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NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

NGL PGL DP MB Natural Ground Level Proposed Ground Level Down Pipe Meter Box

BASIX Certificate Notes

NOT APPLICABLE

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/ofr coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.

The applicant must install taps with a minimum rating of 6 star in the kitchen in the

The applicant must install basin taps with a minimum rating of 6 star in each bathroom in

Alternative water

The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in

accordance with, the requirements of all applicable regulatory authorities

accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private

The applicant must connect the rainwater tank to:

all toilets in the development

 the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recomm that rainwater be used for human consumption in areas with potable water supply.)

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars

Cooling system

nt must install the following cooling system, or a system with a higher energy The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER > 4.0 The applicant must install the following cooling system, or a system with a higher energy rating; in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0 The cooling system must provide for day/night zoning between living areas and bedrooms.

leating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating; EER > 4.0
The applicant must install the following heating system, or a system with a higher energy

The applicant must install into londwing inearing system, or a rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0 The heating system must provide for day/night zoning betw

Ventilation

The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry; individual fan, ducted to facade or roof; Operation control; manual switch on/off

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light

The applicant must ensure that the primary type of armician lighting is historescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

• at least 5 of the bedrooms / study; dedicated
• at least 3 of the living / dining rooms; dedicated

- · the kitchen; dedicated
- · all bathrooms/toilets; dedicated
- · the laundry; dedicated all hallways: dedicated

Natural lighting

he applicant must install a window and/or skylight in the kitchen of the dwelling for natural

he applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the

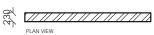
Other

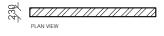
he applicant must install a gas cooktop & electric oven in the kitchen of the dwelling ed", as defined in the BASIX

definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

FRONT FENCE DETAIL



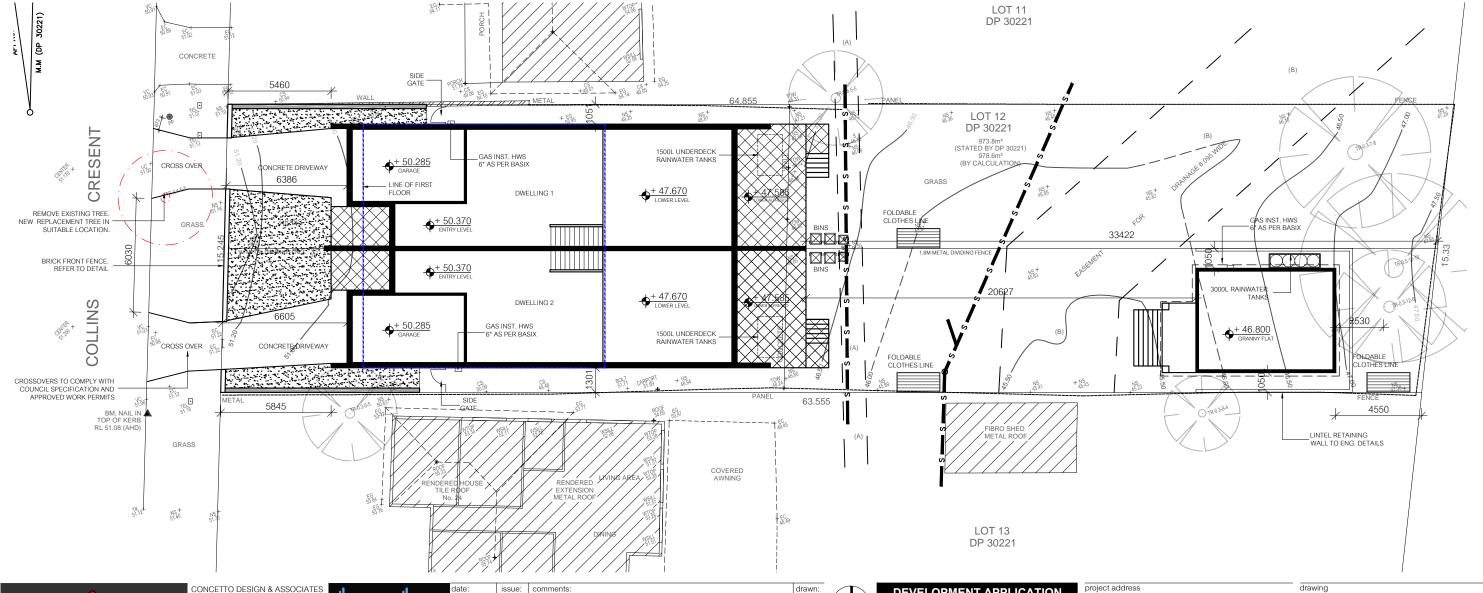






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Dwelling 1		Dwelling 2	
Site Area:	487.92m²	Site Area:	490.68m
Gross Floor Area		Gross Floor Area	
Lower Floor: Ground Floor: First Floor: "Garage: "Void: (*exclude from GFA): Secondary Dwelling:	42.60m² 103.00m² 70.00m² 18.00m² 8.50m²	Ground Floor: First Floor: *Garage:	40.90m 99.00m 67.90m 18.00m 8.50m
Total: Permitted:	215.60m² 243.96m²	Total: Permitted:	244.80m 245.34m
Floor Space Ratio:	44.1%	Floor Space Ratio:	49.889

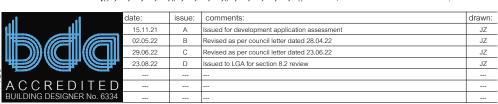




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DEVELOPMENT APPLICATION project details

22 COLLINS CRES YAGOONA

SITE PLAN scale A3 project no. drawing no

TWO STOREY DUAL OCCUPANCY + REAR SECONDARY DWELLINGS

AK GROUP 21672

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All existing structures, concrete and paths on site to be demolished by licensed contractors.

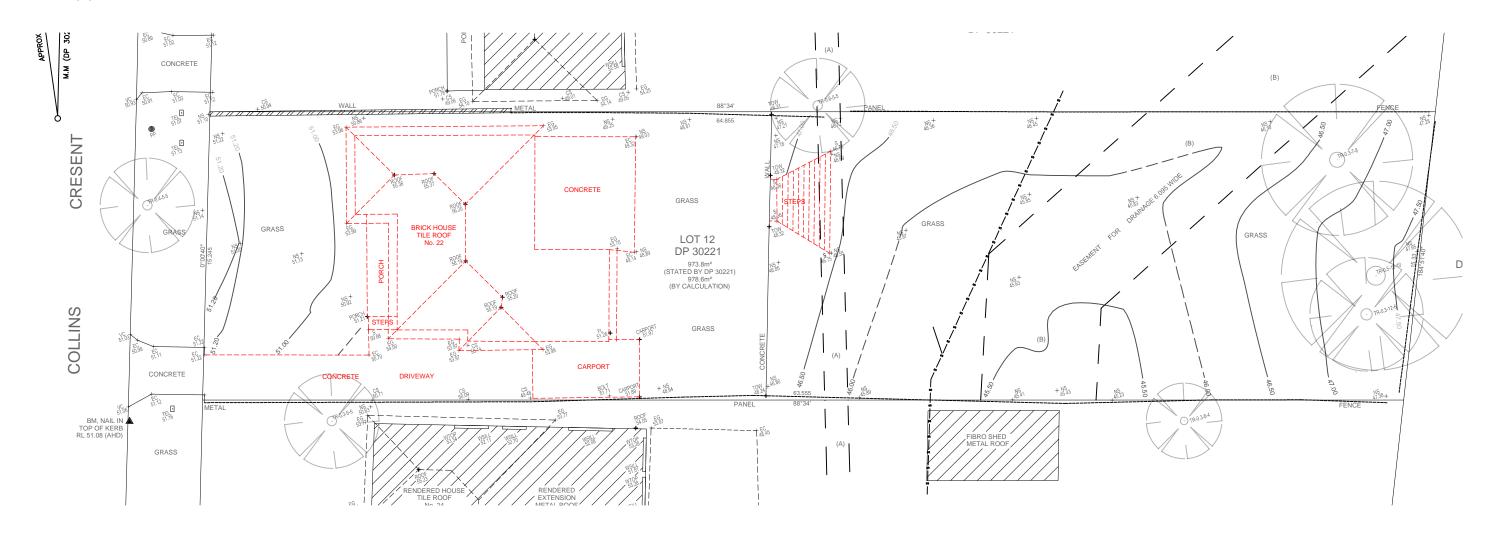
All demolition work must be carried out in accordance with Australian Standard 2601–1991 Demolition of Structures.

All demolition and disposal of asbestos must be undertaken in accordance with the requirements of the Occupational Health and Safety Regulations, Construction Safety Act, EPA and WorkCover.



