

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	4 or more bedrooms	277.7	25.6	111.0	-

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

[illegible]

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
1	individual water tank (no. 1)	Tank size (min) 4000.0 litres	To collect run-off from at least: 50.0 square metres of roof area;	yes	yes	yes	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔

ACOUSTIC REQUIREMENTS

External Walls House Only:
1x13mm + 1x10mm Soundstop to Living, Family, Dining, kitchen WIP, Bedrooms, WIR's & Leisure Room
Std WALL SHEETING to all Wet areas & Garage
R2.5 HP (90mm) Wall Insulation

External Walls to Granny flat:
STD wall sheeting

Roof construction:
Metal roof with anticon 60MD blanket
165mm thick R4.1 Gold insulation
1x13mm Soundstop
All gaps are to be minimised and fully sealed with an acoustic rated sealant.

WINDOWS

Highlighted windows below require Rw38 glazing, this is achieved by using 10.5mm Vlam Hush glass.

<u>AREAS</u>	
SITE:	730.78 m ²
GROUND FLOOR:	161.68 m ²
FIRST FLOOR:	182.72 m ²
GARAGE:	35.00 m ²
PORCH/GF PORCH:	4.1/12.75 m ²
BALCONY:	12.09 m ²
ALFRESCO:	42.37 m ²
<u>GRANNY FLAT</u>	59.96 m ²
TOTAL:	497.95 m ²

L	08.06.22	UPDATED HYDRAULICS & BASIX COMMITMENTS	SMC
K	01.06.22	RW DELETED TO CARPARK/DWELLING-LANDSCAPE	SMC
J	29.04.22	DRIVEWAYWAY UPDATED AS PER TAR DRAWINGS	SMC
I	01.04.22	COUNCIL FEEDBACK	SMC
H	30.11.21	2X AC CONDENSER SYSTEM	SMC
G	09.11.21	DETAILS ADDED, REVISED NOTIFICATION PLAN	SMC
F	25.10.21	HYDRAULIC ENGINEERS RECEIVED	SMC
E	20.10.21	ACOUSTIC REPORT	SMC
D	07.10.21	REVISED CAR PARK AS PER TRAFFIC REPORT	SMC
C	30.09.21	REVISED CAR PARK	SMC
B	21.09.10	BASIX COMMITMENTS	SMC
A	20.07.21	DRAFT DA DRAWINGS - FOR REVIEW	SMC
REV	DATE	AMENDMENTS	BY

2.6	STREET SCAPE
2.5	SHADOW DIAGRAM MARCH/SEP
2.4	SHADOW DIAGRAM JUNE 8-4
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGE. PLAN
33	DETAILS
32	DETAILS
31	DETAILS
30	DETAILS
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4.1	GRANNY FLAT
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1.2	RENDER
1.1	BASIX
1	COVER SHEET
SHEET	DESCRIPTION



CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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**# ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.**

PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: N/A	CHECKED: RB	
SHEET: DA 1	JOB No: 29800332	NSW

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water		Bathroom ventilation system		Kitchen ventilation system			Laundry ventilation system		
Dwelling no.	Hot water system		Each bathroom	Operation control	Each kitchen		Operation control	Each laundry		Operation control
1	electric instantaneous		individual fan, not ducted	interlocked to light	individual fan, ducted to façade or roof		manual switch on/off	natural ventilation only, or no laundry		-
All other dwellings	electric instantaneous		no mechanical ventilation (ie. natural)	-	individual fan, ducted to façade or roof		manual switch on/off	individual fan, not ducted		interlocked to light

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	6 (dedicated)	5 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	4	yes
All other dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	2 (dedicated)	3 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
1	no heating	yes	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes
All other dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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ALL DIMENSIONS TO STRUCTURAL
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PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

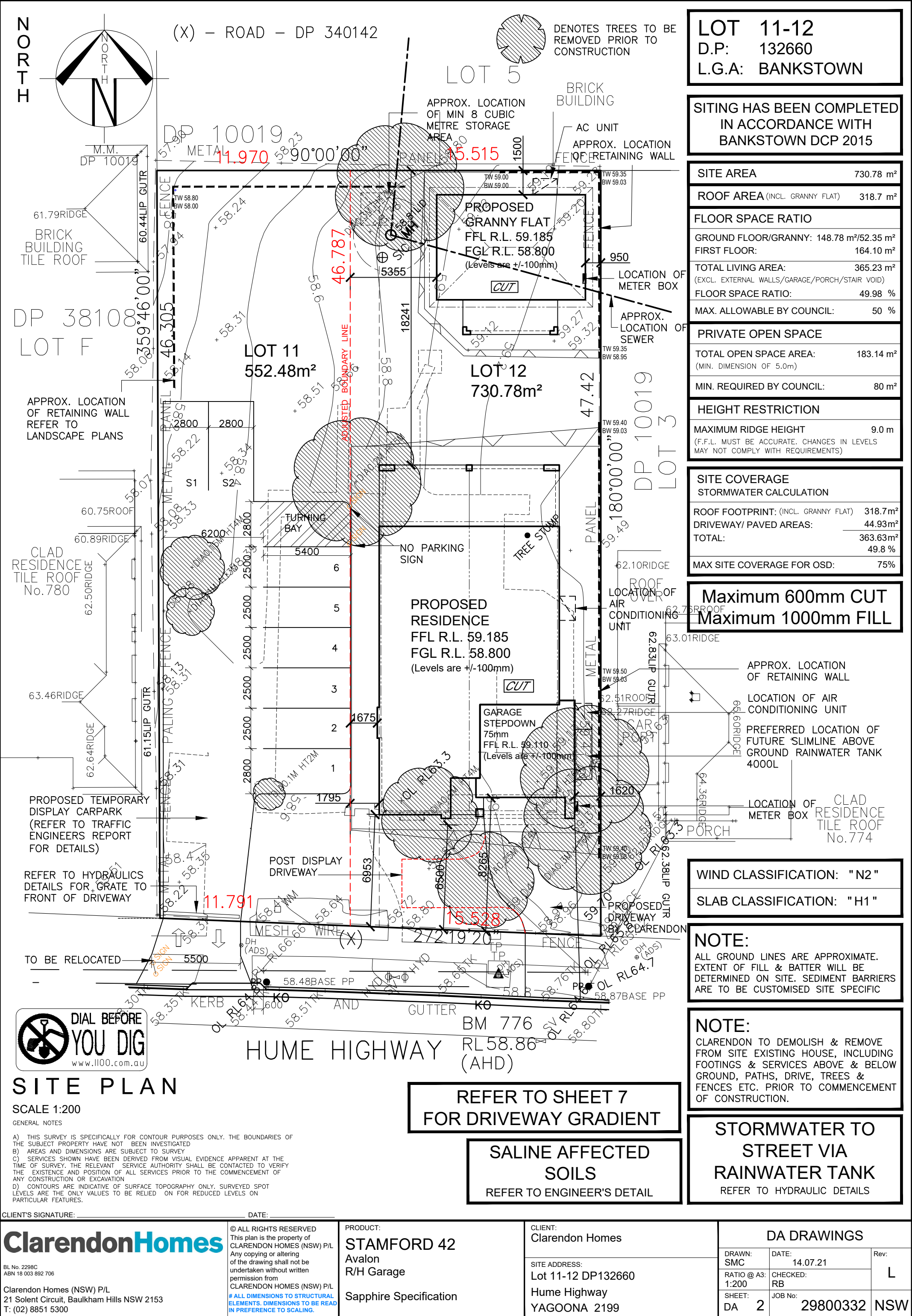
DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: N/A	CHECKED: RB	
SHEET: DA 1.1	JOB No: 29800332	NSW



ARTISTS IMPRESSION

CLIENT'S SIGNATURE: _____ DATE: _____

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			DRAWN: SMC	DATE: 14.07.21	Rev: L
			RATIO @ A3: N/A	CHECKED: RB	
			SHEET: DA 1	JOB No: 29800332	NSW



