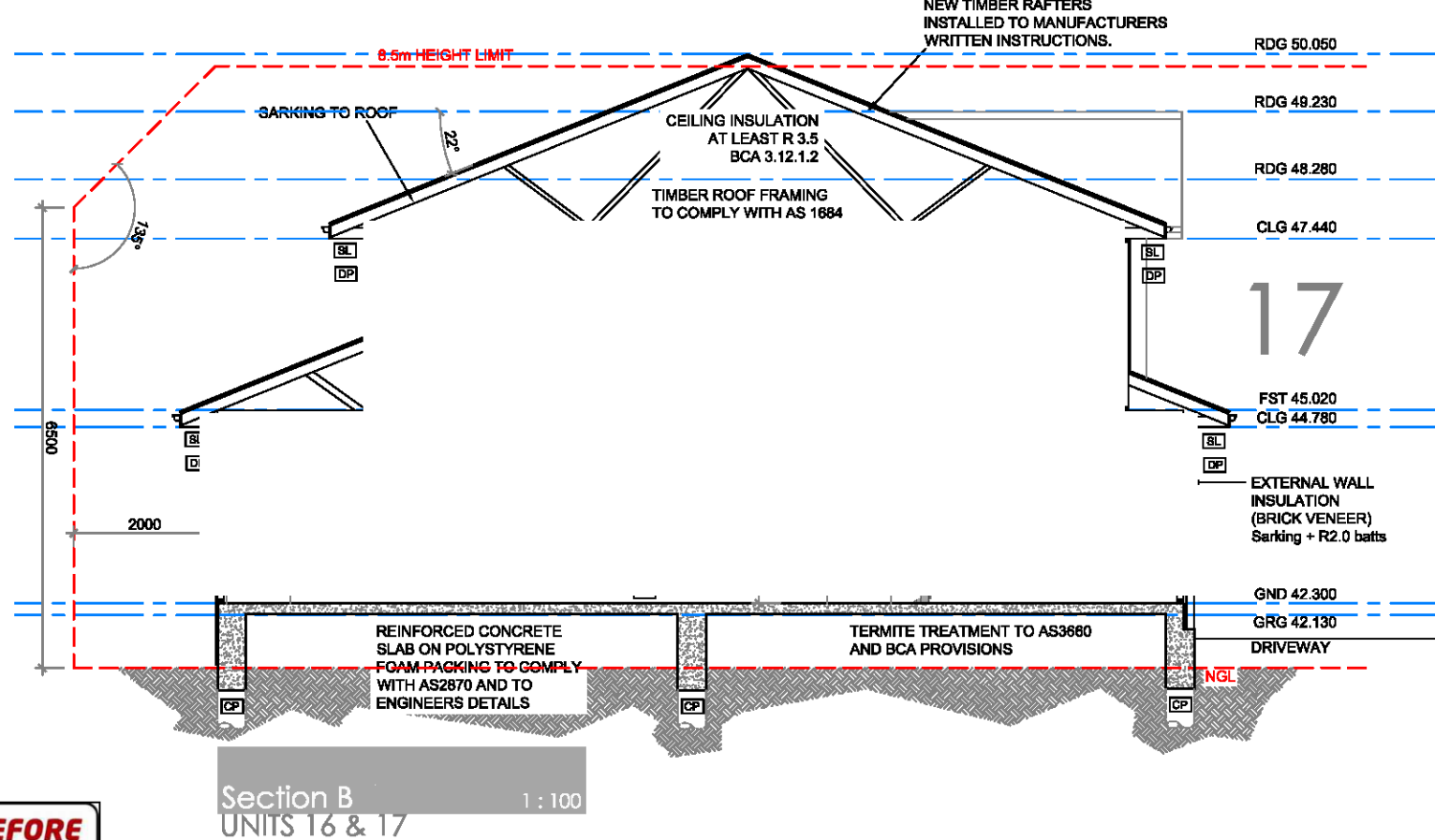
