

LOT 213
DP: 16937
1077.80m²



LEGEND

WM - WATER METER
 TEL - TELSTRA PIT
 SIP - SEWER INSPECTION POINT
 SWO - STORMWATER OUTLET

DATUM: AUSTRALIAN HEIGHT DATUM
 ORIGIN: GLOBAL POSITIONING SYSTEM

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DEMOLITION NOTES:

HATCHING REPRESENTS DWELLING, CONCRETE DRIVEPATH AND GARAGE TO BE DEMOLISHED AND REMOVED FROM SITE

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures Part 7.2(1)(a)
 ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

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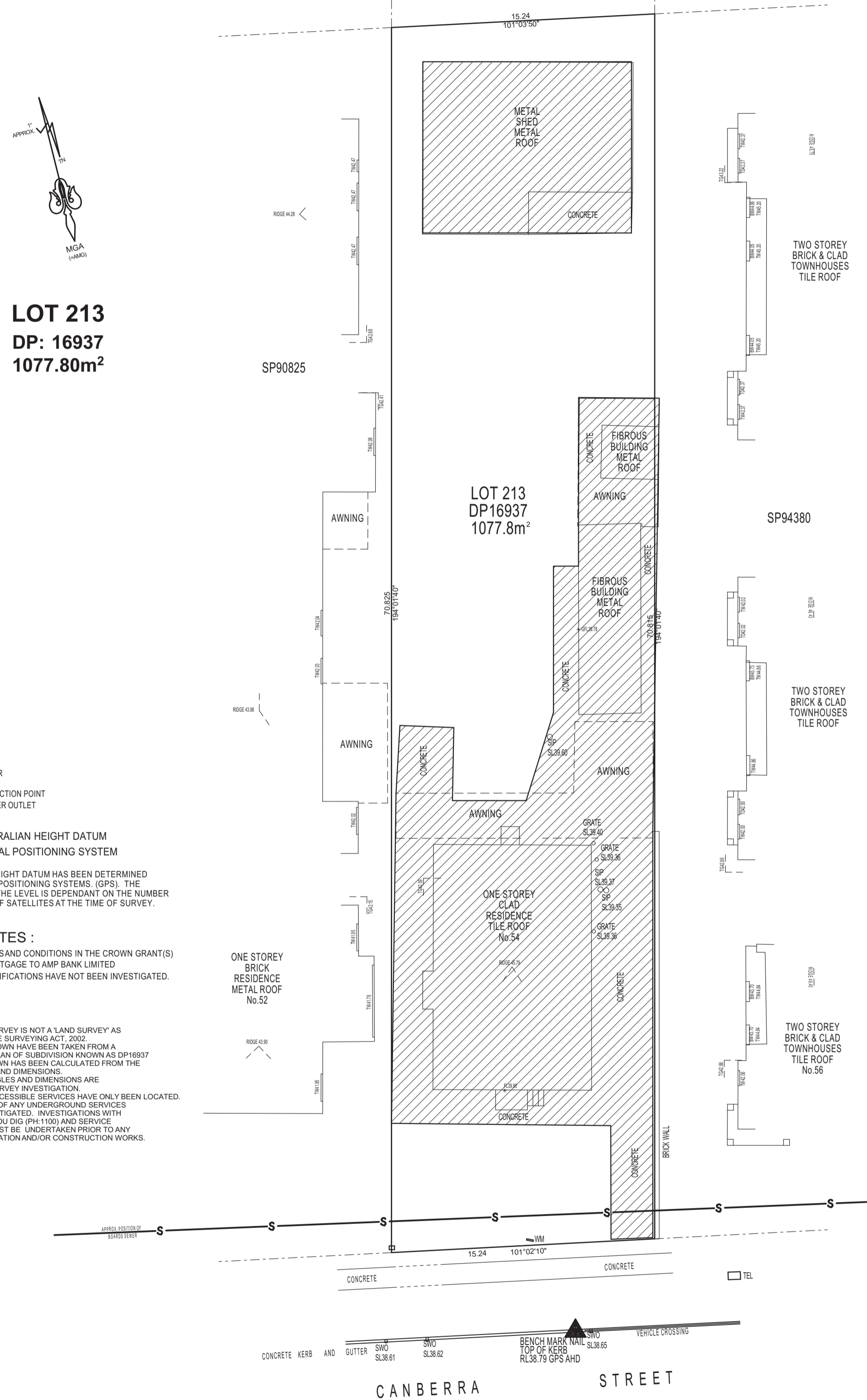
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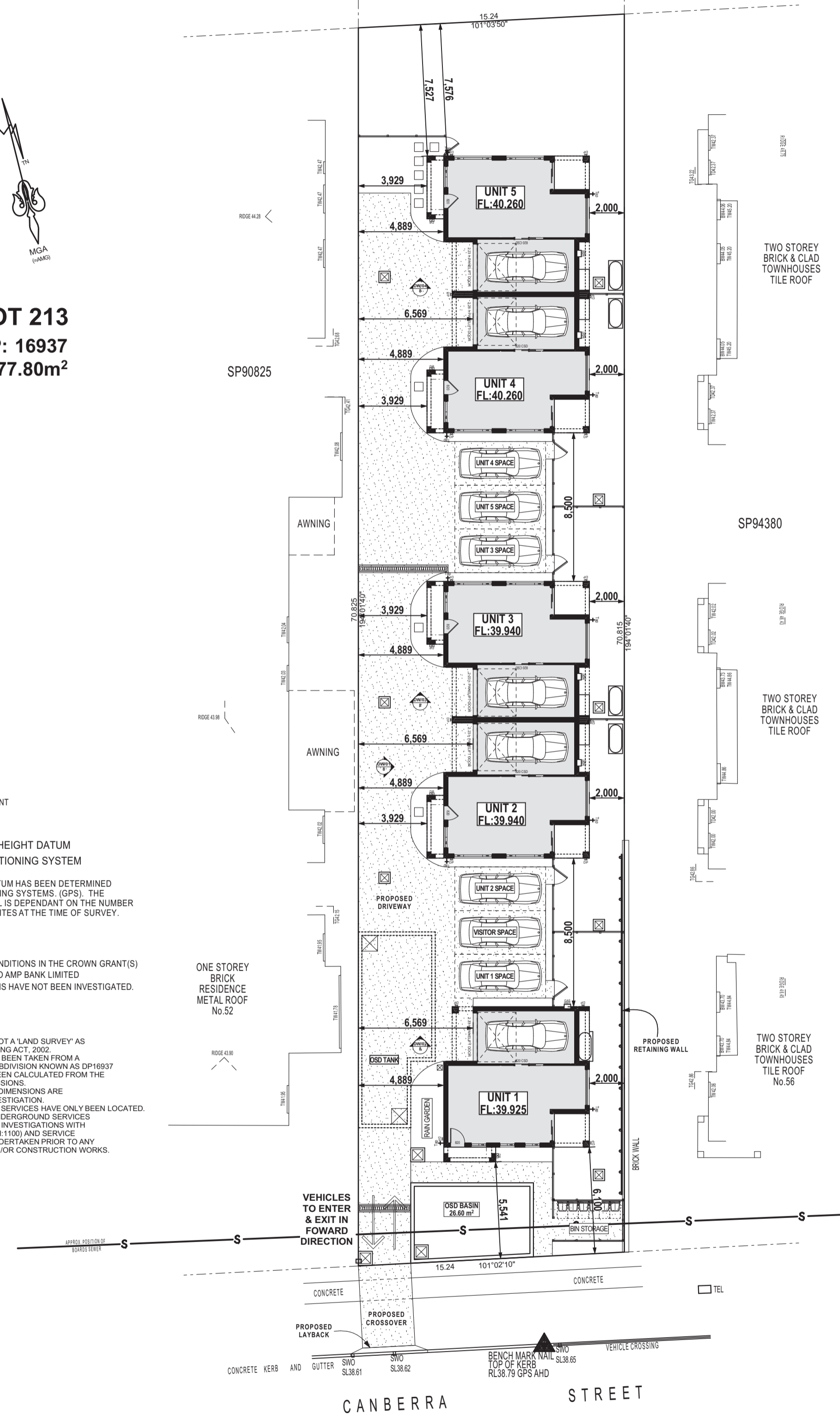
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STORMWATER NOTE:
 STORMWATER AS PER HYDRAULICS ENGINEER'S PLANS AND BASIX REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3



Proposed Demolition Plan
1:200



Proposed Site Plan
1:200

0006920290 13 Dec 2021
 Assessor Thomas Ruck
 Accreditation No. DMN20/1999
 Address
 Canberra Street, Oxley Park,
 NSW, 2760
 hstar.com.au

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A	13.11.21	PRELIMINARY PLANS
B	29.11.21	HYDRAULIC AMENDMENTS
C	29.11.21	DA PLANS

PROPOSED: Multi-Dwelling Housing
AT: Lot: 213, DP: 16937
 No.54 Canberra Street,
 Oxley Park, NSW 2760

CLIENT: Mazen Abu-Duhou
 JOB NO: 0153 DATE: 18.10.21 DRAWN: MT
 Sheet Size: A1 LGA: Penrith City Sheet: 1 of 8

Plot Date
Mon 20 Dec 2021

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.



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PENRITH COUNCIL REQUIREMENTS:
SITE AREA: 1077.8m²
LANDSCAPING:
 REQUIRED: 40% (431.12m²)
 ACHIEVED: 40% (431.30m²)
PRIVATE OPEN SPACE:
 REQUIRED: 20m² per Unit
 ACHIEVED: Unit 1: 40.12m²
 Unit 2: 36.67m²
 Unit 3: 36.67m²
 Unit 4: 36.67m²
 Unit 5: 131.56m²
CAR PARKING:
 REQUIRED: 10 Resident Spaces
 + 1 Visitor Space
 ACHIEVED: 10 Resident Spaces
 + 1 Visitor Space



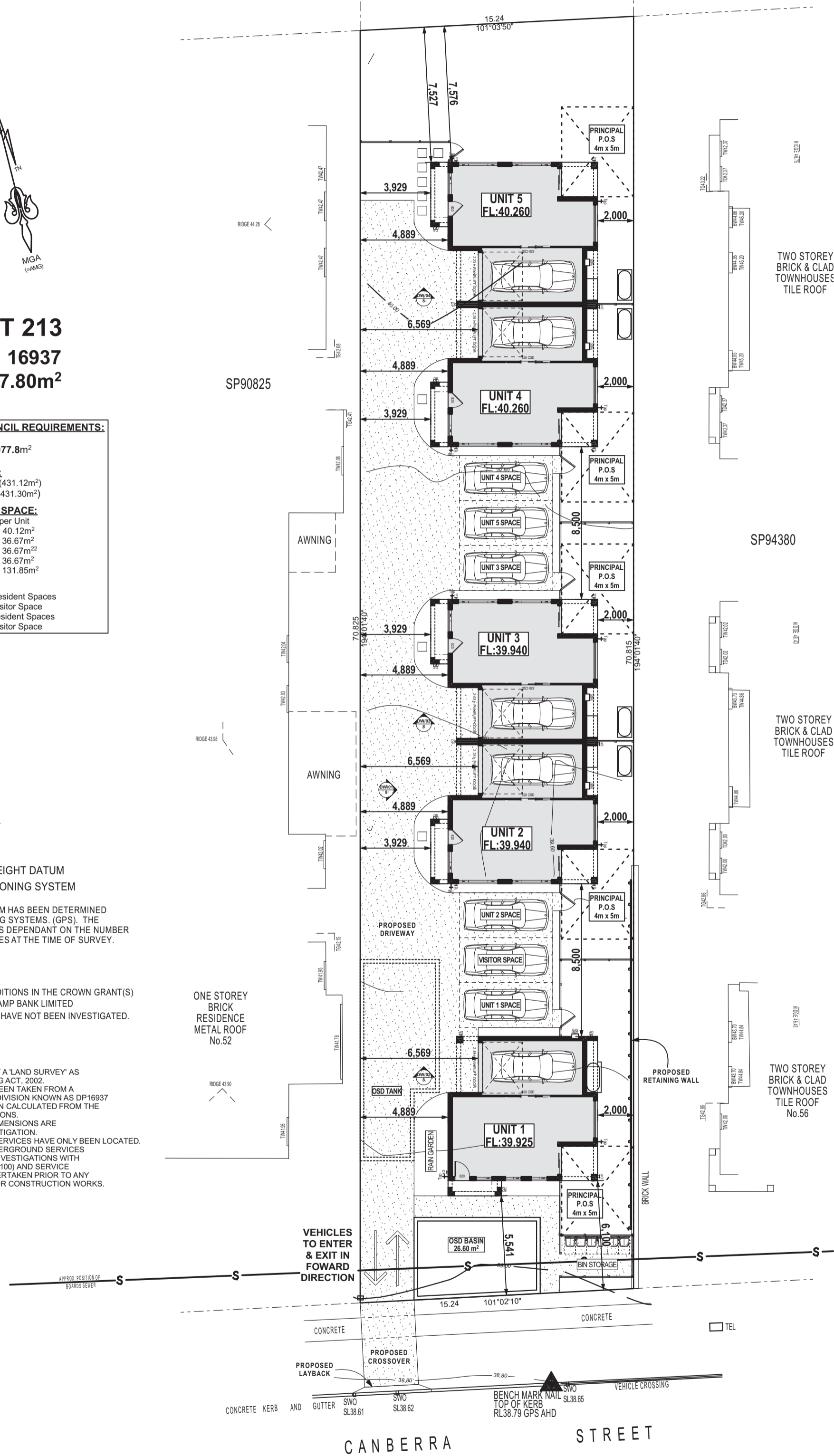
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Proposed Site Analysis Plan
1:200

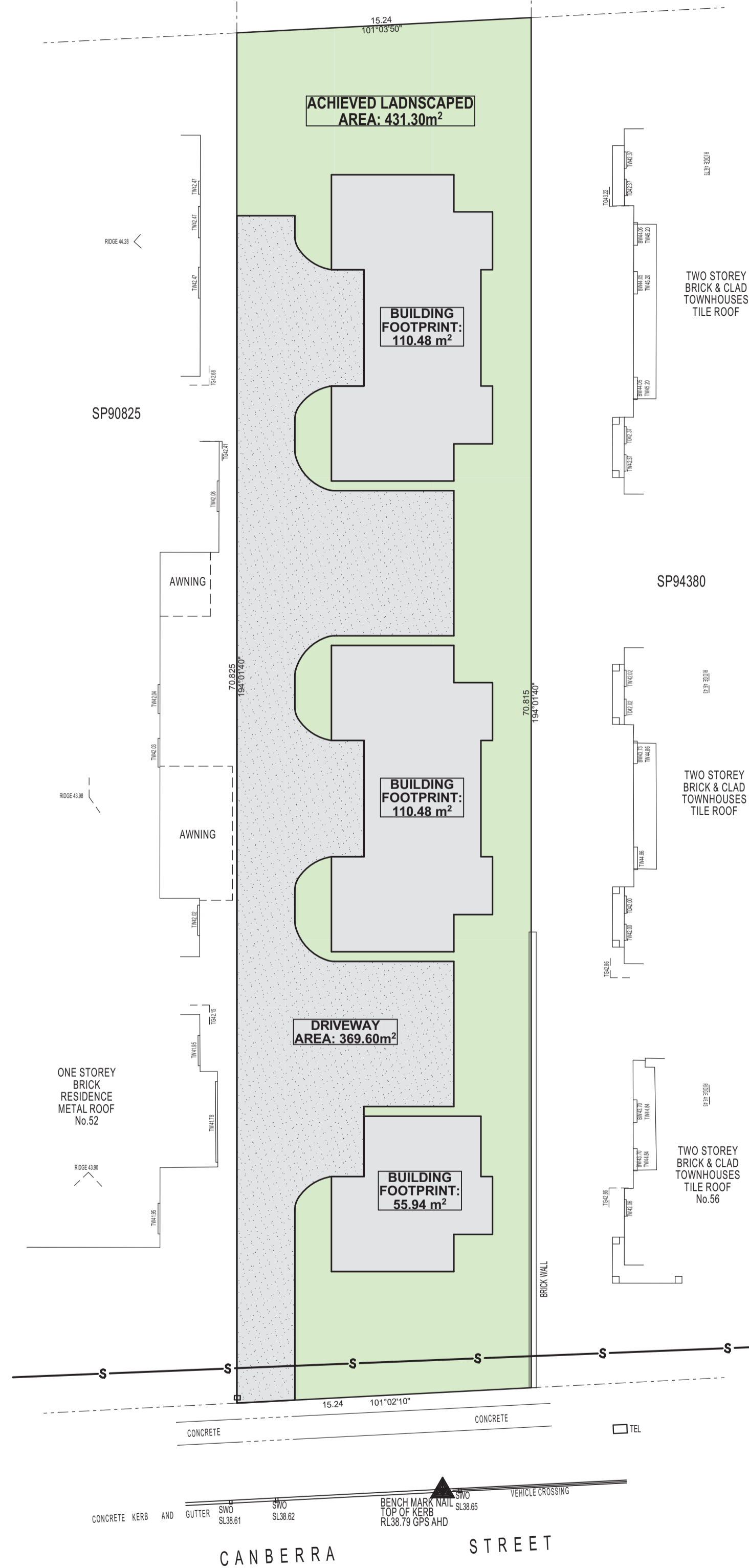
ACHIEVED LANDSCAPED AREA: 431.30m²

BUILDING FOOTPRINT: 110.48 m²

BUILDING FOOTPRINT: 110.48 m²

DRIVEWAY AREA: 369.60m²

BUILDING FOOTPRINT: 55.94 m²



Landscape Area Calculation Plan
1:200

Vehicle Access
 - 4m of crushed rock within property boundary.
 - Footpaths bounded over if protection is required.
 - New layback to be formed in a formed kerb if required.

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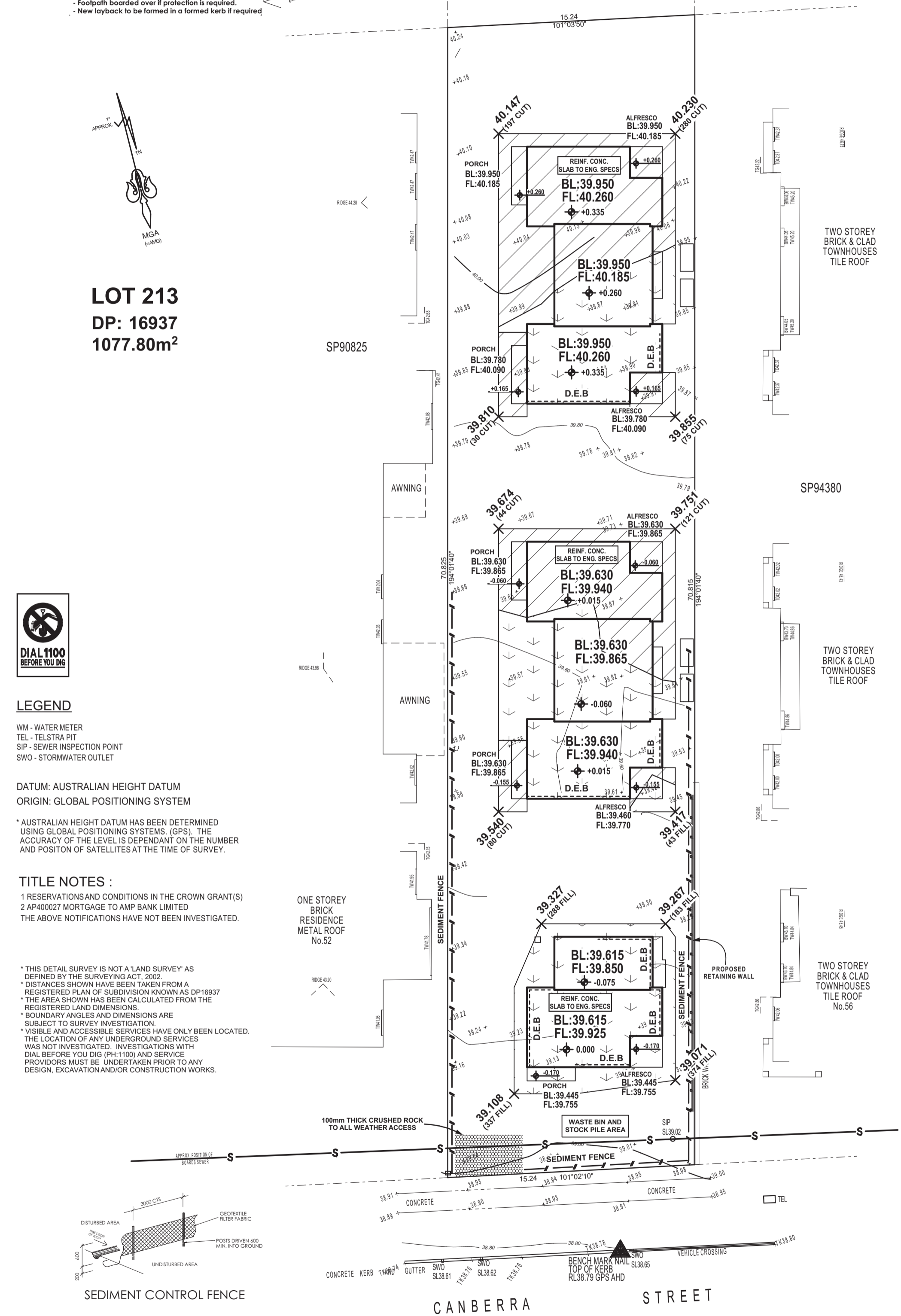
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Proposed Sediment & Erosion Control Plan
1:200

SITE PLAN
 ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY.
 FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT.
 SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS, REMAIN AT THE DISCRETION OF THE BUILDER.