LOT 11-12
D.P: 132660
L.G.A: BANKSTOWN

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
BANKSTOWN DCP 2015

SITE AREA	730.78 m²
ROOF AREA (INCL. GRANNY FLAT)	318.7 m²
FLOOR SPACE RATIO	
GROUND FLOOR/GRANNY: 148.78 m²/52.35 m²	
FIRST FLOOR:	164.10 m²
TOTAL LIVING AREA:	365.23 m²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.98 %
MAX. ALLOWABLE BY COUNCIL:	50 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	183.14 m²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	80 m²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	9.0 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT: (INCL. GRANNY FLAT)	318.7m²
DRIVEWAY/ PAVED AREAS:	44.93m²
TOTAL:	363.63m²
	49.8 %
MAX SITE COVERAGE FOR OSD:	75%

Maximum 600mm CUT
Maximum 1000mm FILL

APPROX. LOCATION OF RETAINING WALL

LOCATION OF AIR CONDITIONING UNIT

PREFERRED LOCATION OF FUTURE 'SLIMLINE ABOVE GROUND RAINWATER TANK 4000L

LOCATION OF CLAD RESIDENCE TILE ROOF No.774

WIND CLASSIFICATION: "N2"

SLAB CLASSIFICATION: "H1"

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

NOTE:
CLARENDON TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER TO STREET VIA RAINWATER TANK
REFER TO HYDRAULIC DETAILS

SITE PLAN

SCALE 1:200
GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
- B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

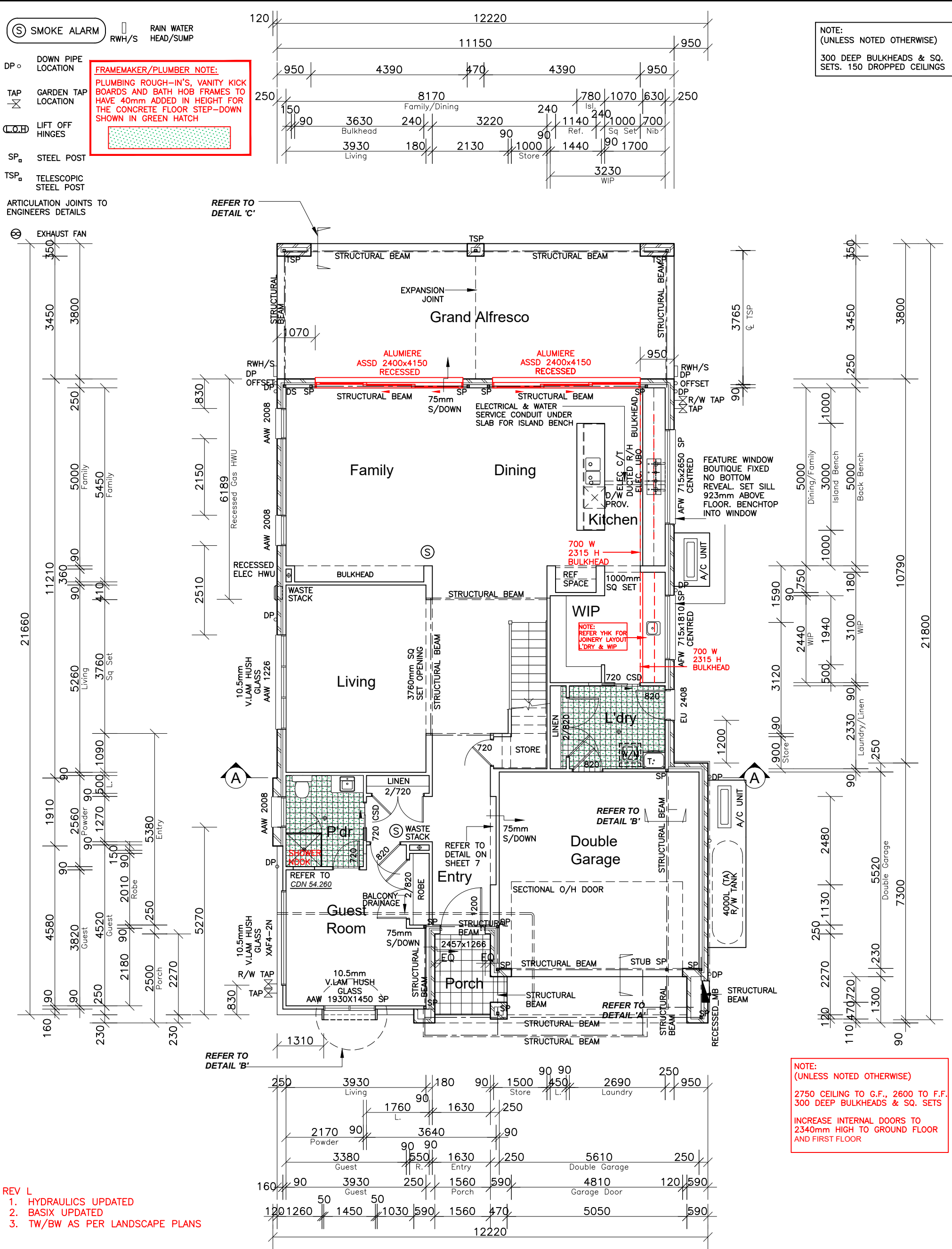
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- (S) SMOKE ALARM
- DP ° DOWN PIPE LOCATION
- TAP GARDEN TAP LOCATION
- COB LIFT OFF HINGES
- SP STEEL POST
- TSP TELESCOPIC STEEL POST
- ARTICULATION JOINTS TO ENGINEERS DETAILS

FRAMEMAKER/PLUMBER NOTE:
PLUMBING ROUGH-IN'S, VANITY KICK
BOARDS AND BATH HOB FRAMES TO
HAVE 40mm ADDED IN HEIGHT FOR
THE CONCRETE FLOOR STEP-DOWN
SHOWN IN GREEN HATCH

NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS



- REV L
1. HYDRAULICS UPDATED
 2. BASIX UPDATED
 3. TW/BW AS PER LANDSCAPE PLANS

NOTE:
(UNLESS NOTED OTHERWISE)
2750 CEILING TO G.F., 2600 TO F.F.
300 DEEP BULKHEADS & SQ. SETS
INCREASE INTERNAL DOORS TO
2340mm HIGH TO GROUND FLOOR
AND FIRST FLOOR

GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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RATIO @ A3: 1:100	CHECKED: RB	
SHEET: DA 3	JOB No: 29800332	NSW

 EXHAUST FAN

300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

250

250

NOTE:
(UNLESS NOTED OTHERWISE)

2750 CEILING TO G.F., 2600 TO F.F.
300 DEEP BULKHEADS & SQ. SETS

INCREASE INTERNAL DOORS TO
2340mm HIGH TO GROUND FLOOR

INCREASE INTERNAL DOORS TO
2340mm HIGH TO FIRST FLOOR

INCREASE INTERNAL ROBE DOORS
TO 2340mm HIGH TO FIRST FLOOR

NOTE TO FRAMEMAKER:

FIRST FLOOR WET AREAS TO HAVE FLOOR JOISTS STEPPED DOWN 58mm SHOWN IN GREEN HATCH

FIRST FLOOR PLAN

CLIENT'S SIGNATURE: _____

DATE:

ClarendonHomes

BL No. 2298C
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DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:100	CHECKED: RB	
SHEET: DA 4	JOB No: 29800332	NSW

