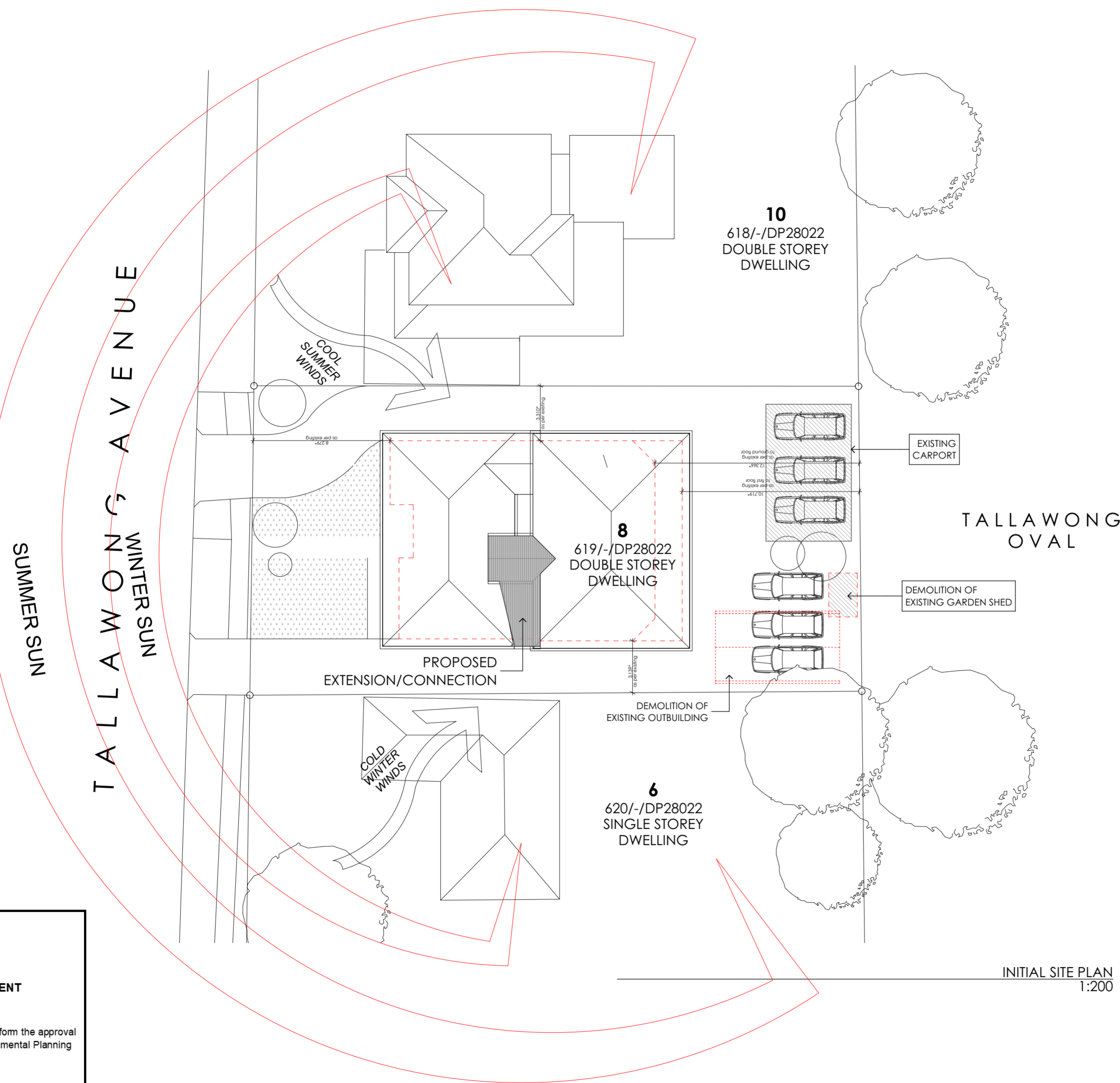
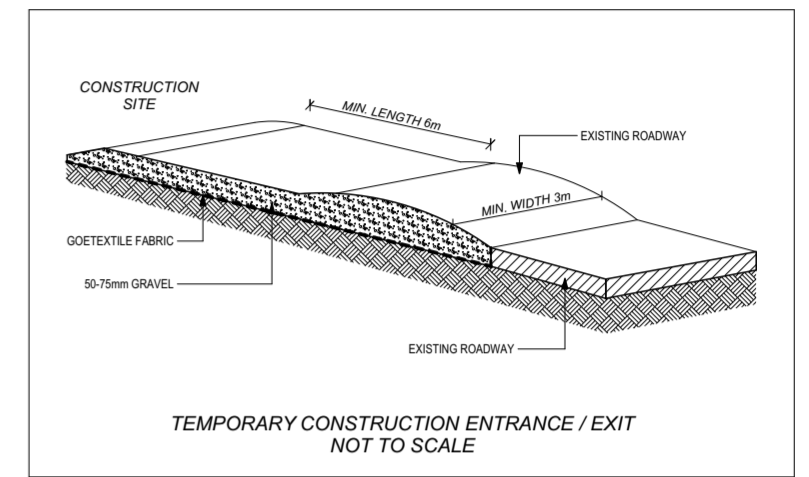
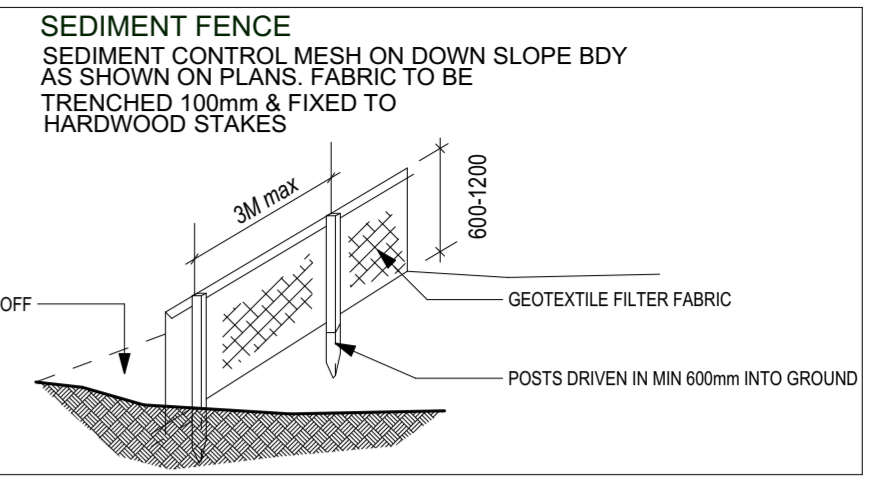


LEGEND

-  TREE TO BE REMOVED
-  PAVED AREA
-  SEDIMENT CONTROL FENCE
-  BUILDING LINE
-  MINIMUM SETBACK REQUIREMENT



INITIAL SITE PLAN
1:200



- SEDIMENT NOTE :**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
 2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.


- DUST CONTROL :**
- TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

- BUSHFIRE NOTE:**
- SUBJECT LAND IS TO BAL 40 AND BAL 29. ALL MATERIALS AND CONSTRUCTION METHODS ARE TO COMPLY WITH THE RELEVANT CODES INCLUDING AS 3959. REFER TO BAL REPORT FOR DETAILS

- NOTE:**
- FRAMING TO AS 1685 - 2010
 - CONCRETE FOOTING TO AS 2870 - 2011
 - PLUMBING TO AS 3500 - 2003
 - MASONRY TO AS 4773 & 3700
 - TERMITE CONTROL TO AS2049
 - DOORS AND WINDOWS TO AS 2047

SITE STATISTICS

DESCRIPTION	Additions and alterations to existing single storey dwelling.
SITE SIZE	670.30m ²
GROUND FLOOR AREA (EXISTING)	172.44m ²
GROUND FLOOR AREA (PROPOSED)	185.61m ²
BASEMENT FLOOR AREA (EXISTING)	73.97m ²
BASEMENT FLOOR AREA (PROPOSED)	73.97m ²
TOTAL FLOOR AREA (EXISTING)	246.41m ²
TOTAL FLOOR AREA (PROPOSED)	259.58m ²
ROOF (EXISTING)	307.92m ²
ROOF (PROPOSED)	419.84m ²
SITE COVERAGE (EXISTING)	25.08% (177.28m ²)
SITE COVERAGE (PROPOSED)	26.45% (188.17m ²)



DEVELOPMENT CONSENT
DA-20-00980
02/08/2021

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Kerry Robinson, OAM
Chief Executive Officer

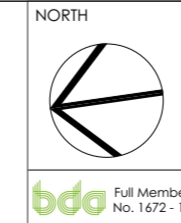
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10/01/2020	PRELIMINARY WORKING DRAWINGS	02	AW
22/04/2020	WORKING DRAWINGS	03	AW
26/05/2020	FOR DA SUBMISSION	04	AW
23/06/2020	FOR DA SUBMISSION	05	AW