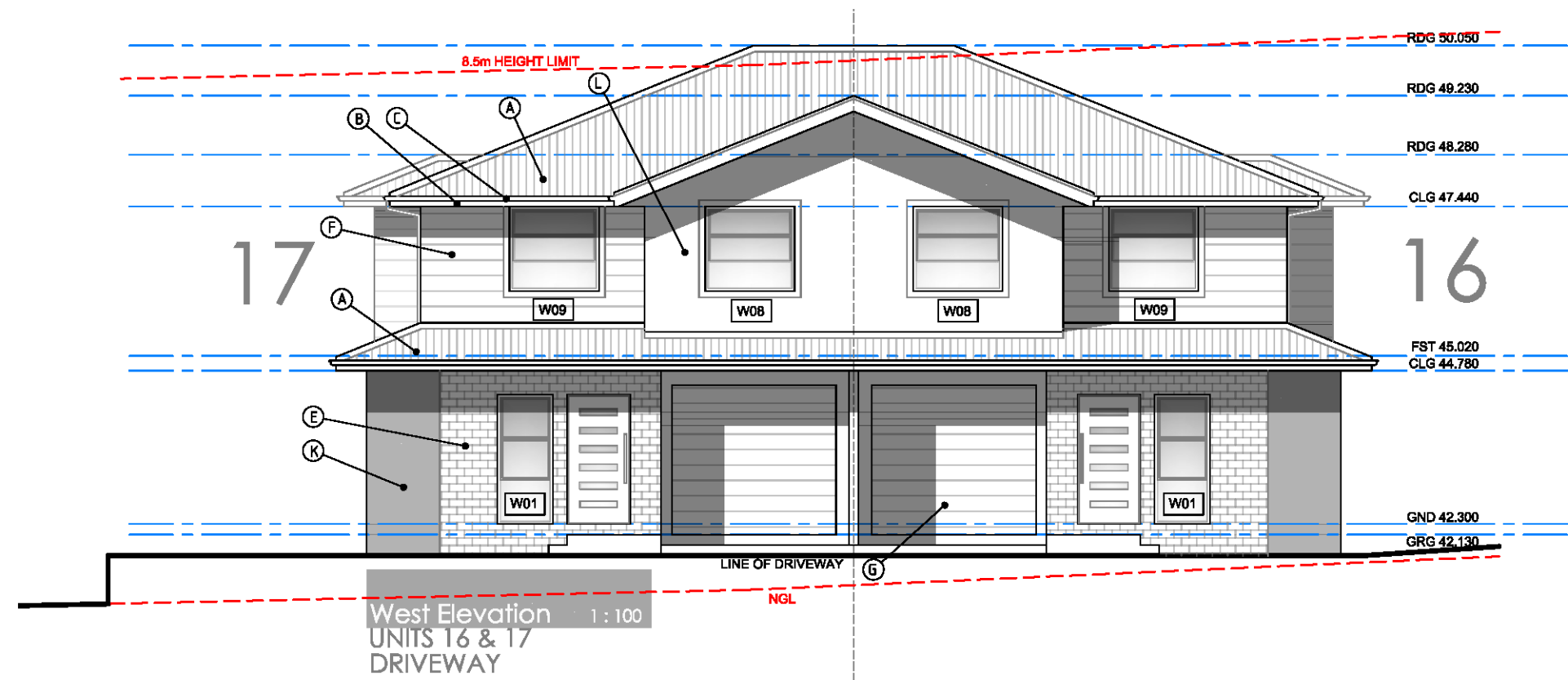
[TT] TIMBER TRUSSES TO MNFG DETAIL

