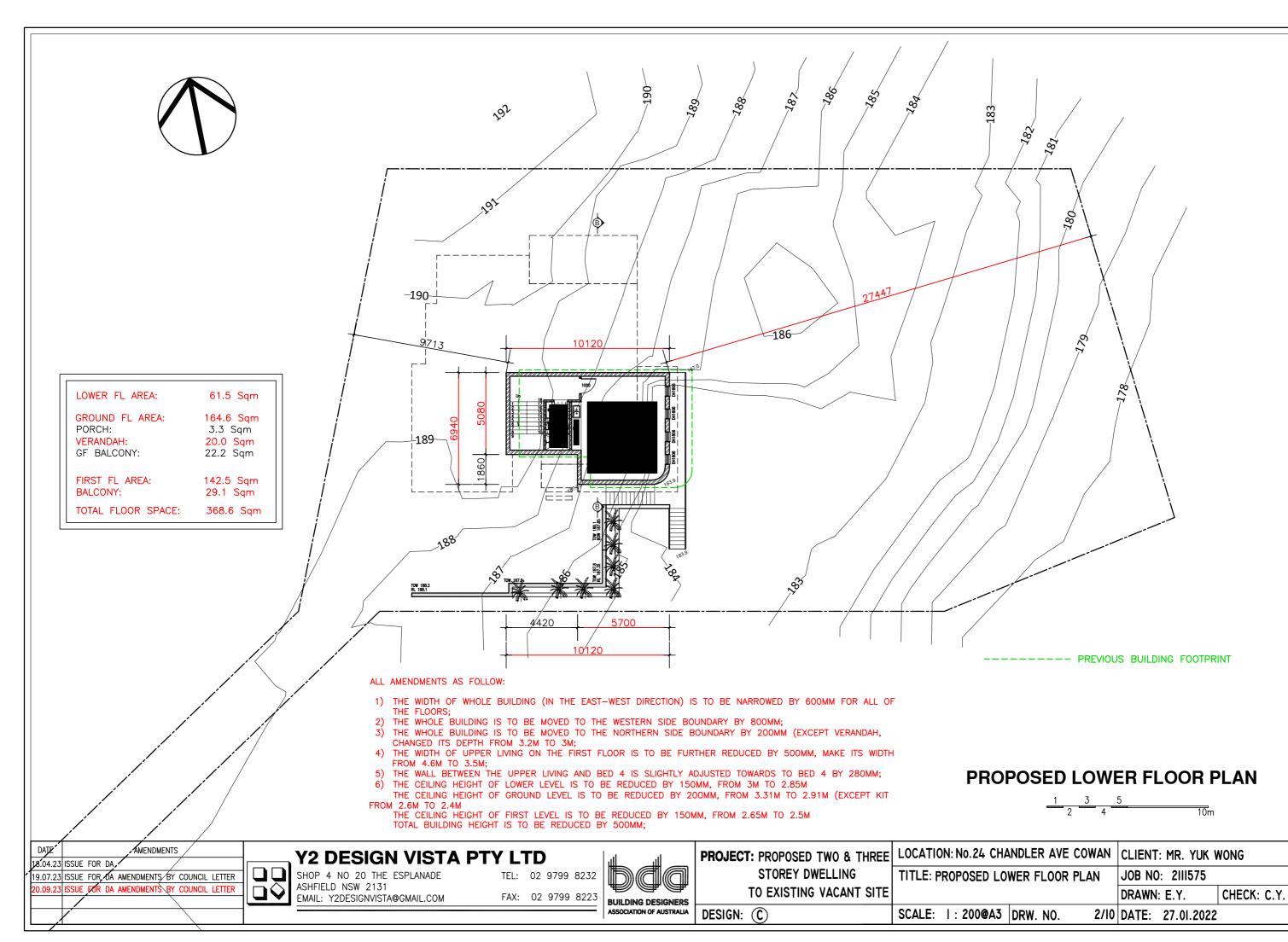
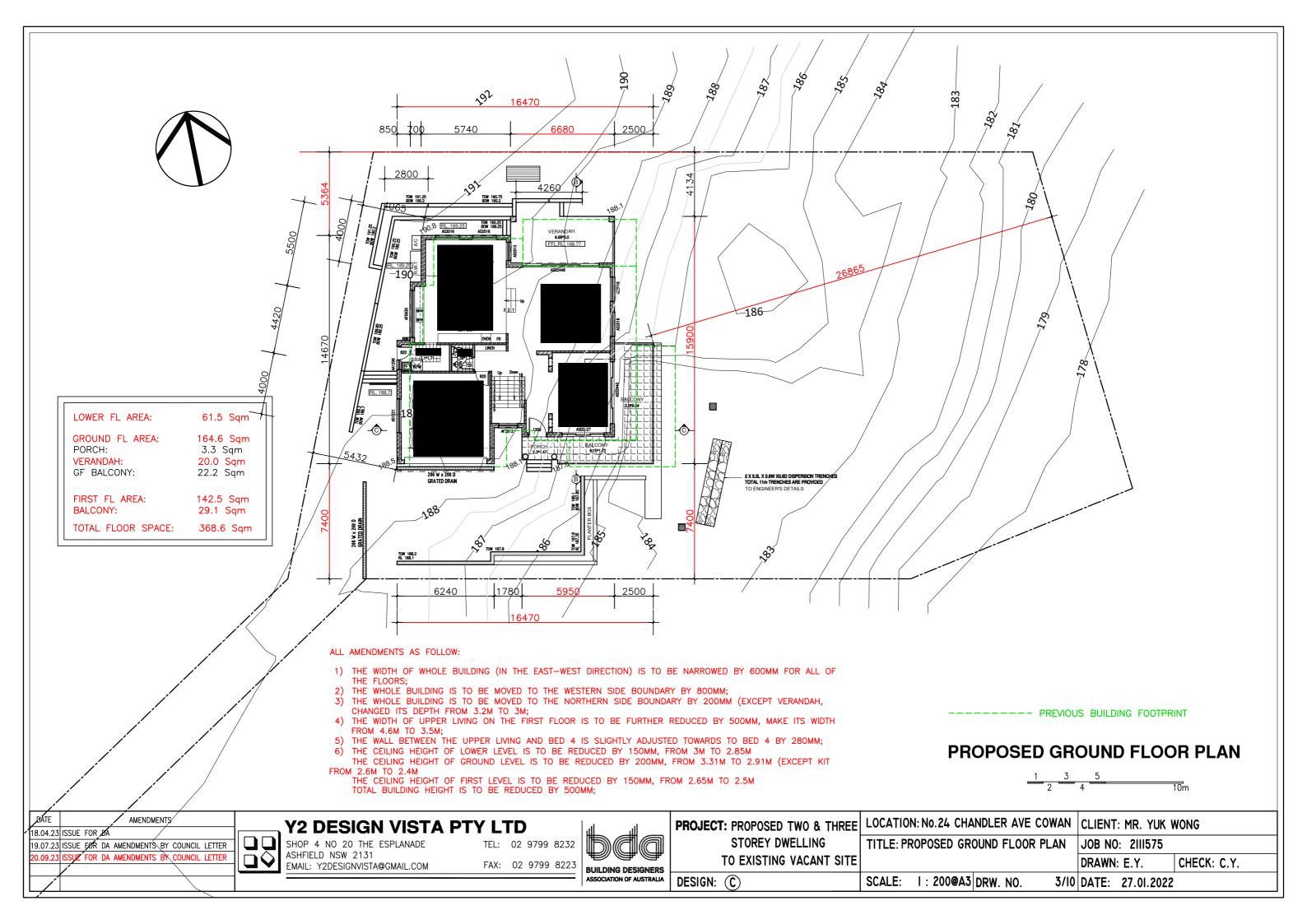