ADDRESS
8 Tallawong Avenue
Blacktown 2148
Lot 619 DP28022

CLIENT
Najah and Sergio Martin

DRAWING TITLE
SITE PLAN

PROJECT
ADDITIONS AND ALTERATIONS

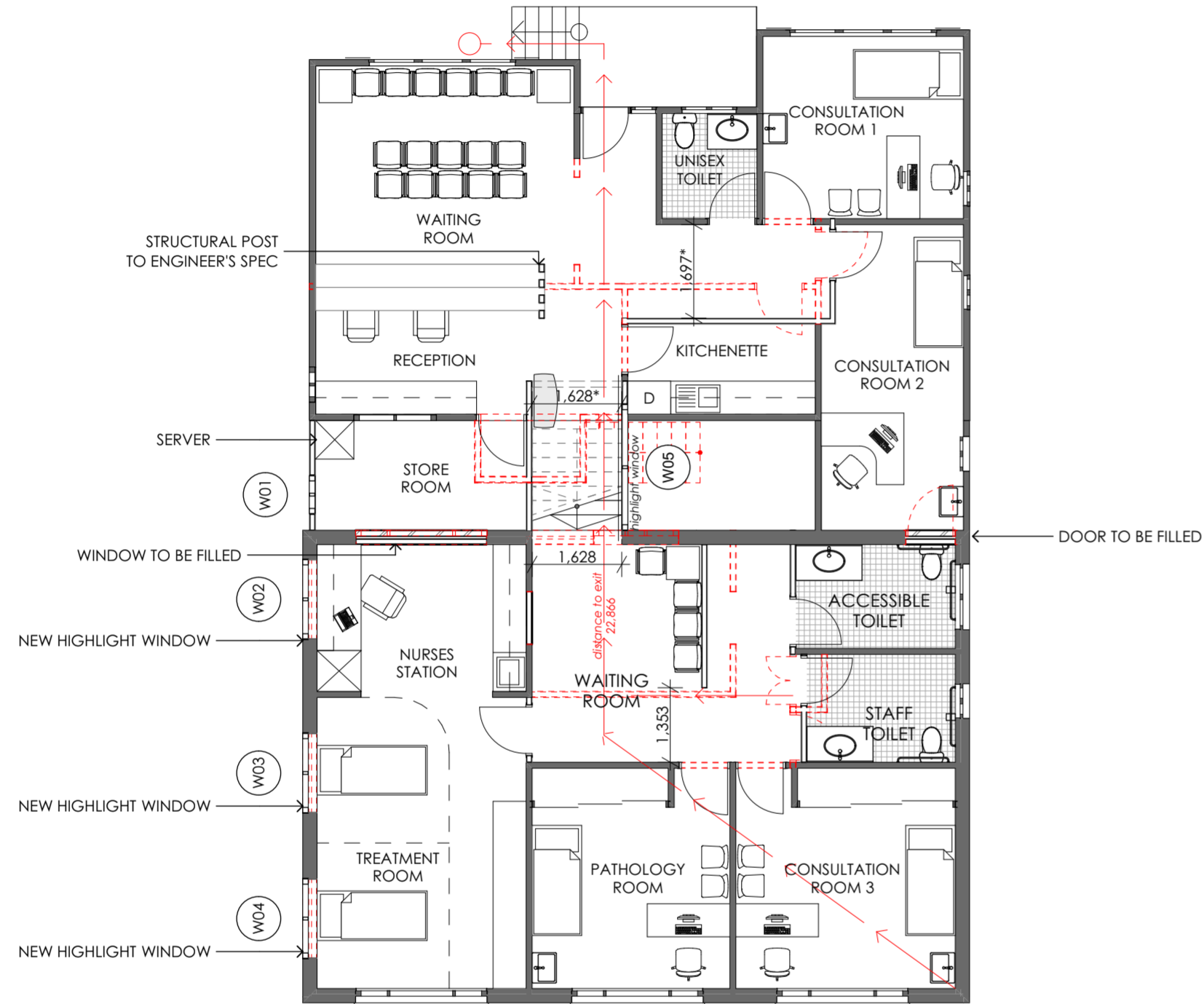
DRAWING STATUS
working drawings

DRAWN BY	DATE	SCALE
AW	22/01/2021	

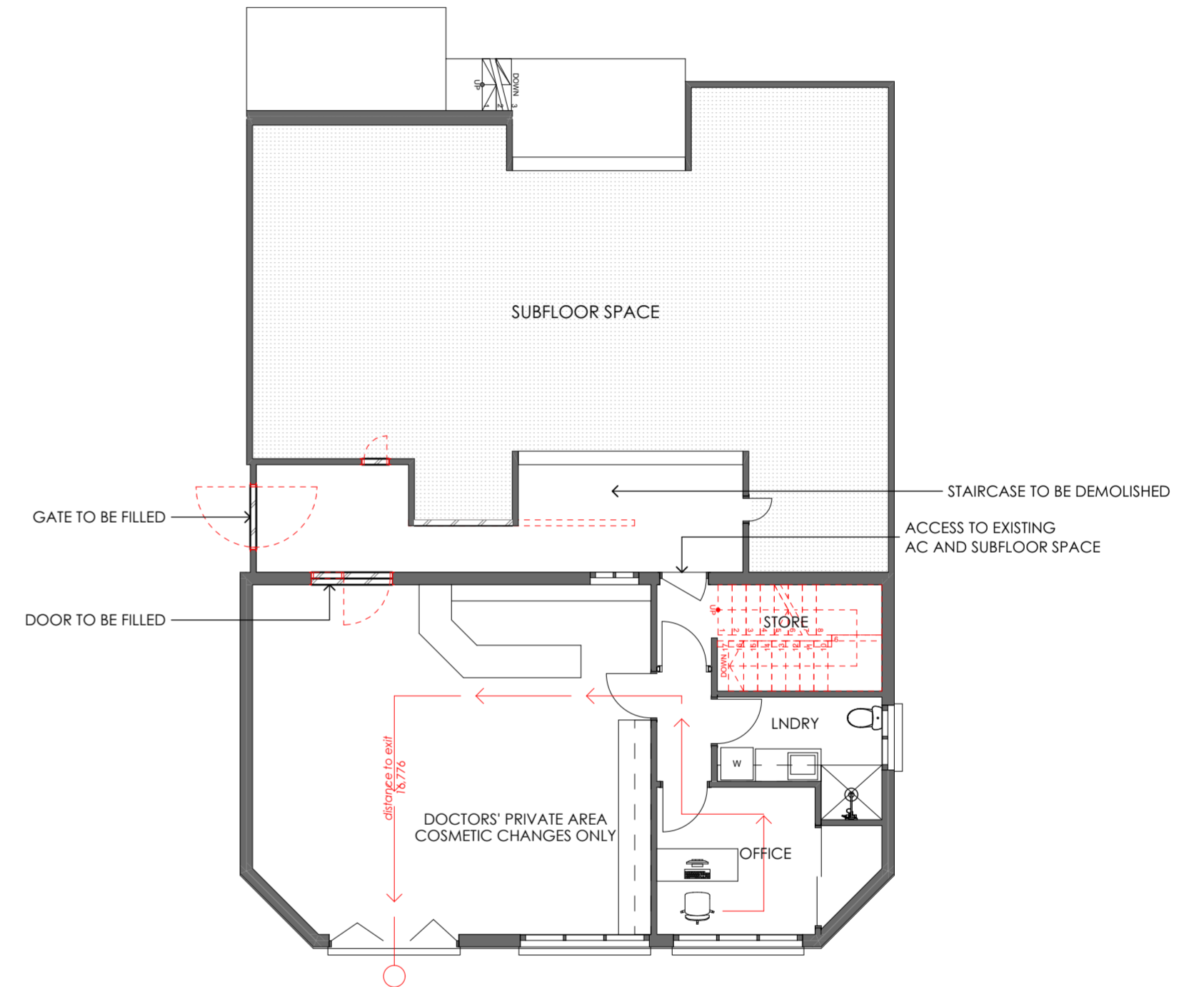
DWG NO	JOB NUMBER	ISSUE
DA02	19076	05

WINDOW LIST					
ID	W01	W02	W03	W04	W05
W x H	700x450	1,450x514	1,450x514	1,450x514	2,290x600
View from Opening Side	standard aluminium single clear	standard aluminium single clear	standard aluminium single clear	standard aluminium single clear	standard aluminium single clear
Nominal Surface Area	0.32	0.75	0.75	0.75	1.37