[TB] TIMBER BEAMS TO ENG. DETAIL

[CS] CONC SLAB TO ENG. DETAIL

[CP] CONC PIERS TO ENG. DETAIL

FINISHES SCHEDULE		
(A)	ROOF CLADDING	TYPE - COLORBOND STEEL COLOUR - MONUMENT
(B)	FASCIA	TYPE - COLORBOND STEEL COLOUR - WHITE
(C)	GUTTERS	TYPE - STEEL COLOUR - MONUMENT
(D)	DOWNPIPES	TYPE - PVC ROUND COLOUR - WHITE
(E)	MASONRY	TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
(F)	CLADDING	TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
(G)	GARAGE DOORS	TYPE - B&D STEEL COLOUR - SURFMIST
(H)	WINDOW FRAMES	TYPE - ALUMINUM AS PER BASIX COLOUR - SURFMIST
(J)	COLUMNS	TYPE - RENDERED MASONRY COLOUR - WHITE
(K)	COLUMNS / FEATURE WALL	TYPE - RENDERED MASONRY COLOUR - MONUMENT
(L)	CLADDING	TYPE - BLUEBOARD COLOUR - SURFMIST



NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE.

LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm x 900mm x 1000mm LONG FOR EACH 18 SQUARE METRES OF ROOF AREA. PORTION FOR MAXIMUM RUNOFF WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PP 3.1.2 OF THE BCA AND AS2600.3.2. INSTALL AGRI PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

FOUNDATION:

EDGINGS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2.

UNDER FLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P5.1, P2.2.3 AND CLAUSE 1.0.10.

CONCRETE:

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDESIRABLE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1876. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS2600.

STORMWATER:

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING:

BEST MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING:

ALL TIMBER FRAMEWORK SIZES, SPACING, NOTCHING, CHECKING AND JOINTS SHALL COMPLY WITH BCA 3.4.3 OR AS 1881. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADEPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOMMENDED AND ACCEPTED BUILDING PRACTICES.

MASONRY:

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.8. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.

MORTAR SHALL COMPLY WITH BCA 3.8.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.

MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.

MASONRY RETAINING WALLS TO COMPLY WITH AS 4618.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3680

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



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DWG TITLE: ELEVATIONS / SECTION - UNITS 16 & 17

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Do not scale from drawing

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DATE: 30.11.21

DRAWN BY: AO'B

SHEET: A2

SCALE: 1:200

AMENDMENT: A

DESCRIPTION: DA ISSUE

DATE: 30.11.21

ISSUE: A

DWG NO: 143_SP_A.16

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BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS.



SECTION NOTES:

PROVIDE SELECTED STEEL ROOF TO MAIN ROOF TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SELECTED PREFABRICATED TIMBER TRUSSES AT 450 cts TO MANUFACTURERS WRITTEN INSTRUCTIONS AND AS DIRECTED.

PROVIDE SUITABLE BATTENS AT CENTRES TO SUIT STEEL ROOF.

PROVIDE DOUBLE-SIDED SISALATION AS SARKING TO ROOF AND OUTSIDE FACE OF EXTERNAL WALL FRAMES.

PROVIDE R2.5 INSULATION BLANKET TO ROOF OVER INTERNAL AREAS.

PROVIDE ALUMINIUM EAVES AND GUTTERS AS SELECTED.

LINE UNDERSIDE OF TRUSSES/RAFTERS WITH 10mm PLASTERBOARD AS DIRECTED.

LINE UNDERSIDE OF EAVES AND SOFFITS WITH HARDIFLEX (IF REQUIRED)

FRAME UP FOR LOABEARING WALLS WITH 90mm F5 FRAMING AS DIRECTED.

PROVIDE 70x90 F15 TOOP AND BOTTOM PLATES

PROVIDE 90x35 F5 STUDS AT 450cts

PROVIDE 90x35 F5 NOGGINGS AT MAX. 1350cts

NOTE: ALL TIMBER SIZES TO BE VERIFIED WITH ENGINEER BEFORE ORDERING OR COMMENCING WORK

PROVIDE ALL STRUCTURAL STEEL MEMBERS TO ENGINEERS DETAILS.

PROVIDE CONCRETE SLAB-ON-GROUND, STRIP AND PAD FOOTINGS TO ENGINEERS DETAILS.

PROVIDE TERMIMESH TERMITE PROTECTION SYSTEM COMPLYING WITH AS3600.1 AND BCA.

ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCA REQUIREMENTS.

NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE INPRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE.

LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 15 SQUARE METRES OF ROOF AREA. POSITION FOR MAXIMUM SOAKAGE WHERE POSSIBLE.

ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT.3.1.2 OF THE BCA AND AS3500.3.2. INSTALL AGRI PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2

UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 1.0.10.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

FINISHES SCHEDULE

(A)	ROOF CLADDING TYPE - COLORBOND STEEL COLOUR - MONUMENT
(B)	FASCIA TYPE - COLORBOND STEEL COLOUR - WHITE
(C)	GUTTERS TYPE - STEEL COLOUR - MONUMENT
(D)	DOWNPIPES TYPE - PVC ROUND COLOUR - WHITE
(E)	MASONRY TYPE - AUSTRAL "WILDERNESS" COLOUR - BLACKBUTT
(F)	CLADDING TYPE - WEATHERTEX CLASSIC SMOOTH COLOUR - SURFMIST
(G)	GARAGE DOORS TYPE - B&D STEEL COLOUR - SURFMIST
(H)	WINDOW FRAMES TYPE - ALUMINIUM AS PER BASIX COLOUR - SURFMIST
(J)	COLUMNS TYPE - RENDERED MASONRY COLOUR - WHITE
(K)	COLUMNS / FEATURE WALL TYPE - RENDERED MASONRY COLOUR - MONUMENT
(L)	CLADDING TYPE - BLUEBOARD COLOUR - SURFMIST

EXTERNAL CLADDING

SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXINGS SHALL COMPLY WITH BCA 3.4.3 OR AS 1884. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.

MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.

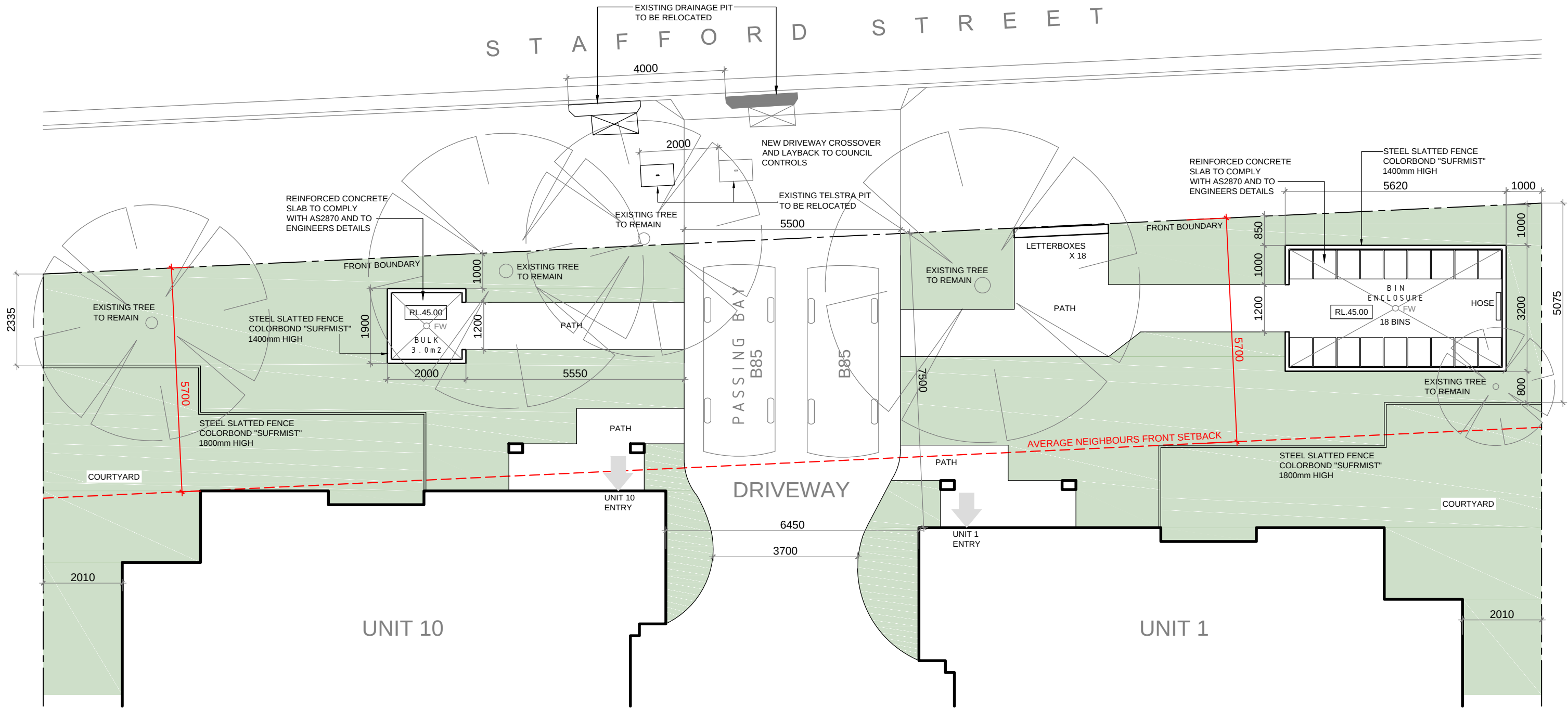
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.