(S) SMOKE ALARM

DP o DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

(L.O.B) LIFT OFF HINGES

SP_a STEEL POST

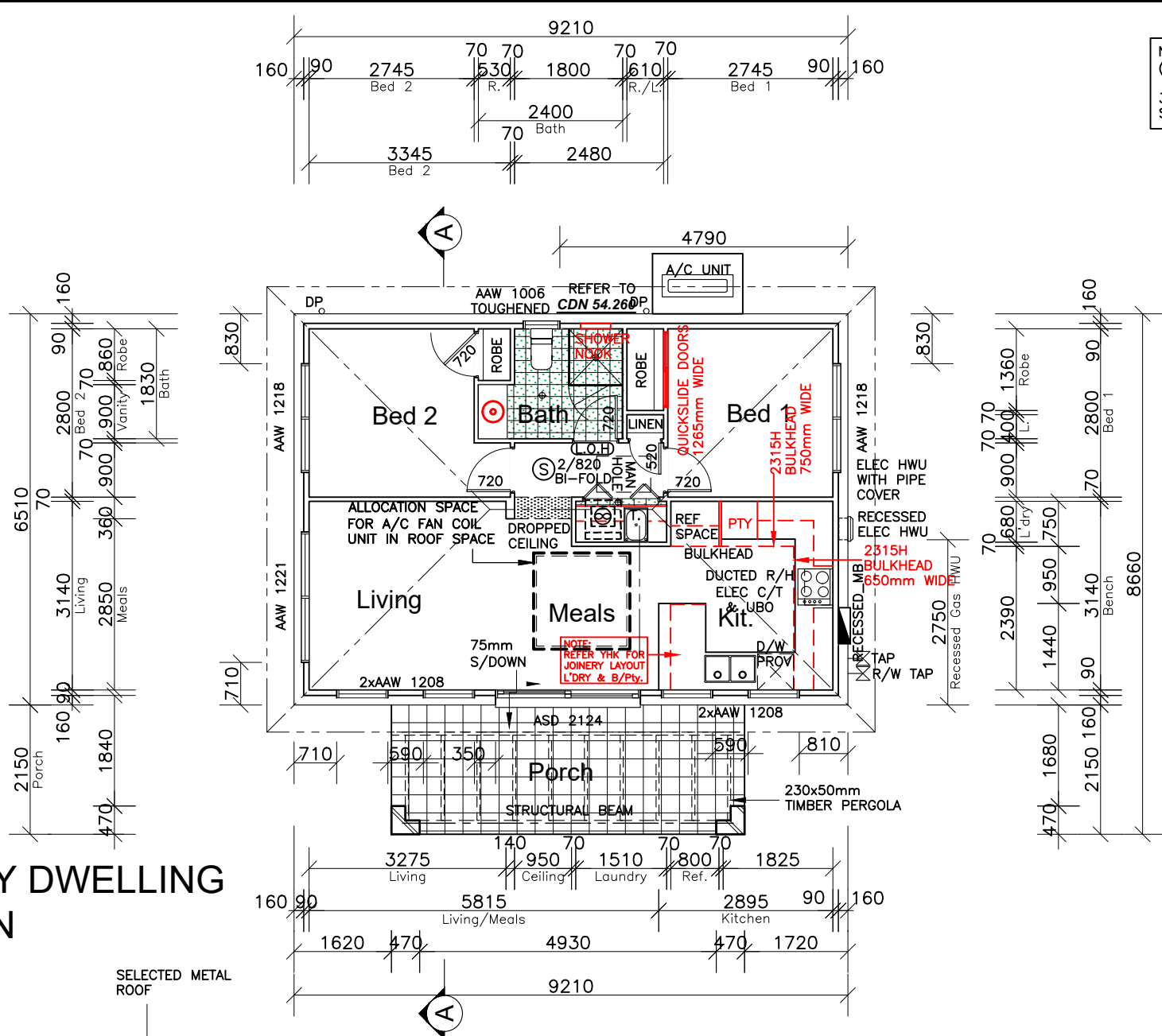
TSP_a TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

⊗ EXHAUST FAN

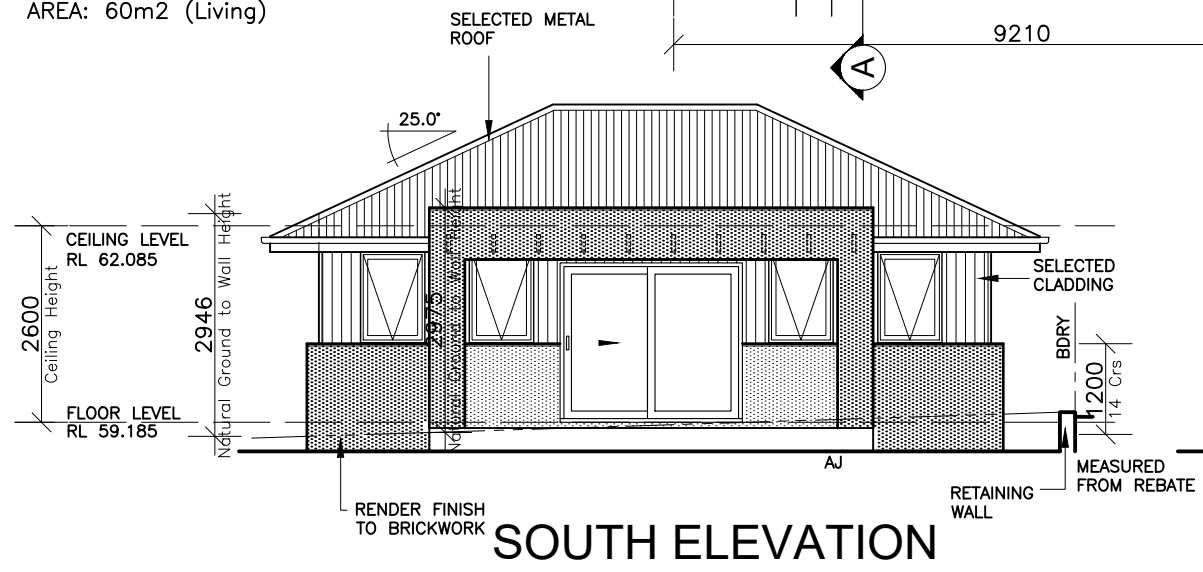
NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