PROPOSED WINDOW SCHEDULE
1:1



03 GROUND FLOOR DEMOLITION PLAN
1:100



04 LOWER GROUND FLOOR DEMOLITION PLAN
1:100

LEGEND

- ADDITION
- ALTERATION
- EXISTING / UNCHANGED
- EXISTING WALL
- NEW WALL
- WALL TO BE DEMOLISHED

Blacktown City Council

DEVELOPMENT CONSENT
DA-20-00980
02/08/2021

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23/06/2020	FOR DA SUBMISSION	05	AW

ADDRESS
8 Tallawong Avenue
Blacktown 2148
Lot 619 DP28022

CLIENT
Najah and Sergio Martin

DRAWING TITLE
FLOOR DEMOLITION PLAN

PROJECT
ADDITIONS AND ALTERATIONS

DRAWING STATUS		
working drawings		
DRAWN BY	DATE	SCALE
AW	22/01/2021	1:100
DWG NO	JOB NUMBER	ISSUE
DA04	19076	05

NOTE:
 FRAMING TO AS 1685 - 2010
 CONCRETE FOOTING TO AS 2870 - 2011
 PLUMBING TO AS 3500 - 2003
 MASONRY TO AS 4773 & 3700
 TERMITE CONTROL TO AS2049
 DOORS AND WINDOWS TO AS 2047



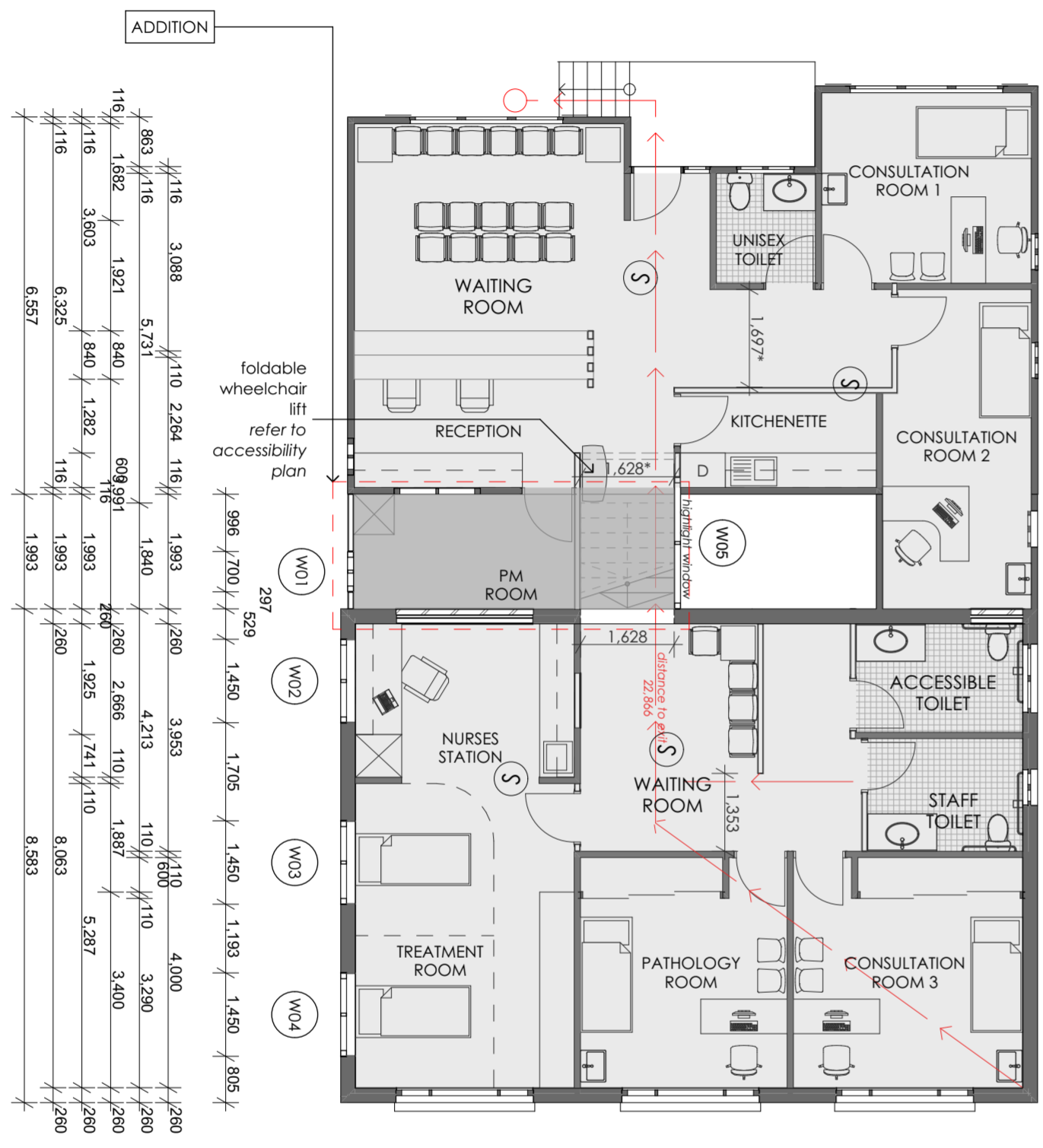
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 02/08/2021

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 Chief Executive Officer

		11,999							
		4,922		3,202		3,875			
116		4,690	116	3,202	116	3,643	116		
116	1,072	2,768	850	1,383	1,721	110	2,250	600	793
116		4,159		2,024		1,721	110	2,250	600
116		2,921	900	1,628	110	3,404	110	2,584	116
116		2,921	900	1,628	110	3,404	110	2,584	116

NOTE:
 All dimensions are nominal.
 Builder to verify measurements on site prior to any works.



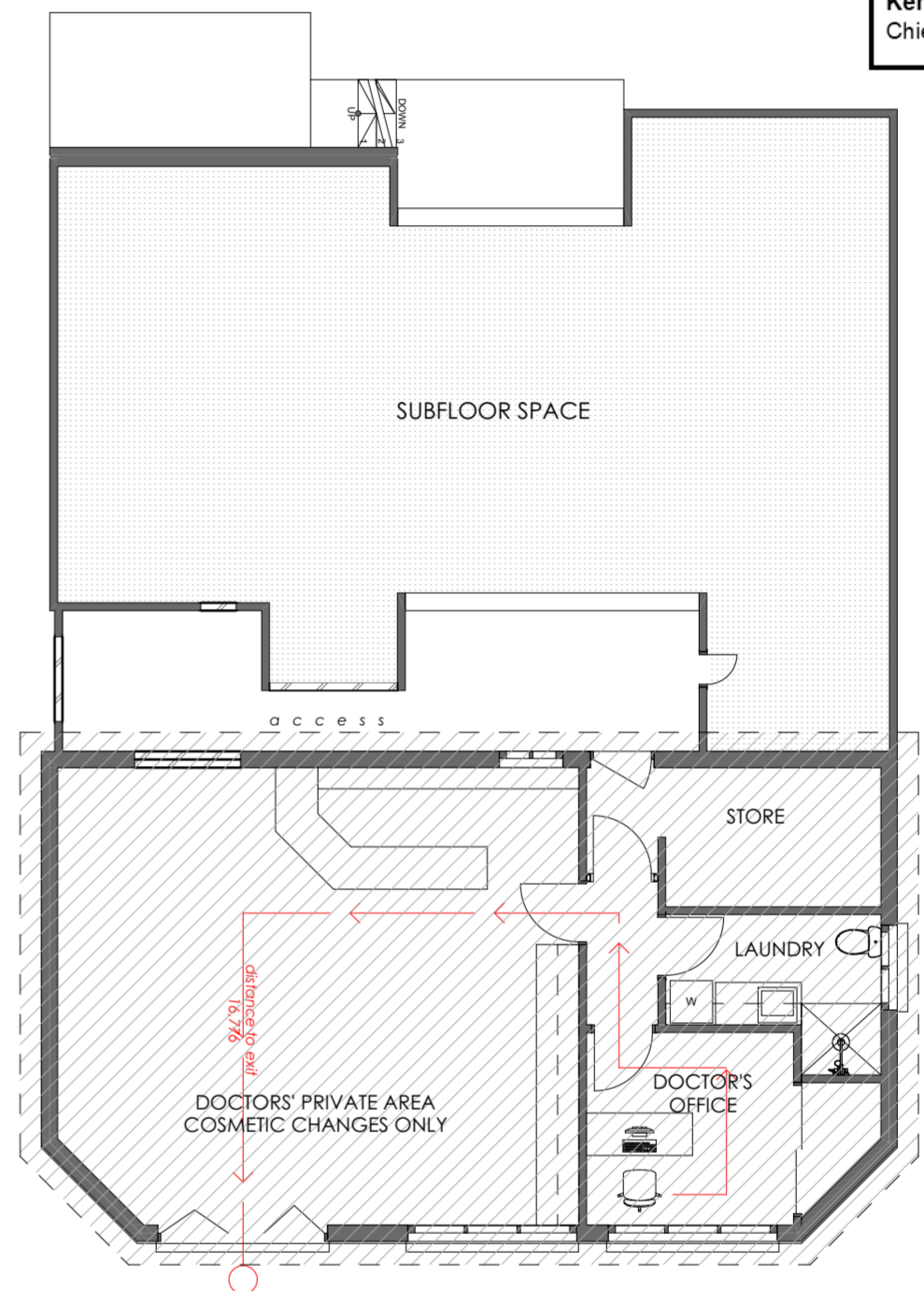
05 PROPOSED GROUND FLOOR PLAN
 1:100

		3,827		1,628		3,404		2,584	
		3,827		1,628		3,404		1,500	1,084
		3,197	600	2,091		1,500		3,985	
		3,797			4,683		463	2,893	
	800	2,397	600		4,683			2,320	
					12,113				