0006920290 13 Dec 2021
 Assessor Thomas Ruck
 Accreditation No. DMN20/1999
 Address Canberra Street, Oxley Park, NSW, 2760
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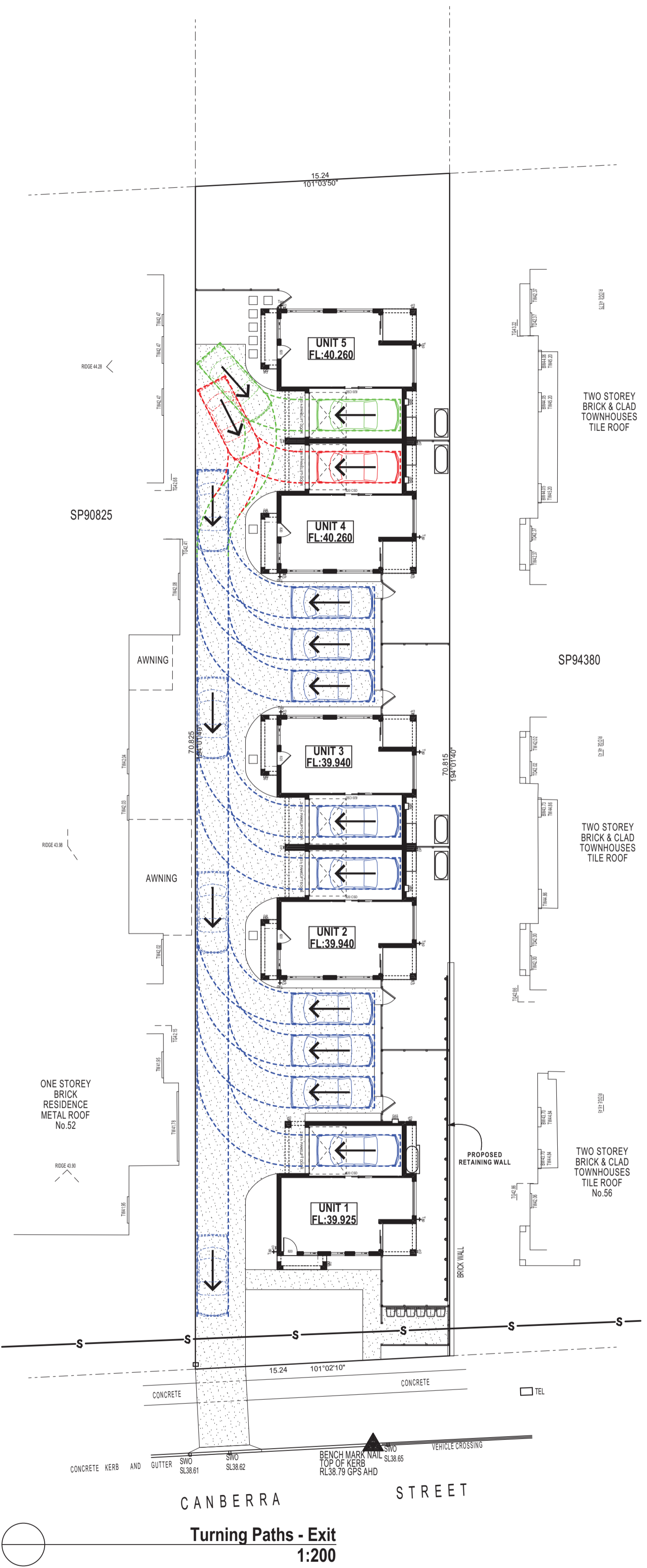
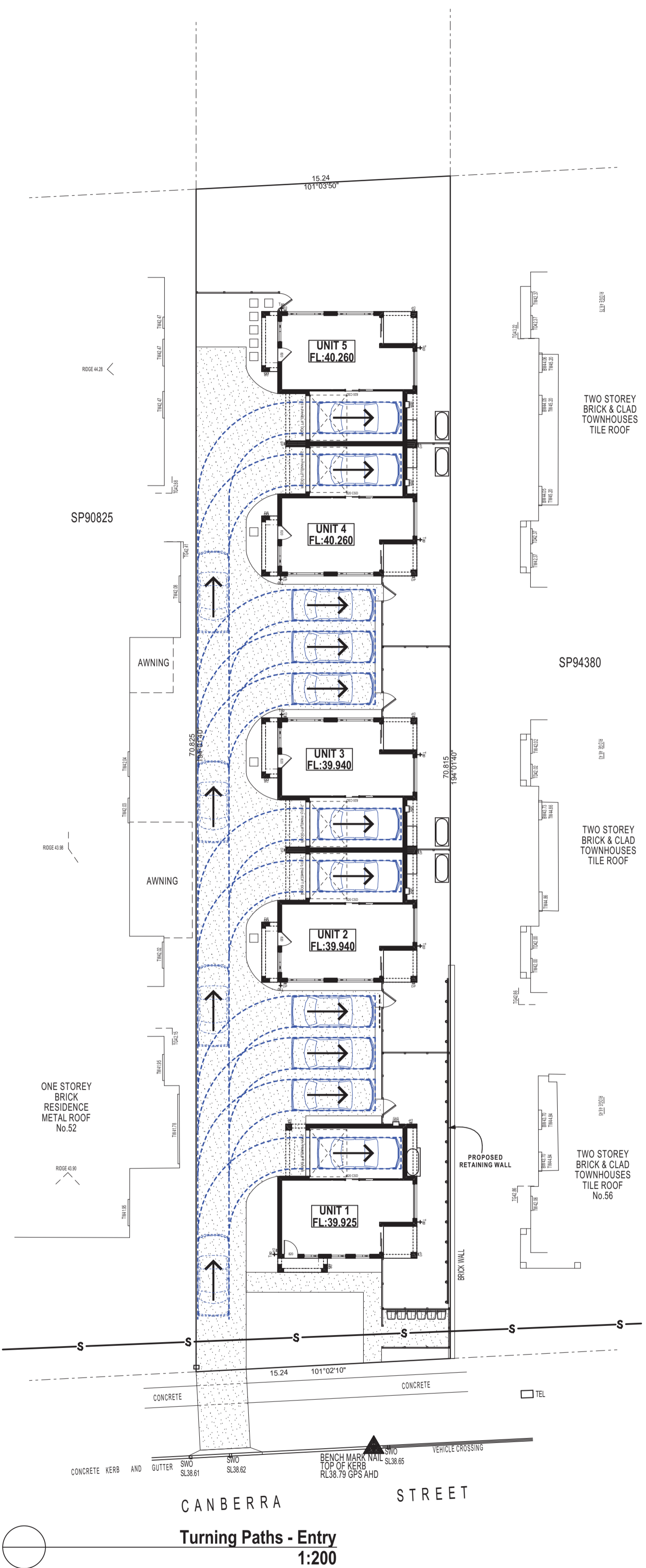
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AT: Lot: 213, DP: 16937
 No.54 Canberra Street,
 Oxley Park, NSW 2760

CLIENT:		Mazen Abu-Duhou	
JOB NO:	DATE:	DRAWN:	MT
0153	18.10.21		
Sheet:	Size:	LGA:	Sheet:
A1	Pennrith City		2 of 8

Plot Date
Mon 20 Dec 2021
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SCALE BAR 1:200
 0 2 4 6 8m



Basix Summary (MINIMUM REQUIREMENTS)

BASIX COMMITMENTS NOTES				
*REFER TO APPROVED BASIX REPORT NUMBER:- 1264860M				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All Kitchen taps
		4 star (> 6 but <= 7.5 l/min)	4 star	4 star
	Alternative water source	Individual rainwater tank to collect run off from at least 50 m ² of roof area - Tank size min 2000 litres		
		The applicant must connect the rainwater tank to:		
		Outdoor tap connection	Toilet connection	Laundry connection
		Yes	Yes	N/A
				Pool top up
				N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven.			
	Must install a fixed outdoor clothes drying line as part of the development.			
	Must install a fixed indoor or sheltered clothes drying line as part of the development.			
	Must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			

NathERS summary for plans - Units 1 to 5 – Lot 213 Canberra St Oxley Park NSW 2760		
Building Elements	Material	Detail
External walls	Brick Veneer	R2.2HD bulk insulation (excluding garage)
Internal walls	Light Weight Cladding	R2.2HD bulk insulation to walls adjacent to garage
Common walls between dwellings	Boral Parti Wall	Unit 3 & 5 - R2.2HD bulk insulation to walls adjacent to bath
Ceiling	Plasterboard	As per plans
Floors	Concrete – ground floor Timber – first floor	R4.0 bulk insulation to ceilings with roof above (excluding garage) Waffle Pod (dwelling 225mm; garage 175mm) R4.0 bulk insulation to floor between garage and first floor
Roof	Roof Tiles – Dark Colour Solar Absorptance > 0.70	Unit 3 & 5 - R2.2HD bulk insulation to suspended floor to outside air
Doors/Windows Units 1, 2 & 4		
Doors/Windows	Sliding windows/doors & fixed windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Doors/Windows Units 3 & 5		
Doors/Windows to the whole dwelling except as stated below	Sliding windows/doors & fixed windows: Aluminium frame, performance glazing	U value 4.80 or less and SHGC 0.59 +/- 10%
Windows to Bath & ENS	Sliding windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
<i>Lighting: These dwellings have been rated with non-ventilated LED downlights as per NathERS Certificate.</i>		
<i>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two.</i>		
<i>Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</i>		
<i>Note: Self-closing damper to Laundry exhaust fans. If exhaust fans are used in bath or ENS, provide self-closing dampers.</i>		
<i>Note: Additional insulation may be required to meet acoustic requirements</i>		
<i>Note: If metal frames are used, a thermal break is required as per Section 3.12.1.1 – NSW Variation of the BCA Volume Two</i>		



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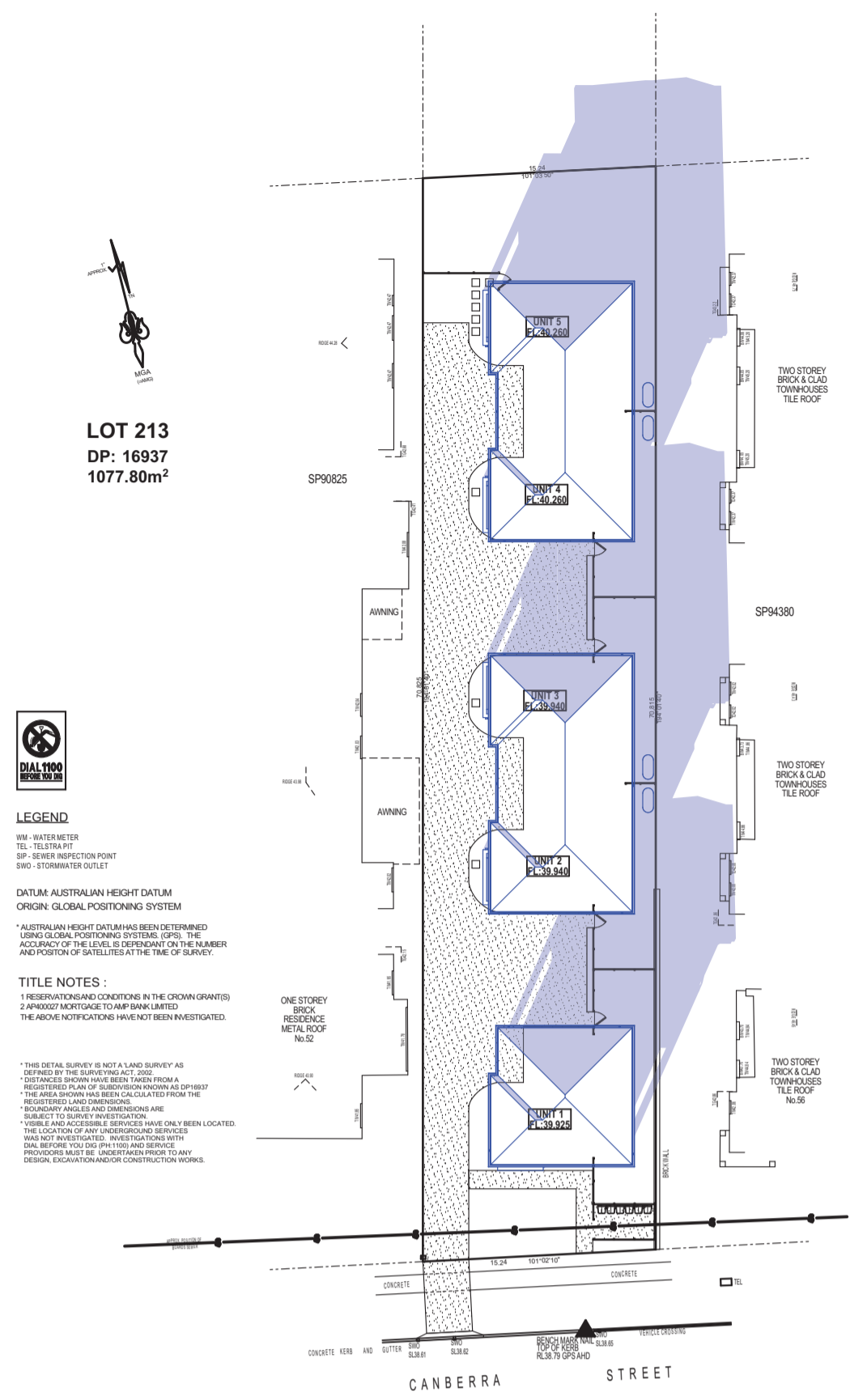
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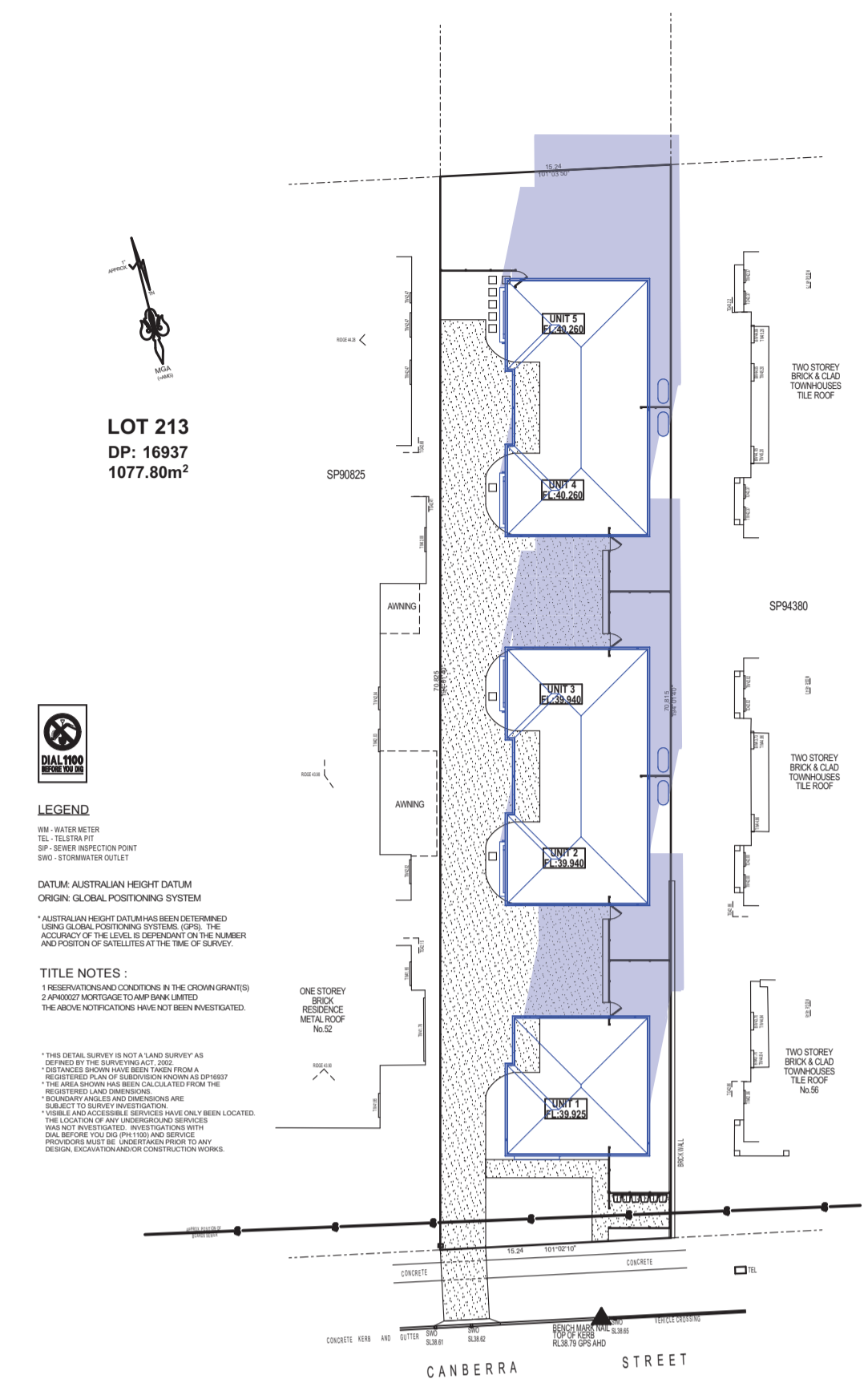
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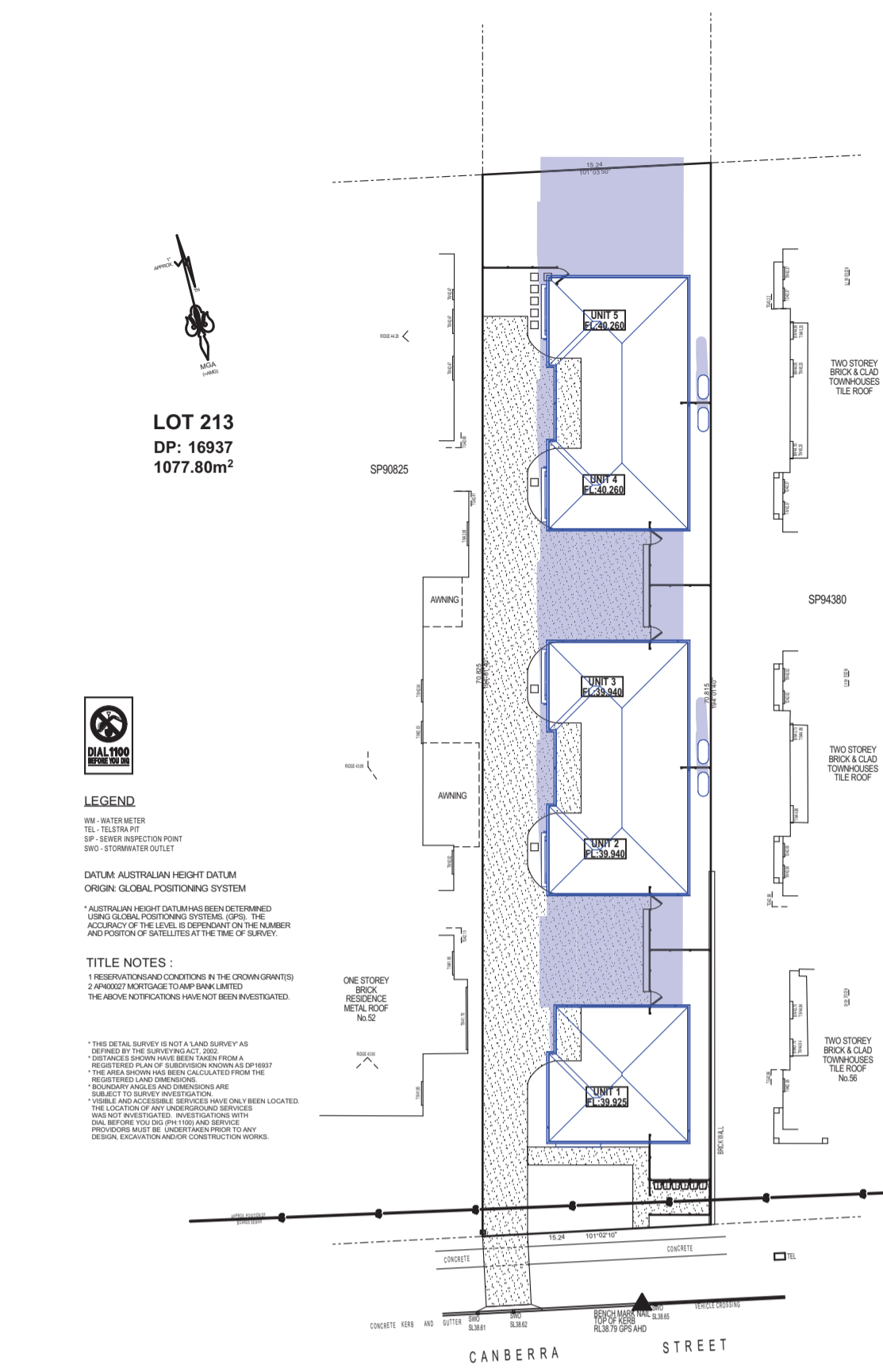
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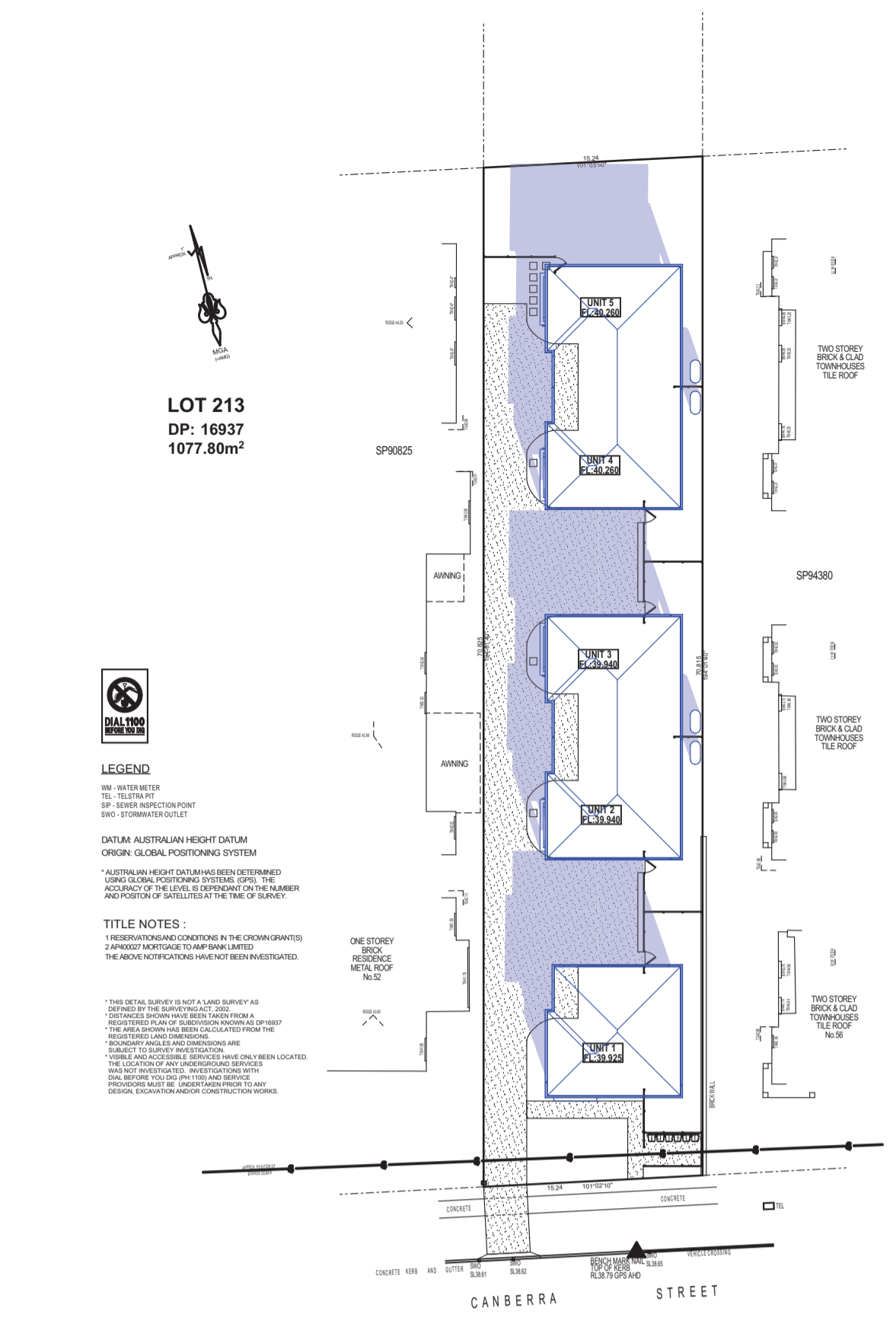
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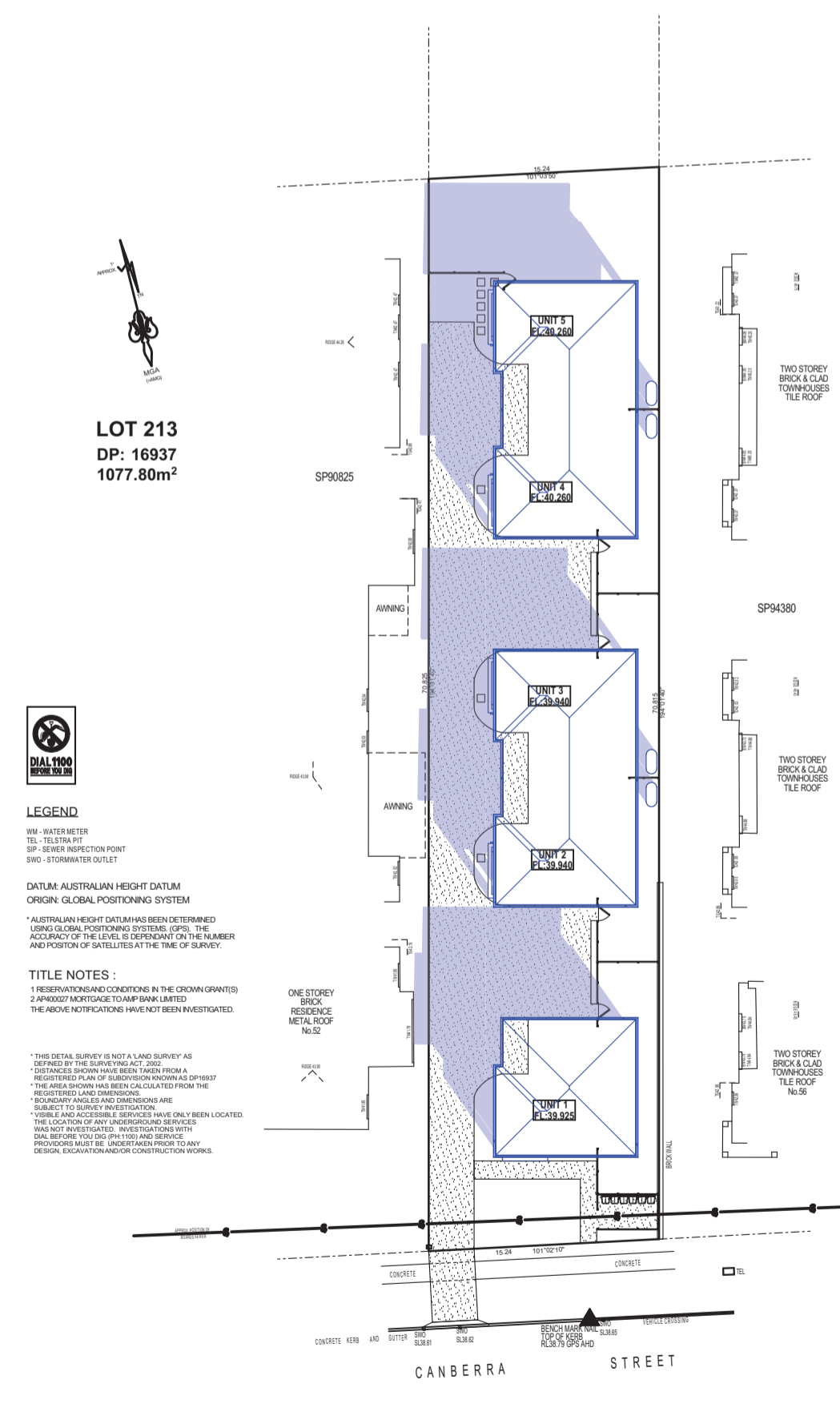
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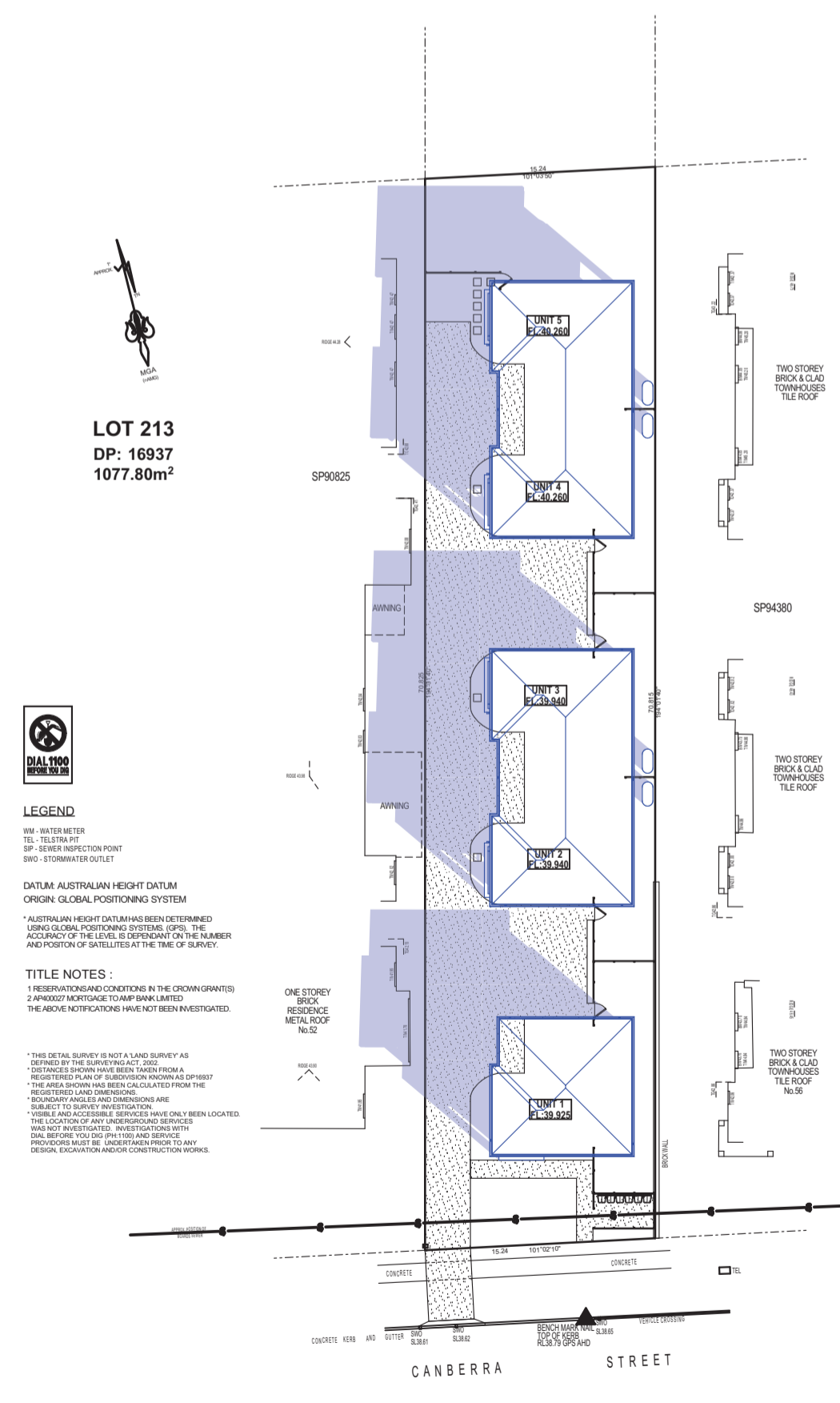
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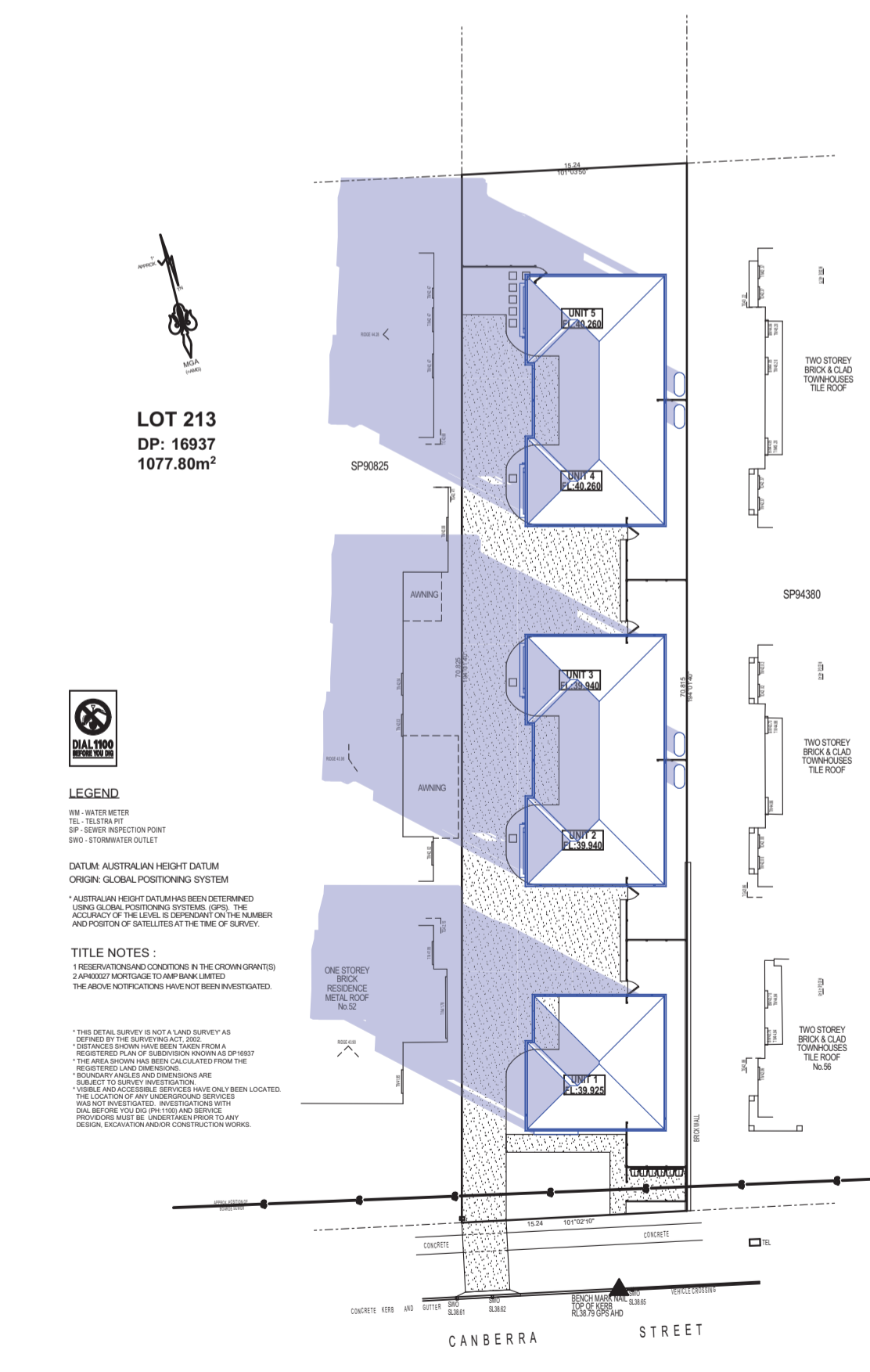
June 21st - 12pm
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June 21st - 1pm
1:400