MASONRY RETAINING WALLS TO COMPLY WITH AS 4678

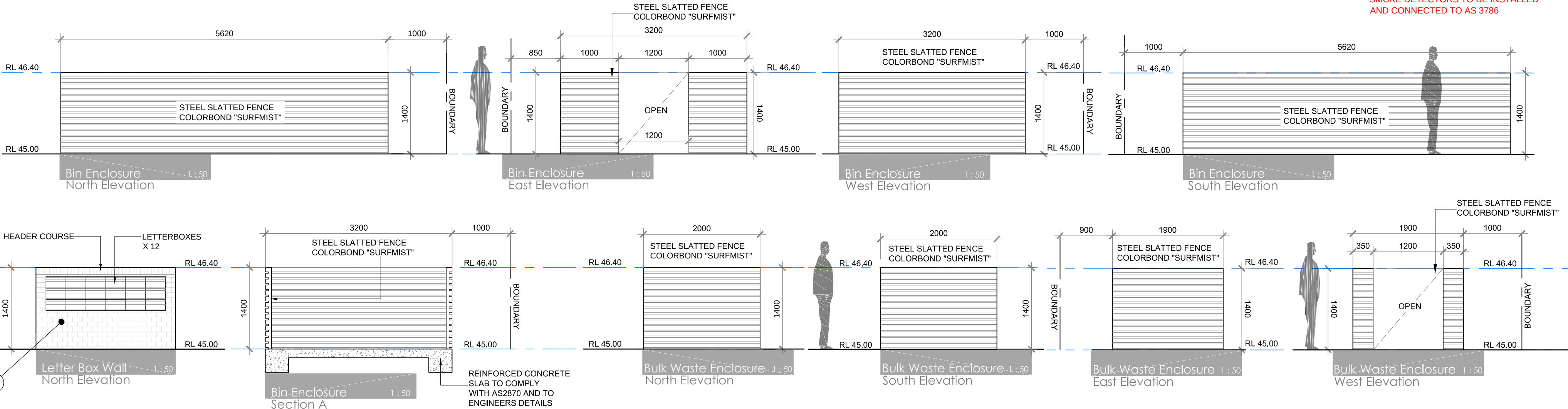
BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

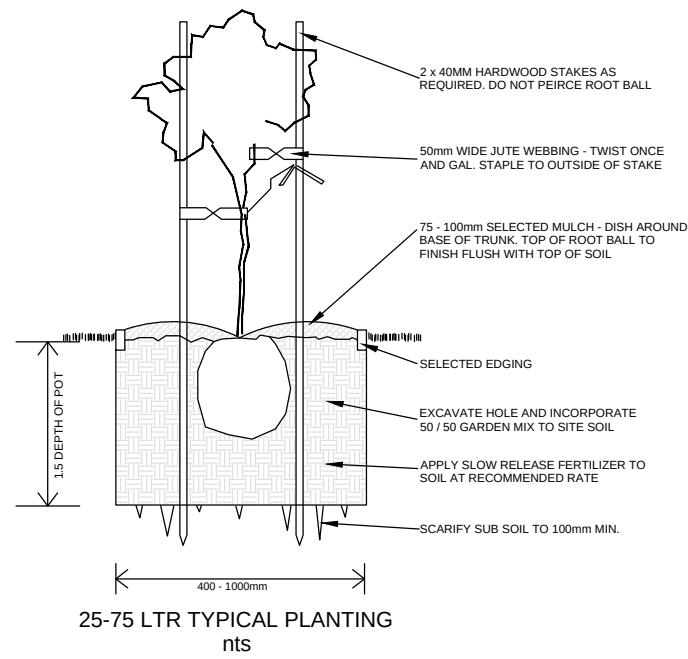
ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786