		3,311		9,088		5,551		17,671	
		1,811		1,500		3,442		5,551	
		3,311		1,068		1,664	600	1,993	
		1,910		1,068		2,264		1,993	
						1,993		2,260	
						3,953		4,000	
						2,461	600	939	

LEGEND

- ADDITION
- ALTERATION
- EXISTING / UNCHANGED
- S SMOKE ALARM



06 PROPOSED BASEMENT FLOOR PLAN
 1:100

		230		1,121		600		230	
		230		784		6,476		3,971	
		230		5,255		1,221		230	
		230		1,221		6,155		2,931	1,236
		230		7,376	110	1,500	1,431	1,126	230
		230		6,776	600	1,010	1,921	1,126	230
		230		7,376	110	1,010	110	3,047	230

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23/06/2020	FOR DA SUBMISSION	05	AW

ADDRESS
 8 Tallawong Avenue
 Blacktown 2148
 Lot 619 DP28022
 CLIENT
 Najah and Sergio Martin

DRAWING TITLE
 PROPOSED FLOOR PLAN
 PROJECT
 ADDITIONS AND ALTERATIONS

DRAWING STATUS		
working drawings		
DRAWN BY AW	DATE 22/01/2021	SCALE AS
DWG NO DA05	JOB NUMBER 19076	ISSUE 05

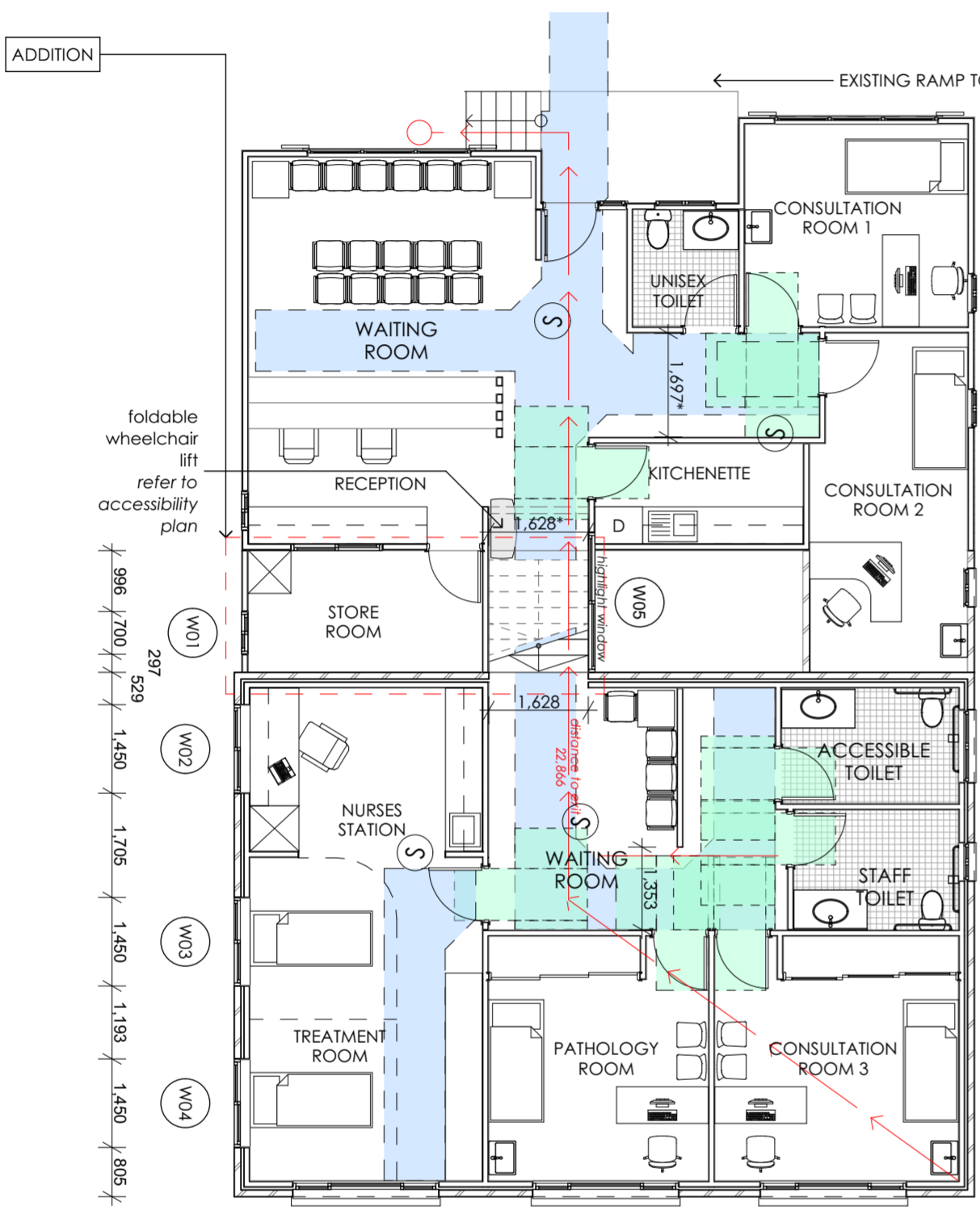
NOTE:
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 MASONRY TO AS 4773 & 3700
 TERMITE CONTROL TO AS2049
 DOORS AND WINDOWS TO AS 2047



DEVELOPMENT CONSENT
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 02/08/2021

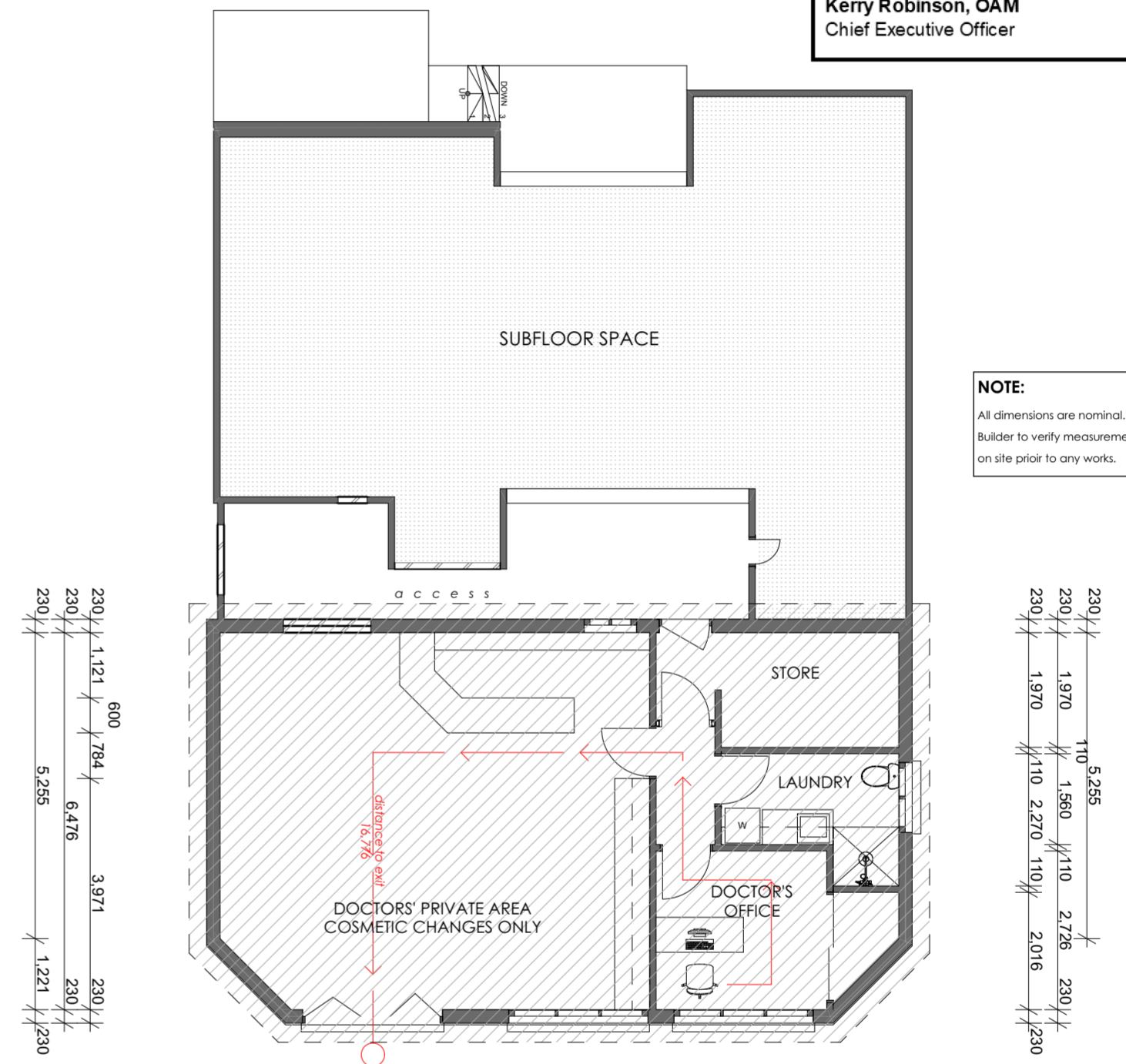
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 Chief Executive Officer