June 21st - 2pm
1:400



June 21st - 3pm
1:400

0006920290 13 Dec 2021
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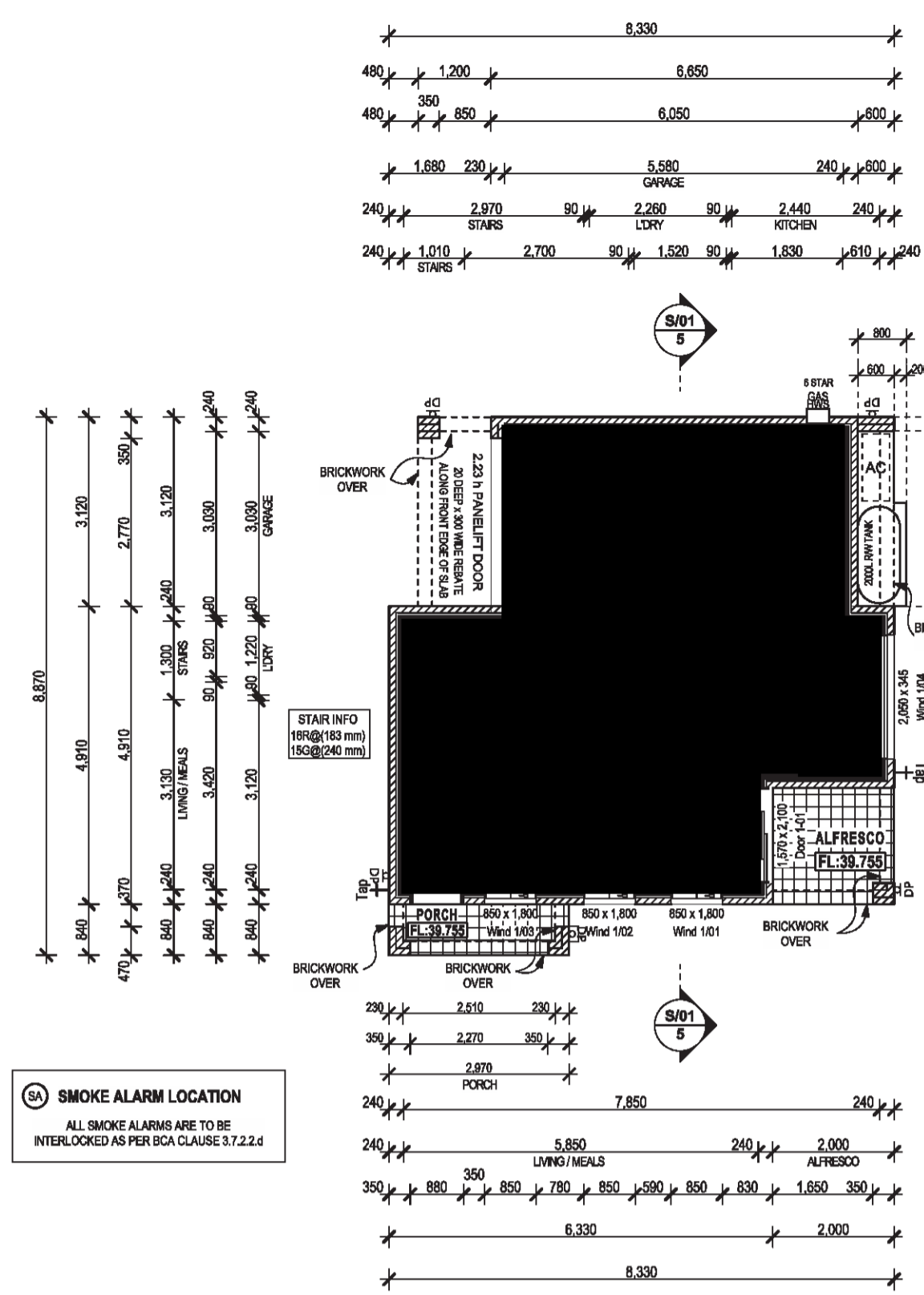
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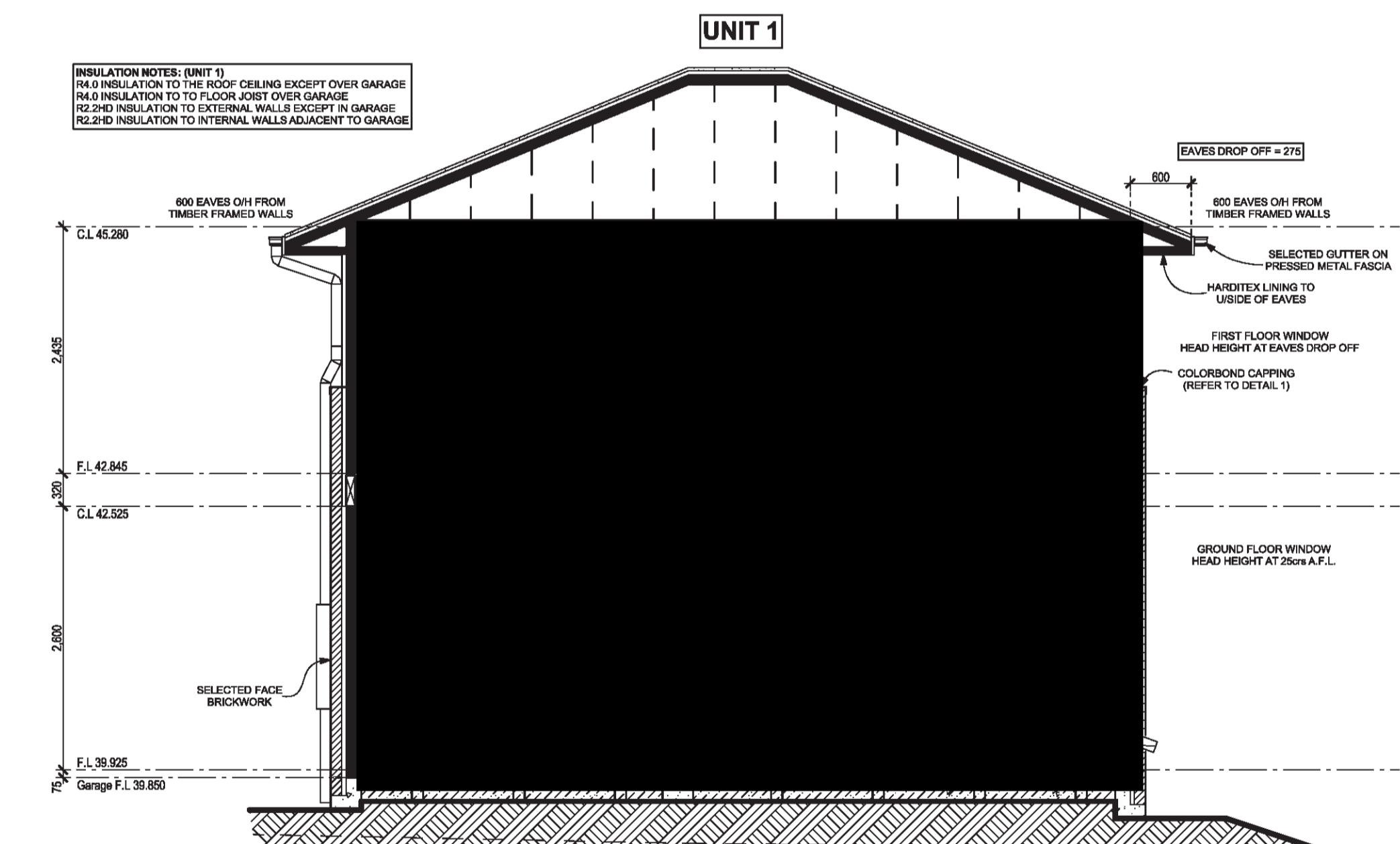
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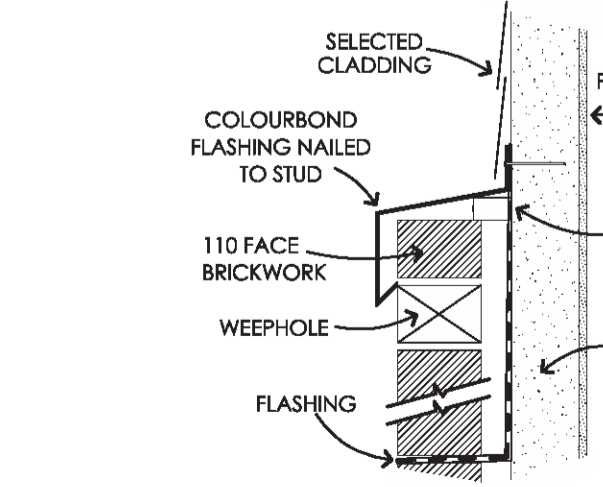
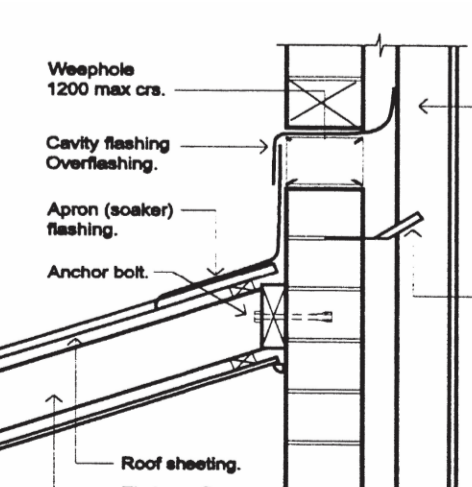
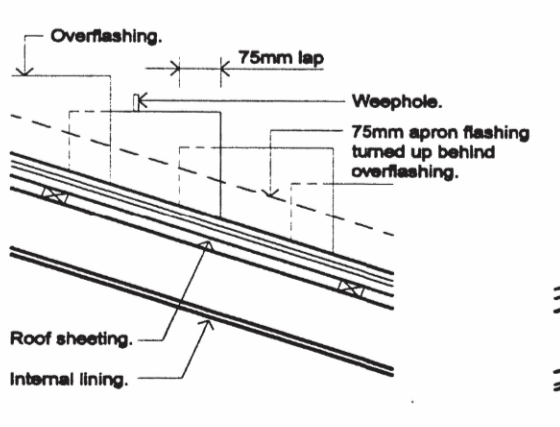


Ground Floor Plan (Unit 1)
1:100



Section 01
1:50

STEPPED CAVITY FLASHINGS

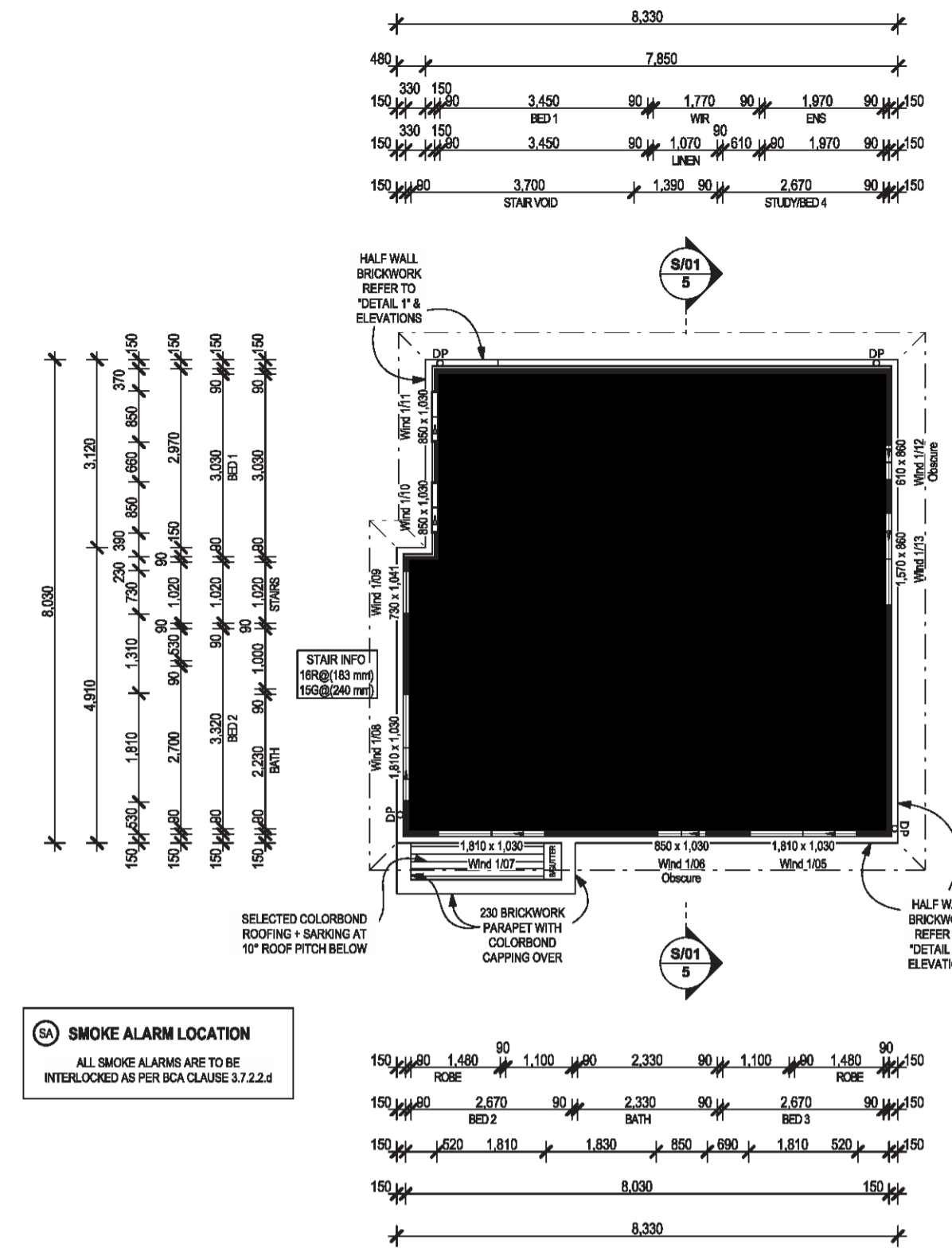


DETAIL 1

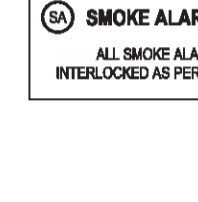
HANDRAIL NOTE:
ALL STAIRS & LANDINGS MUST BE PROVIDED WITH AT LEAST 1 HANDRAIL AS PER THE BCA CLAUSE 3.9.2.

SUP RESISTANCE NOTE:
ALL STAIRS & LANDINGS MUST COMPLY WITH THE SUP RESISTANCE REQUIREMENTS AS PER BCA CLAUSE 3.8.1.4.

NOTE:
TLER TO ALLOW FOR WEEPHOLES WHEN SLIT TILING OUTDOOR AREAS.