NOTES:
FOR DROP-OFF'S REFER TO FRAMING DETAILS
CDN 21.010-21.080

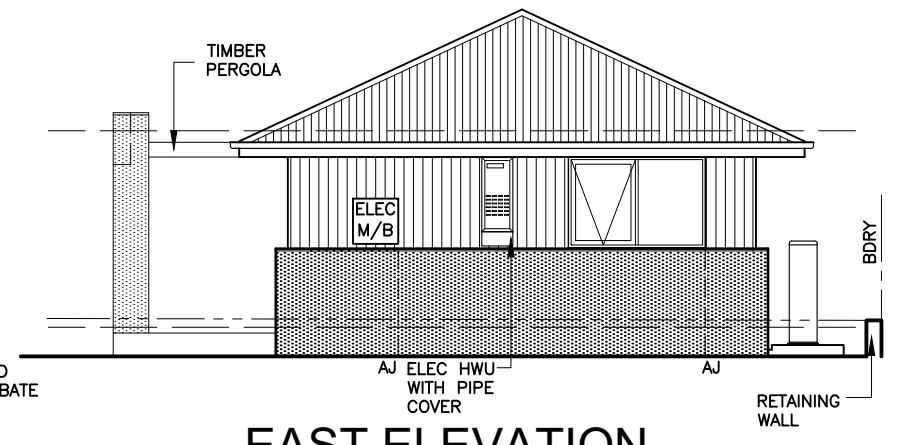


SECONDARY DWELLING FLOOR PLAN

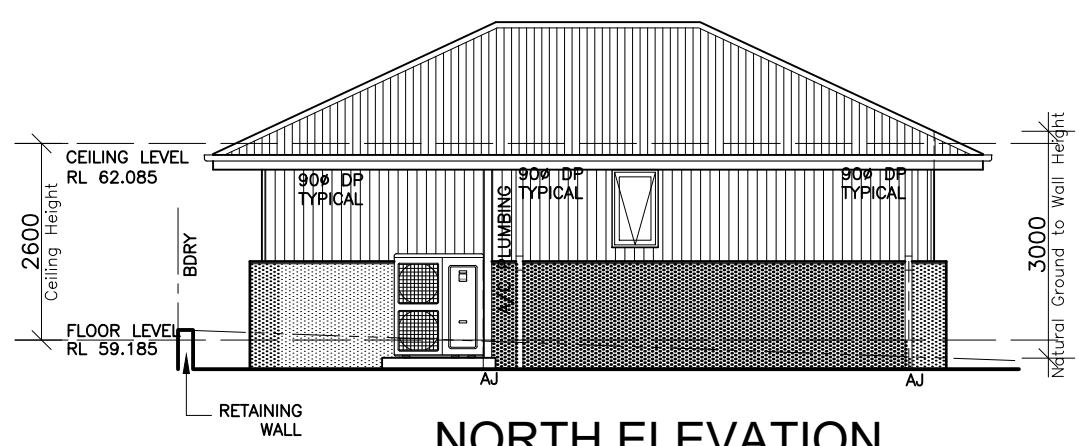
AREA: 60m2 (Living)



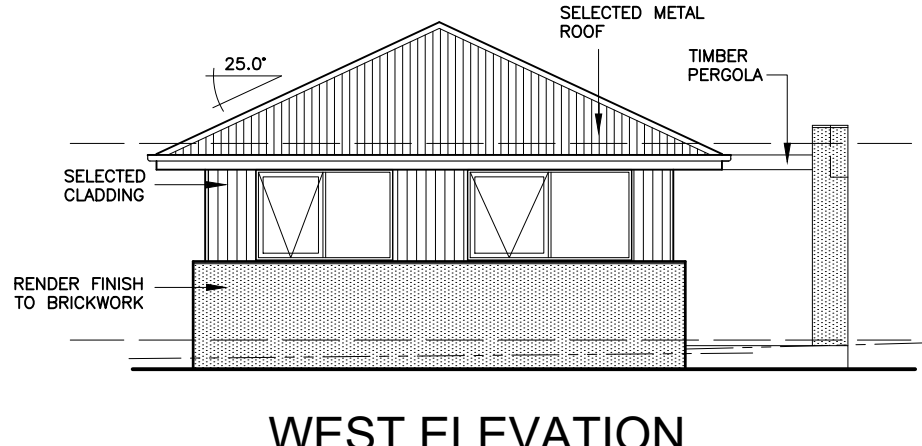
SOUTH ELEVATION



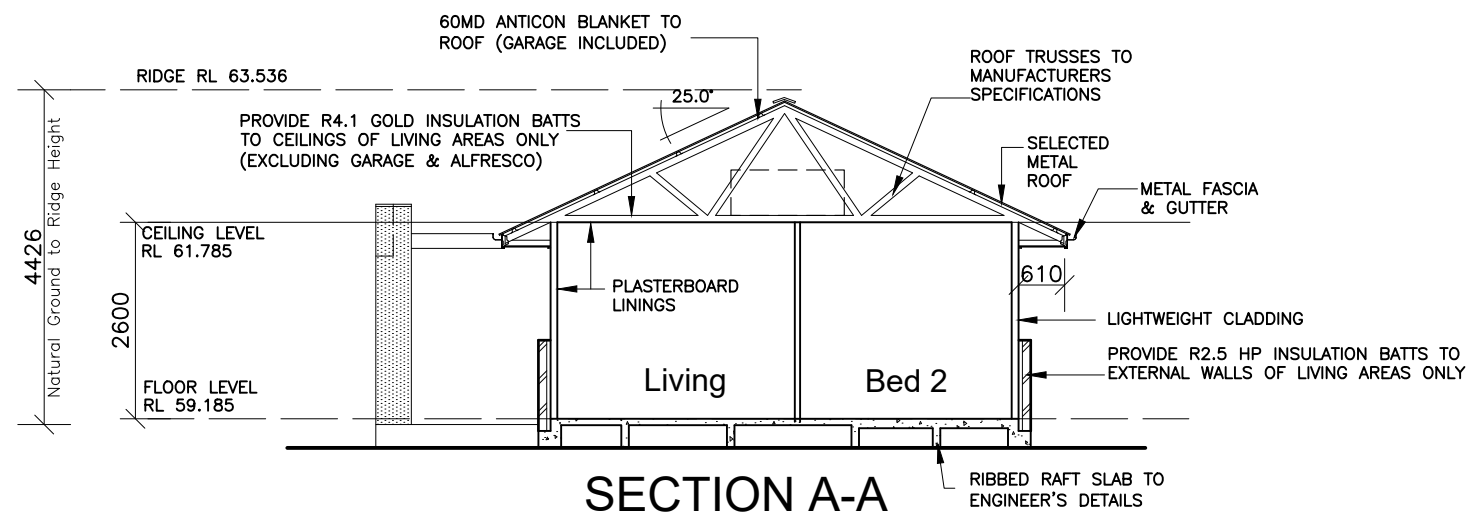
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SECTION A-A

NOTE:
(UNLESS NOTED OTHERWISE)
2600 CEILING TO GRANNY FLAT.,
300 DEEP BULKHEADS & SQ. SETS
INCREASE INTERNAL DOORS TO
2340mm HIGH

NOTE TO FRAMEMAKER:
GRANNY FLAT FLOOR WET AREAS TO
HAVE FLOOR STEPPED
DOWN 40mm SHOWN IN GREEN
HATCH

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes
BL No. 2298C
ABN 18 003 892 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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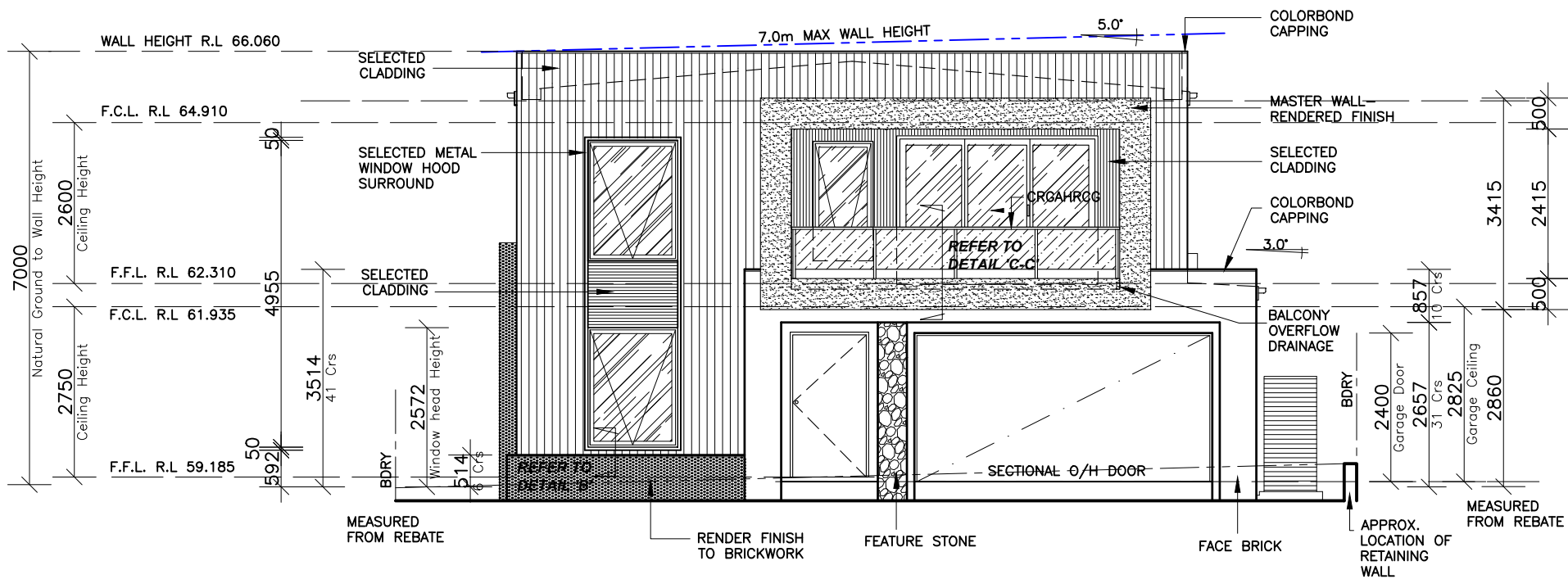
PRODUCT:
STAMFORD 42
Avalon
R/H Garage
Sapphire Specification