NOTE:
 All dimensions are nominal.
 Builder to verify measurements on site prior to any works.



LEGEND

- WHEELCHAIR PATH
- Circulation spaces at doorways
- EXIT PATH
- SMOKE ALARM



NOTE:
 All dimensions are nominal.
 Builder to verify measurements on site prior to any works.

06 PROPOSED BASEMENT FLOOR PLAN 1:100

230	1,221	6,155	110	2,931	1,236	230
230	7,376	110	1,500	1,431	1,126	230
230	6,776	600	1,010	1,921	1,126	230
230	7,376	110	1,010	110	3,047	230

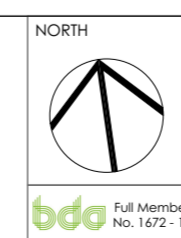
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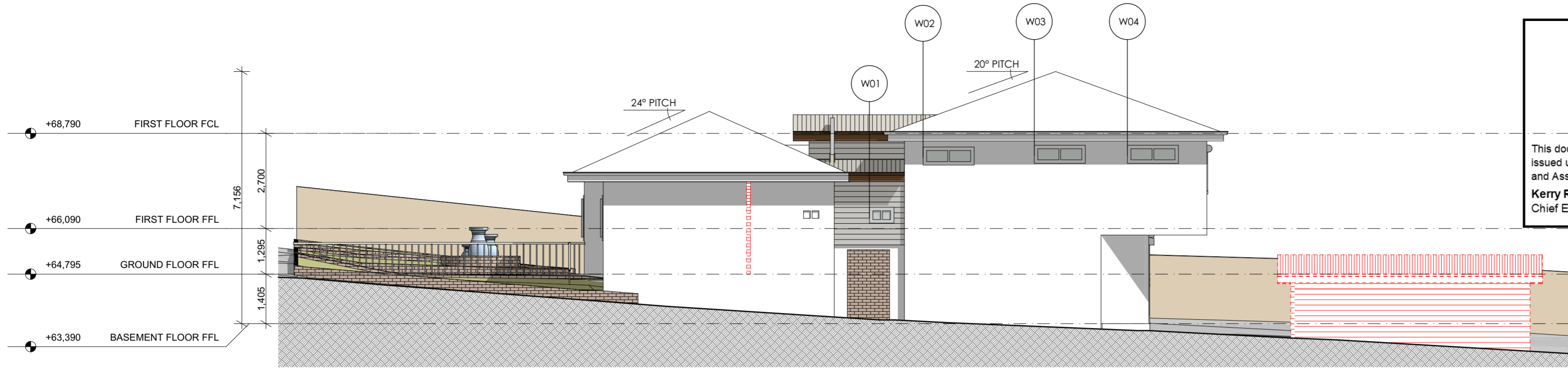


DATE	AMENDMENTS	NO	BY
19/11/2019	CONCEPT DEVELOPMENT	01	AW
10/01/2020	PRELIMINARY WORKING DRAWINGS	02	AW
22/04/2020	WORKING DRAWINGS	03	AW
26/05/2020	FOR DA SUBMISSION	04	AW
23/06/2020	FOR DA SUBMISSION	05	AW

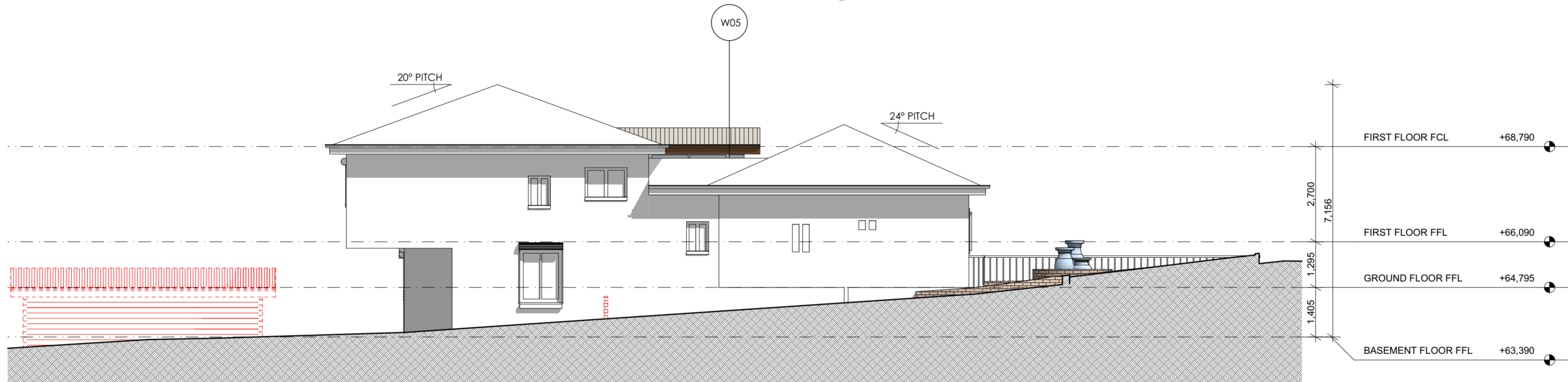
ADDRESS
 8 Tallawong Avenue
 Blacktown 2148
 Lot 619 DP28022
 CLIENT
 Najah and Sergio Martin

DRAWING TITLE
 ACCESSIBILITY FLOOR PLAN
 PROJECT
 ADDITIONS AND ALTERATIONS

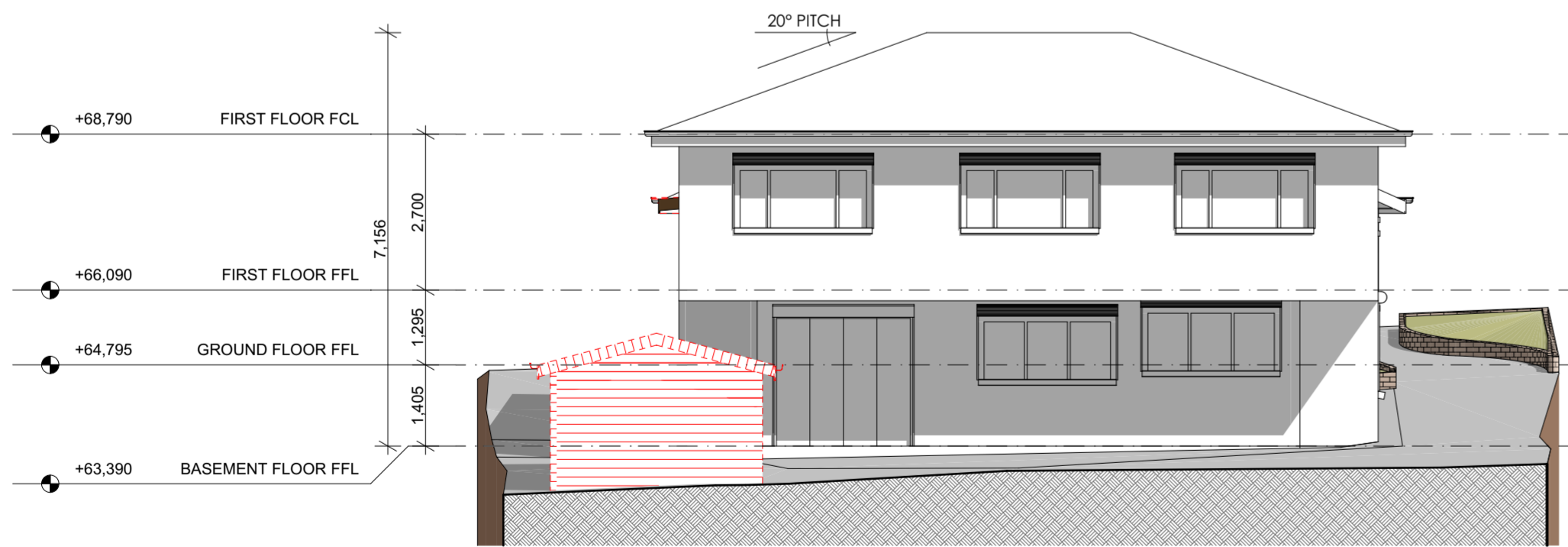
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working drawings		
DRAWN BY	DATE	SCALE
AW	22/01/2021	1:100
DWG NO	JOB NUMBER	ISSUE
DA06	19076	05