First Floor Plan (Unit 1)
1:100



Unit 1 Areas	
Area Name	Area m2
ALFRESCO	3.94
FIRST FLOOR	65.39
GARAGE	19.76
GROUND FLOOR	38.18
PORCH	2.49
TOTAL	127.66

ROOF AREA (m2) - Unit 1		
Pitch	Horizontal Area	
10.0°	1.35	
22.5°	80.93	

Window / Door Schedule (Unit 1)					
ID	Plan Symbol	Type	Glazing Type	Height	Width
Door 1-01	I	ALUMINIUM SLIDING	CLEAR	2,100	1,570
Wind 1-01	I	ALUMINIUM SLIDING	CLEAR	1,800	850
Wind 1-02	I	ALUMINIUM SLIDING	CLEAR	1,800	850
Wind 1-03	I	ALUMINIUM SLIDING	CLEAR	1,800	850
Wind 1-04	I	ALUMINIUM FIXED	CLEAR	345	2,050
Wind 1-05	I	ALUMINIUM SLIDING	CLEAR	1,050	1,810
Wind 1-06	I	ALUMINIUM SLIDING	OBSCURE	1,030	860
Wind 1-07	I	ALUMINIUM SLIDING	CLEAR	1,030	1,810
Wind 1-08	I	ALUMINIUM SLIDING	CLEAR	1,050	1,810
Wind 1-09	I	ALUMINIUM FIXED	CLEAR	1,041	730
Wind 1-10	I	ALUMINIUM SLIDING	CLEAR	1,030	850
Wind 1-11	I	ALUMINIUM SLIDING	CLEAR	1,050	860
Wind 1-12	I	ALUMINIUM SLIDING	OBSCURE	860	610
Wind 1-13	I	ALUMINIUM SLIDING	CLEAR	860	1,370

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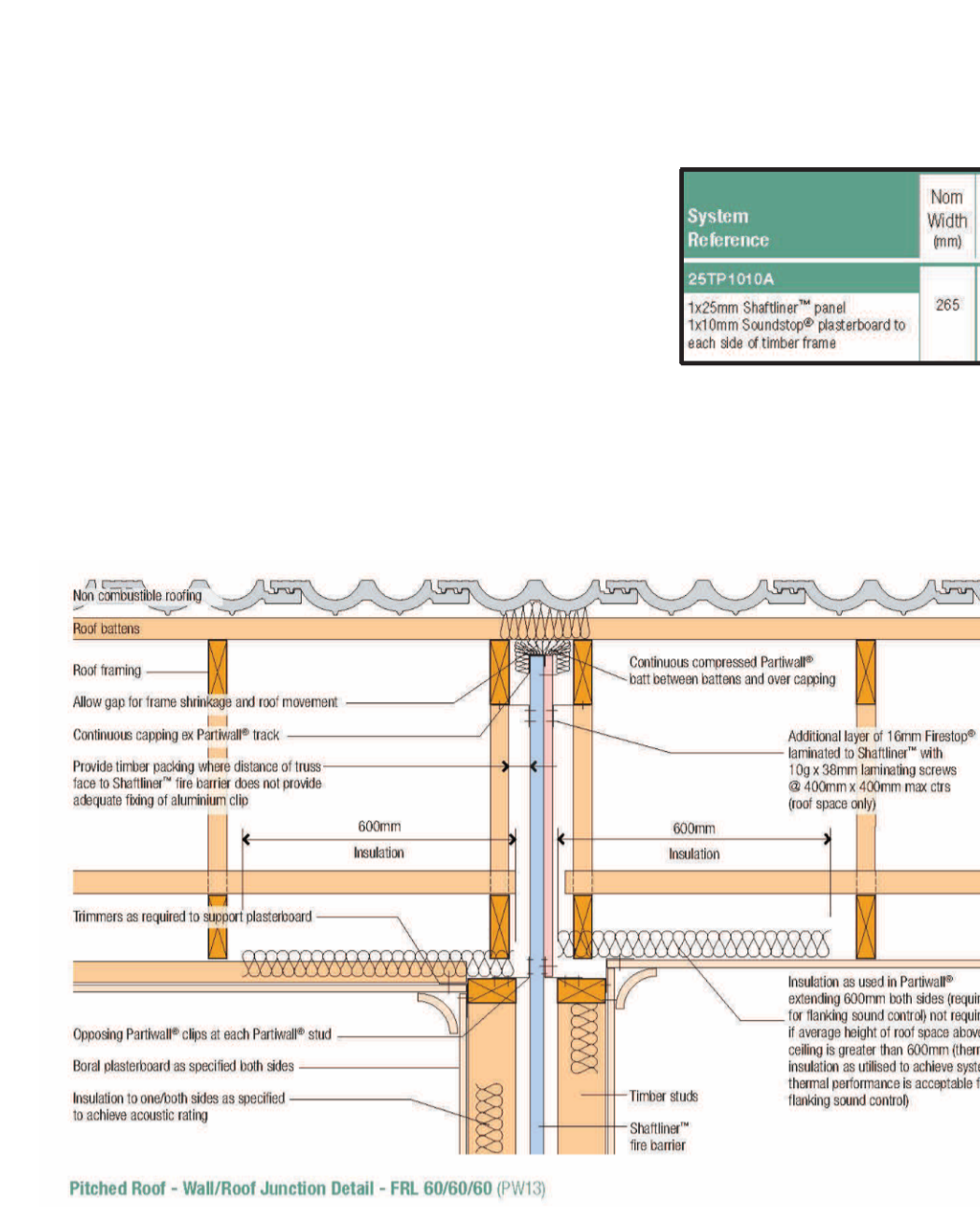
AT: Lot: 213, DP: 16937
No.54 Canberra Street,
Oxley Park, NSW 2760

CLIENT:		
Mazen Abu-Duhou		
JOB NO:	DATE:	DRAWN:
0153	18.10.21	MT
SHEET SIZE:	LOA:	SHEET:
A1	Parrish City	5 of 8

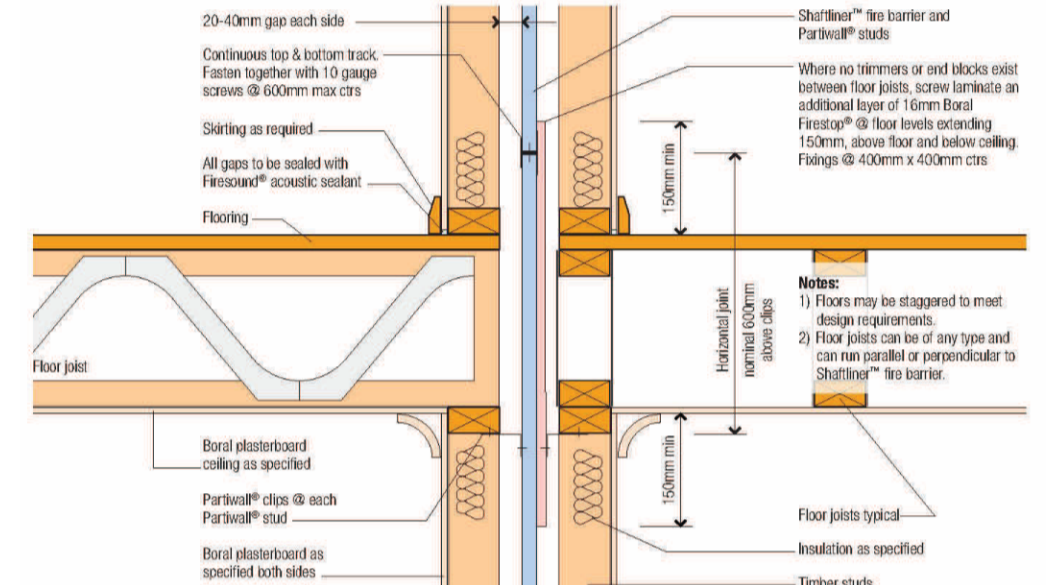
HANDRAIL NOTE:
ALL STAIRS & LANDINGS MUST BE PROVIDED WITH AT LEAST 1 HANDRAIL AS PER THE BCA CLAUSE 3.9.2.

SUP RESISTANCE NOTE:
ALL STAIRS & LANDINGS MUST COMPLY WITH THE SUP RESISTANCE REQUIREMENTS AS PER BCA CLAUSE 3.8.1.4.

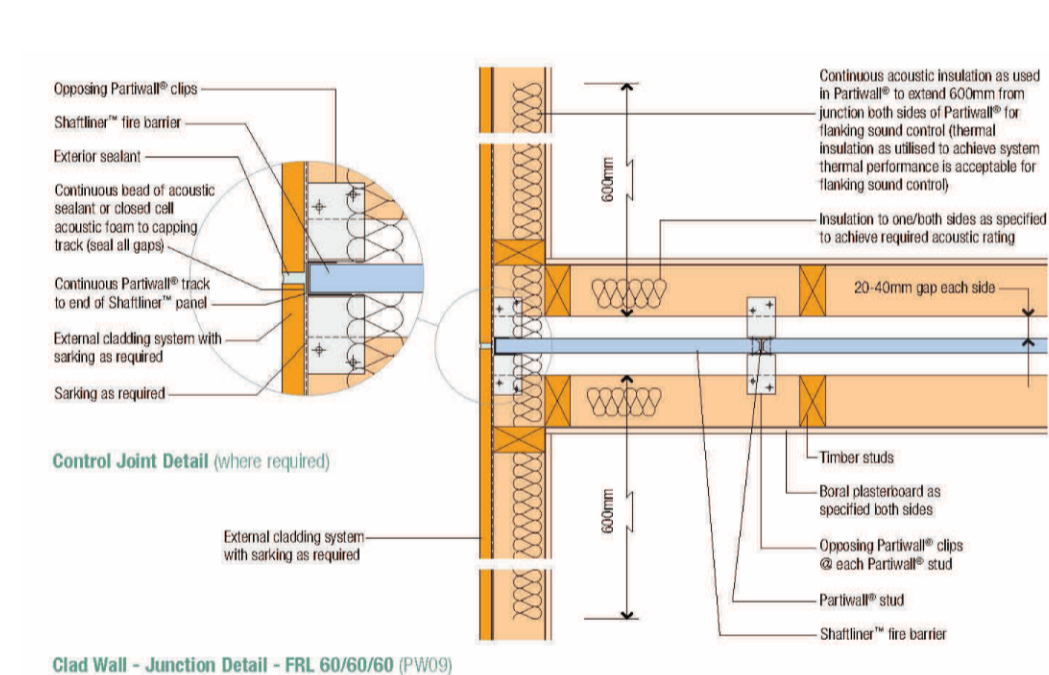
NOTE:
TLER TO ALLOW FOR WEEPHOLES WHEN SLIT TILING OUTDOOR AREAS.



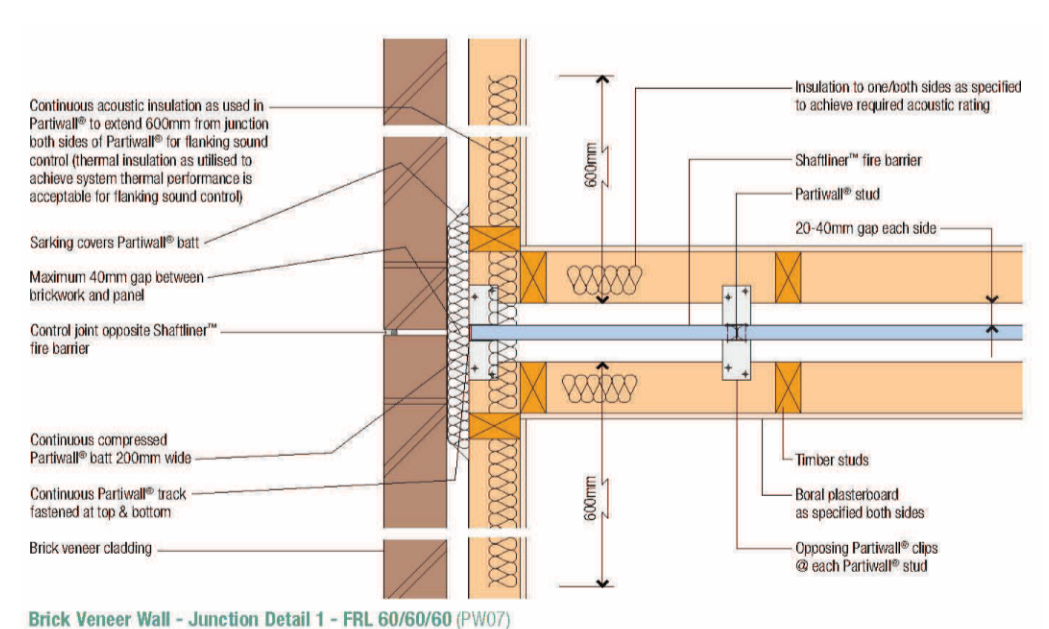
Pitched Roof - Wall/Roof Junction Detail - FRL 60/60/60 (P/W1)



Typical Floor/Wall Junction - FRL 60/60/60 (P/W1)

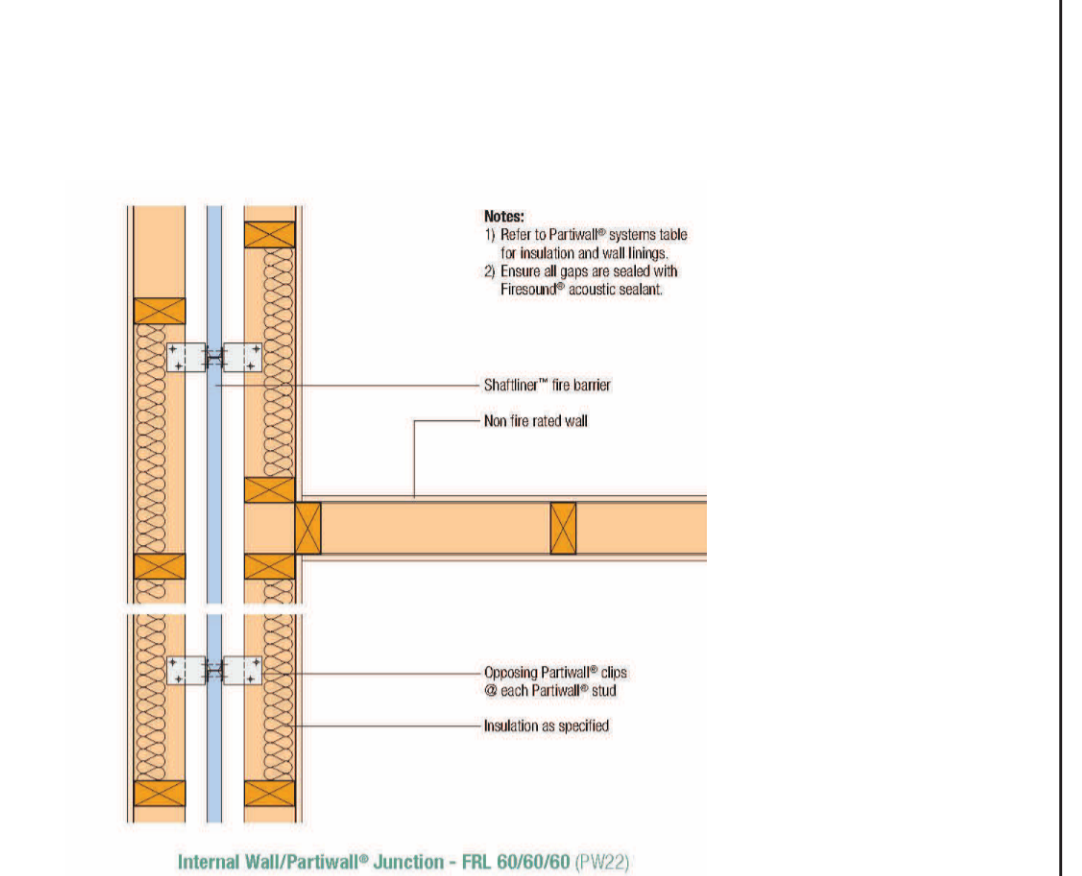


Clad Wall - Junction Detail - FRL 60/60/60 (P/W1)

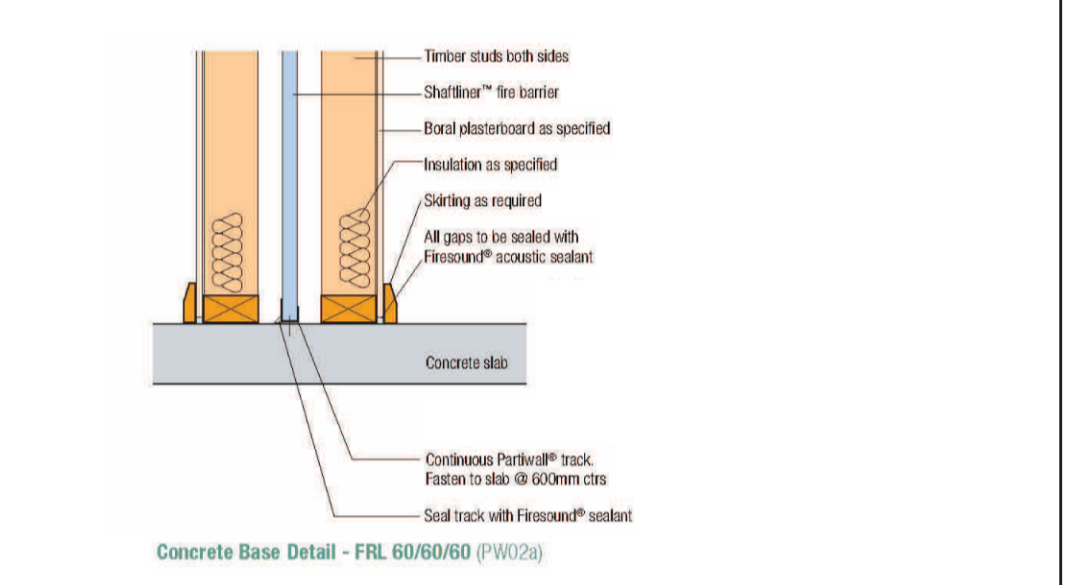


Brick Veneer Wall - Junction Detail 1 - FRL 60/60/60 (P/W1)

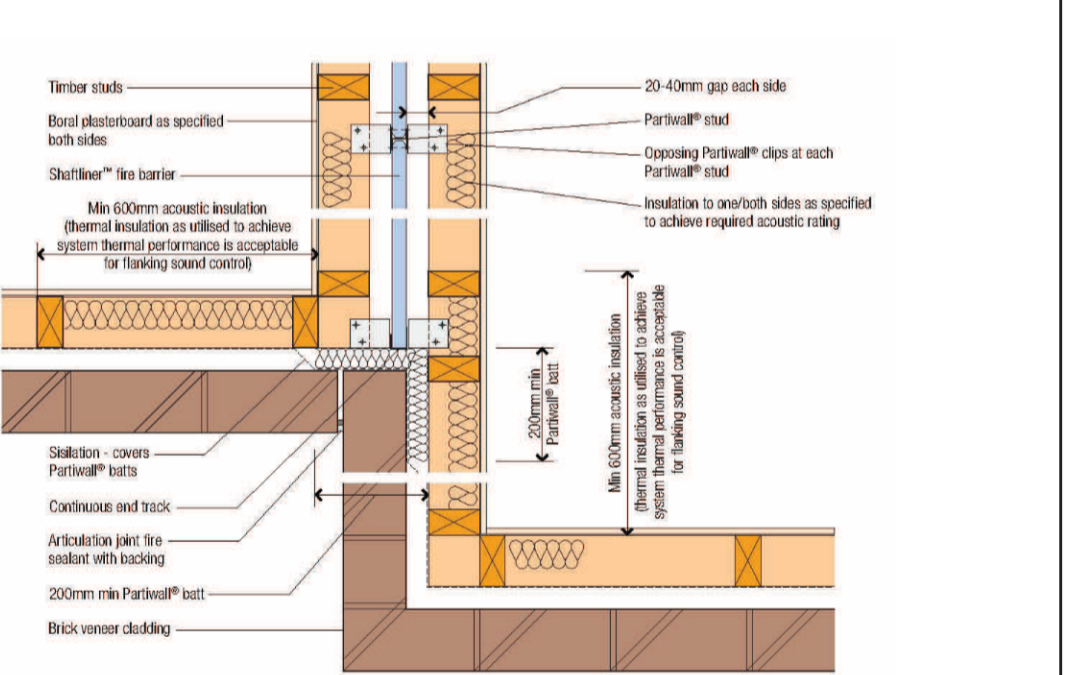
System Reference	Nom Width (mm)	Stud Size (mm)	Pbd Weight (kg/m²)	Fire FRL (min)	Acoustic Ratings R _w , R _w +C _w	Insulation	Total R Value (m²K/W)
25ST101GA	265	70 or 90			63	150mm thick R2.5 glass wool ceiling batt both sides	5.27



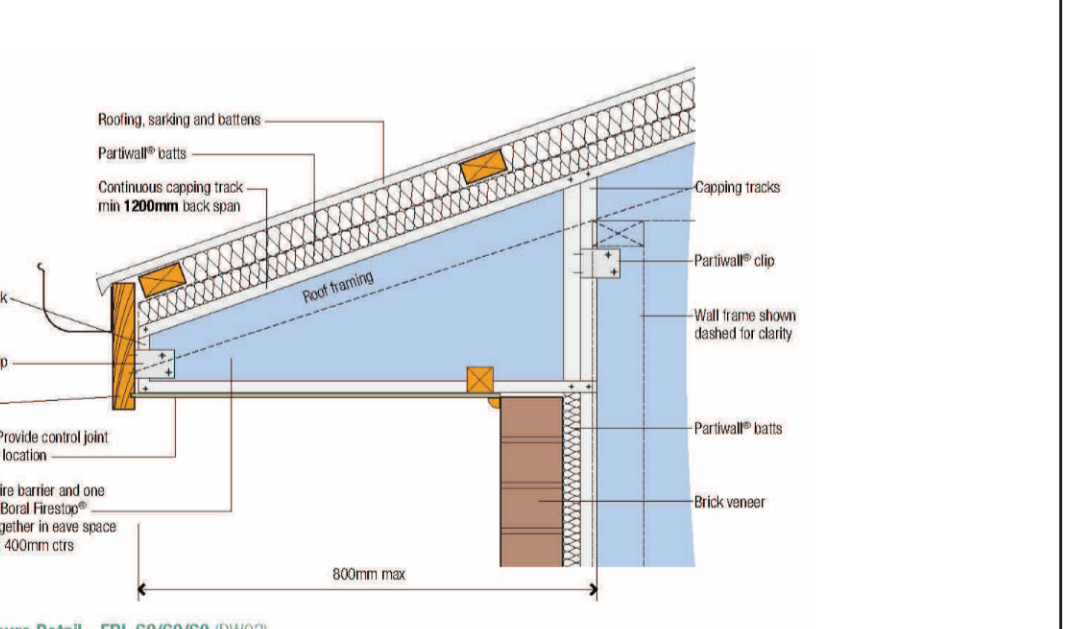
Internal Wall/Partiwall Junction - FRL 60/60/60 (P/W2)



Concrete Base Detail - FRL 60/60/60 (P/W2)



Brick Veneer Wall Junction - Detail 2 - FRL 60/60/60 (P/W1)



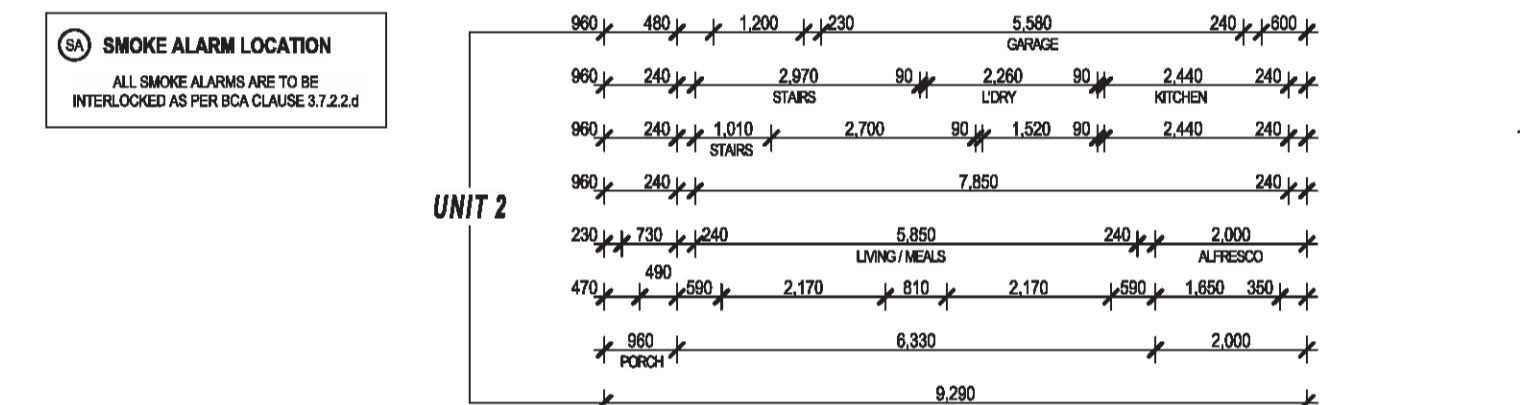
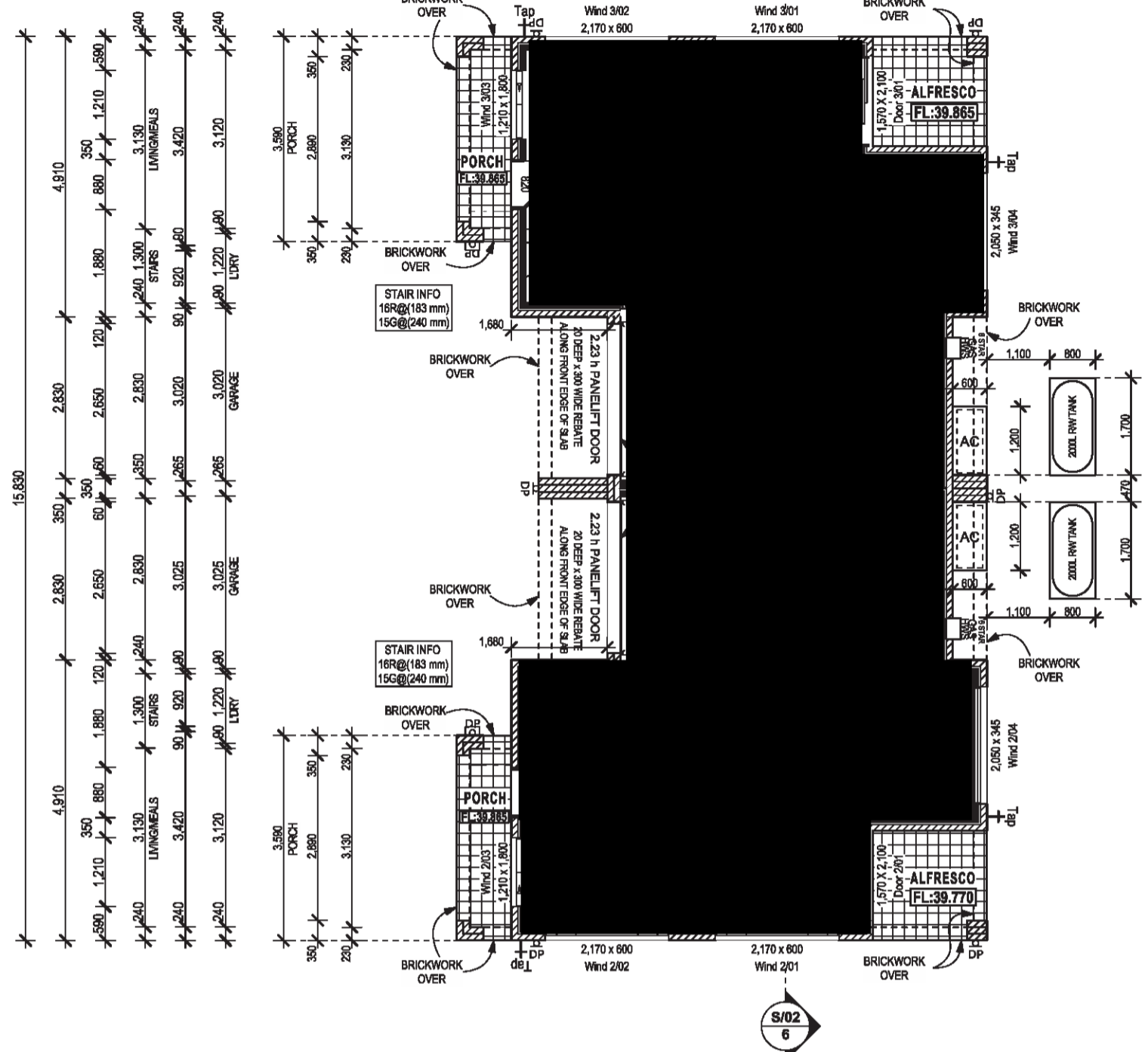
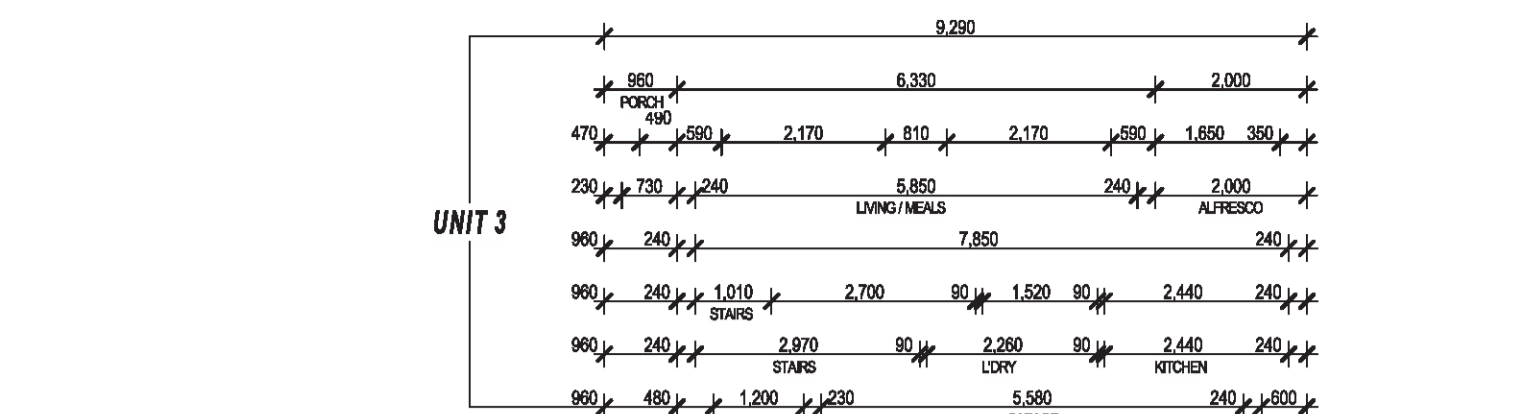
Eave Closure Detail - FRL 60/60/60 (P/W1)