CLIENT:
Clarendon Homes
SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

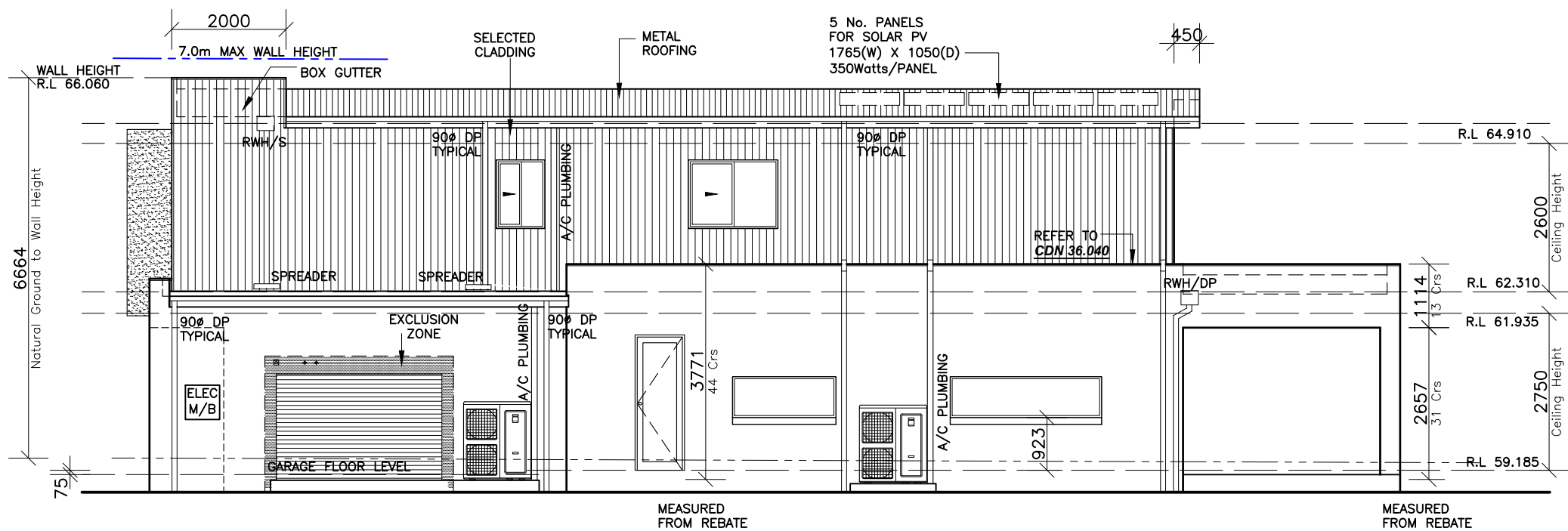
DA DRAWINGS			
DRAWN: SMC	DATE: 14.07.21	Rev: L	
RATIO @ A3: 1:100	CHECKED: RB		
SHEET: DA 4.1	JOB No: 29800332		
			NSW

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

DENOTES WINDOWS WITH
10.5mm VLAM HUSH GLASS -
Rw38 GLAZING.



SOUTH ELEVATION



EAST ELEVATION

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

CLIENT:
Clarendon Homes

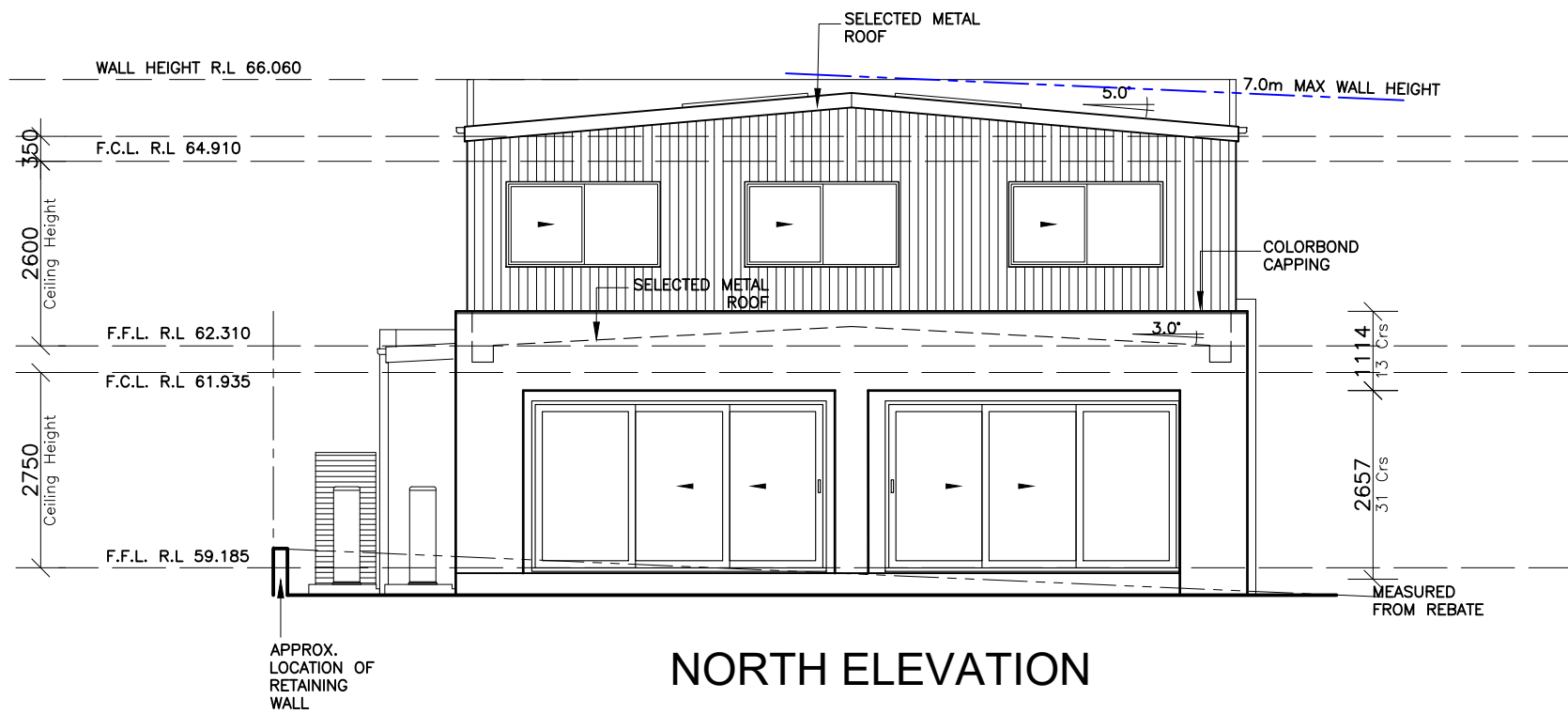
SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