DATE 18.04.23.1	AMENDMENTS SSUE FOR DA		Y2 DESIGN VISTA	PTY LTD	الب الب	PROJECT: PROPOSED TWO & THREE	LOCATION: No.24 CHANDLER AVE COW	AN CLIENT: MR. YUK	WONG
19.07.23	SSUE FOR DA AMENDMENTS BY COUNCIL LETTER	OOO	SHOP 4 NO 20 THE ESPLANADE	TEL: 02 9799 8232		STOREY DWELLING	TITLE:SITE & SITE ANALYSIS PLAN	JOB NO: 2111575	
20.09.23	SSUE FOR DA AMENDMENTS BY COUNCIL LETTER		EMAIL: Y2DESIGNVISTA@GMAIL.COM	FAX: 02 9799 8223	BUILDING DESIGNERS	TO EXISTING VACANT SITE		DRAWN: E.Y.	CHECK: C.Y.
					ASSOCIATION OF AUSTRALIA	DESIGN: C	SCALE: I: 200@AI DRW. NO.	I/I0 DATE: 27.01.202	22





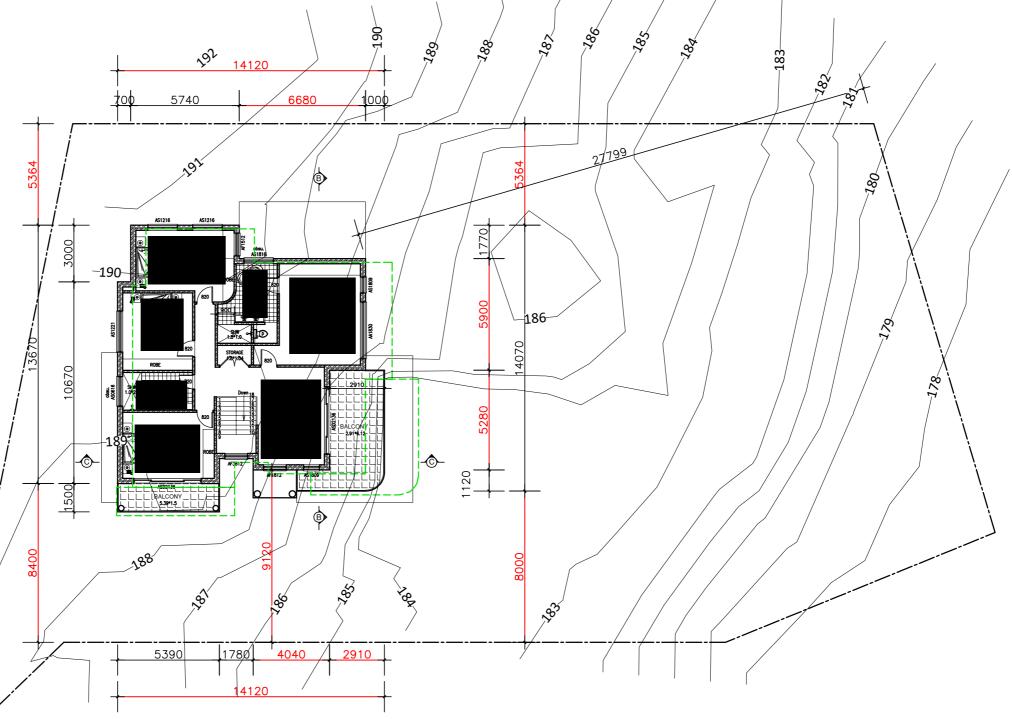


LOWER FL AREA: 61.5 Sqm

GROUND FL AREA: 164.6 Sqm PORCH: 3.3 Sqm **VERANDAH:** 20.0 Sqm GF BALCONY: 22.2 Sqm

142.5 Sqm FIRST FL AREA: BALCONY: 29.1 Sqm

368.6 Sqm TOTAL FLOOR SPACE:



ALL AMENDMENTS AS FOLLOW:

- 1) THE WIDTH OF WHOLE BUILDING (IN THE EAST-WEST DIRECTION) IS TO BE NARROWED BY 600MM FOR ALL OF
- 2) THE WHOLE BUILDING IS TO BE MOVED TO THE WESTERN SIDE BOUNDARY BY 800MM;
- 3) THE WHOLE BUILDING IS TO BE MOVED TO THE NORTHERN SIDE BOUNDARY BY 200MM (EXCEPT VERANDAH, CHANGED ITS DEPTH FROM 3.2M TO 3M;
- 4) THE WIDTH OF UPPER LIVING ON THE FIRST FLOOR IS TO BE FURTHER REDUCED BY 500MM, MAKE ITS WIDTH FROM 4.6M TO 3.5M;
- 5) THE WALL BETWEEN THE UPPER LIVING AND BED 4 IS SLIGHTLY ADJUSTED TOWARDS TO BED 4 BY 280MM;
- 6) THE CEILING HEIGHT OF LOWER LEVEL IS TO BE REDUCED BY 150MM, FROM 3M TO 2.85M THE CEILING HEIGHT OF GROUND LEVEL IS TO BE REDUCED BY 200MM, FROM 3.31M TO 2.91M (EXCEPT KIT FROM 2.6M TO 2.4M

THE CEILING HEIGHT OF FIRST LEVEL IS TO BE REDUCED BY 150MM, FROM 2.65M TO 2.5M TOTAL BUILDING HEIGHT IS TO BE REDUCED BY 500MM;

---- PREVIOUS BUILDING FOOTPRINT

PROPOSED FIRST FLOOR PLAN

DATE	AMENDMENTS						
18.04.23	ISSUE FOR DA						
19.07.23	ISSUE, FOR DA AMENDMENTS BY COUNCIL LETTER						
20.09.23	ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER						



Y2 DESIGN VISTA PTY LTD

SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131

FAX: 02 9799 8223 EMAIL: Y2DESIGNVISTA@GMAIL.COM



PROJECT: PROPOSED TWO & THREE	Ĺ
STOREY DWELLING	T
TO EXISTING VACANT SITE	

& THREE	LUCAT
IG	TITLE:
NT SITE	

OCATION: No. 24	CHANDLER	AVE COWAN
TITLE, DDADACET	EIDCT ELO	AD DLAN

٨N	CLIENT:	MR.	YUK	WON
	JOB NO:	2111	575	

IIILE: PROPOSED FIRST FL	OUR PLAN	JUB NU:	21110/0
		DRAWN: E	.Y.