Plot Date
Mon 20 Dec 2021

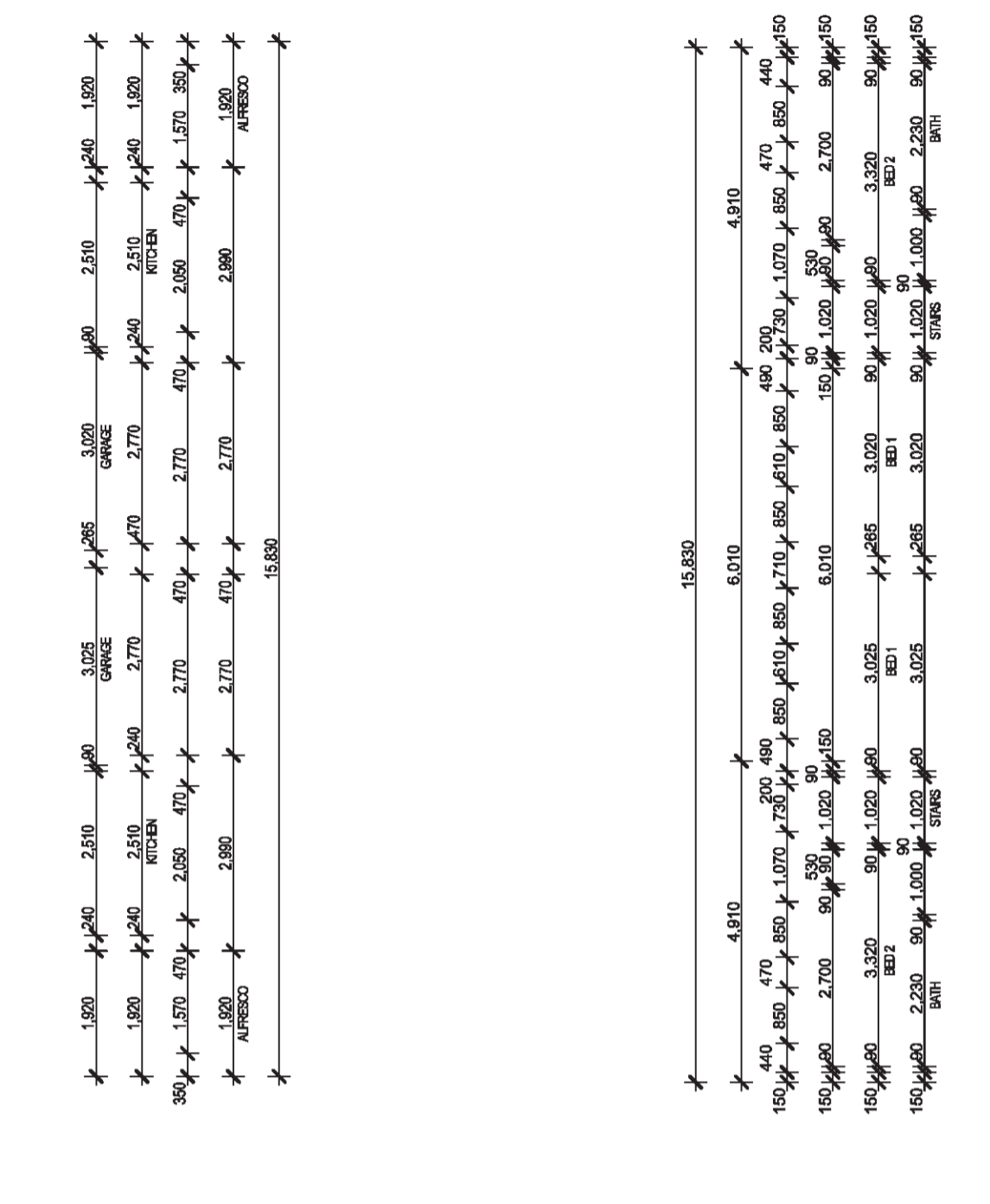
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING. DO NOT ASSUME - IF IN DOUBT ASK.

SCALE BAR 1:100

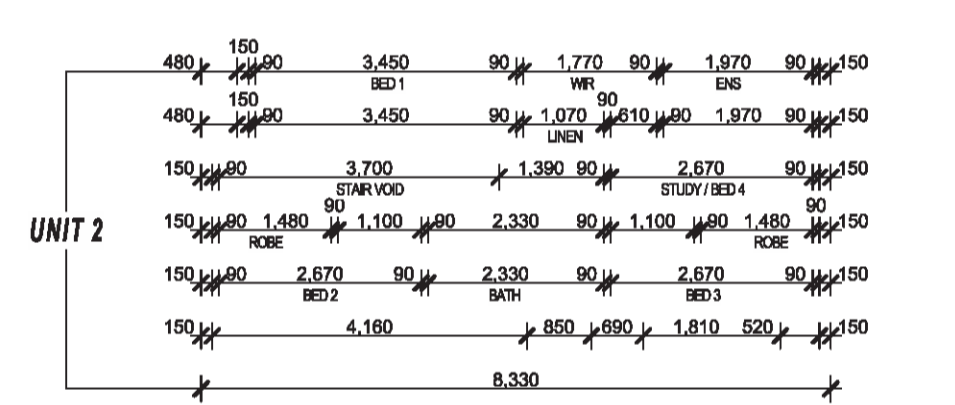
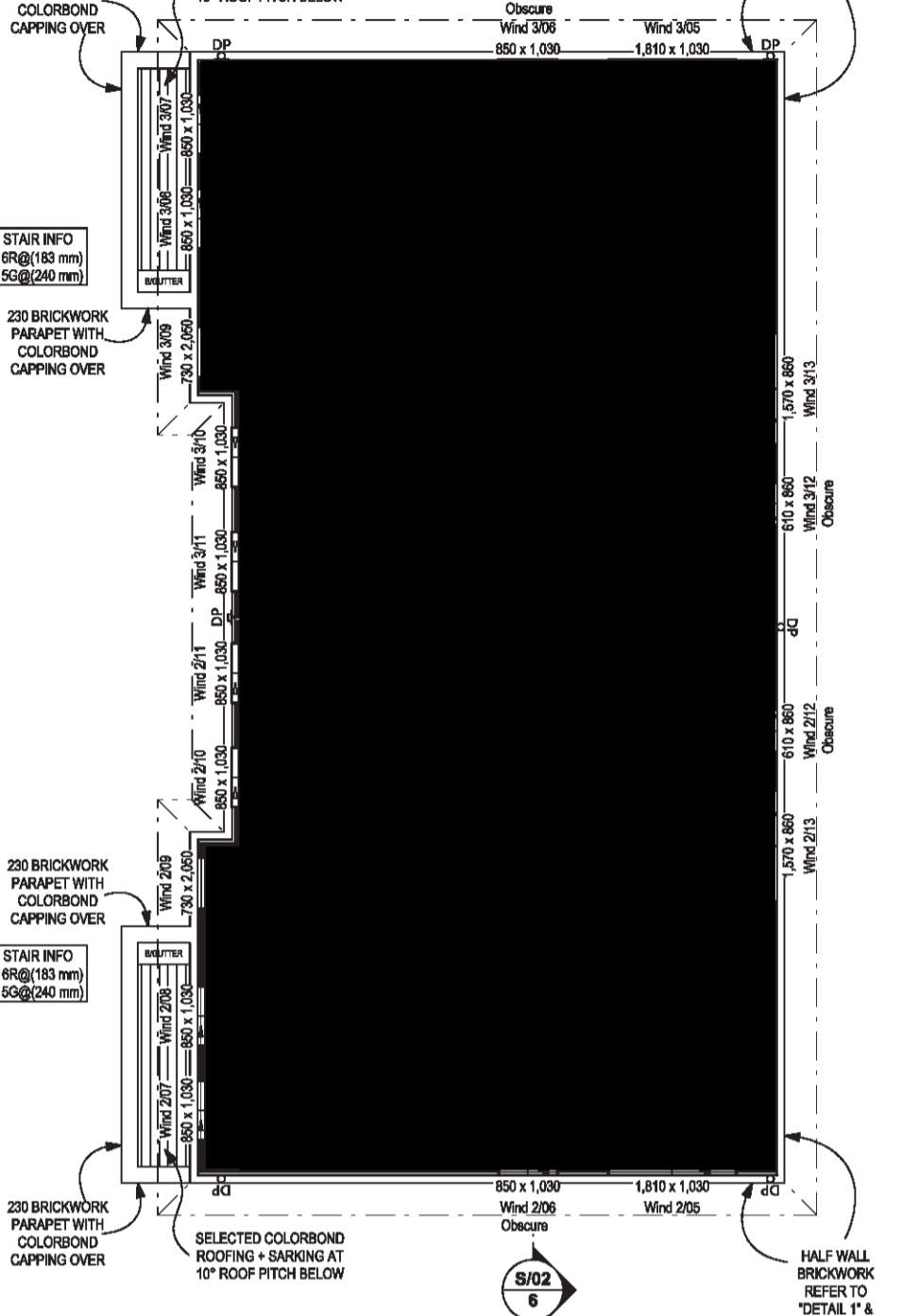
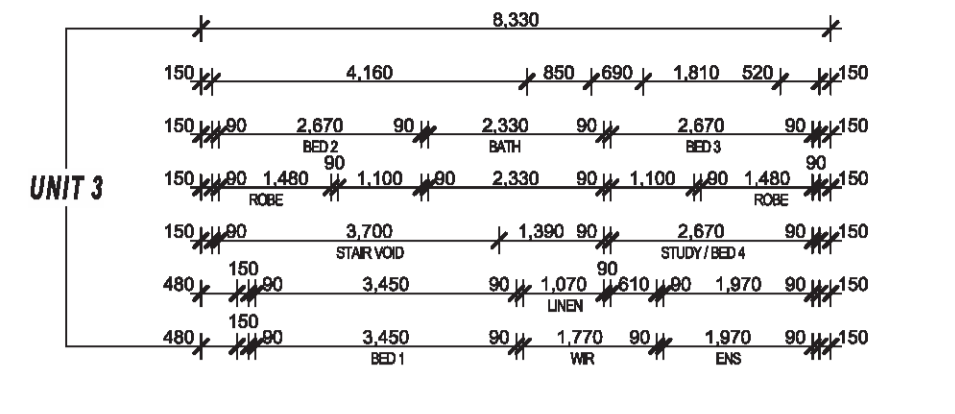
SCALE BAR 1:50



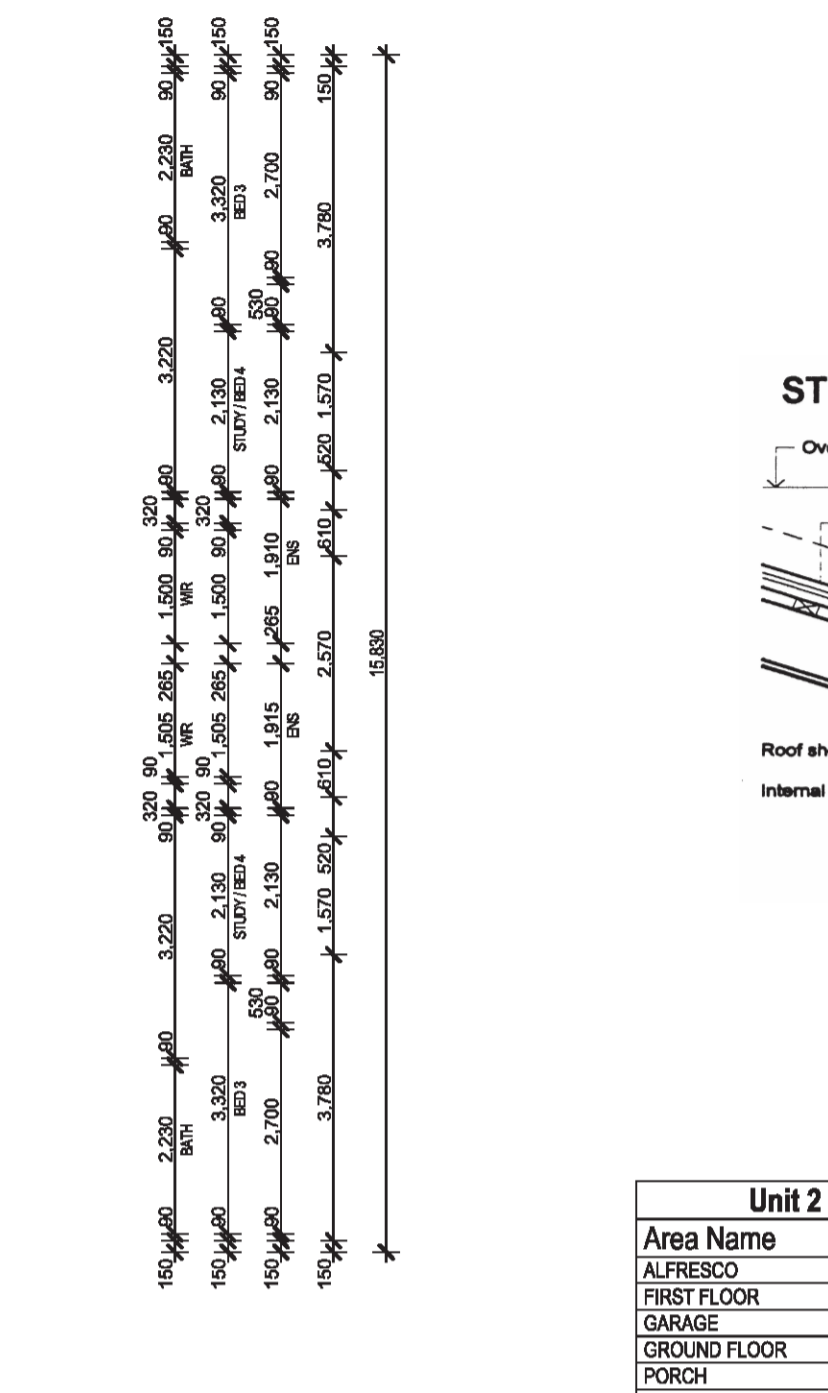
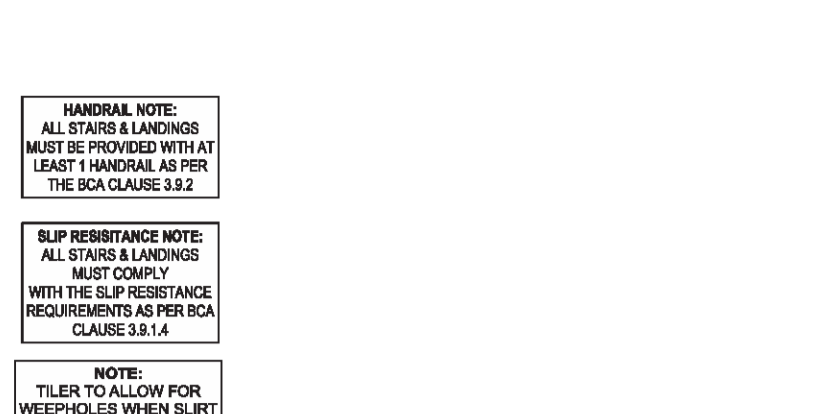
Ground Floor Plan (Unit 2-3) 1:100



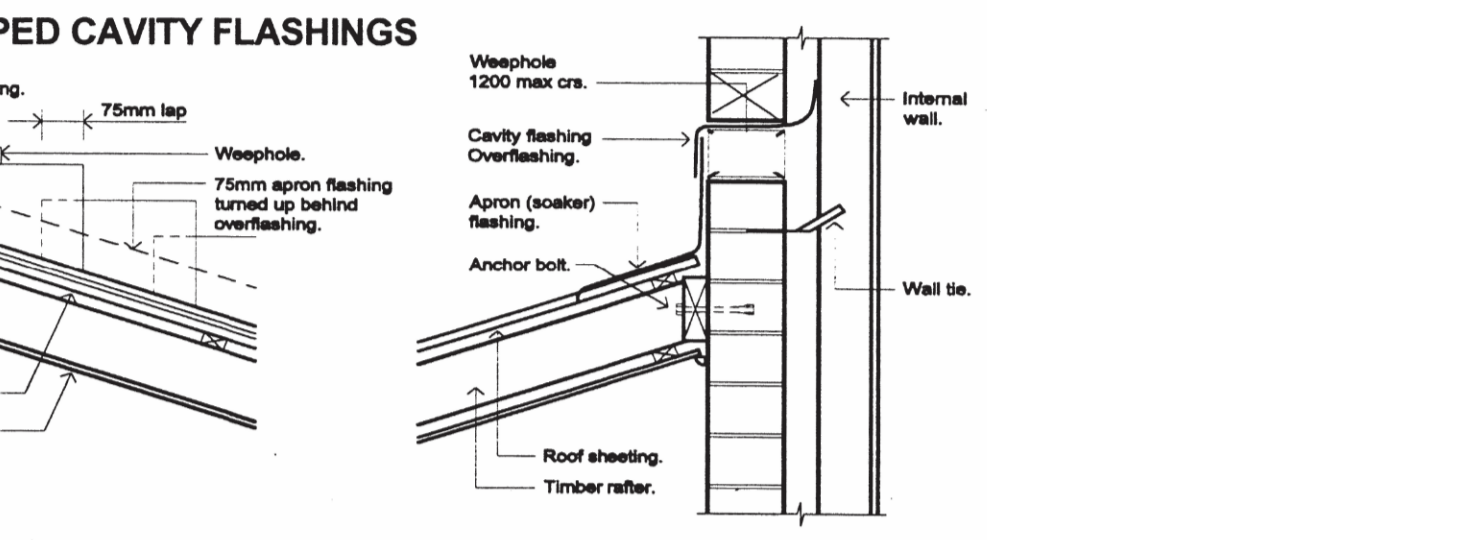
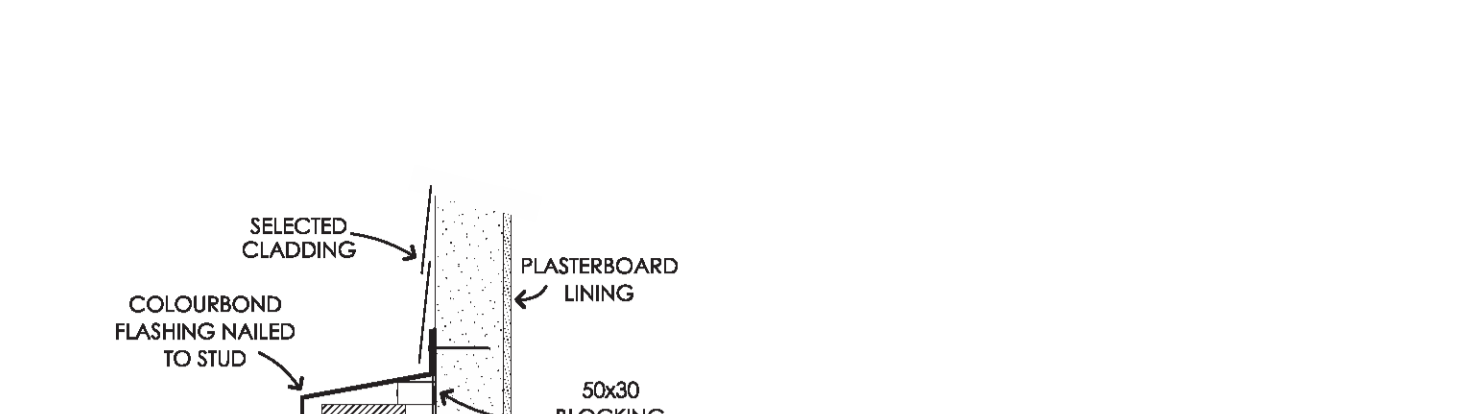
Ground Floor Plan (Unit 2-3) 1:100