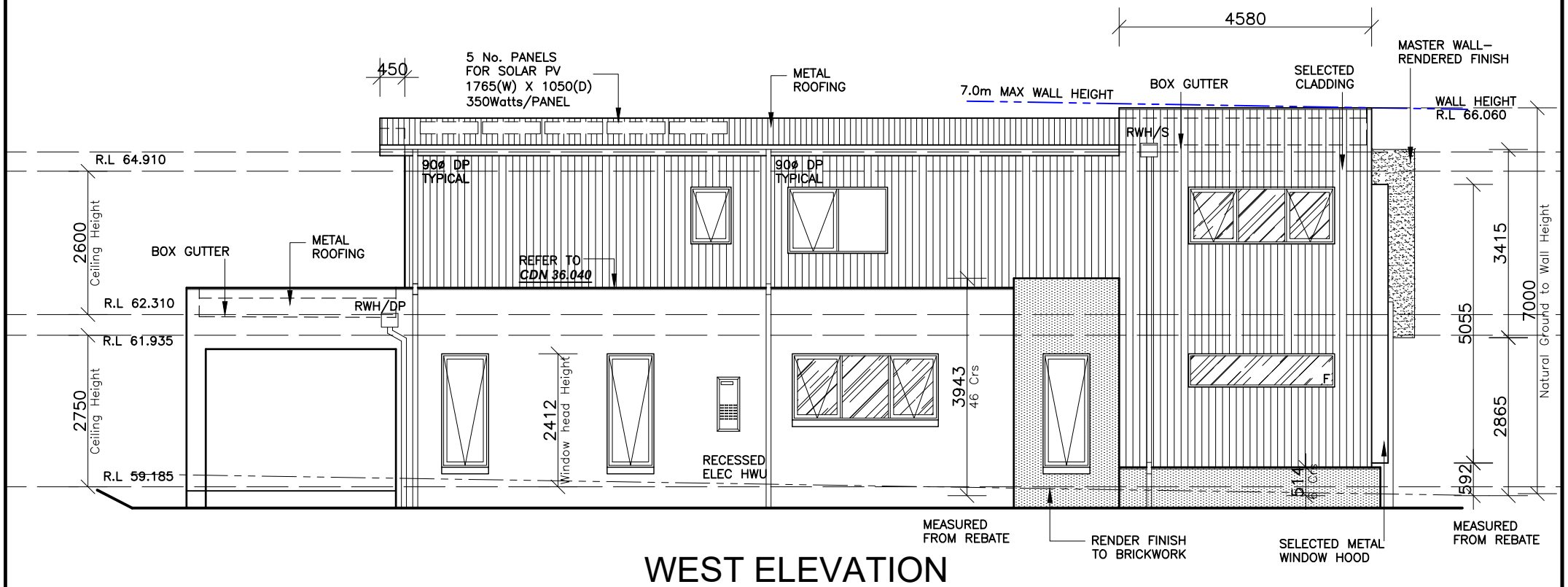
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RATIO @ A3: 1:100	CHECKED: RB	
SHEET: DA 5	JOB No: 29800332	NSW

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

 DENOTES WINDOWS WITH
10.5mm VLAM HUSH GLASS -
Rw38 GLAZING.



NORTH ELEVATION



WEST ELEVATION

CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
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PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

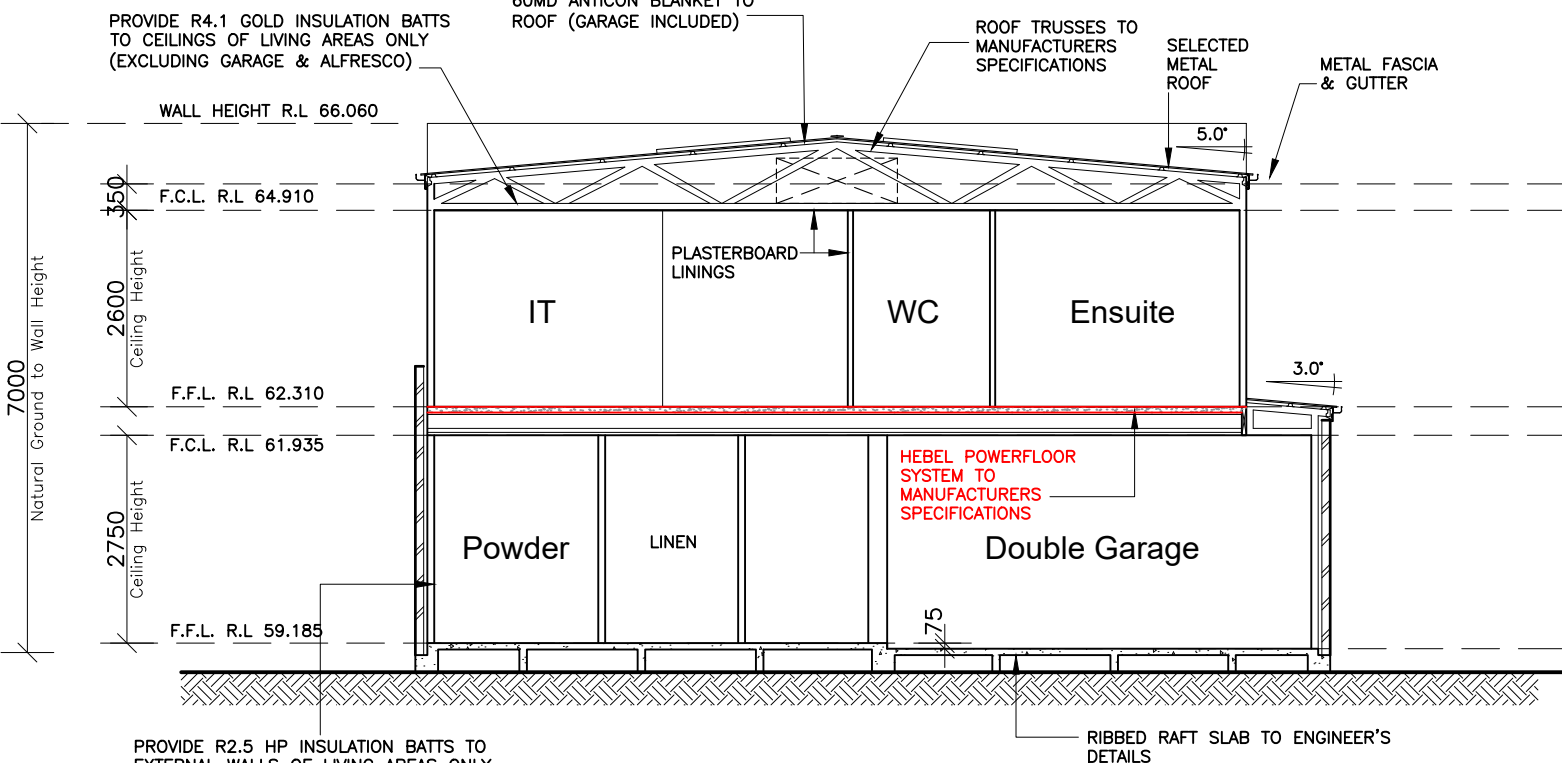
CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:100	CHECKED: RB	
SHEET: DA 6	JOB No: 29800332	NSW