TREES TO BE REMOVED

LINE OF STRUCTURES TO BE DEMOLISHED



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	15.11.21	Α	Issued for development application assessment	JZ
	02.05.22	В	Revised as per council letter dated 28.04.22	JZ
1111	29.06.22	С	Revised as per council letter dated 23.06.22	JZ
	23.08.22	D	Issued to LGA for section 8.2 review	JZ
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BUILDING DESIGNER No. 6334				

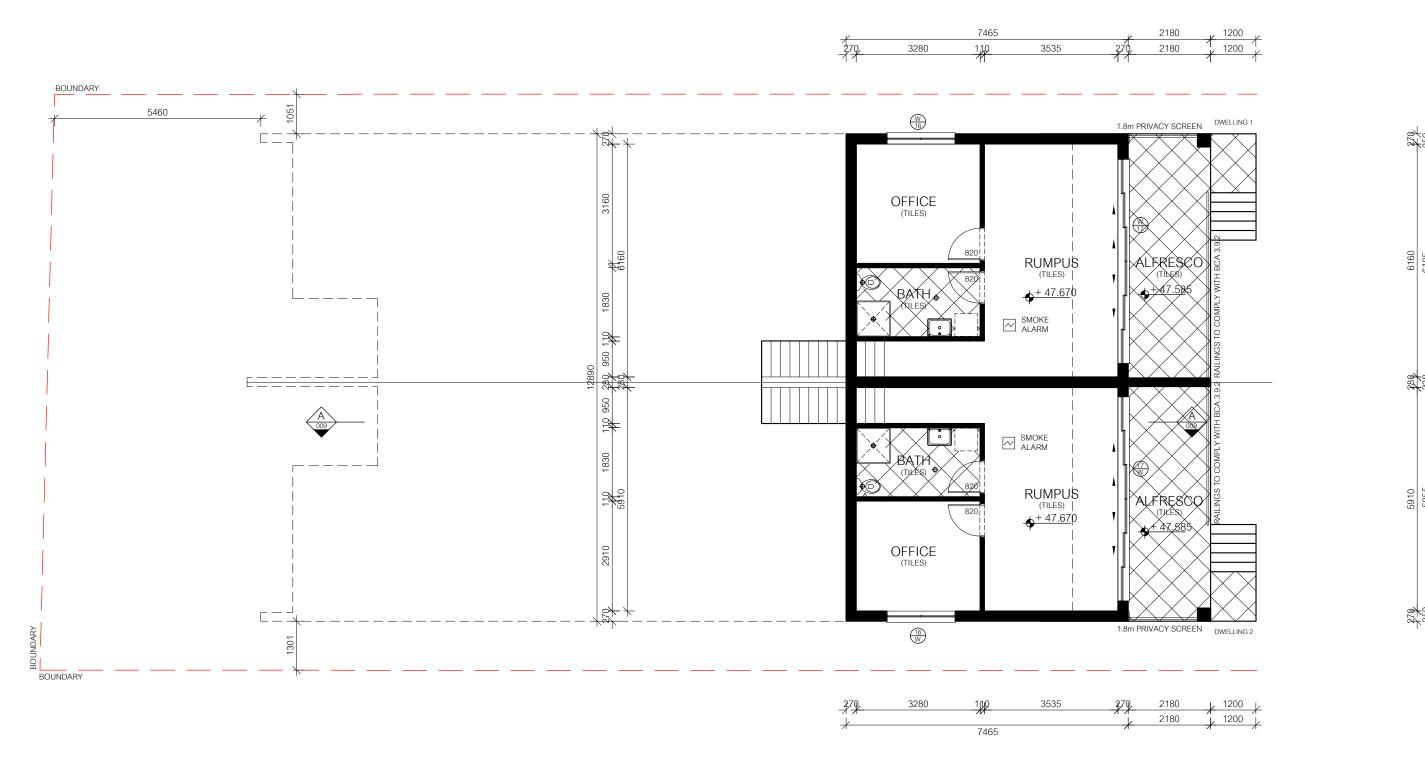
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TWO STOREY DUAL OCCUPANCY