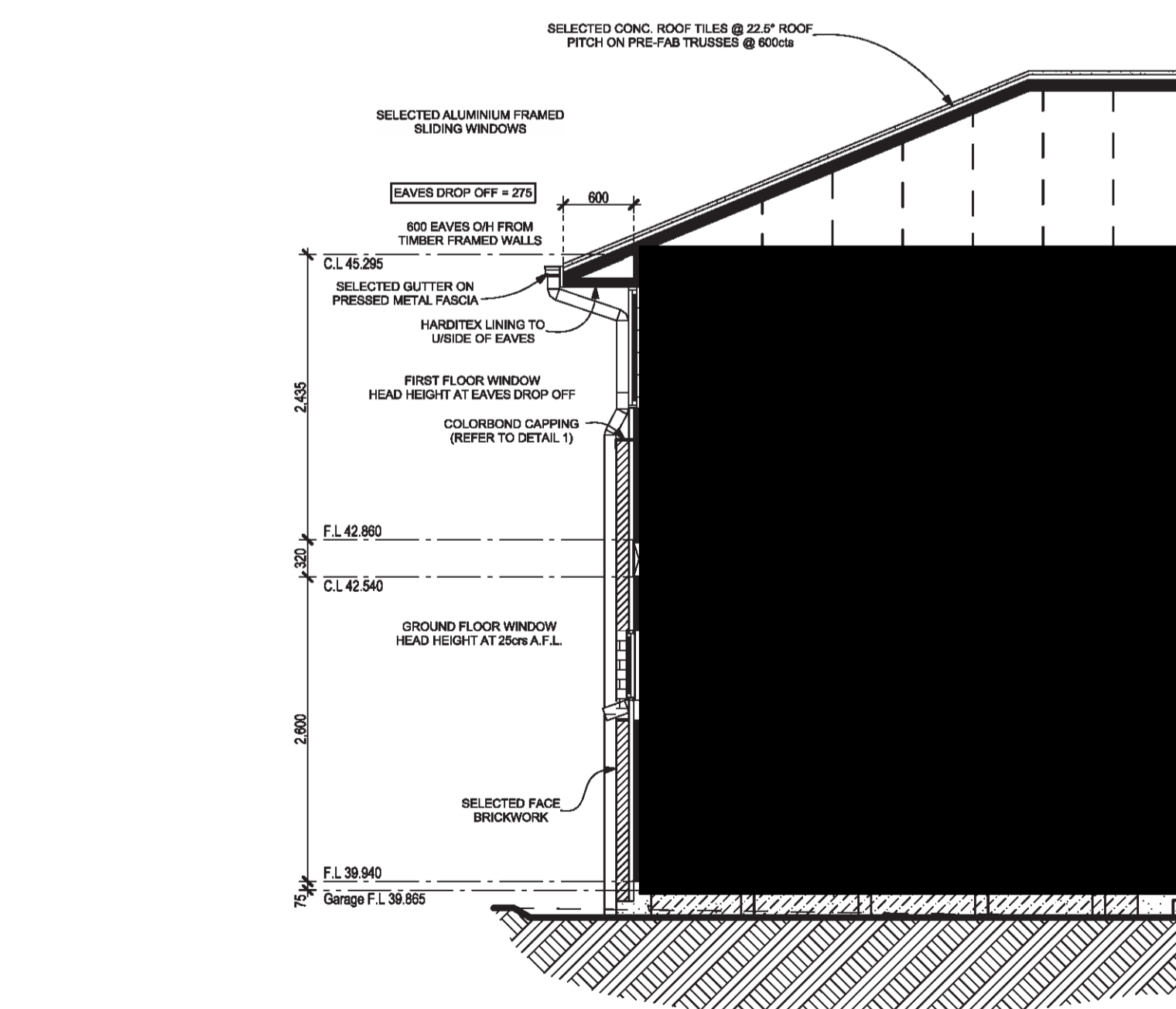
Ground Floor Plan (Unit 2-3) 1:100



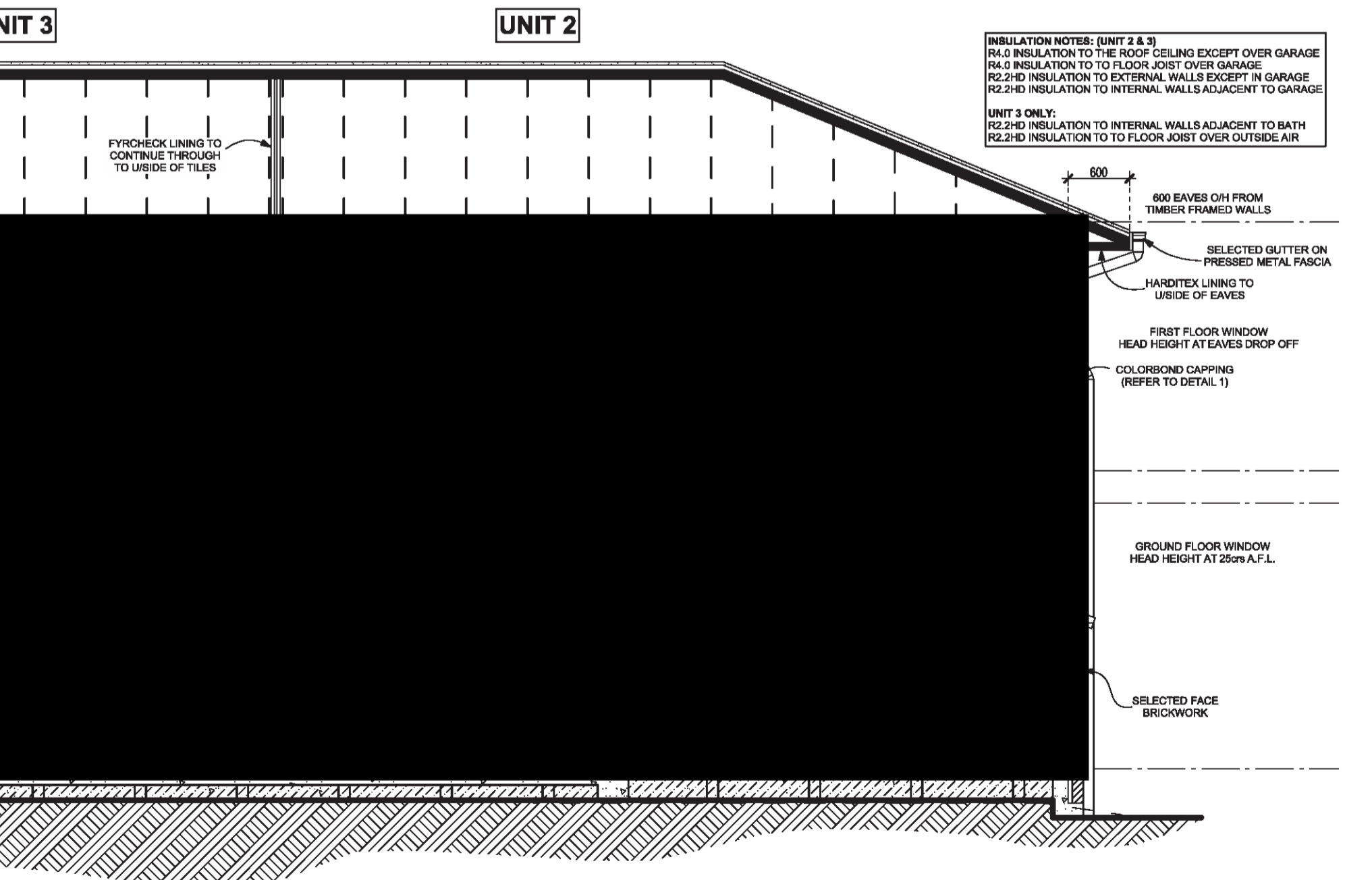
Ground Floor Plan (Unit 2-3) 1:100



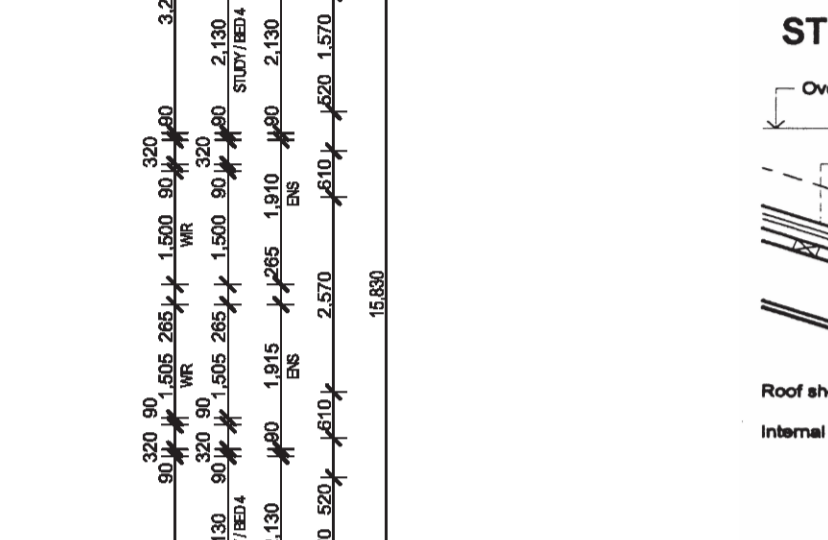
Unit 2 Areas		Unit 3 Areas		ROOF AREA (Unit 2-3)	
Area Name	Area m2	Area Name	Area m2	Pitch	Horizontal Area
ALFRESCO	3.84	ALFRESCO	3.84	10.00°	4.14
FIRST FLOOR	64.51	FIRST FLOOR	64.51	22.50°	151.97
GARAGE	19.08	GARAGE	19.08		
GROUND FLOOR	36.18	GROUND FLOOR	36.18		
PORCH	3.45	PORCH	3.45		
Total	127.06 m²	Total	127.06 m²		



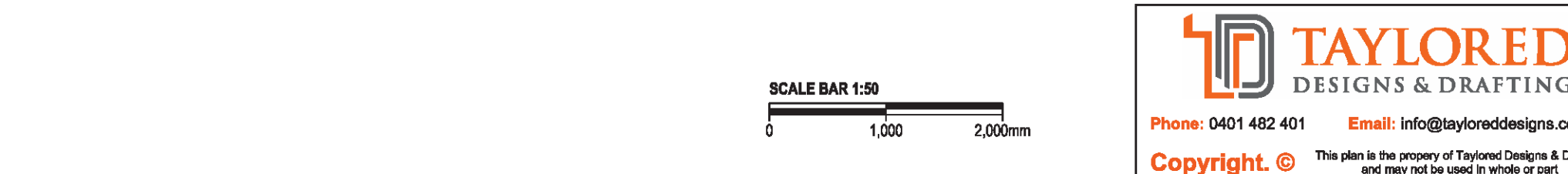
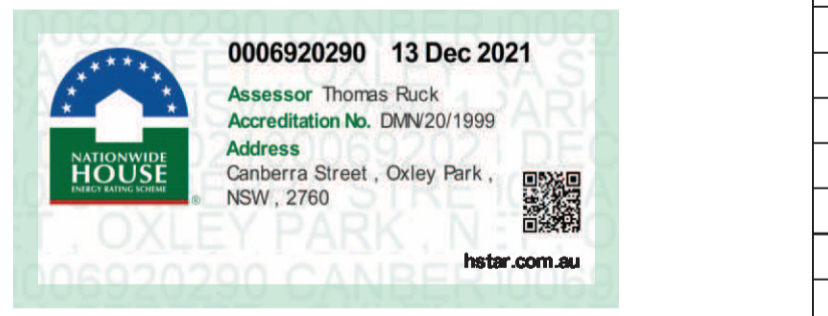
Section 02 1:50



Section 01 1:50



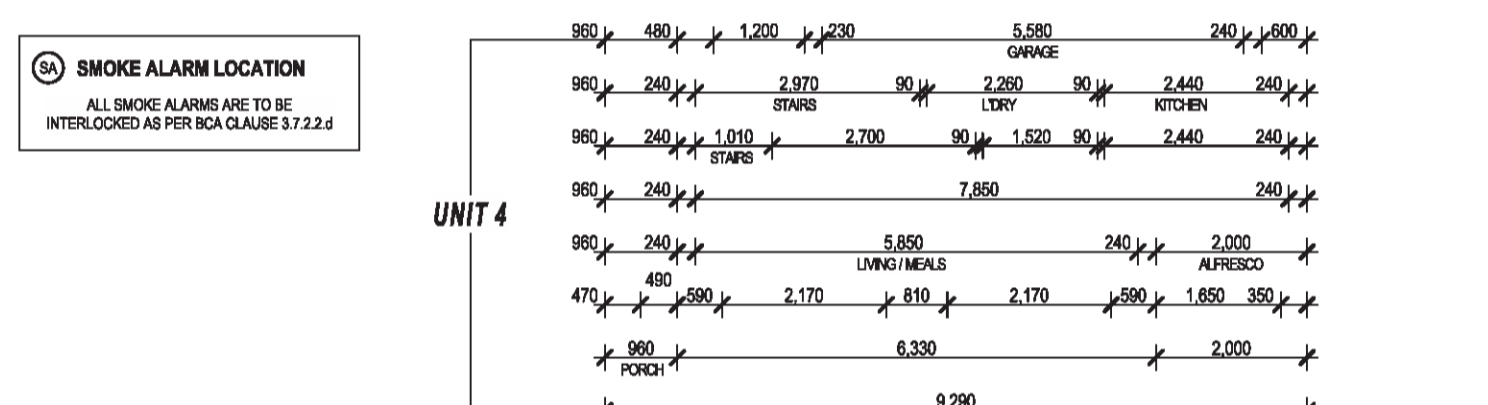
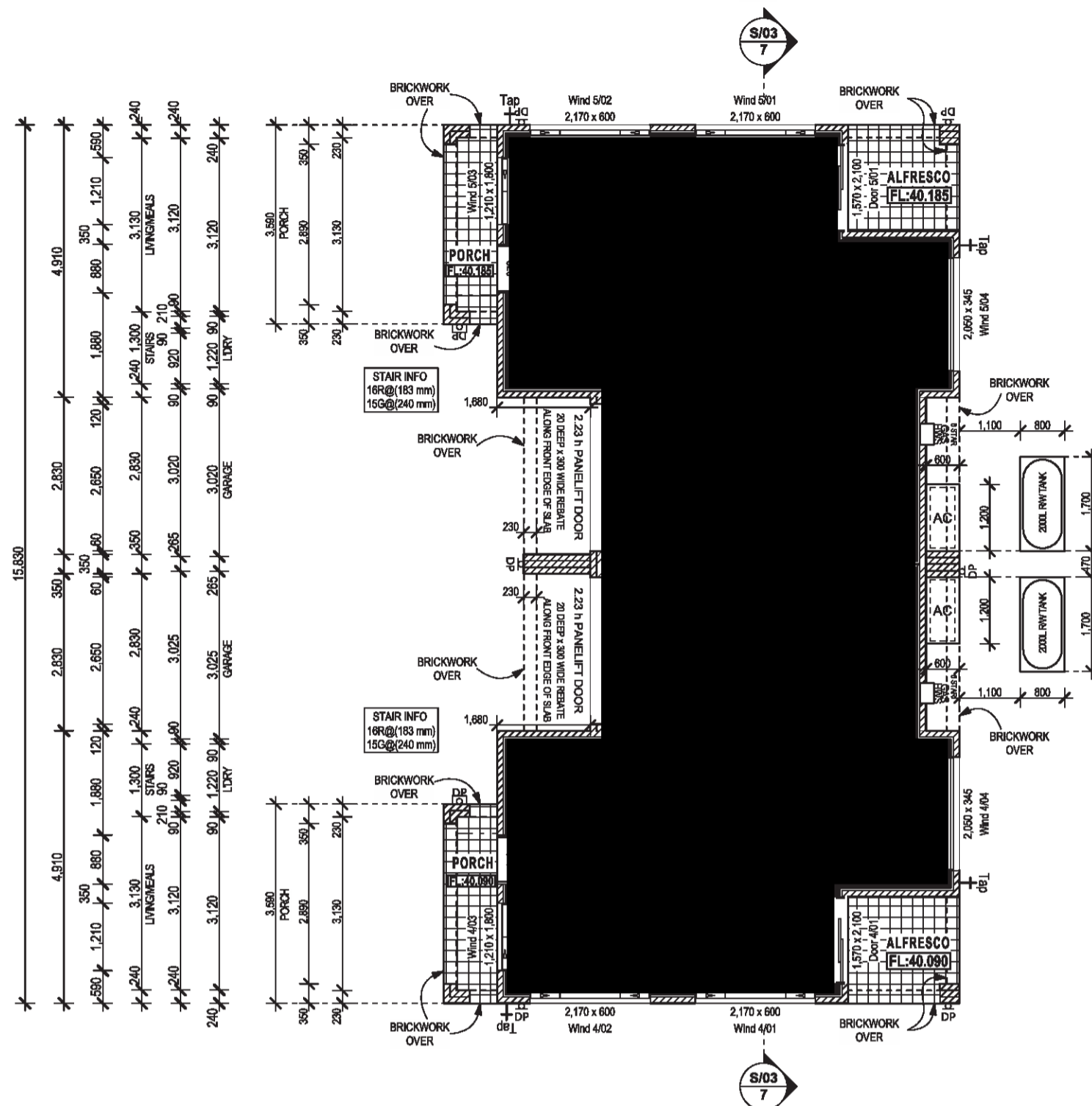
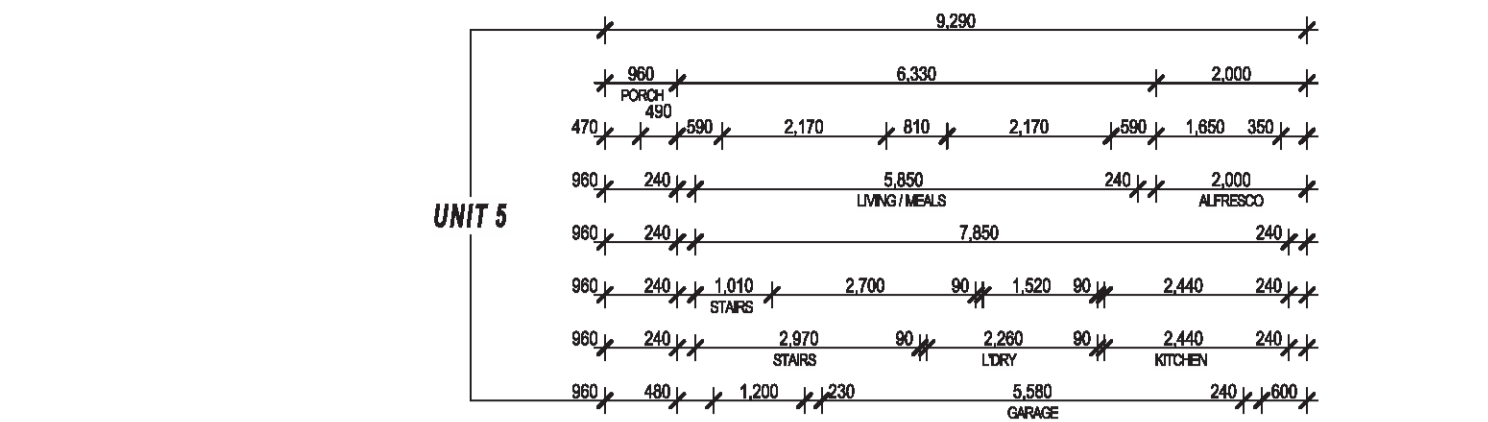
Window / Door Schedule (Units 2-3)					
ID	Plan Symbol	Type	Glazing Type	Height	Width
Door 201	[Symbol]	ALUMINIUM SLIDING	CLEAR	2,100	1,670
Door 301	[Symbol]	ALUMINIUM SLIDING	CLEAR	2,100	1,670
Wnd 201	[Symbol]	ALUMINIUM SLIDING	CLEAR	800	2,170
Wnd 202	[Symbol]	ALUMINIUM SLIDING	CLEAR	800	2,170
Wnd 203	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,800	1,210
Wnd 204	[Symbol]	ALUMINIUM FIXED	CLEAR	348	2,050
Wnd 205	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	1,810
Wnd 206	[Symbol]	ALUMINIUM SLIDING	OBSCURE	1,030	860
Wnd 207	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 208	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 209	[Symbol]	ALUMINIUM FIXED	CLEAR	2,050	730
Wnd 210	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 211	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 212	[Symbol]	ALUMINIUM SLIDING	OBSCURE	860	610
Wnd 213	[Symbol]	ALUMINIUM SLIDING	CLEAR	860	1,670
Wnd 301	[Symbol]	ALUMINIUM SLIDING	CLEAR	800	2,170
Wnd 302	[Symbol]	ALUMINIUM SLIDING	CLEAR	800	2,170
Wnd 303	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,800	1,210
Wnd 304	[Symbol]	ALUMINIUM FIXED	CLEAR	348	2,050
Wnd 305	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	1,810
Wnd 306	[Symbol]	ALUMINIUM SLIDING	OBSCURE	1,030	860
Wnd 307	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 308	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 309	[Symbol]	ALUMINIUM FIXED	CLEAR	2,050	730
Wnd 310	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 311	[Symbol]	ALUMINIUM SLIDING	CLEAR	1,030	860
Wnd 312	[Symbol]	ALUMINIUM SLIDING	OBSCURE	860	610
Wnd 313	[Symbol]	ALUMINIUM SLIDING	CLEAR	860	1,670



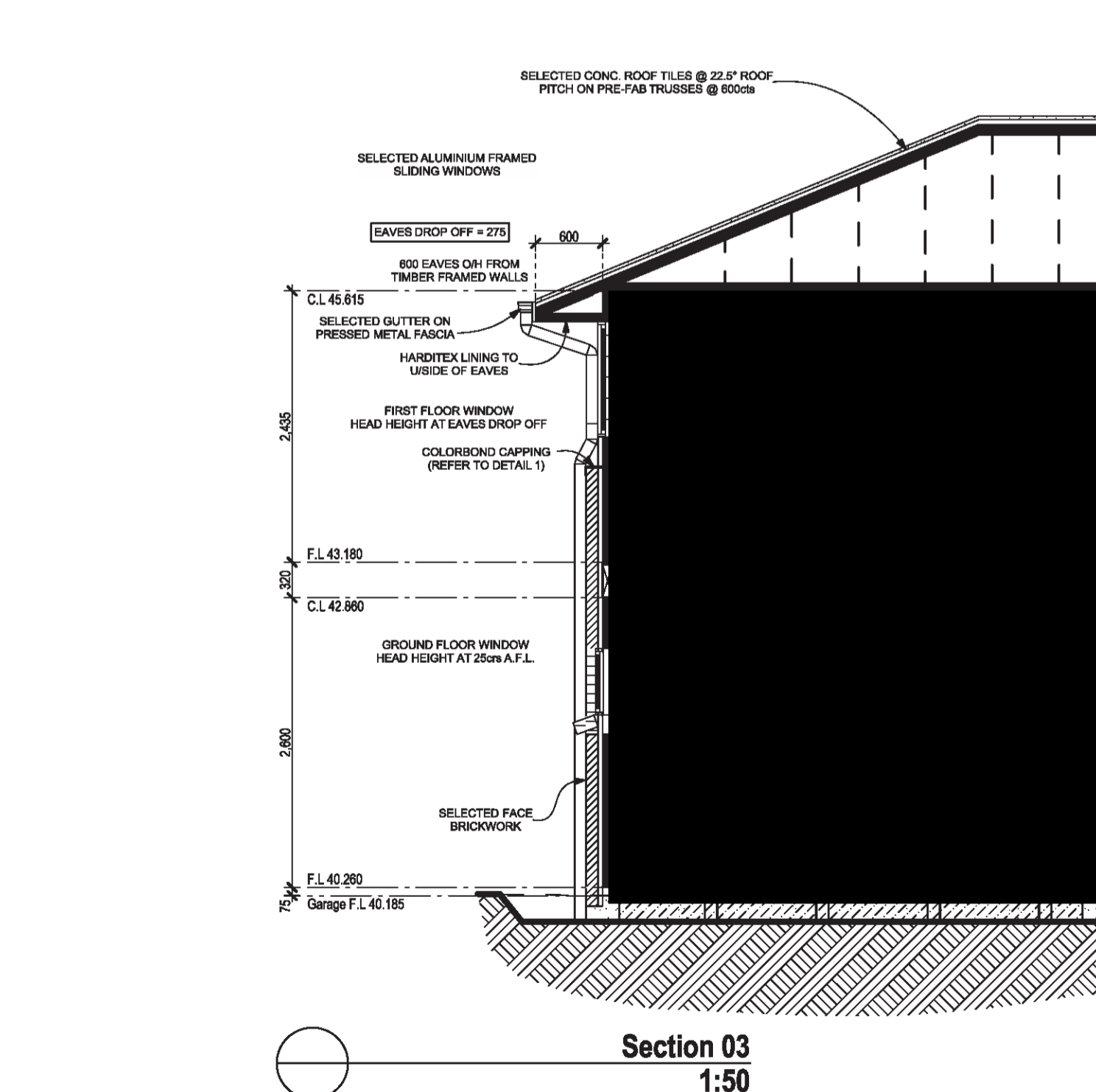
GENERAL NOTES
 1. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
 2. ENGINEER'S DRAWINGS ARE REQUIRED AND THOSE DRAWINGS MUST TAKE PREFERENCE TO THESE DRAWINGS.
 3. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 4. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
 5. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TAYLORED DESIGNS & DRAFTING IMMEDIATELY.

REF:	DATE:	AMENDMENT:	PROPOSED:	CLIENT:
A	13.11.21	PRELIMINARY PLANS	Multi-Dwelling Housing	Mazen Abu-Duhou
B	29.11.21	HYDRAULIC AMENDMENTS		
C	29.11.21	DA PLANS		

Plot Date
 Mon 20 Dec 2021
 FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.