SIGN: ©	SCALE:	I: 200@A3	DRW.	NO

CHECK: C.Y. 4/10 DATE: 27.01.2022



LOWER FL AREA: 61.5 Sqm

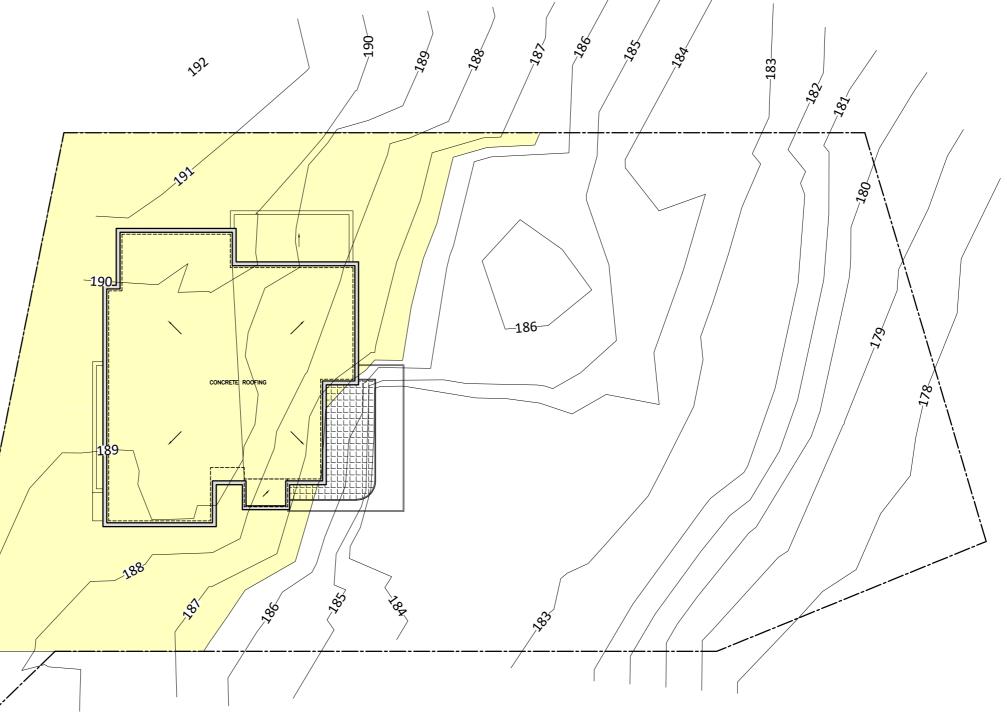
GROUND FL AREA: 164.6 Sqm PORCH: 3.3 Sqm **VERANDAH:** 20.0 Sqm GF BALCONY: 22.2 Sqm

FIRST FL AREA: 142.5 Sqm BALCONY: 29.1 Sqm TOTAL FLOOR SPACE: 368.6 Sqm

CONCRETE ROOF UPTURN

PROPOSED FIRST FLOOR BUILDING LINE

ALL SITE AREA CONTOUR LINE ABOVE RL. 186.56



THE PARAPET WALL LEVEL IS TO BE REDUCED TO RL.195.06. THE MAXIMUM BUILDING HEIGHT IS 8.5M. THE BUILDING AREA WITH ROOF IN CONTOUR LEVEL ABOVE RL.186.56 (RL.195.06-8.5=RL.186.56) SHOULD BE COMPLIANCE WITH THE MAXIMUM BUILDING HEIGHT CONTROL.

IT IS ONLY VERY TINY PART OF EAVE AREA WHICH IS NON-COMPLIANCE WITH THE BUILDING HEIGHT REQUIREMENT.

PROPOSED ROOF PLAN



AMENDMENTS

18.04.23 ISSUE FOR JA

19.07.23 ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER OR DA AMENDMENTS BY COUNCIL LETTER



EMAIL: Y2DESIGNVISTA@GMAIL.COM

FAX: 02 9799 8223 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PROJECT: PROPOSED TWO & THREE					
STOREY DWELLING					
TO EXISTING VACANT SITE					

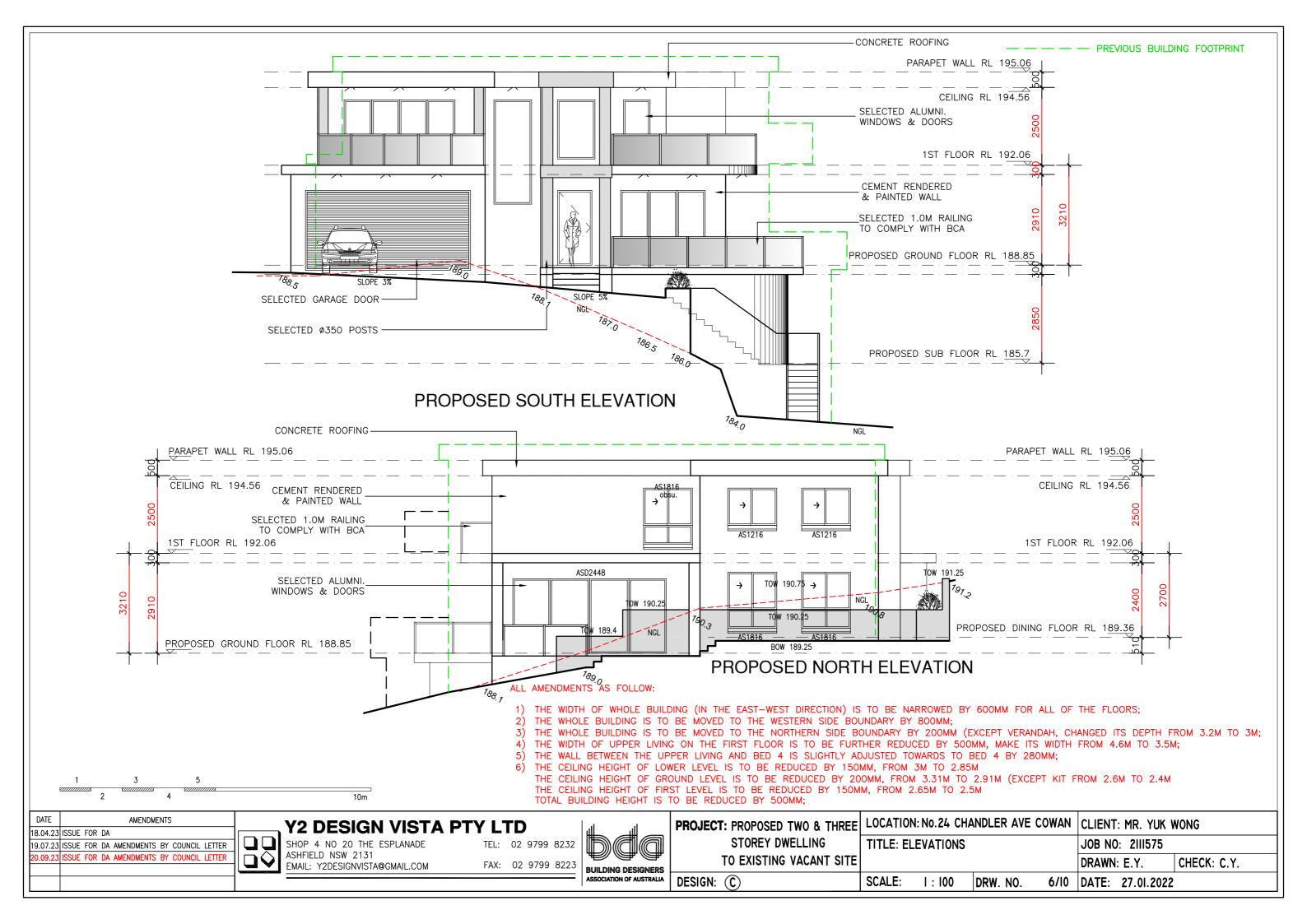
LOCATION: No.24 CHANDLER AVE COWAN	CLIENT: MR. YUK W	ONG
TITLE: PROPOSED ROOF PLAN	JOB NO: 2111575	