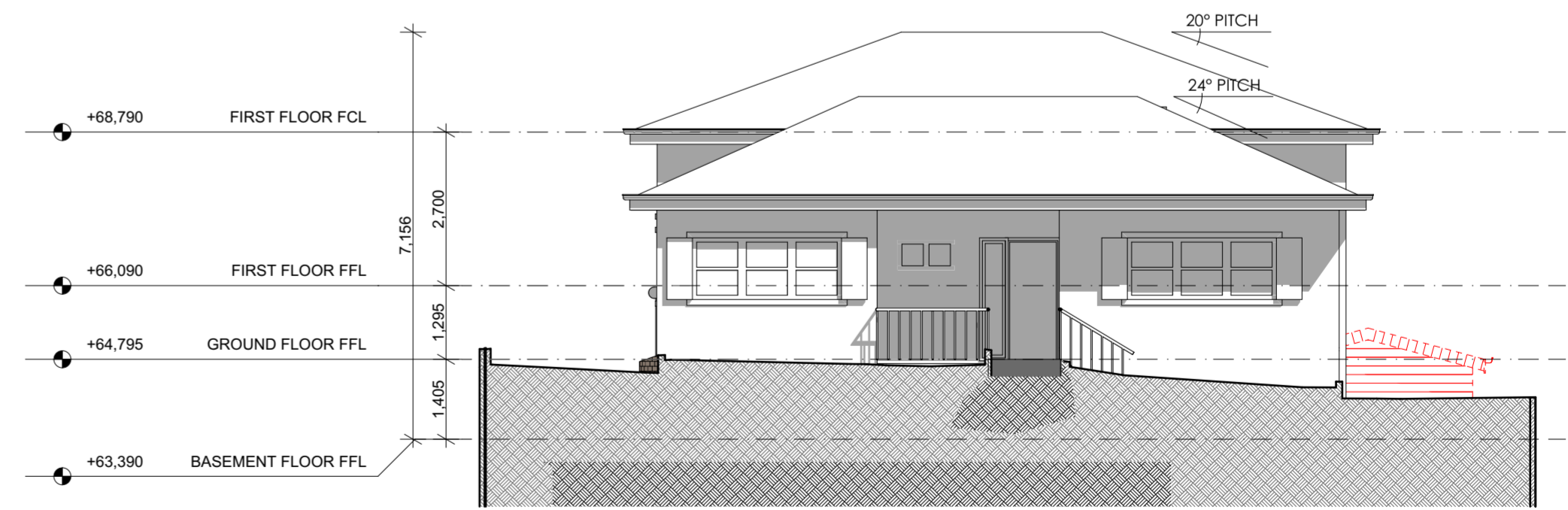
WEST ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

Blacktown City Council

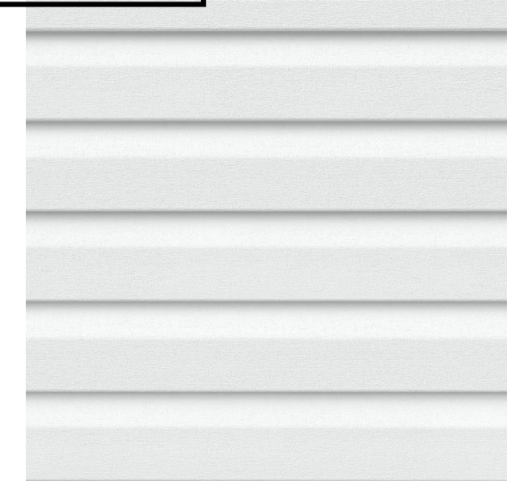
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PLUMBING TO AS 3500 - 2003
MASONRY TO AS 4773 & 3700
TERMITE CONTROL TO AS2049
DOORS AND WINDOWS TO AS 2047

NOTE:
All dimensions are nominal.
Builder to verify measurements on site prior to any works.