Bin Enclosure Floor Plan 1:100





PLANTING SCHEDULE

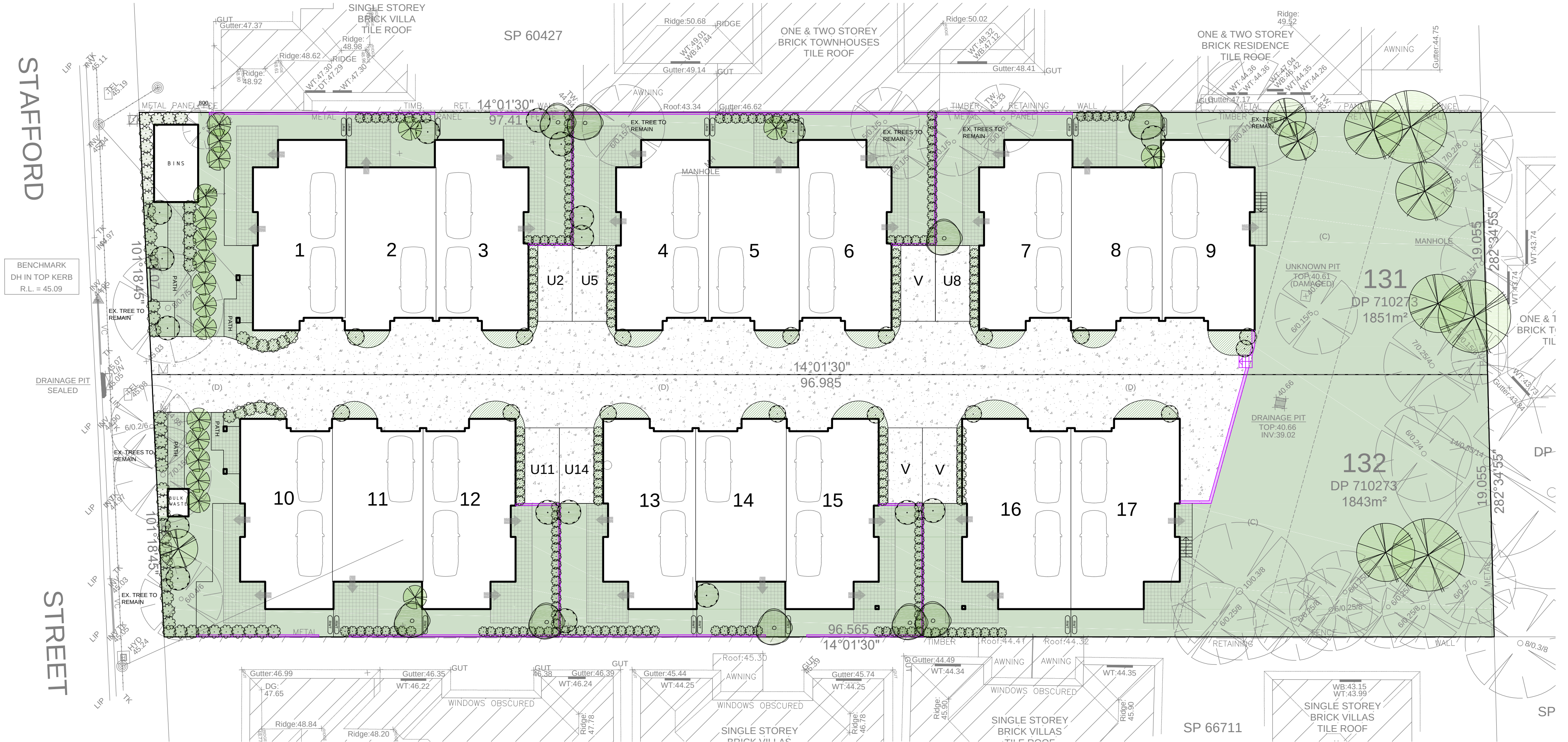
BOTANIC NAME	KEY	QTY	POT SIZE	HT
TREES				
CERATOPETALUM GUMMIFERUM (XMAS BUSH)	CG	9	300mm	5-10m
TRISTANOPSIS LAURINA (WATER GUM)	TL	0	45L	5-10m
BRACHYCHITON ACERIFOLIUS (ILLAWARRA FLAME)	BA	10	100L	10m
SHRUBS				
GREVILLEA ROBYN GORDON	GR	21	200mm	1.5m
CORDYLINE RED SENSATION	CR	34	200mm	1.5m
ACEMENA "HEDGEMASTER"	DC	286	150mm	0.6m

PLANTING AND MAINTENANCE NOTES

1. GLAZED OR POLISHED PLANTING HOLES SHOULD BE AVOIDED
2. PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY LOWER THAN THE SOIL SURFACE
3. PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING
4. PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR 6 WEEKS TO AID ESTABLISHMENT
5. ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED
6. STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS
7. WEEDS SHOULD BE REMOVED ON A FORTNIGHT BASIS

SITeworks LEGEND

- LANDSCAPE AREA >2m
- LANDSCAPE AREA <2m
- DRIVEWAY - IMPERVIOUS AREA
- COURTYARD AREAS - 4m min (20m2)
- CONCRETE RETAINING WALLS
- RWT
- 1500L RAINWATER TANK TO BASIS REQUIREMENTS - CONNECTED TO 41m2 ROOF AREA.