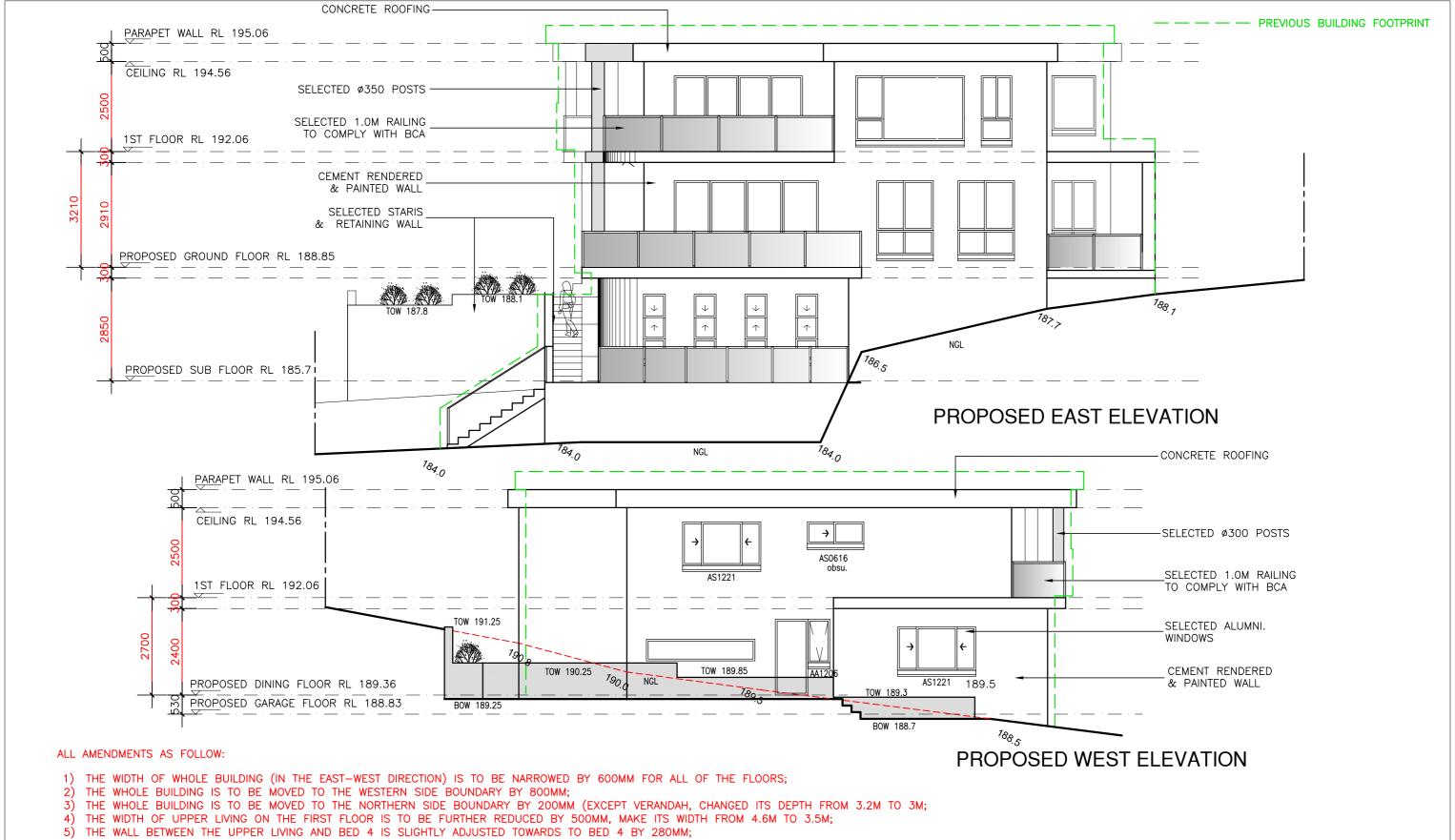
DRAWN: E.Y.	CHECK: C.Y.
JOB NO: 2111575	

DESIGN: (C)

SCALE: I: 200@A3 DRW. NO.

5/I0 DATE: 27.01.2022





- 6) THE CEILING HEIGHT OF LOWER LEVEL IS TO BE REDUCED BY 150MM, FROM 3M TO 2.85M THE CEILING HEIGHT OF GROUND LEVEL IS TO BE REDUCED BY 200MM, FROM 3.31M TO 2.91M (EXCEPT KIT FROM 2.6M TO 2.4M