Ground Floor Plan (Unit 4-5) 1:100

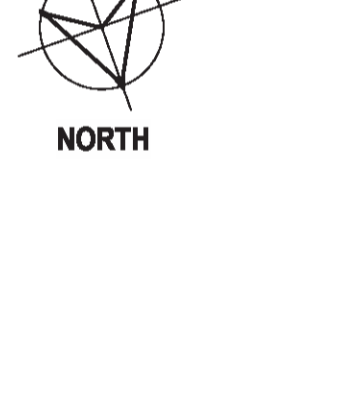
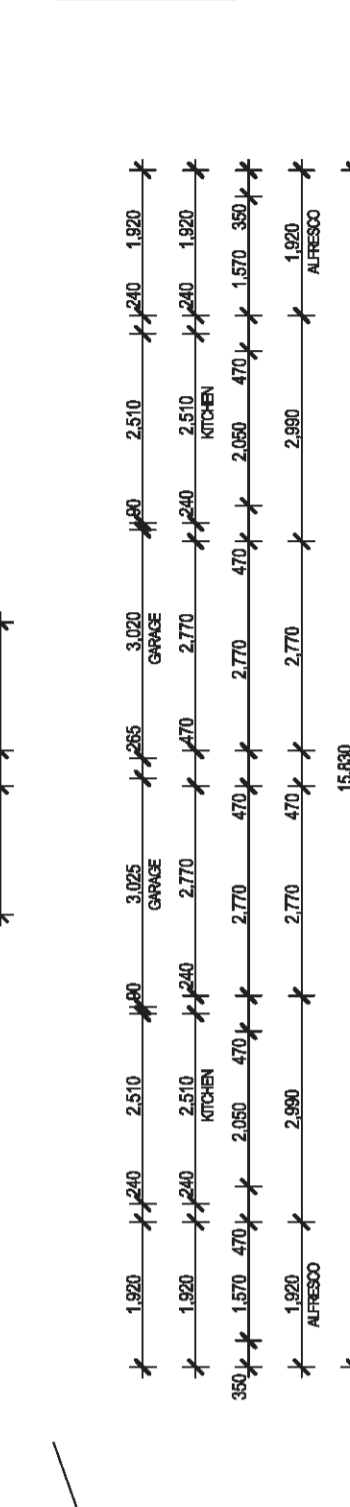


Section 03 1:50

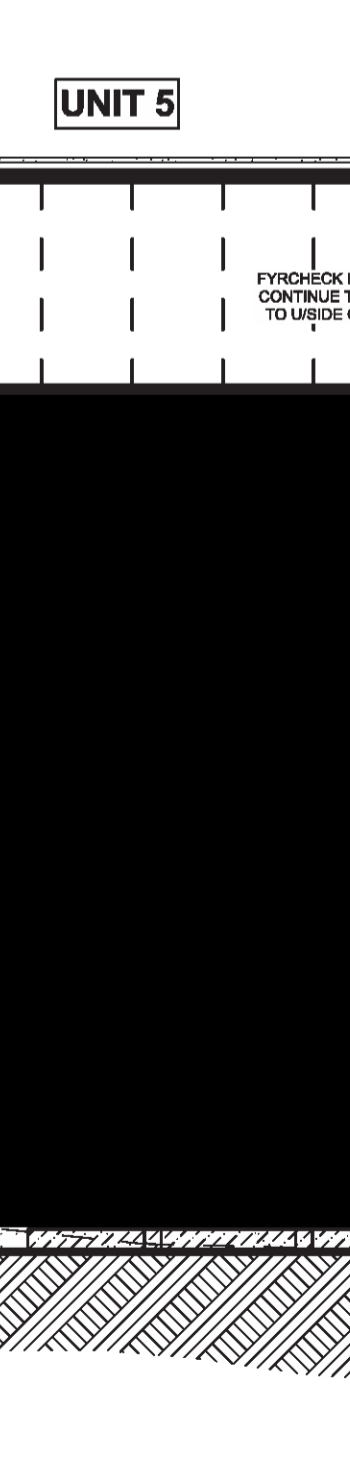
HANDRAIL NOTE:
ALL STAIRS & LANDINGS MUST BE PROVIDED WITH AT LEAST 1 HANDRAIL AS PER THE BCA CLAUSE 3.9.2

SLIP RESISTANCE NOTE:
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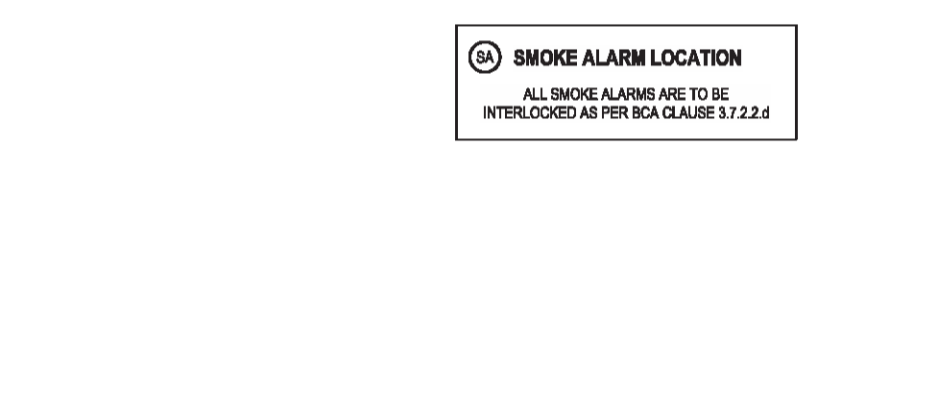
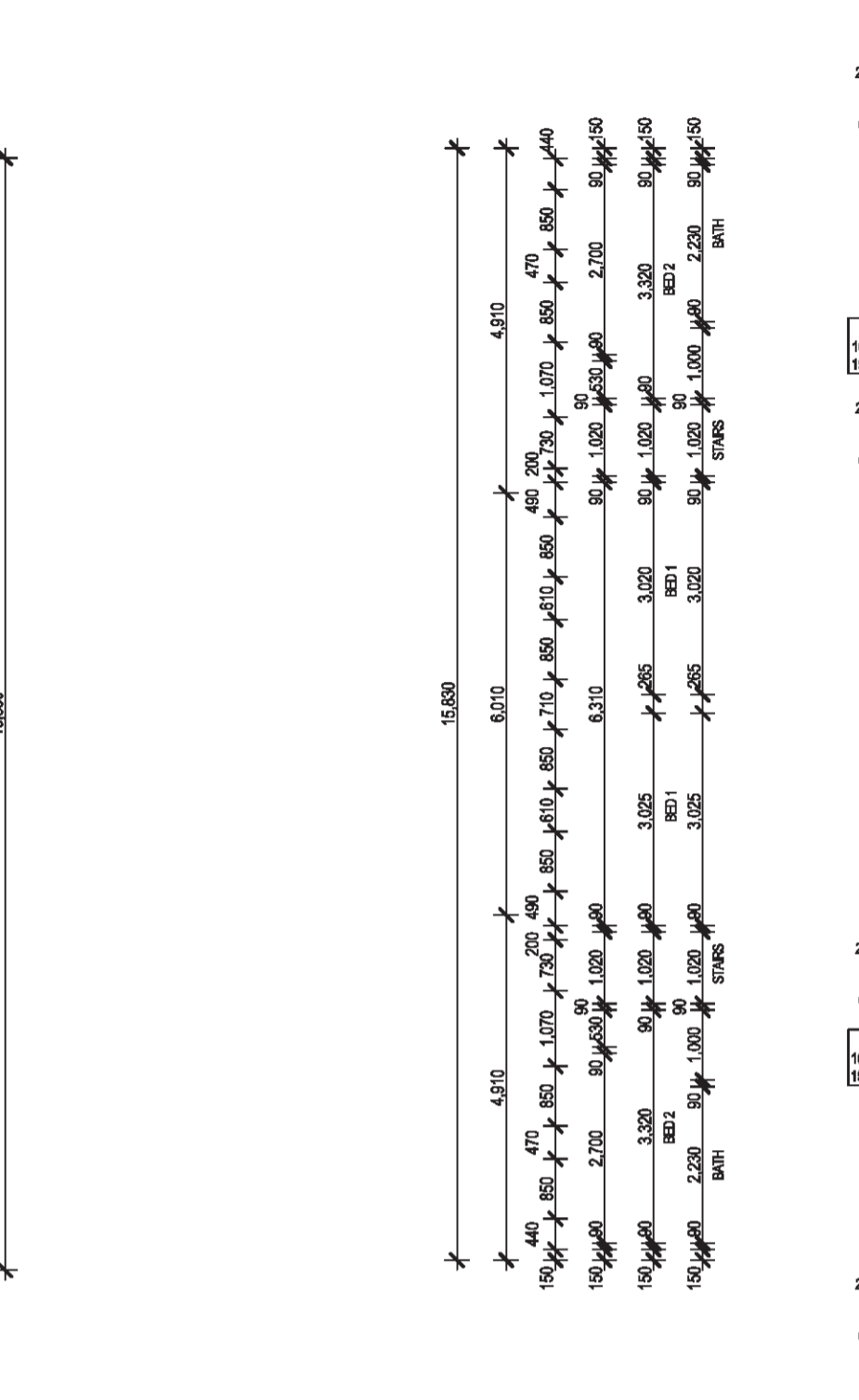
NOTE:
TLER TO ALLOW FOR WEEPHOLES WHEN SLIRT TILING OUTDOOR AREAS



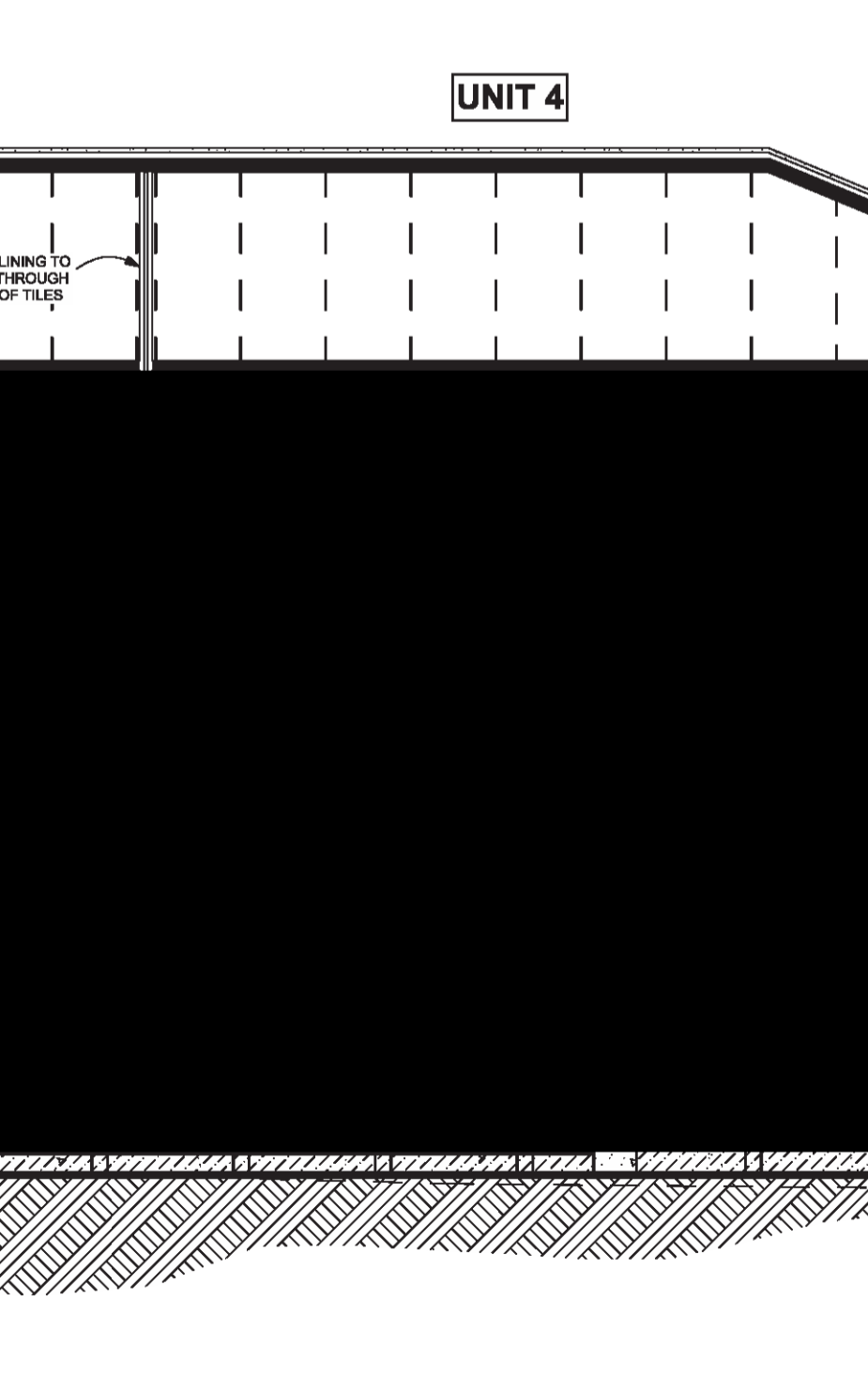
Ground Floor Plan (Unit 4) 1:100



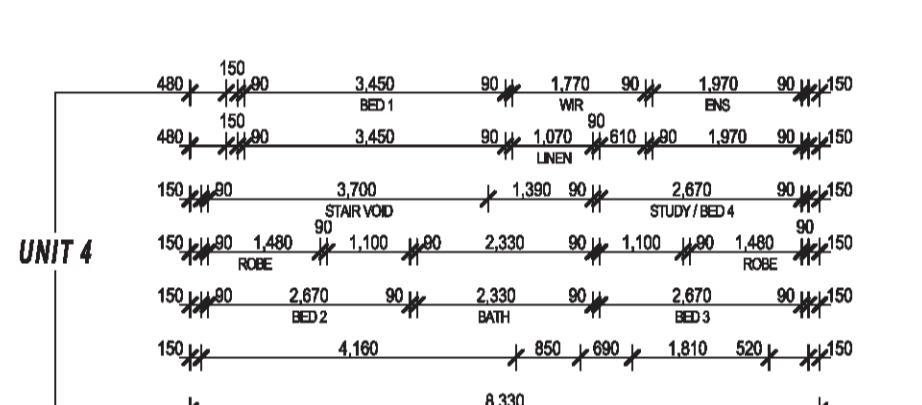
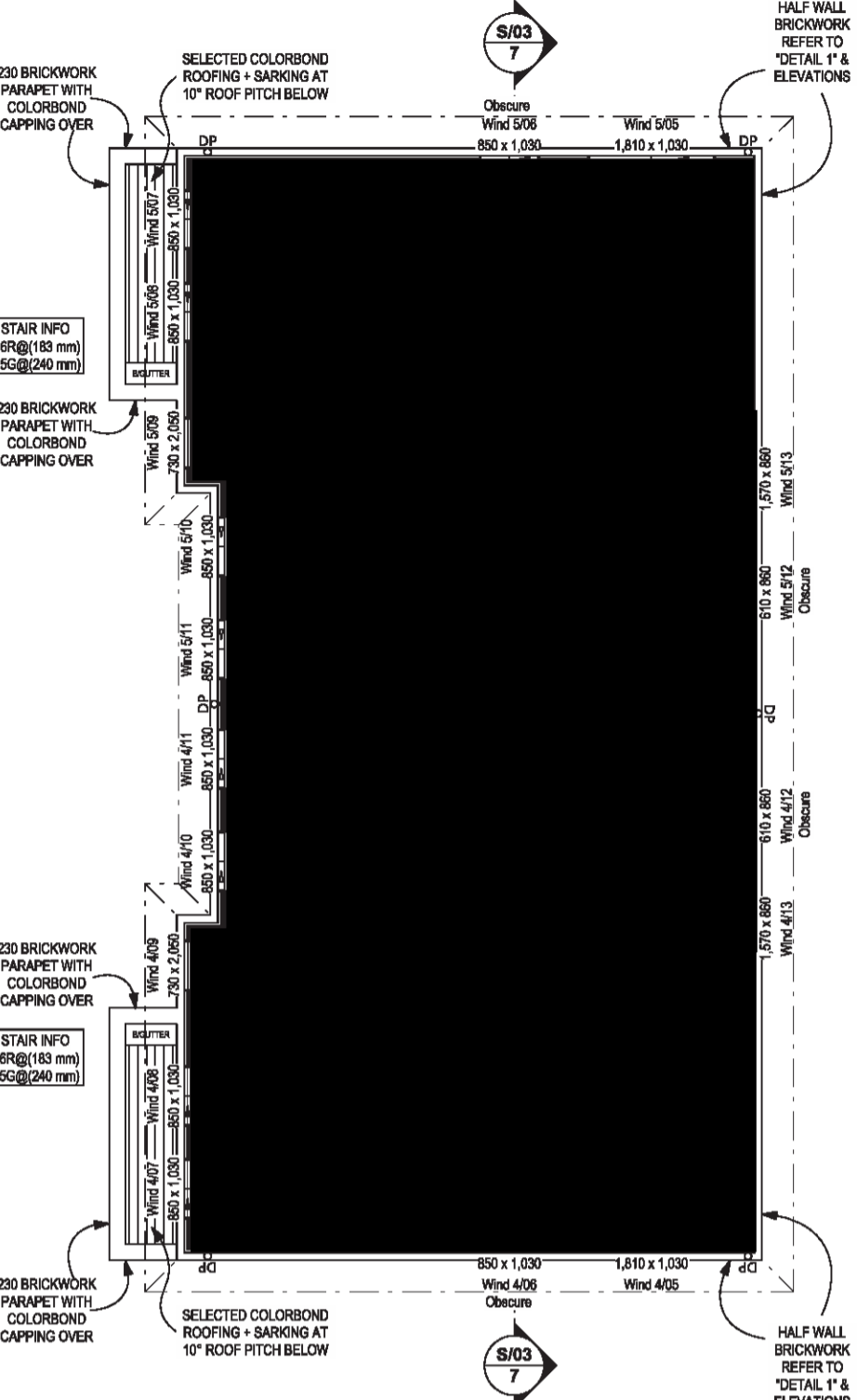
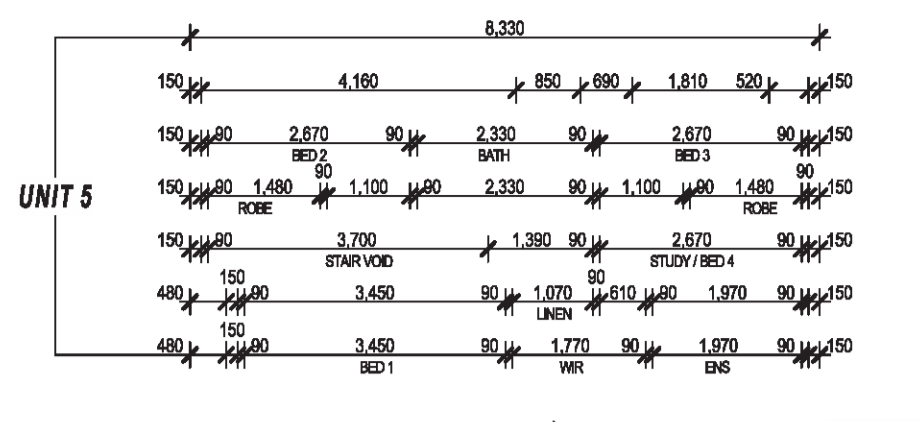
Section 04 1:50



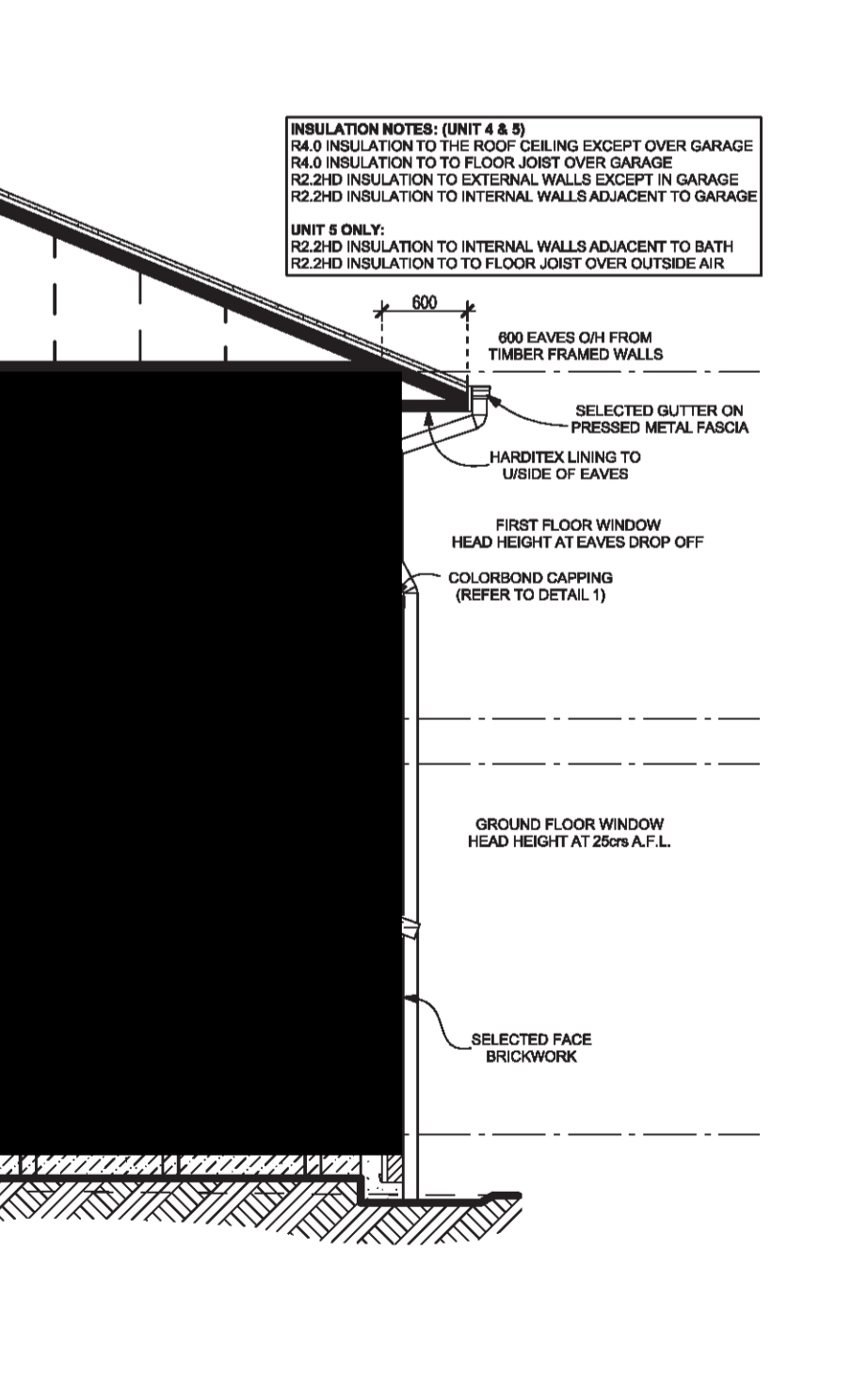
Ground Floor Plan (Unit 4-5) 1:100



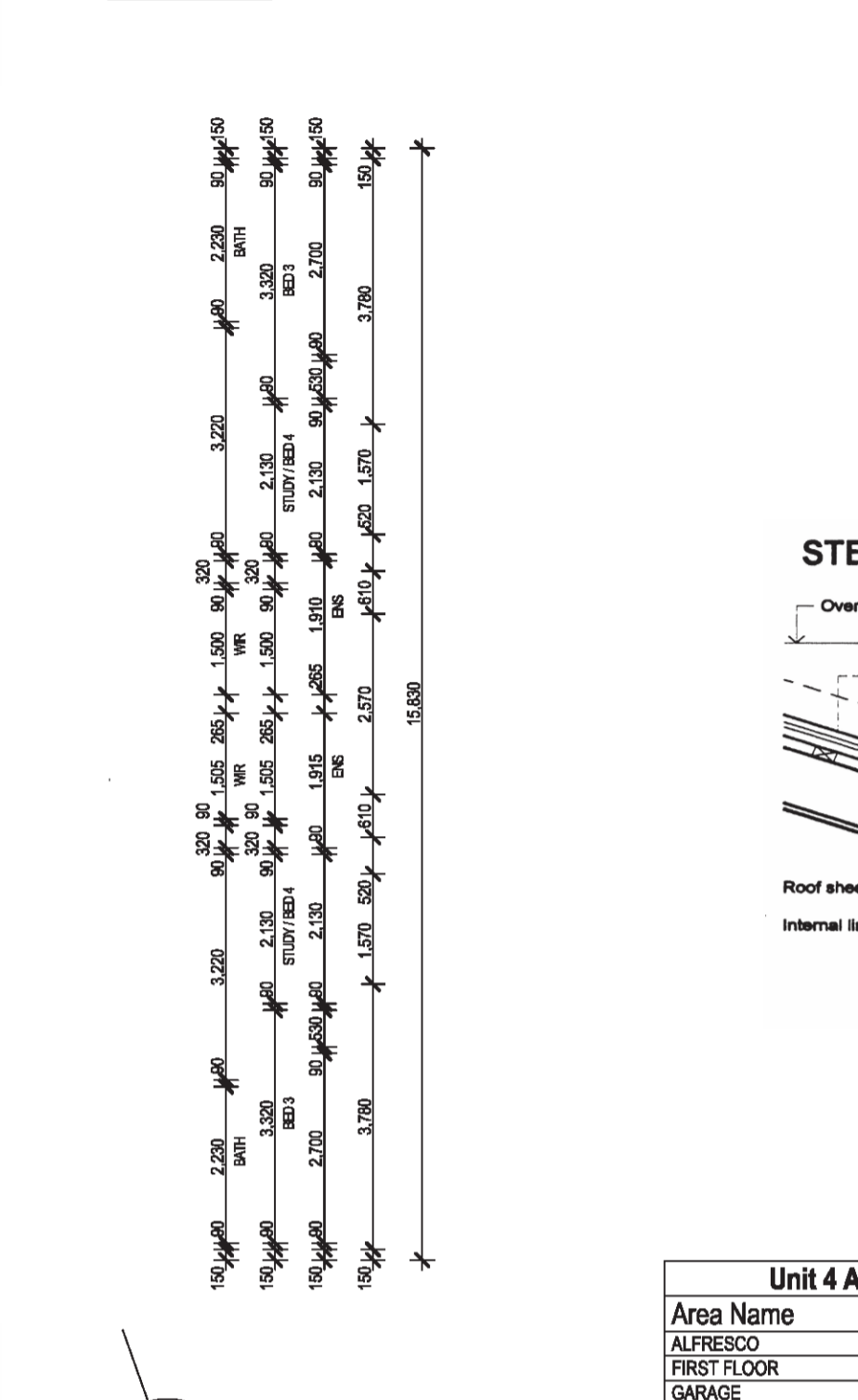
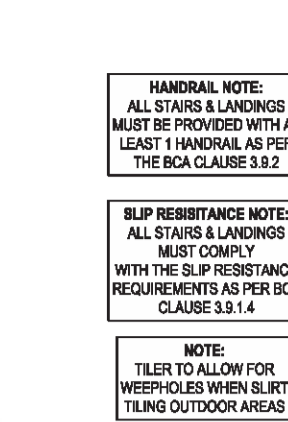
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Ground Floor Plan (Unit 4-5) 1:100