HEBEL POWERFLOOR SYSTEM TO
FIRST FLOOR—REFER TO
MANUFACTURERS SPECIFICATIONS



SECTION A-A

ACOUSTIC REQUIREMENTS

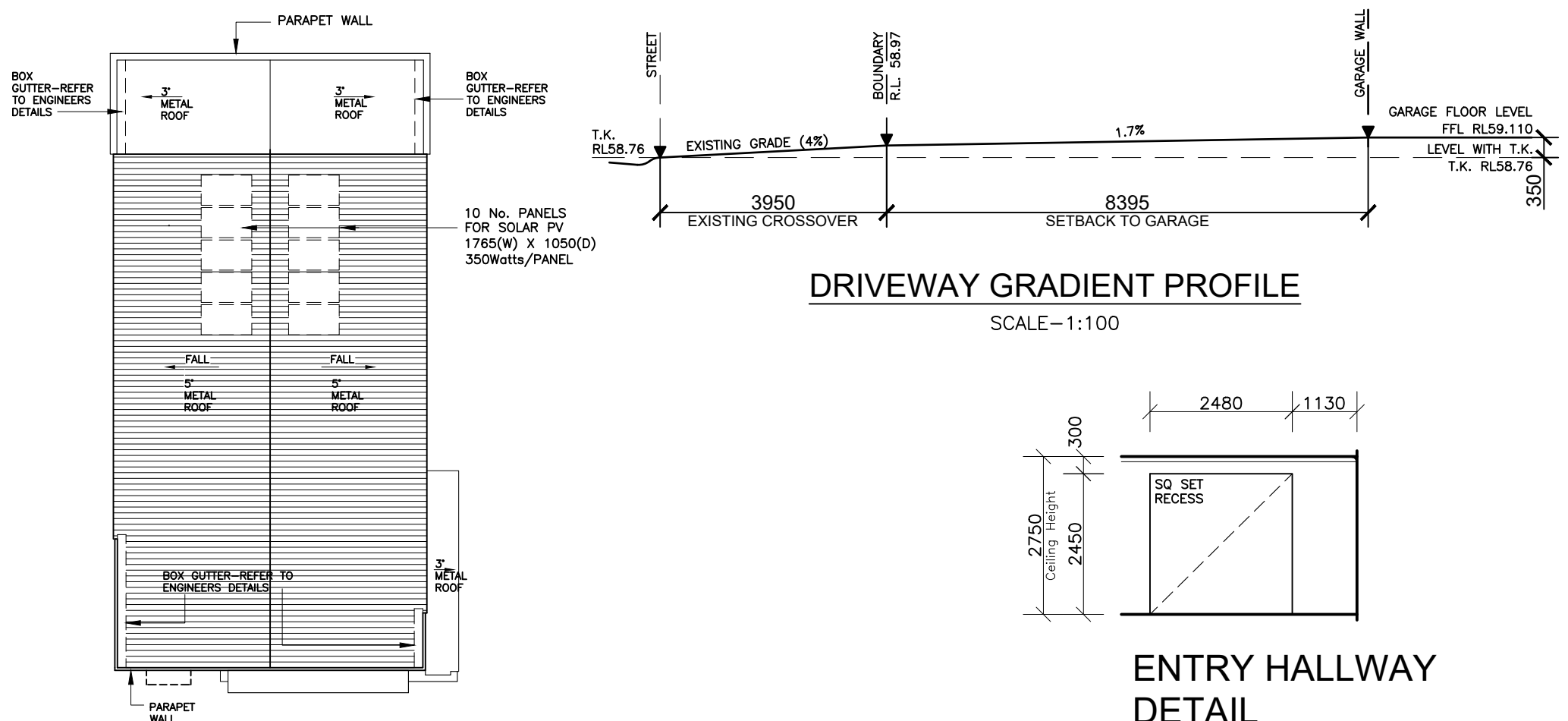
External Walls House Only:
1x13mm + 1x10mm Soundstop to Living, Family, Dining, kitchen WIP, Bedrooms, WIR's & Leisure Room
Std WALL SHEETING to all Wet areas & Garage
R2.5 HP (90mm) Wall Insulation

External Walls to Granny flat:
STD wall sheeting

Roof construction:
Metal roof with anticon 60MD blanket
165mm thick R4.1 Gold insulation
1x13mm Soundstop
All gaps are to be minimised and fully sealed with an acoustic rated sealant.

WINDOWS

Highlighted windows below require Rw38 glazing, this is achieved by using 10.5mm VLam Hush glass.



ROOF PLAN

SCALE: 1:200

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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ABN 18 003 892 706

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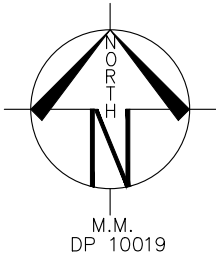
PRODUCT:
STAMFORD 42
Avalon
R/H Garage
Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:100	CHECKED: RB	
SHEET: DA 7	JOB No: 29800332	NSW



LOT 11-12
D.P: 132660
L.G.A: BANKSTOWN

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
BANKSTOWN DCP 2015

BRICK
BUILDING
TILE ROOF

DP 38108
LOT F

CLAD
RESIDENCE
TILE ROOF
No.780

DP 10019

LOT 5

BRICK
BUILDING

11.970

90°00'00"

15.515

46.787

LOT 11
552.48m²

LOT 12
730.78m²

DP 10019
LOT 3

180°00'00"

S1 S2

TURNING
BAY

PROPOSED
RESIDENCE
FFL R.L. 59.185
FGL R.L. 58.800
(Levels are +/-100mm)

CUT

GARAGE
STEPDOWN
75mm
FFL R.L. 59.110
(Levels are +/-100mm)

ROOF
OVER

CLAD
RESIDENCE
TILE ROOF
No.774

POUCH DENOTES TREES TO BE
REMOVED PRIOR TO
CONSTRUCTION

APPROXIMATE LOCATION
OF SEDIMENT FENCE

PORTABLE TOILET

11.791

15.528

ALL WEATHER
ACCESS POSITION

SEDIMENT FENCE AROUND
WASTE MATERIALS

DH (ADS)

(X)

TP

TP

DH (ADS)

K0

K0

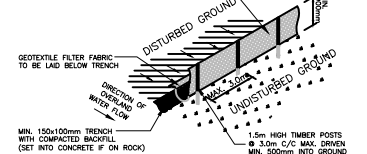
BM 776 SV
RL 58.86
(AHD)

HUME HIGHWAY

CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE
NOT TO SCALE

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
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PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:200	CHECKED: RB	
SHEET: DA 2.1	JOB No: 29800332	NSW

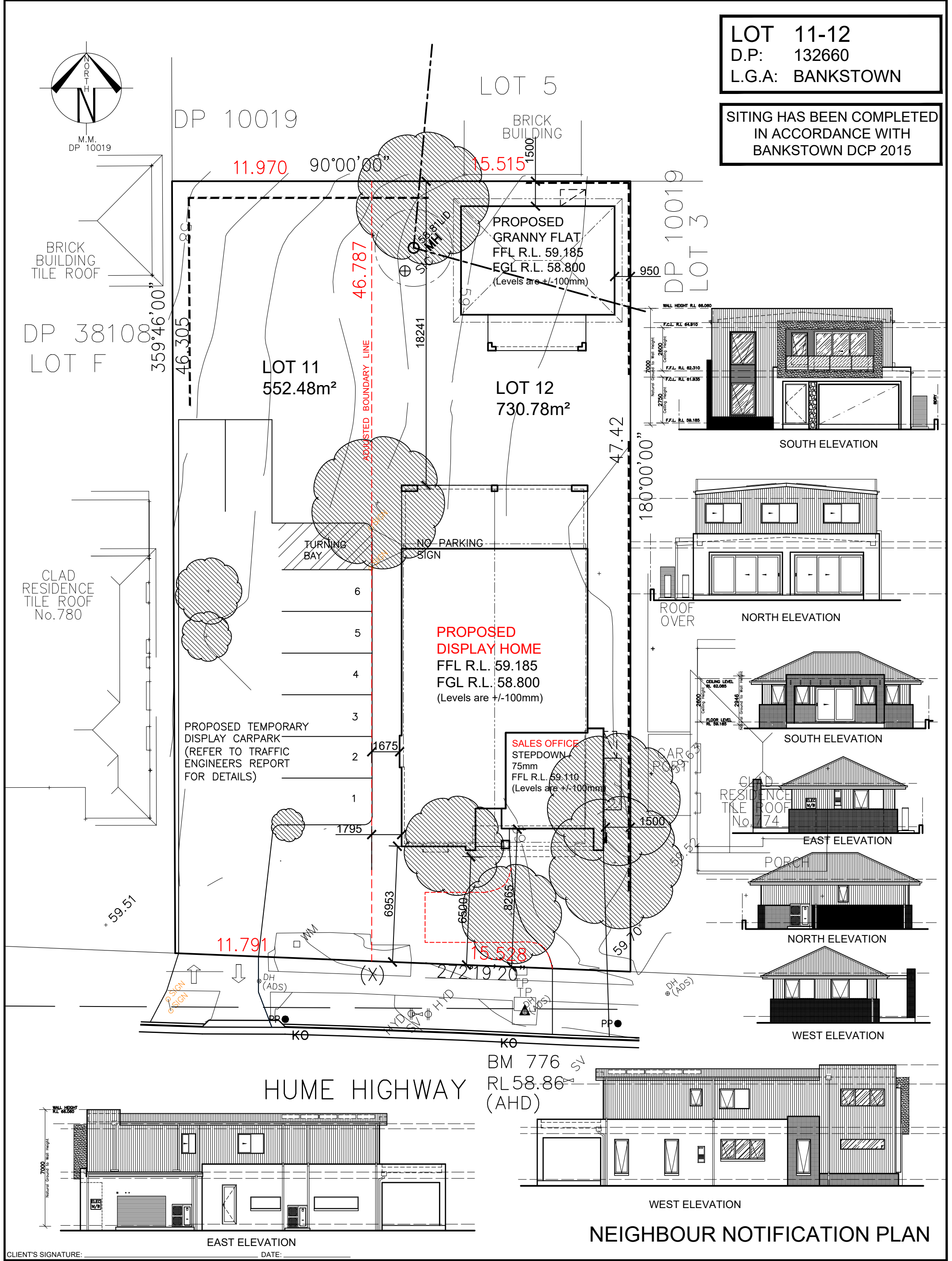
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RATIO @ A3: 1:200	CHECKED: RB	
SHEET: DA 2.2	JOB No: 29800332	NSW