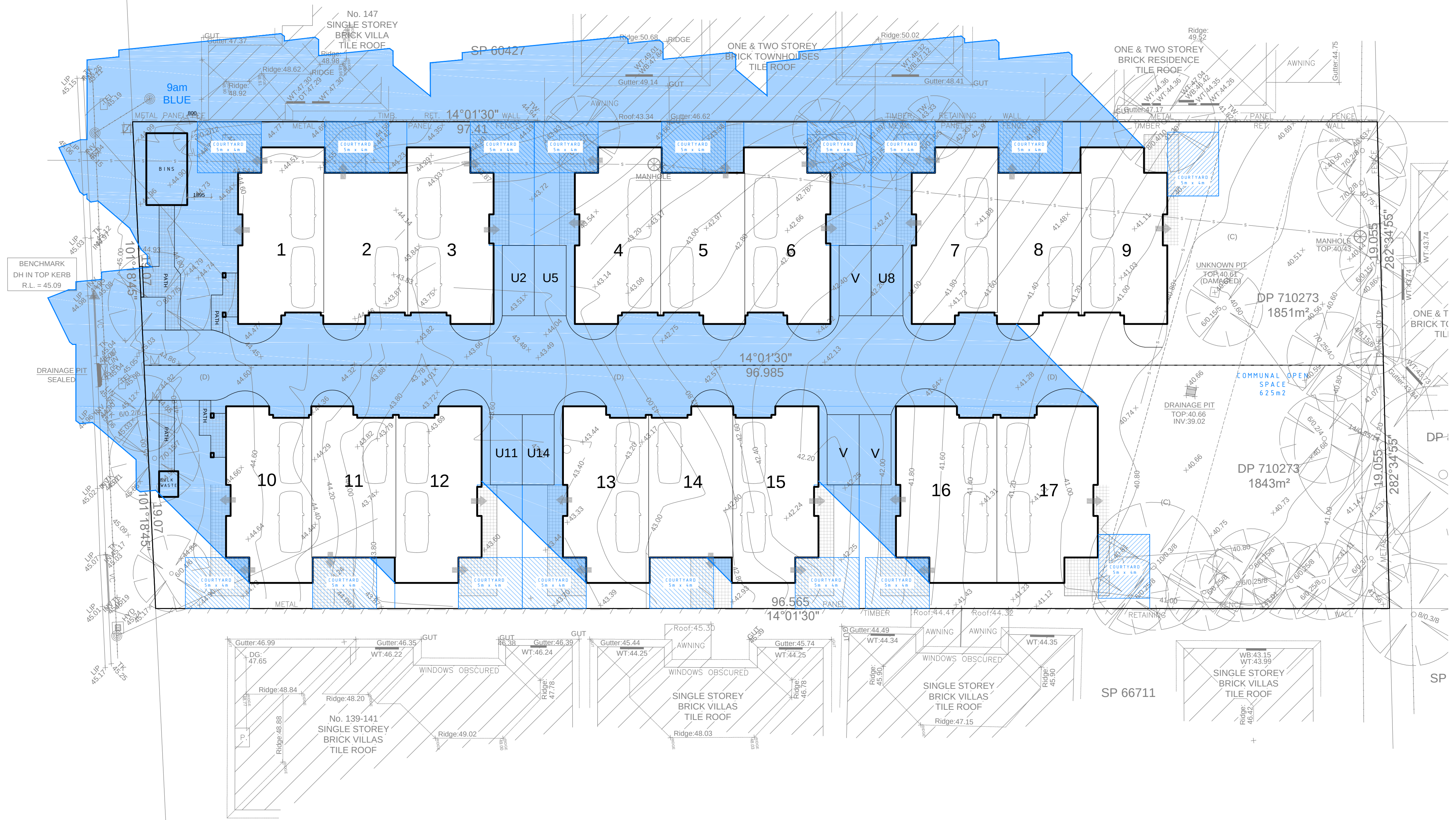


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CLIENT	Cazbuild
PROJECT	Proposed Multi-Dwelling Development at 143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273
DRG TITLE	LANDSCAPE PLAN

☒ Concept	☐ Quote	☒ Production	DATE	30.11.21
All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing			DRN BY	A/OB
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			SCALE	1 : 200
			AMENDMENT	DA ISSUE
			DRG NO	143_SP_A.18
			DATE	30.11.21
			ISSUE	A