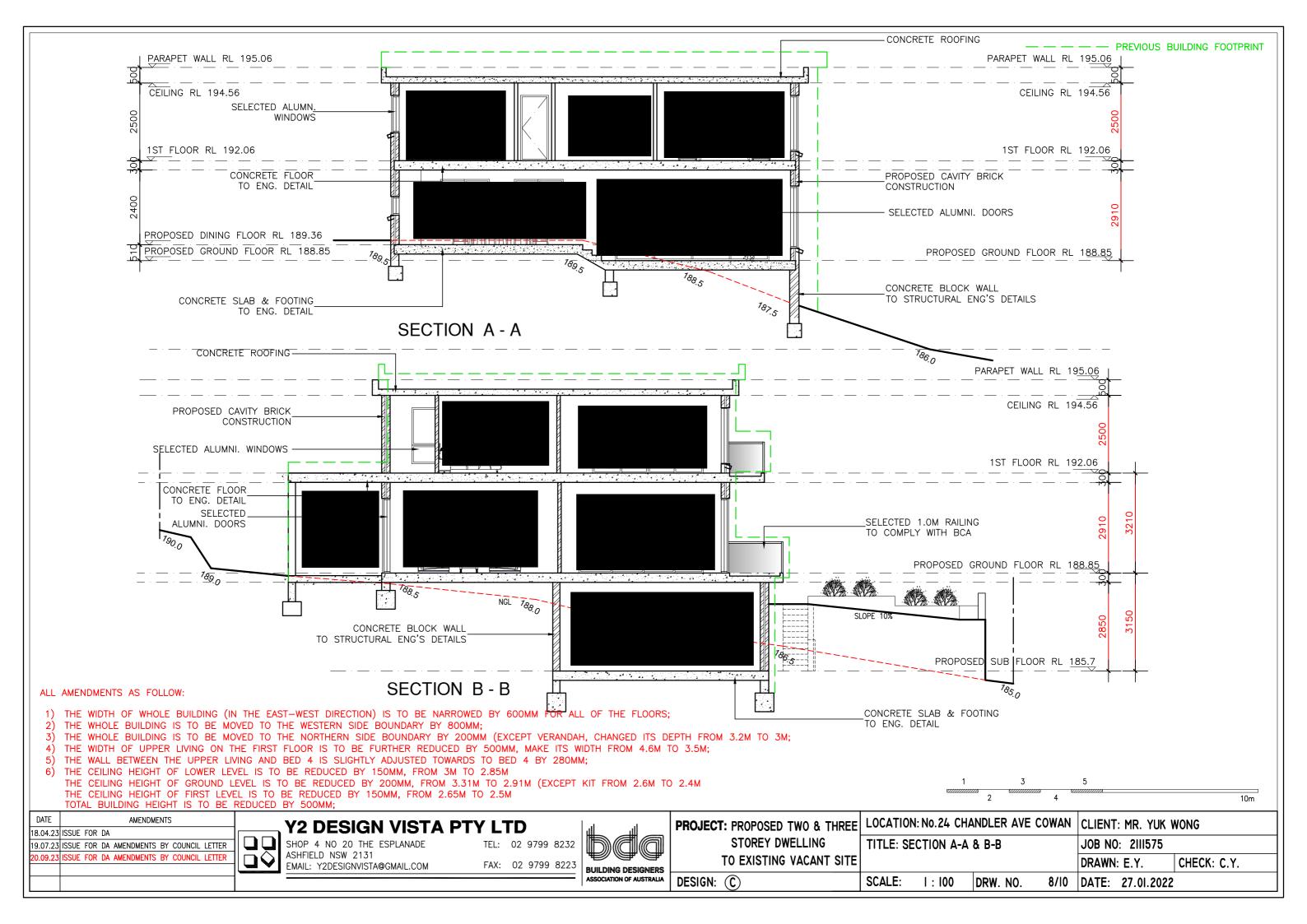
THE CEILING HEIGHT OF FIRST LEVEL IS TO BE REDUCED BY 150MM, FROM 2.65M TO 2.5M

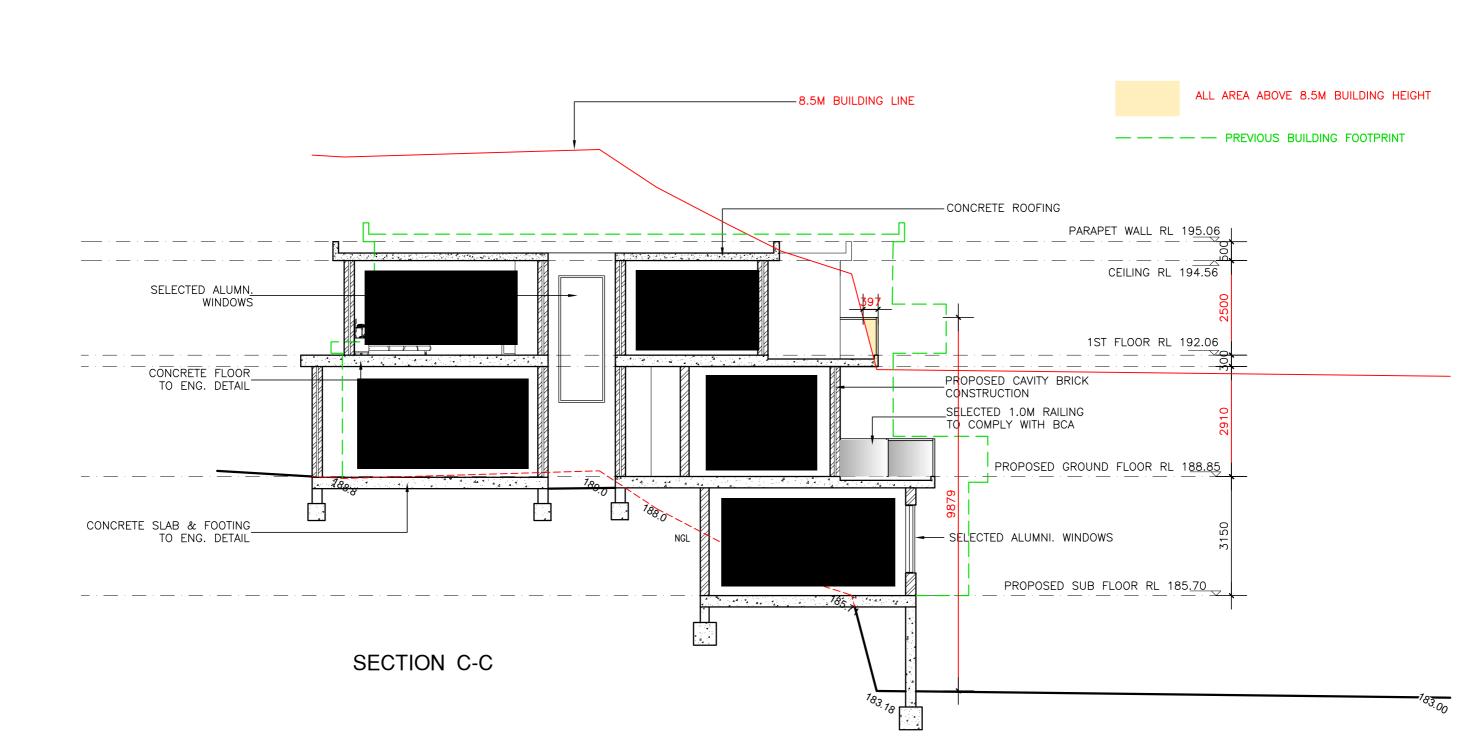
TOTAL BUILDING HEIGHT IS TO BE REDUCED BY 500MM;

DATE	AMENDMENTS	Y2 DESIGN VISTA PT	VI.	TD			
18.04.23	ISSUE FOR DA	12 DESIGN VISTA PT	T L	טו			
19.07.23	ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER	SHOP 4 NO 20 THE ESPLANADE	TEL:	02 9	9799	8232	bd
20.09.23	ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER	ASHFIELD NSW 2131	ΓΛV.	00	0700	0007	
		EMAIL: Y2DESIGNVISTA@GMAIL.COM	FAX:	02	9799	8223	BUILDING DES



ROJECT: PROPOSED TWO & THREE	LOCATION	I: No.24 CHA	NDLER AVE C	CLIENT: MR. YUK WONG				
STOREY DWELLING	TITLE: EL	TITLE: ELEVATIONS				JOB NO: 2111575		
TO EXISTING VACANT SITE					DRAWN:	E.Y.	CHECK: C.Y.	
ESIGN: (C)	SCALE:	1:100	DRW. NO.	7/10	DATE:	27.01.2022		





ALL AMENDMENTS AS FOLLOW:

- 1) THE WIDTH OF WHOLE BUILDING (IN THE EAST-WEST DIRECTION) IS TO BE NARROWED BY 600MM FOR ALL OF THE FLOORS;
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TOTAL BUILDING HEIGHT IS TO BE REDUCED BY 500MM;

AMENDMENTS

18.04.23 ISSUE FOR DA
19.07.23 ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER
20.09.23 ISSUE FOR DA AMENDMENTS BY COUNCIL LETTER



Y2 DESIGN VISTA PTY LTD

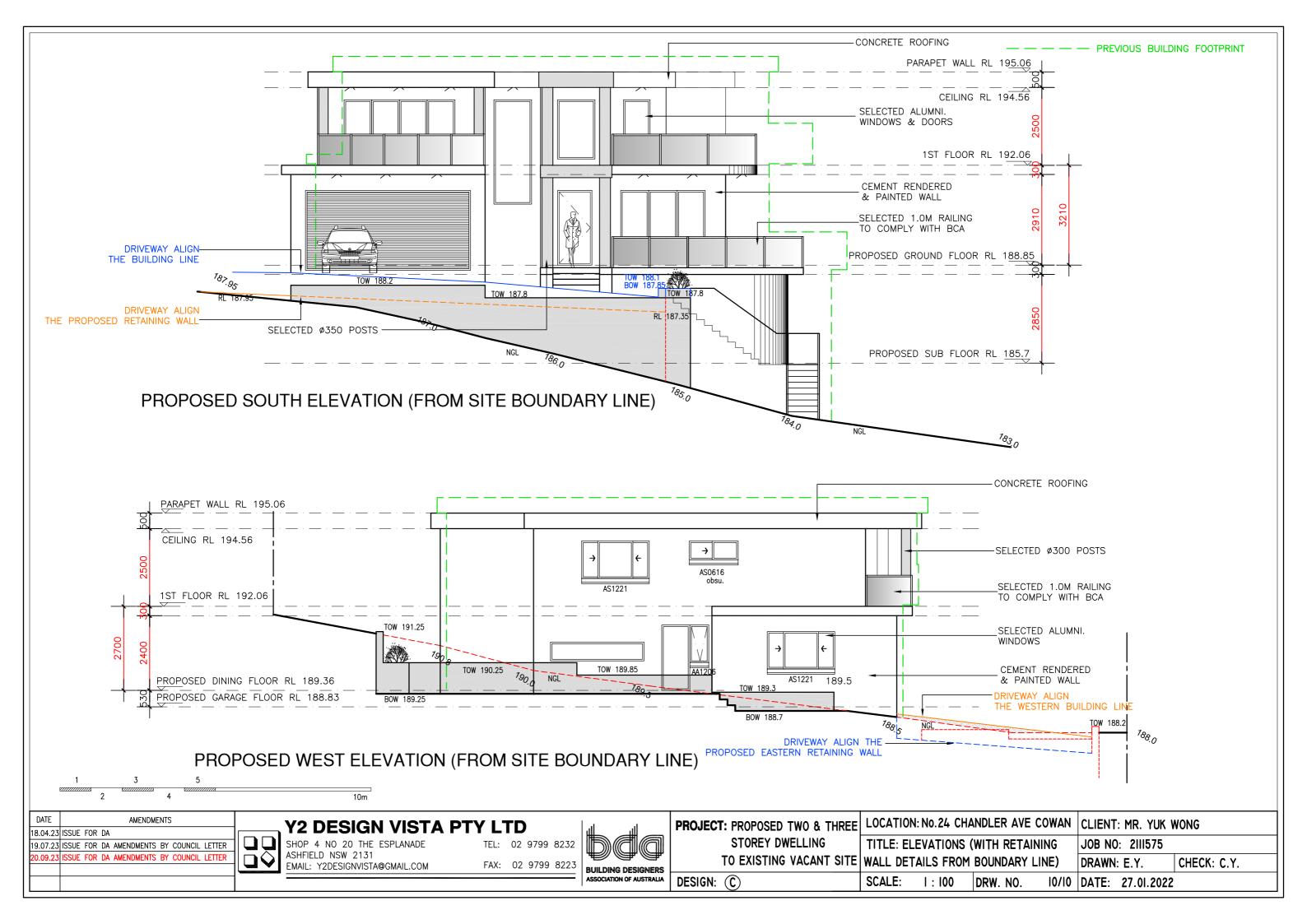
SHOP 4 NO 20 THE ESPLANADE TEL: 02 9799 8232 ASHFIELD NSW 2131