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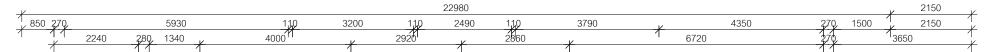
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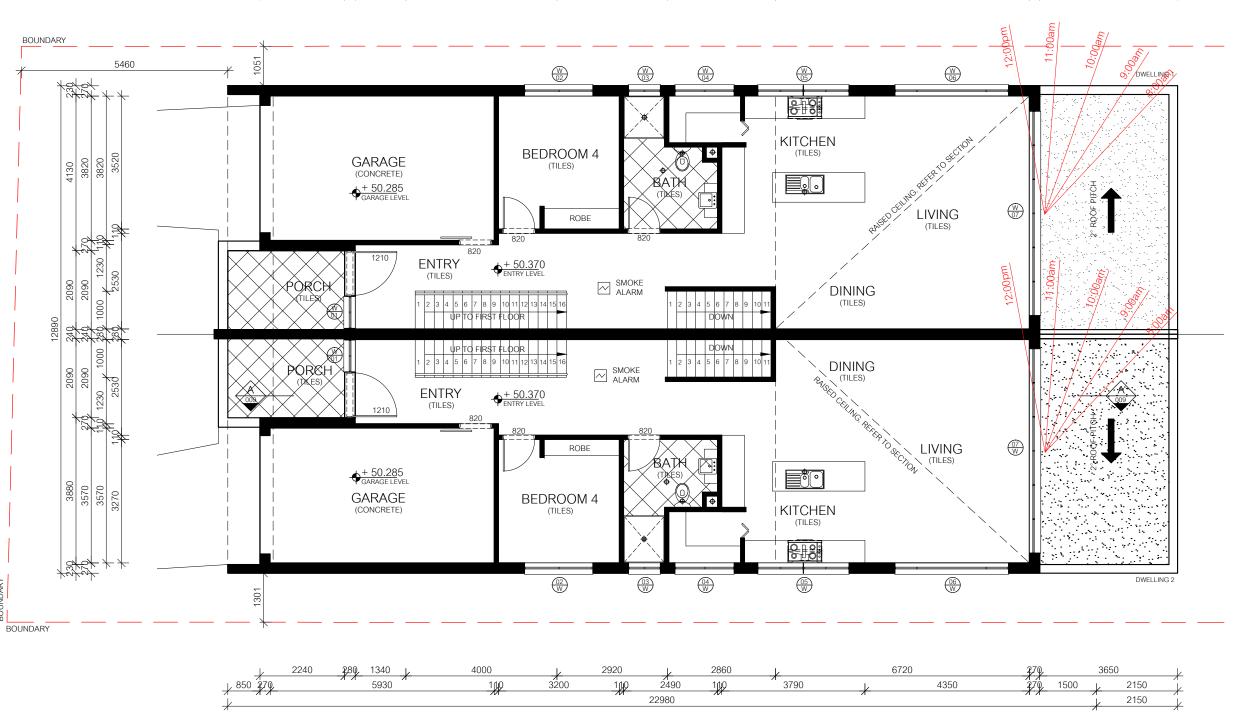
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