SHADOW STUDY TAKEN AT
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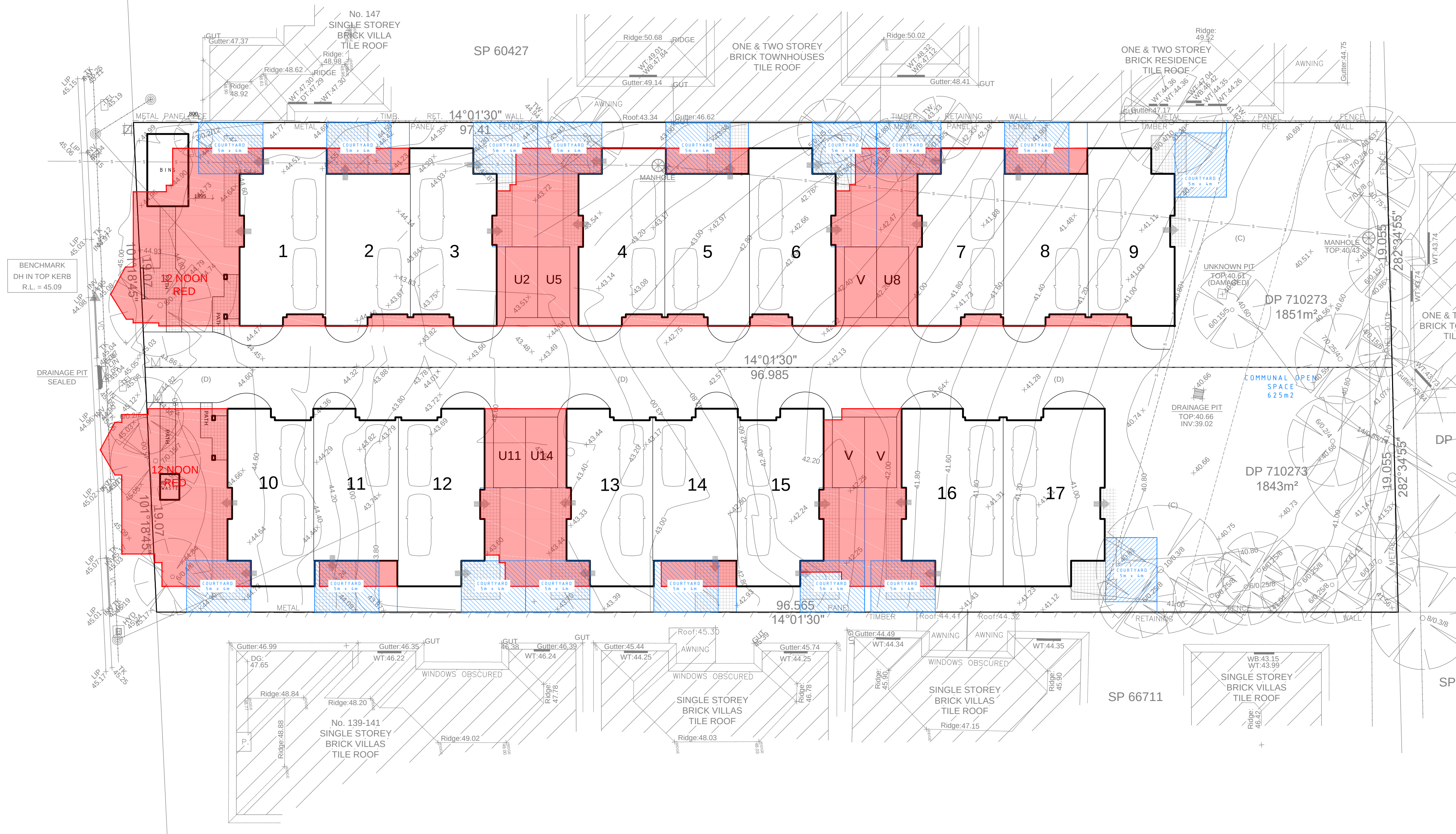
CLIENT Cazbuild
PROJECT Proposed Multi-Dwelling Development at
143 Stafford Street PENRITH NSW 2750 Lots 131 & 132 DP 710273
DRG TITLE SHADOW STUDY - 9AM

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DRG TITLE SHADOW STUDY - 12NOON

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DRAWING TITLE SHADOW STUDY - 3PM

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		A



1% AEP - RL 41.80 (FLR 42.30)