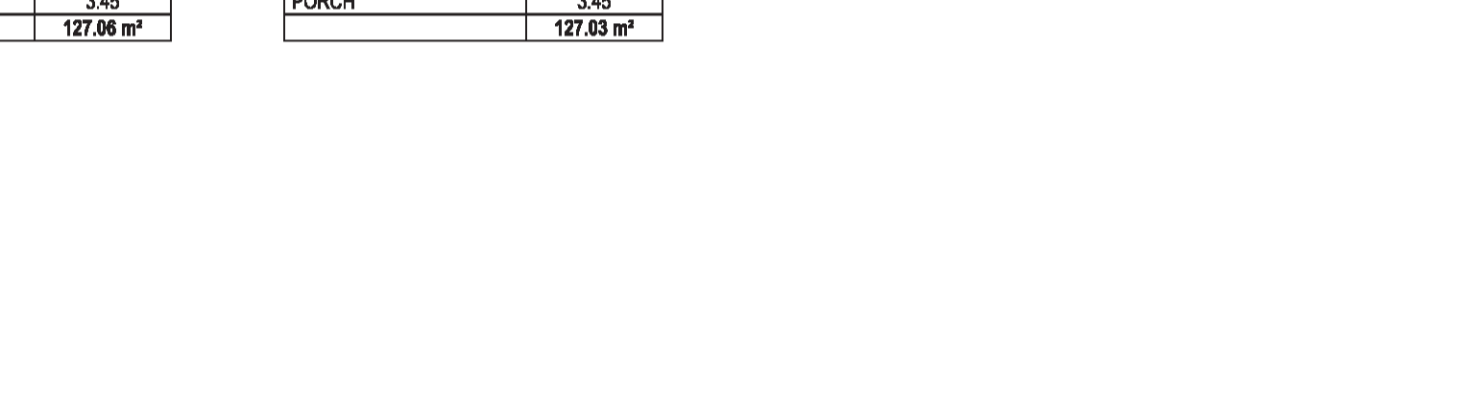
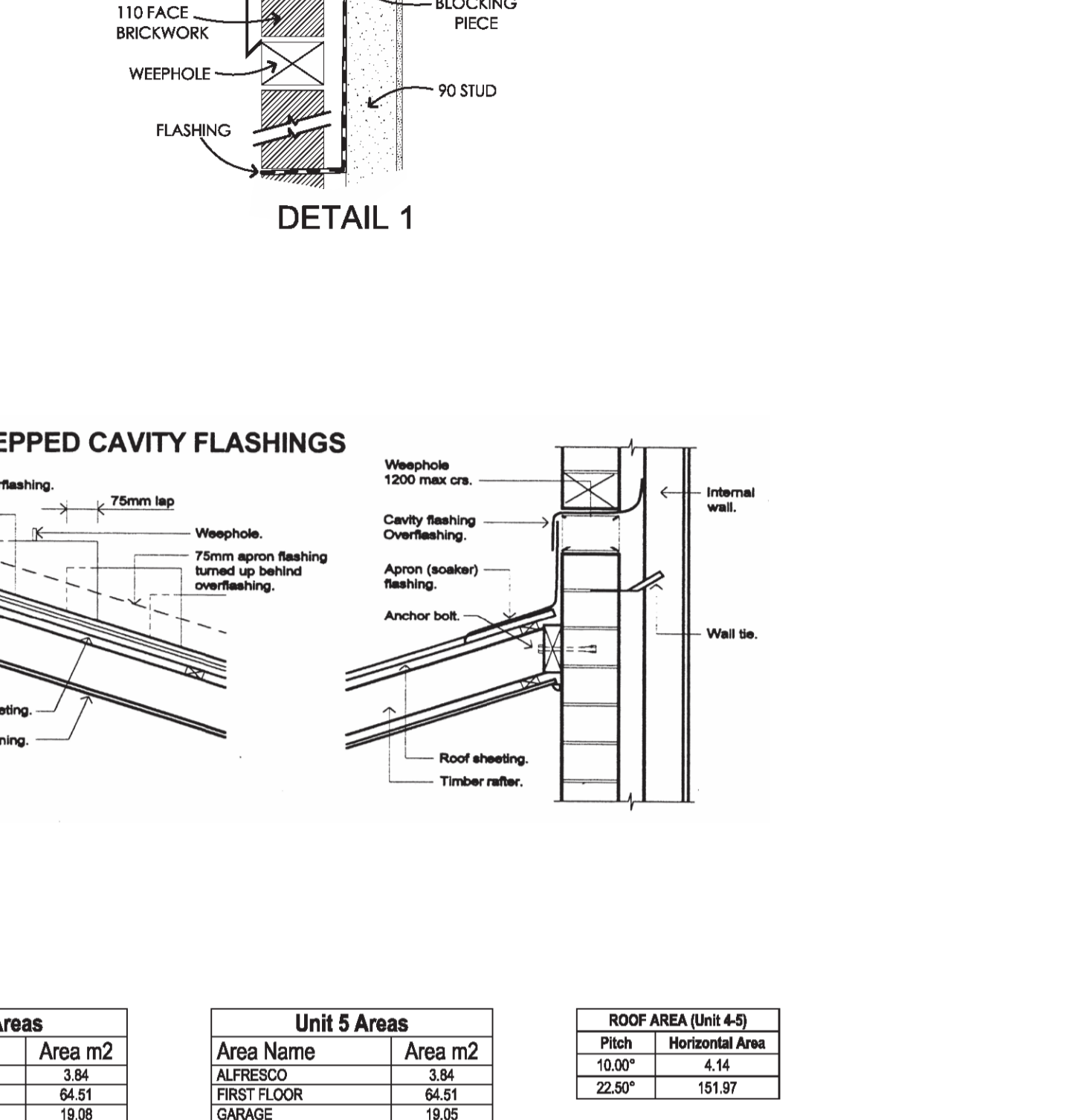
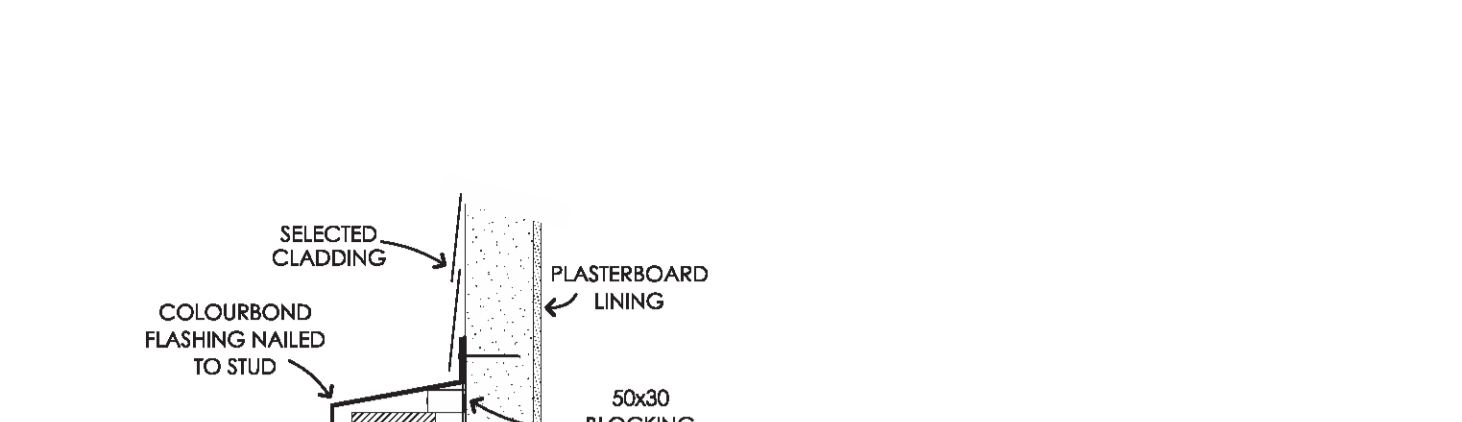
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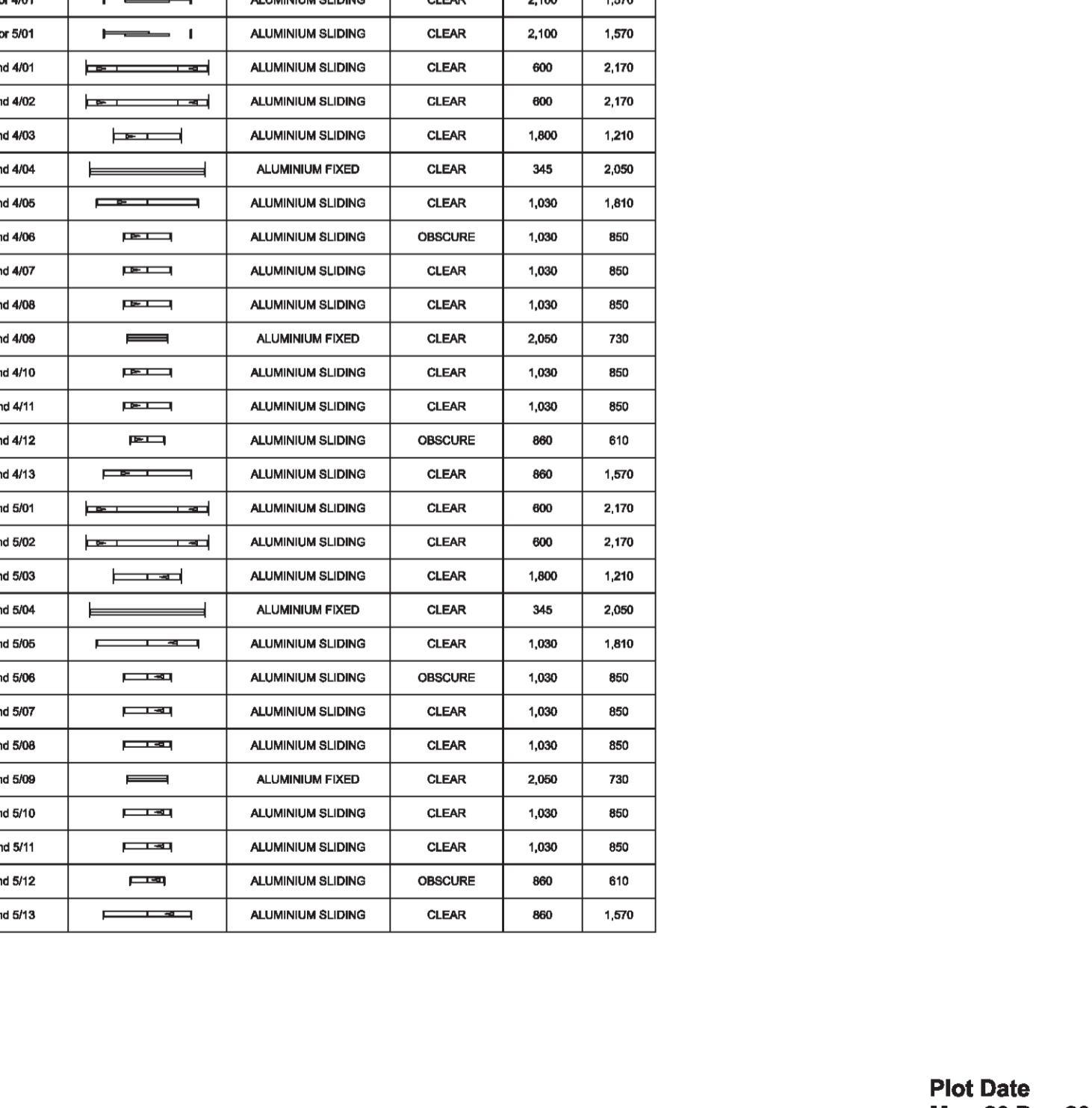
Ground Floor Plan (Unit 4-5) 1:100



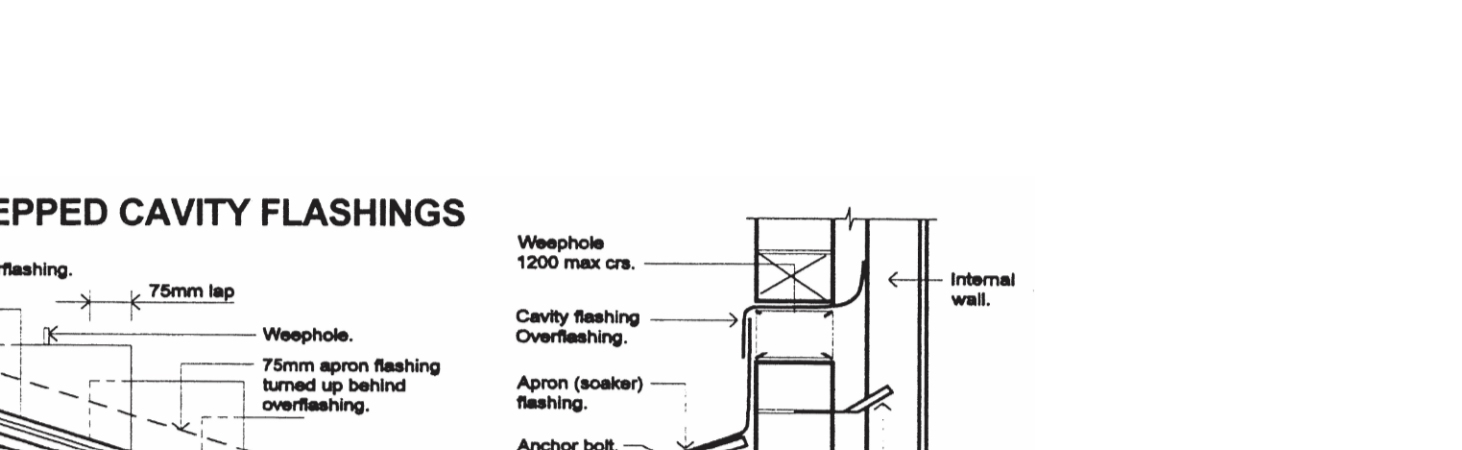
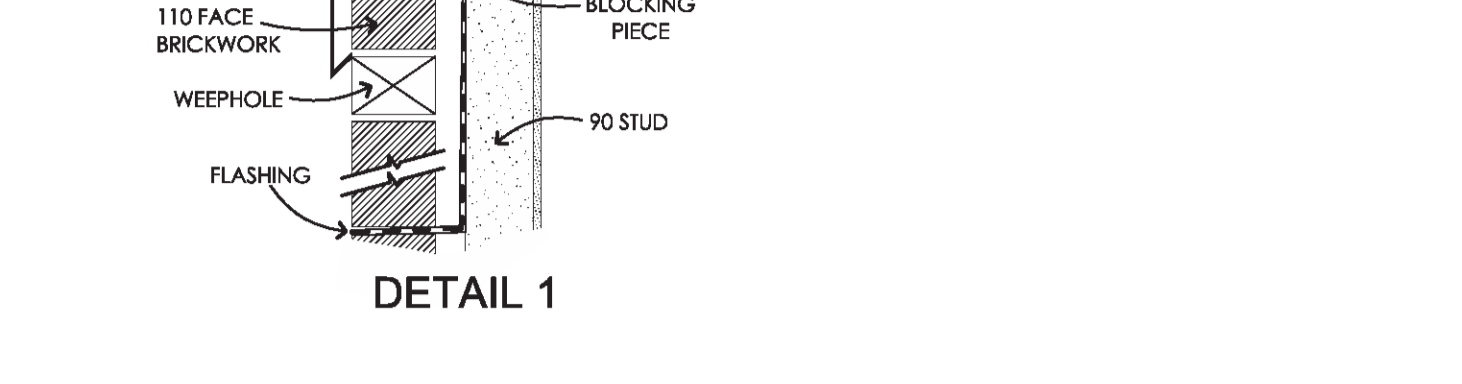
Section 07 1:50



Ground Floor Plan (Unit 4-5) 1:100



Section 08 1:50



Unit 4 Areas		Unit 5 Areas		ROOF AREA (Unit 4-5)	
Area Name	Area m ²	Area Name	Area m ²	Pitch	Horizontal Area
ALFRESCO	3.84	ALFRESCO	3.84	10.00°	4.14
FIRST FLOOR	64.51	FIRST FLOOR	64.51	22.50°	151.97
GARAGE	19.08	GARAGE	19.08		
GROUND FLOOR	36.18	GROUND FLOOR	36.18		
PORCH	3.45	PORCH	3.45		
	127.06 m ²		127.06 m ²		

Window / Door Schedule (Units 4-5)					
ID	Plan Symbol	Type	Glazing Type	Height	Width
Door 401	[Symbol]	ALUMINUM SLIDING	CLEAR	2,100	1,570
Door 501	[Symbol]	ALUMINUM SLIDING	CLEAR	2,100	1,570
Wind 401	[Symbol]	ALUMINUM SLIDING	CLEAR	800	2,170
Wind 402	[Symbol]	ALUMINUM SLIDING	CLEAR	800	2,170
Wind 403	[Symbol]	ALUMINUM SLIDING	CLEAR	1,800	1,210
Wind 404	[Symbol]	ALUMINUM FIXED	CLEAR	345	2,050
Wind 405	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	1,810
Wind 406	[Symbol]	ALUMINUM SLIDING	OBSCURE	1,030	850
Wind 407	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 408	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 409	[Symbol]	ALUMINUM SLIDING	CLEAR	2,050	730
Wind 410	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 411	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 412	[Symbol]	ALUMINUM SLIDING	OBSCURE	800	810
Wind 413	[Symbol]	ALUMINUM SLIDING	CLEAR	800	1,570
Wind 501	[Symbol]	ALUMINUM SLIDING	CLEAR	800	2,170
Wind 502	[Symbol]	ALUMINUM SLIDING	CLEAR	800	2,170
Wind 503	[Symbol]	ALUMINUM SLIDING	CLEAR	1,800	1,210
Wind 504	[Symbol]	ALUMINUM FIXED	CLEAR	345	2,050
Wind 505	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	1,810
Wind 506	[Symbol]	ALUMINUM SLIDING	OBSCURE	1,030	850
Wind 507	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 508	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 509	[Symbol]	ALUMINUM FIXED	CLEAR	2,050	730
Wind 510	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 511	[Symbol]	ALUMINUM SLIDING	CLEAR	1,030	850
Wind 512	[Symbol]	ALUMINUM SLIDING	OBSCURE	800	810
Wind 513	[Symbol]	ALUMINUM SLIDING	CLEAR	800	1,570

0006920290 13 Dec 2021

Assessor: Thomas Rack
Accreditation No. DA/N/20/1999
Address: Canberra Street, Oxley Park, NSW, 2760
hstr.com.au

GENERAL NOTES:

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- IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TAYLORED DESIGNS & DRAFTING IMMEDIATELY.

REF: DATE: AMENDMENT:

A	13.11.21	PRELIMINARY PLANS
B	29.11.21	HYDRAULIC AMENDMENTS
C	29.11.21	DA PLANS

PROPOSED: Multi-Dwelling Housing

AT: Lot: 213, DP: 16937
No.54 Canberra Street,
Oxley Park, NSW 2760

CLIENT: Mazen Abu-Duhou

JOB NO:	0153	DATE:	18.10.21	DRAWN:	MT
SHEET SIZE:	A1	LGA:	Parrith City	SHEET:	7 of 8

TAYLORED DESIGNS & DRAFTING

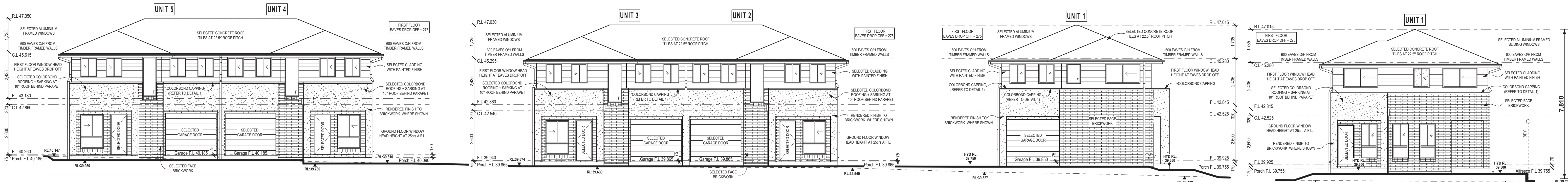
Phone: 0401 482 401 Email: info@tayloredesigns.com.au
Copyright. © This plan is the property of Taylored Designs & Drafting and may not be used in whole or part.

SCALE BAR 1:100
0 1,000 2,000 3,000 4,000mm

SCALE BAR 1:50
0 1,000 2,000mm

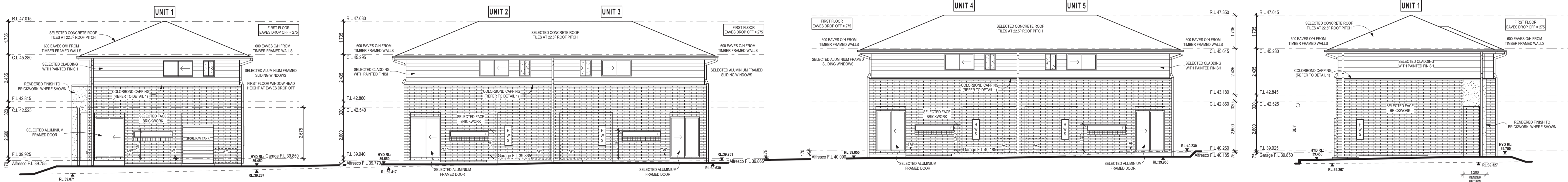
Plot Date
Mon 20 Dec 2021

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.



Eastern Elevation (Units 1 - 5)
1:100

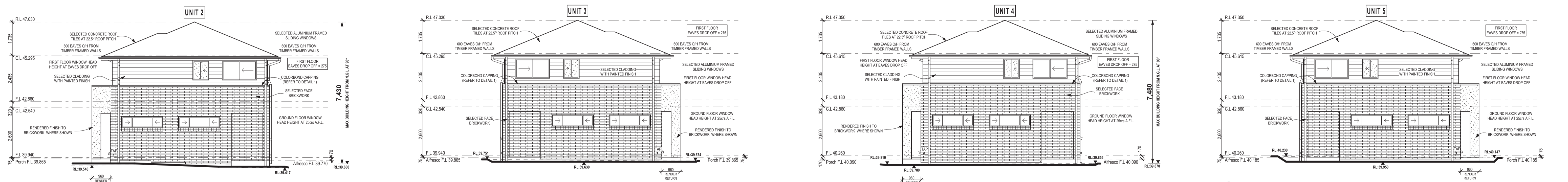
Northern Elevation (Unit 1)
1:100



Western Elevation (Units 1 - 5)
1:100

Southern Elevation (Unit 1)
1:100

PROTECTION OF OPENABLE WINDOWS AS PER B.C.A. CONDITION 3.9.2.5
 A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYS LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm

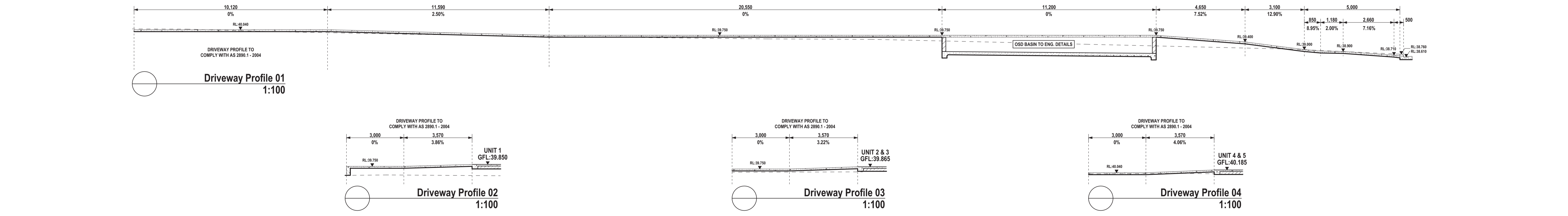


Northern Elevation (Unit 2)
1:100

Southern Elevation (Unit 3)
1:100

Northern Elevation (Unit 4)
1:100

Southern Elevation (Unit 5)
1:100

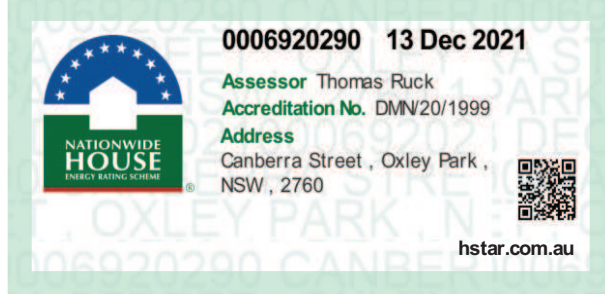
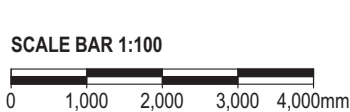


Driveway Profile 01
1:100

Driveway Profile 02
1:100

Driveway Profile 03
1:100

Driveway Profile 04
1:100



GENERAL NOTES
 1. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
 2. ENGINEERS DRAWINGS ARE REQUIRED AND THOSE DRAWINGS MUST TAKE PREFERENCE TO THESE DRAWINGS.
 3. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 4. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
 5. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TAYLORED DESIGNS & DRAFTING IMMEDIATELY.

REF:	DATE:	AMENDMENT:
A	13.11.21	PRELIMINARY PLANS
B	29.11.21	HYDRAULIC AMENDMENTS
C	29.11.21	DA PLANS

PROPOSED: Multi-Dwelling Housing
AT: Lot: 213, DP: 16937
 No.54 Canberra Street,
 Oxley Park, NSW 2760

JOB NO:	DATE:	DRAWN:
0153	18.10.21	MT
SHEET NO:	LOA:	SHEET:
A1	Penrith City	8 of 8

Plot Date
 Mon 20 Dec 2021
 FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.