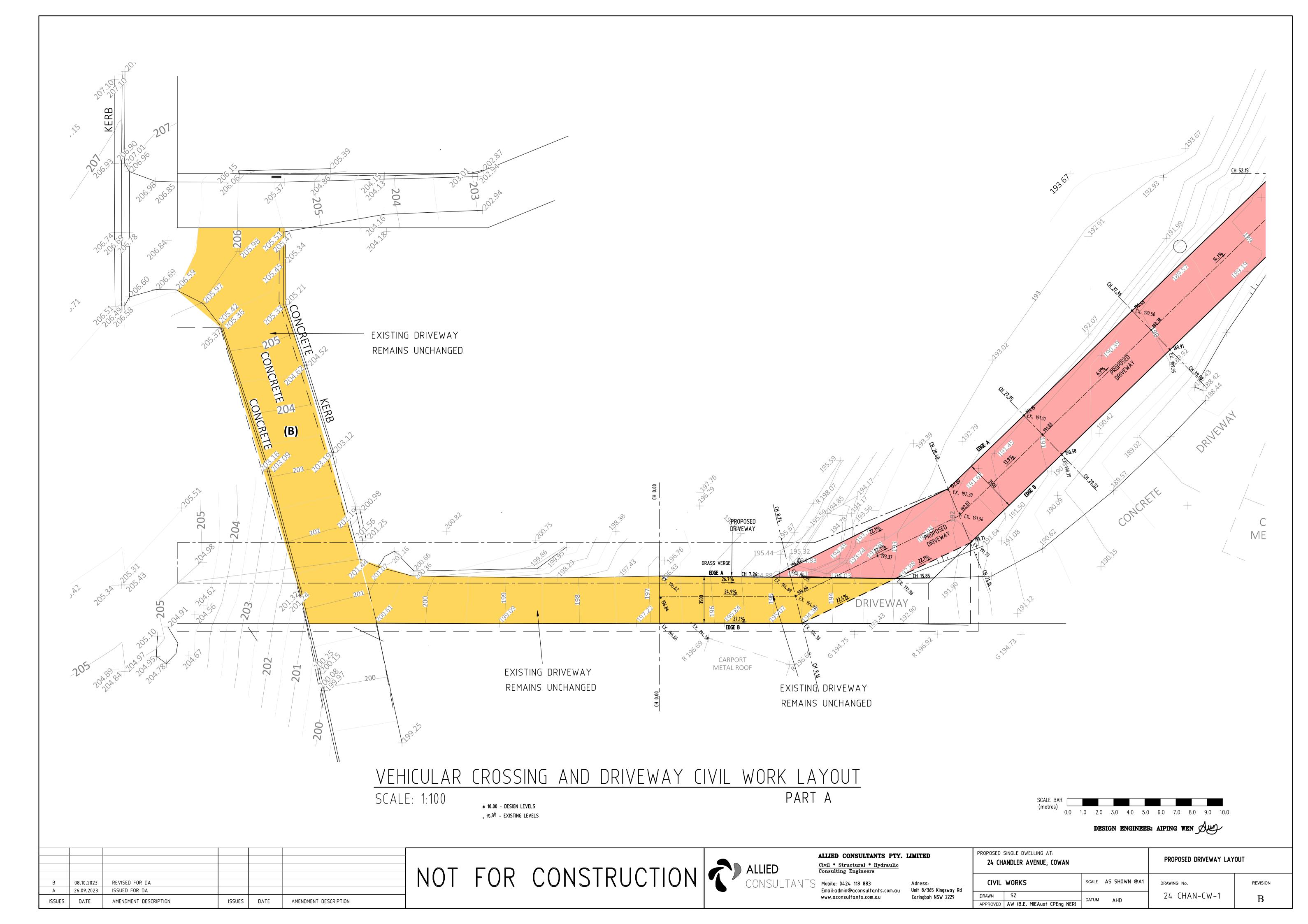
EMAIL: Y2DESIGNVISTA@GMAIL.COM

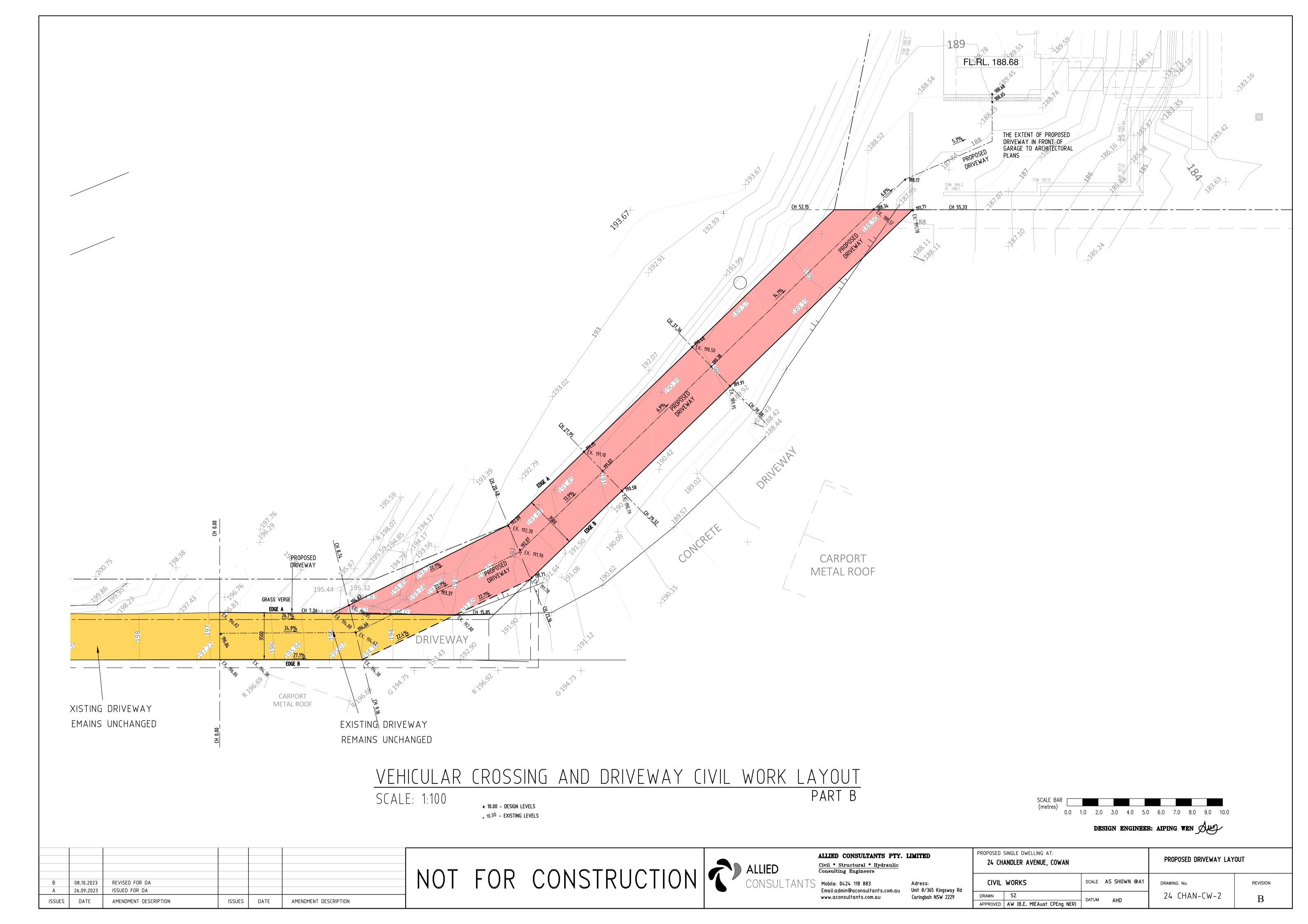
TEL: 02 9799 8232 | ST FAX: 02 9799 8223 | BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA | DESIGN: ©

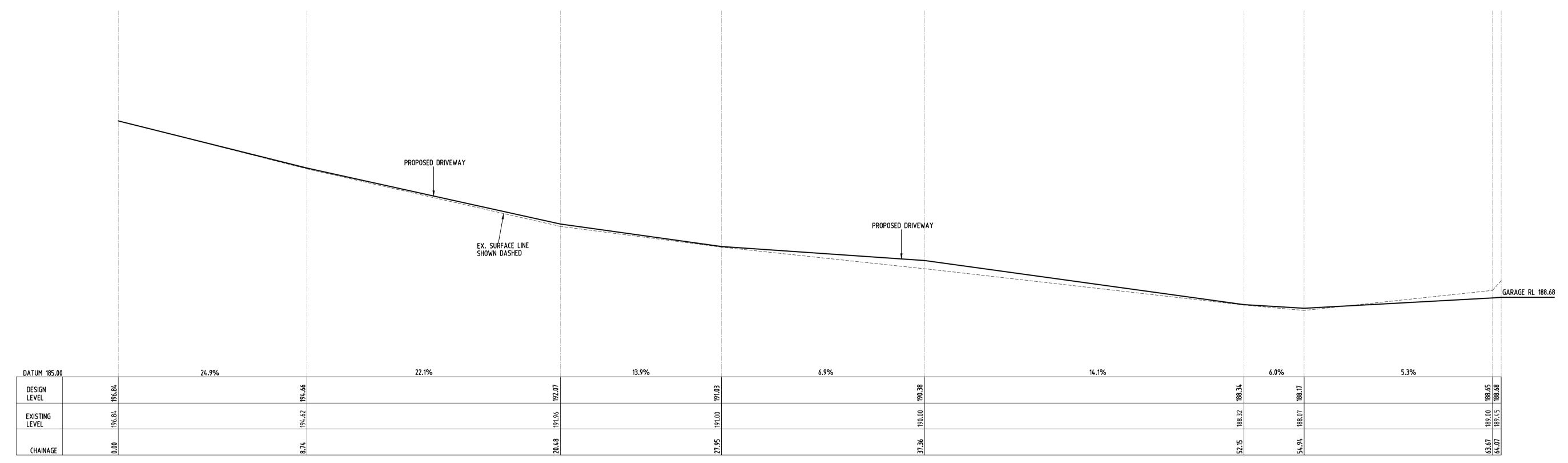
PROJECT: PROPOSED TWO & THREE
STOREY DWELLING
TO EXISTING VACANT SITE

				ı		
:	LOCATION: No. 24 CHA	ANDLER AVE	CLIENT: MR. YUK WONG			
	TITLE: SECTION C-C		JOB NO: 2111575			
				DRAWN	: E.Y.	CHECK: C.Y.
	SCALE: 1:100	DRW. NO.	9/10	DATE:	27.01.2022	









PROPOSED DRIVEWAY LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:100