WHITE CLADDING TO MATCH EXISTING
NEW EXTERNAL WALLS



NEW COLORBOND DUNE
NEW ROOF, GUTTER, FASCIAS, DOWNPIPES

MATERIALS SCHEDULE

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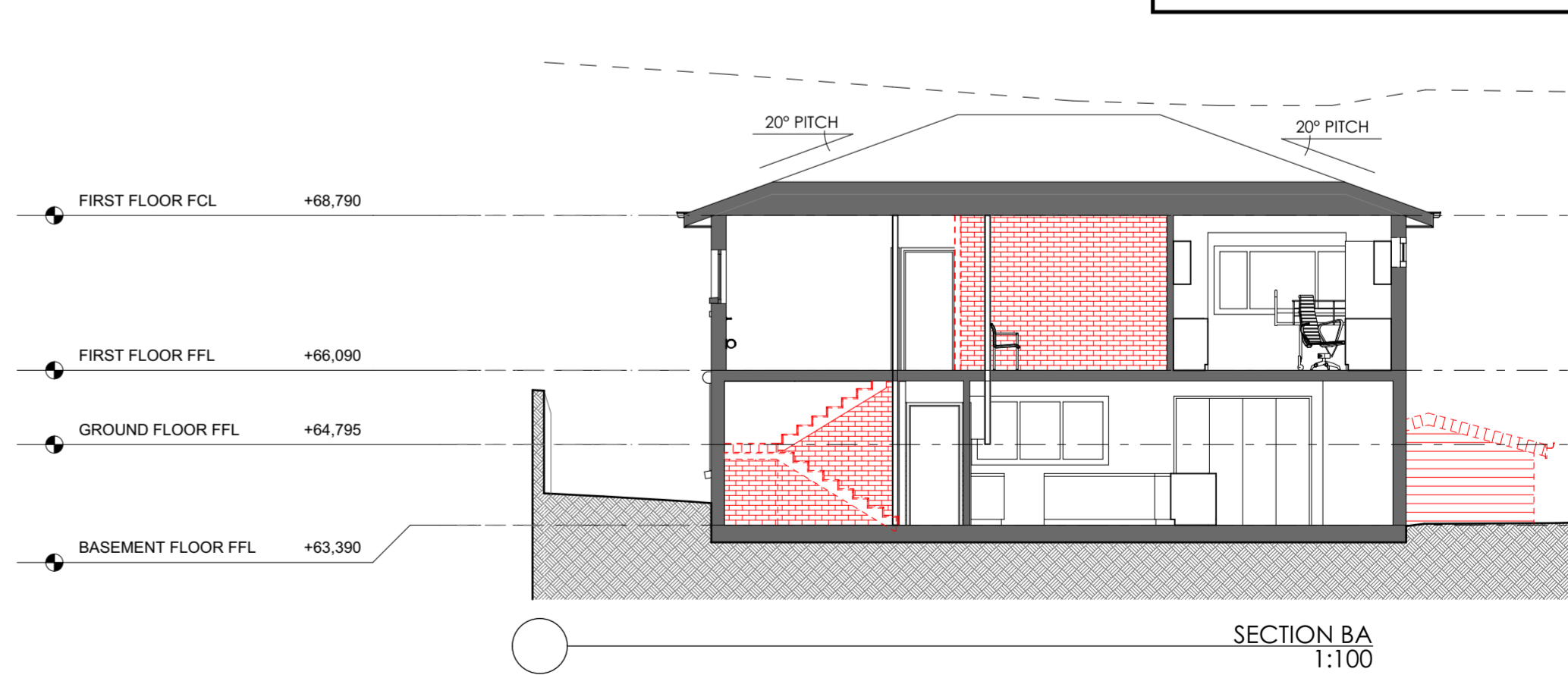
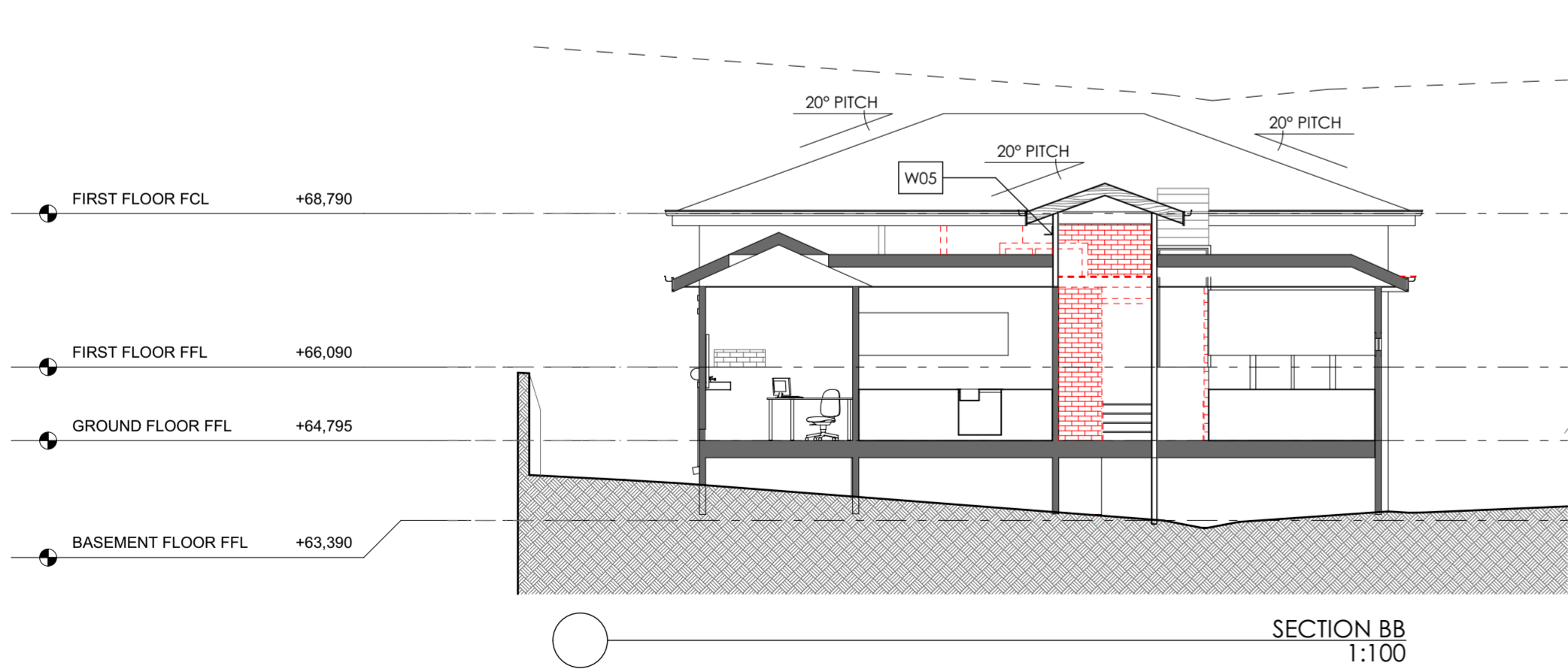
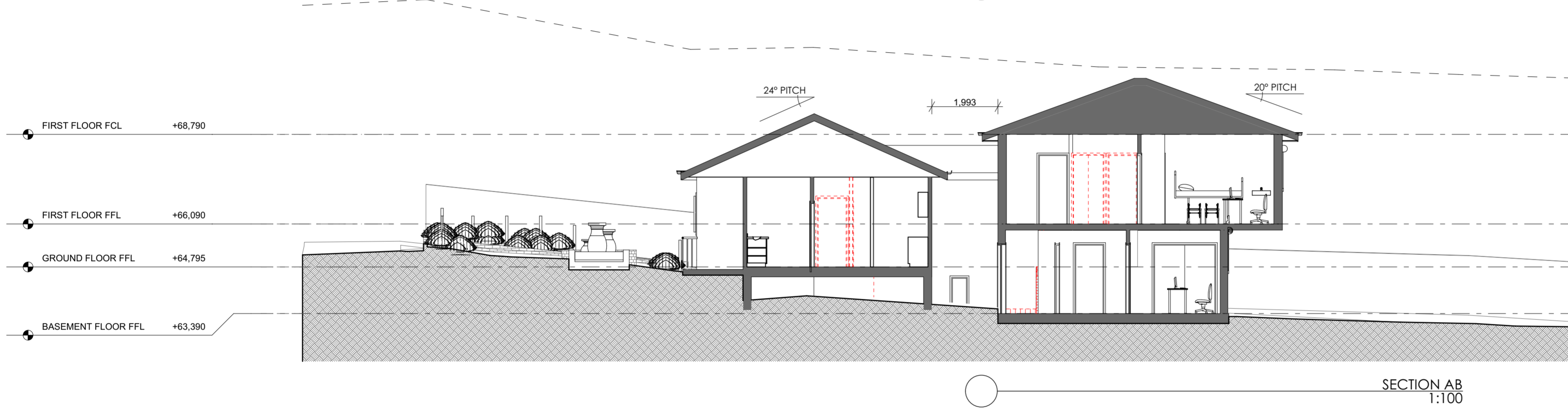
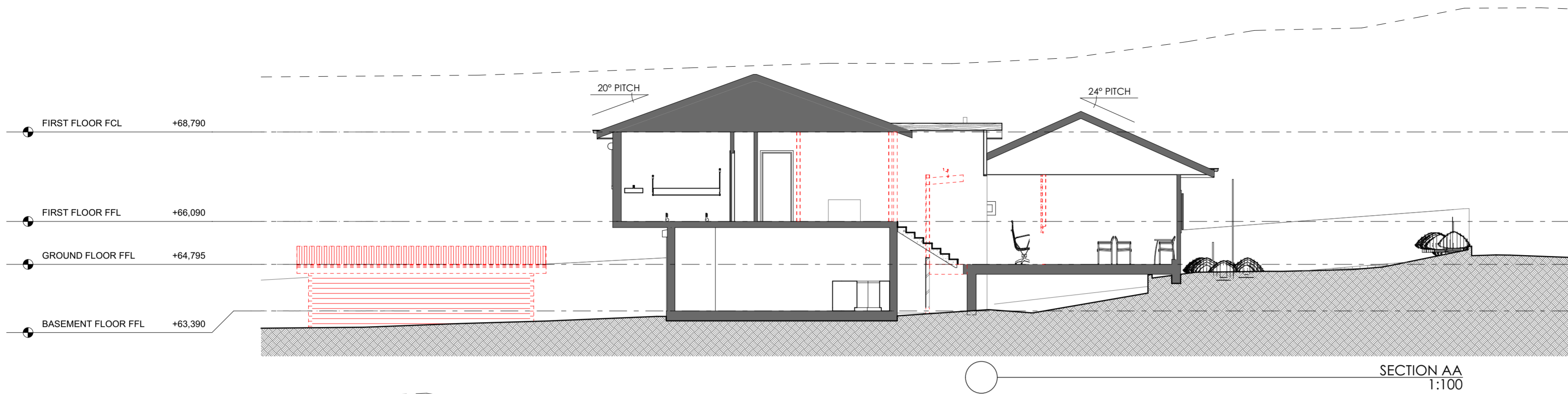
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						DRAWN BY	DATE	SCALE
19/11/2019	CONCEPT DEVELOPMENT	01	AW	8 Tallawong Avenue Blacktown 2148 Lot 619 DP28022	ELEVATION PLAN	working drawings		
10/01/2020	PRELIMINARY WORKING DRAWINGS	02	AW			AW	22/01/2021	1:100
22/04/2020	WORKING DRAWINGS	03	AW	CLIENT Najah and Sergio Martin	PROJECT ADDITIONS AND ALTERATIONS	DWG NO	JOB NUMBER	ISSUE
26/05/2020	FOR DA SUBMISSION	04	AW			DA07	19076	05
23/06/2020	FOR DA SUBMISSION	05	AW					