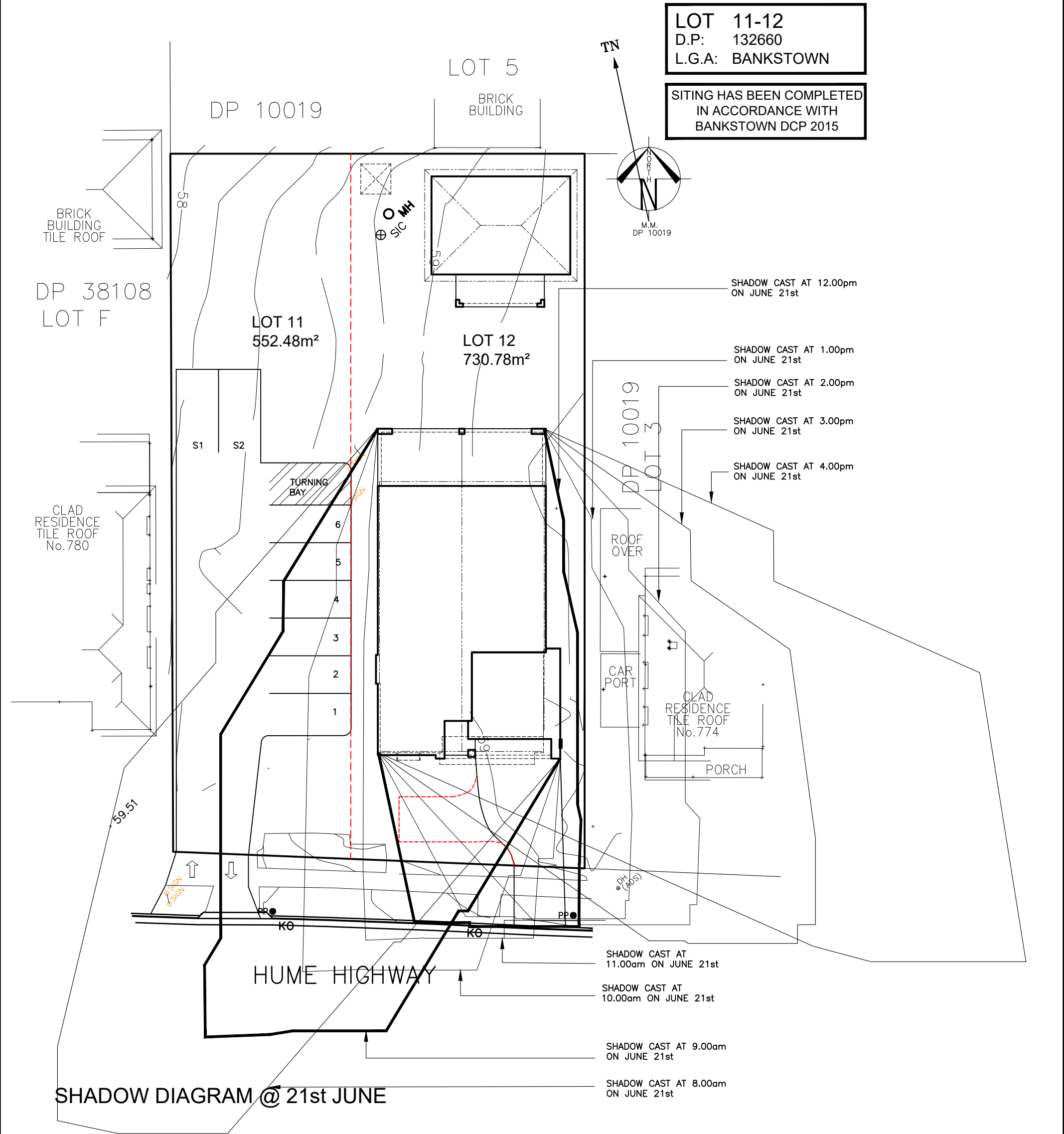
LOT 11-12
D.P: 132660
L.G.A: BANKSTOWN

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IN ACCORDANCE WITH
BANKSTOWN DCP 2015



NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____		DATE: _____							
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						SITE ADDRESS: Lot 11-12 DP132660 Hume Highway YAGOONA 2199		DRAWN: SMC	DATE: 14.07.21
		RATIO @ A3: 1:200	CHECKED: RB						
		SHEET: DA 2.3	JOB No: 29800332	NSW					



CLIENT'S SIGNATURE: _____ DATE: _____

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			SITE ADDRESS: Lot 11-12 DP132660 Hume Highway YAGOONA 2199	DRAWN: SMC	DATE: 14.07.21	Rev: L
				RATIO @ A3: 1:250	CHECKED: RB	
				SHEET: DA 2.4	JOB No: 29800332	

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BANKSTOWN DCP 2015

BRICK
BUILDING

SHADOW DIAGRAM @ 21st MARCH/SEPTEMBER

CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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ELEMENTS. DIMENSIONS TO BE READ
IN REFERENCE TO SCALING.**

PRODUCT:
STAMFORD 42
Avalon
R/H Garage

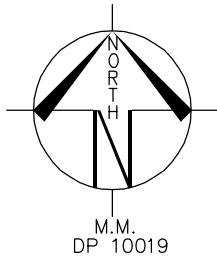
Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:200	CHECKED: RB	
SHEET: DA 2.5	JOB No: 29800332	NSW



LOT 11-12
D.P: 132660
L.G.A: BANKSTOWN

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IN ACCORDANCE WITH
BANKSTOWN DCP 2015



No. 780

Proposed
Temporary
Display
Carpark



Lot 11-12



No. 774

H U M E H I G H W A Y

STREETSCAPE ELEVATION

CLIENT'S SIGNATURE: _____		DATE: _____						
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				SITE ADDRESS: Lot 11-12 DP132660 Hume Highway YAGOONA 2199		DRAWN: SMC	DATE: 14.07.21	Rev: L
						RATIO @ A3: NTS	CHECKED: RB	
						SHEET: DA 2.1	JOB No: 29800332	NSW