VERTICAL SCALE - 1:100



DESIGN ENGINEER: AIPING WEN

В	08.10.2023	REVISED FOR DA			
А	26.09.2023	ISSUED FOR DA			
ISSUES	DATE	AMENDMENT DESCRIPTION	ISSUES	DATE	AMENDMENT DESCRIPTION

NOT FOR CONSTRUCTION

ALLIED

Civil * Struc
Consulting F

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Consulting F

Consulting F

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Consulting F

Email:admin(
www.aconst



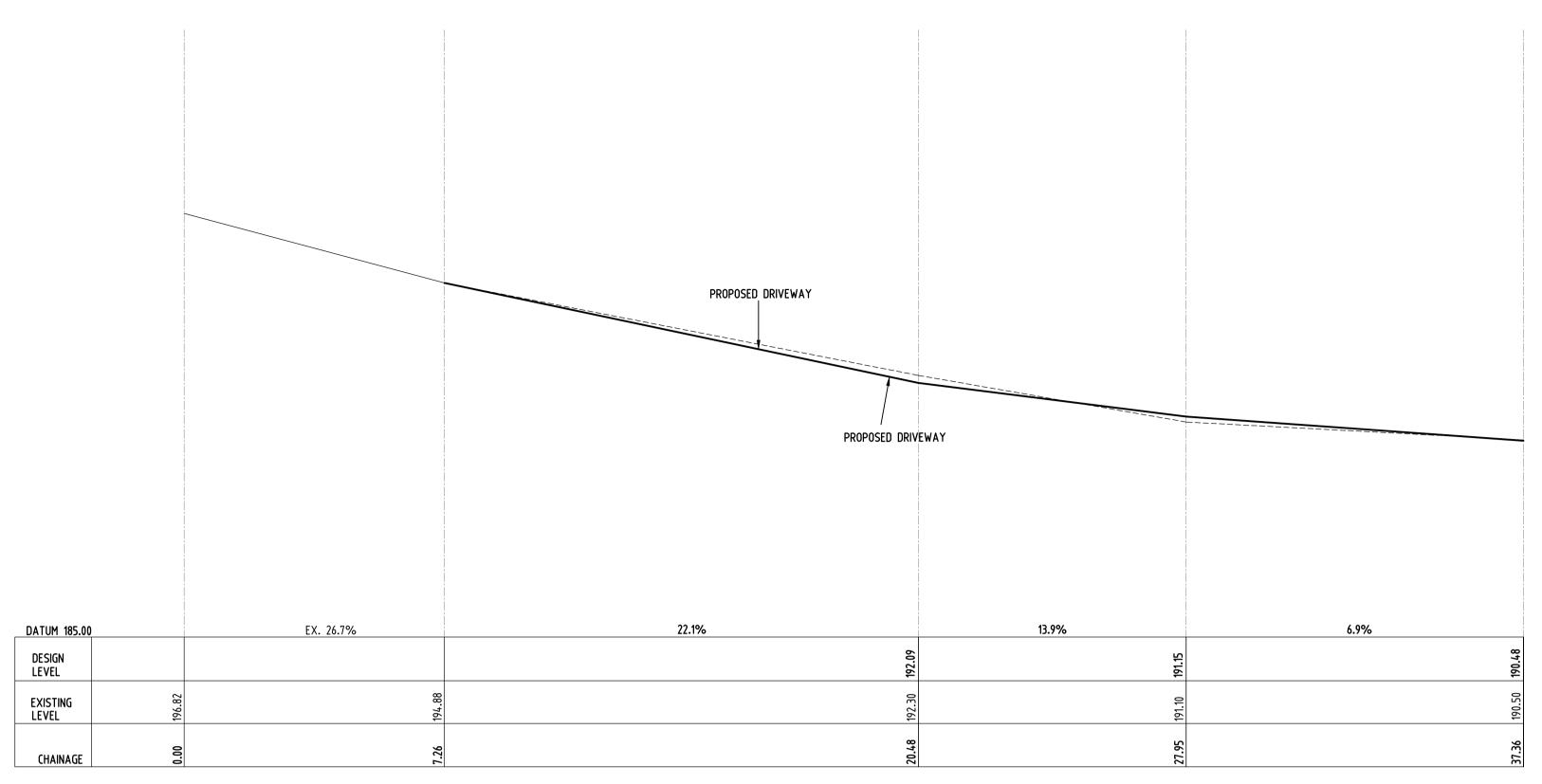
ALLIED	CONSUL	CANTS	PTY.	LIMITED
Civil * S	Structural	* Hydr	aulic	
Consulti	ng Engine	ers		