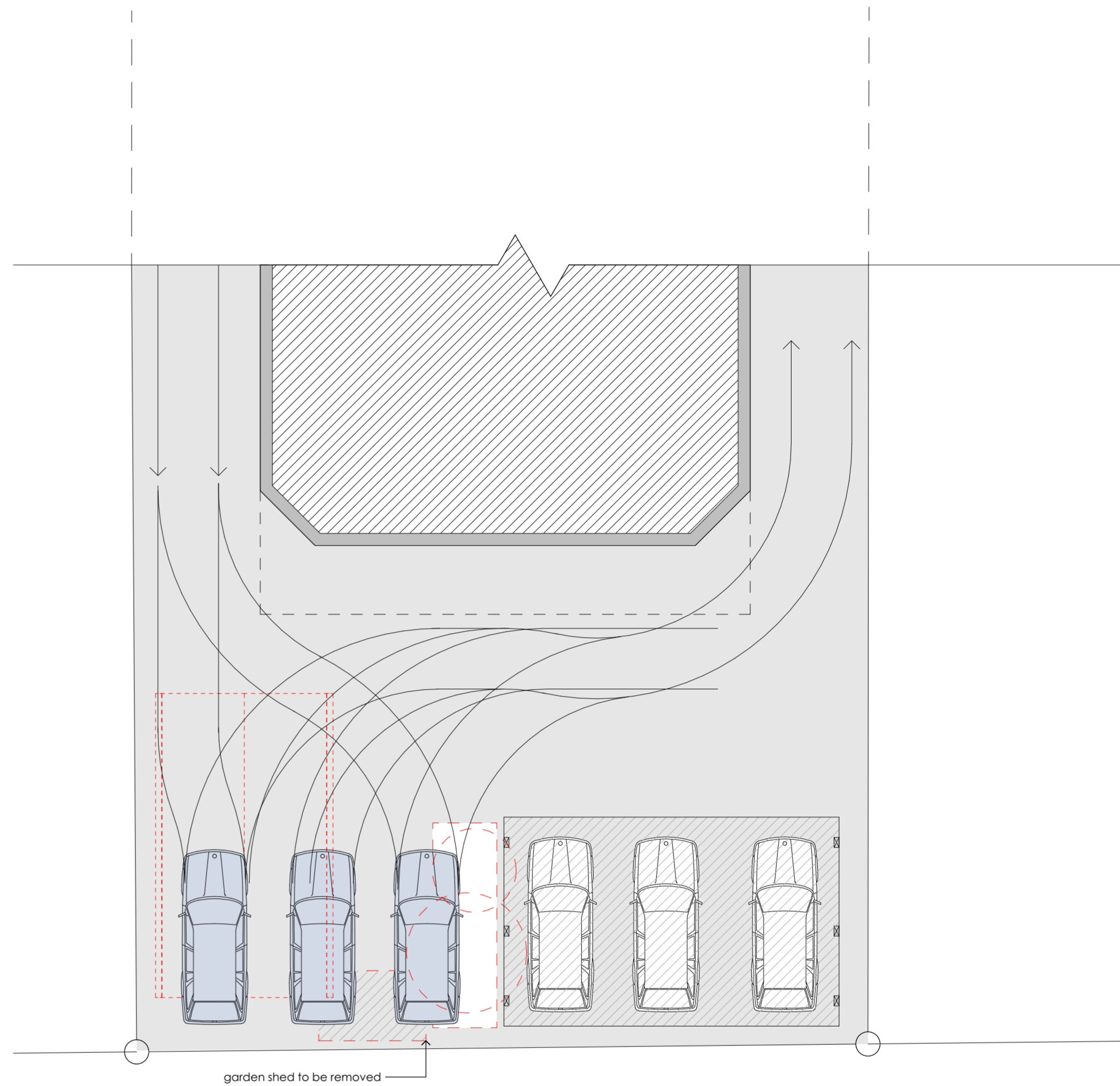
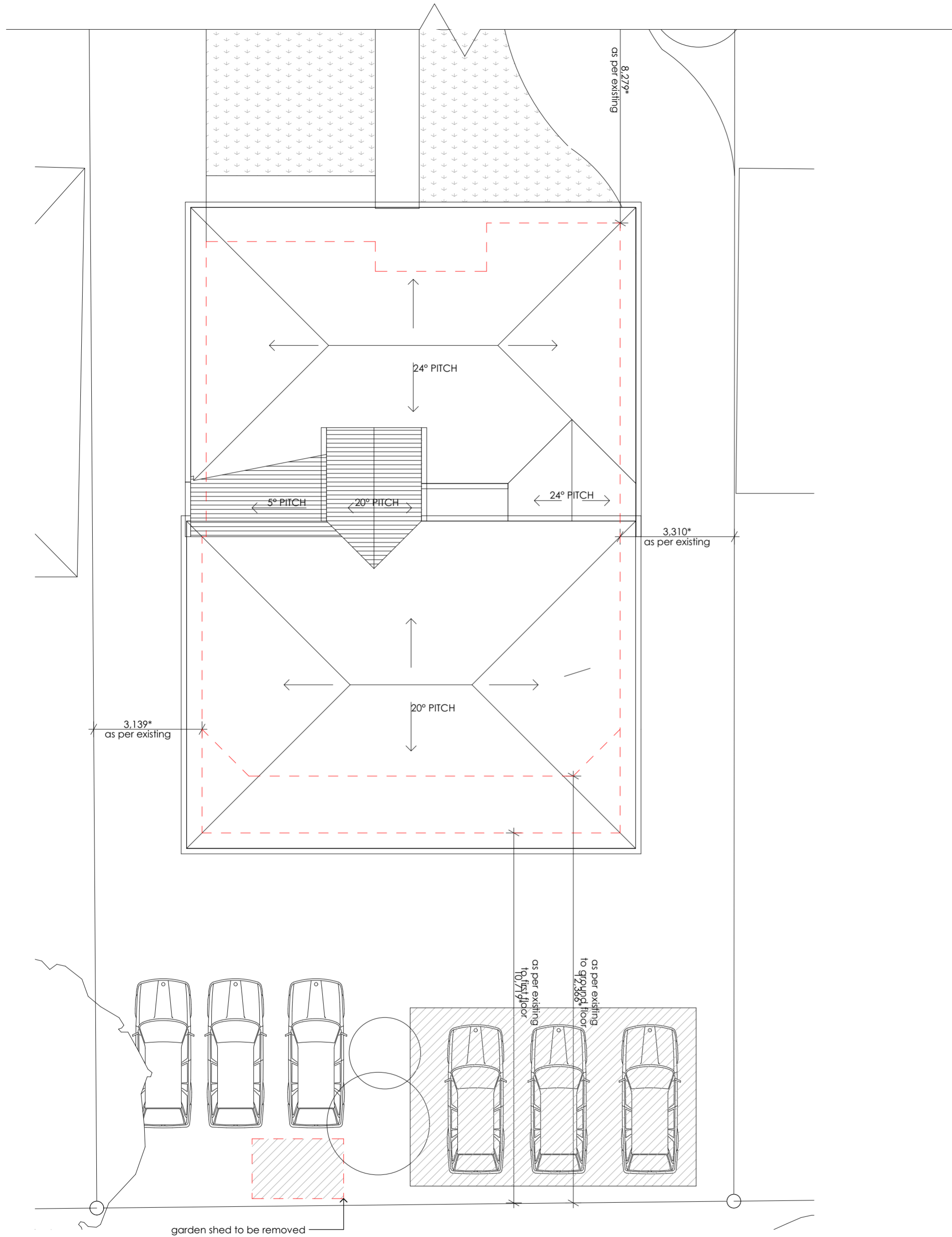

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NORTH	DATE	AMENDMENTS	NO	BY	ADDRESS 8 Tallawong Avenue Blacktown 2148 Lot 619 DP28022 CLIENT Najah and Sergio Martin	DRAWING TITLE SECTION PLAN PROJECT ADDITIONS AND ALTERATIONS	DRAWING STATUS working drawings		
	19/11/2019	CONCEPT DEVELOPMENT	01	AW			DRAWN BY AW	DATE 22/01/2021	SCALE 1:100
	10/01/2020	PRELIMINARY WORKING DRAWINGS	02	AW			DWG NO DA08	JOB NUMBER 19076	ISSUE 05
	22/04/2020	WORKING DRAWINGS	03	AW					
	26/05/2020	FOR DA SUBMISSION	04	AW					
23/06/2020	FOR DA SUBMISSION	05	AW						



00 DRIVEWAY PLAN AND TURNING PATH
1:100


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NORTH

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10/01/2020	PRELIMINARY WORKING DRAWINGS	02	AW
22/04/2020	WORKING DRAWINGS	03	AW
26/05/2020	FOR DA SUBMISSION	04	AW
23/06/2020	FOR DA SUBMISSION	05	AW

ADDRESS
 8 Tallawong Avenue
 Blacktown 2148
 Lot 619 DP28022
 CLIENT
 Najah and Sergio Martin

DRAWING TITLE
ROOF AND REAR PARKING PLAN
 PROJECT
 ADDITIONS AND ALTERATIONS

DRAWING STATUS		
working drawings		
DRAWN BY	DATE	SCALE
AW	22/01/2021	1:100
DWG NO	JOB NUMBER	ISSUE
DA09	19076	05

bda Full Member
 No. 1472 - 14