0424 118 883	Adress:
min@aconsultants.com.au	Unit 8/365 Kingsv
nsultants.com.au	Caringbah NSW 2

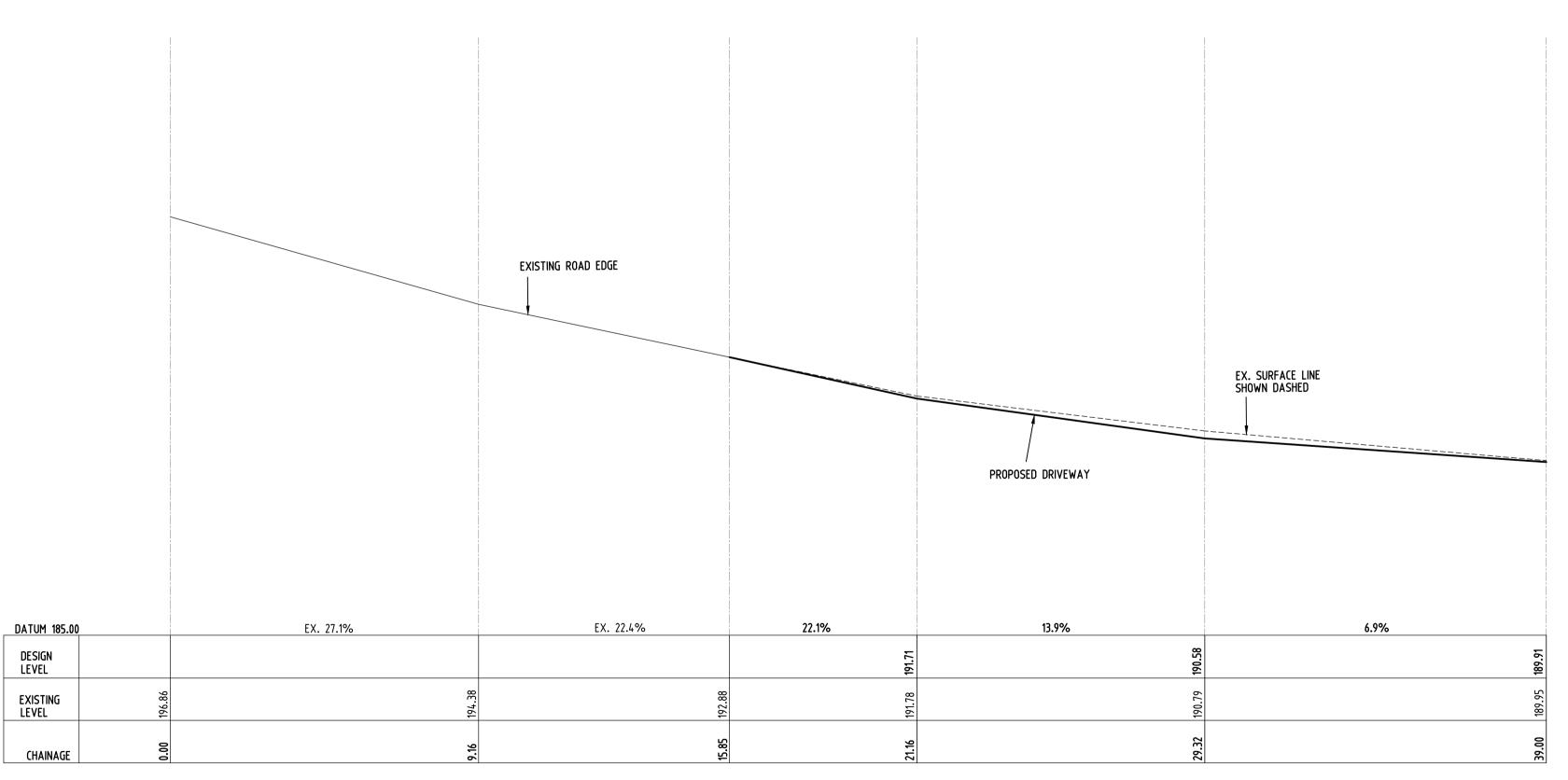
24 CHANDLER AVENUE, COWAN					
CIVIL	WORKS				
DRAWN	SZ				
APPROVED	AW (B.E. MIEAust CPEng NER)				

PROPOSED SINGLE DWELLING AT:

	PROPOSED DRIVEWAY LAYOUT				
OWN @A1	DRAWING No.	REVISION			
)	24 CHAN-CW-3	В			



PROPOSED DRIVEWAY EDGE A LONGITUDINAL SECTION
HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100



PROPOSED DRIVEWAY EDGE B LONGITUDINAL SECTION
HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100

SCALE BAR											
(metres)	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0
			DES	ICN I	RNCIN	IEER:	ATDI	NG W	TEN (Am	ر (

REVISION

В	08.10.2023	REVISED FOR DA			
А	26.09.2023	ISSUED FOR DA			
ISSUES	DATE	AMENDMENT DESCRIPTION	ISSUES	DATE	AMENDMENT DESCRIPTION

NOT FOR CONSTRUCTION ALLIED Civil Consultants Mobile Email



ALLIED CONSULTANTS PTY.	LIMITED
Civil * Structural * Hydraulic	
Consulting Engineers	

isulting Engineers	
bile: 0424 118 883	Adress:
ail:admin@aconsultants.com.au	Unit 8/365 Kingsway Ro
w aconsultants com au	Carinahah NSW 2229

	PROPOSED SINGLE DWELLING AT: 24 CHANDLER AVENUE, COWAN				PROPOSED DRIVEWAY LAYOUT	
	CIVIL WORKS		SCALE	AS SHOWN @A1	DRAWING No.	
	DRAWN	SZ	DATUM	AHD	24 CHAN-CW-4	
	APPROVED	AW (B.E. MIEAust CPEng NER)				