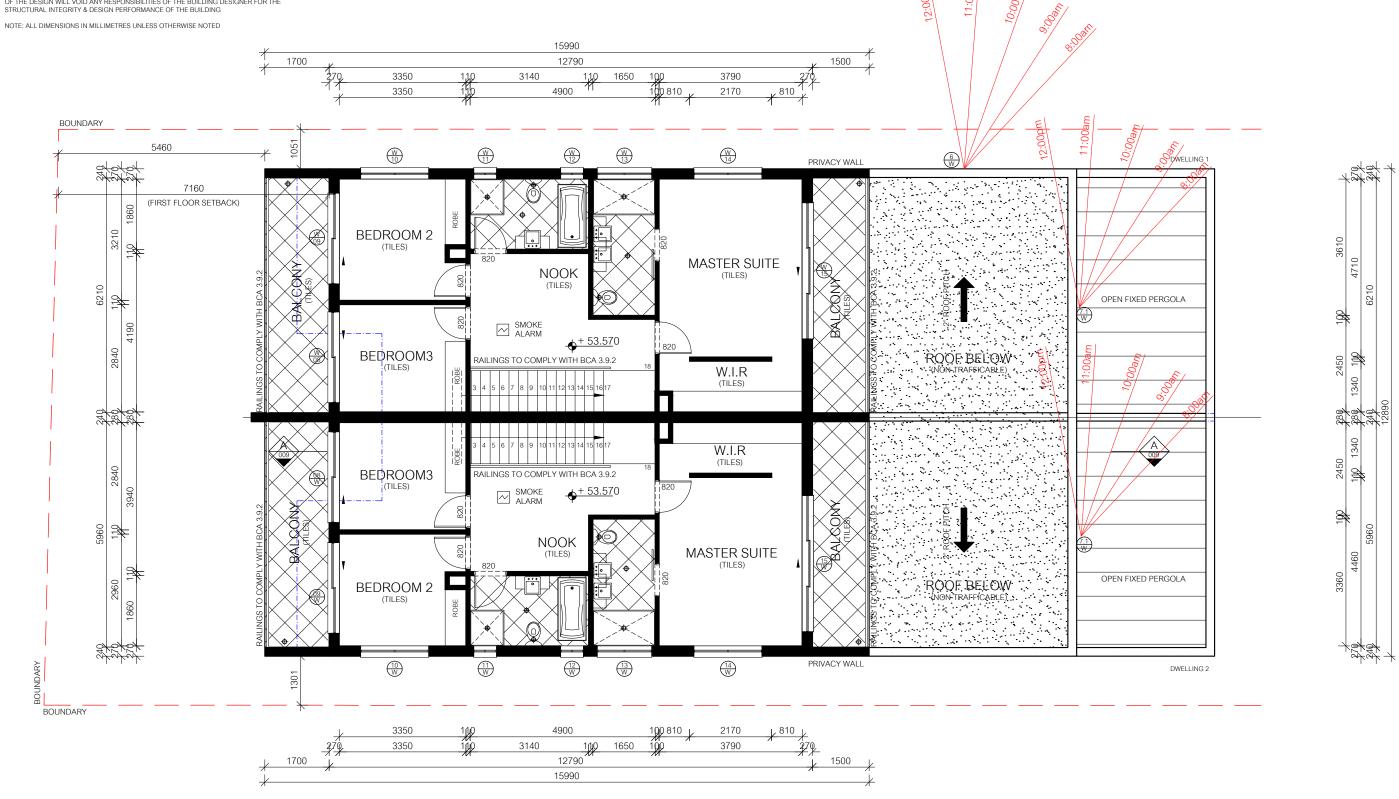
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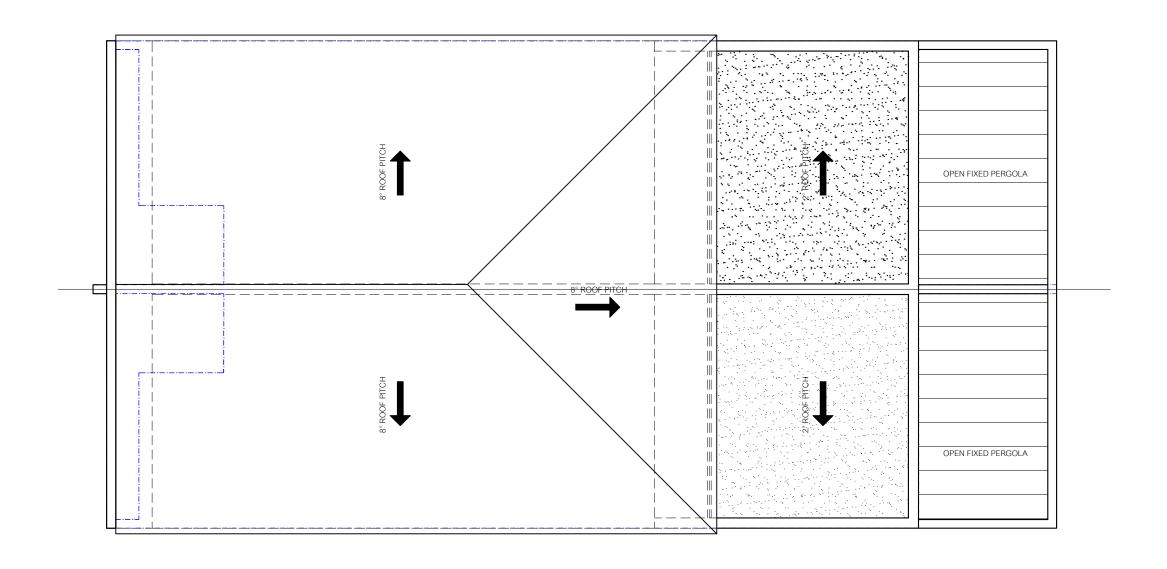
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ROOF PLAN

drawing no.

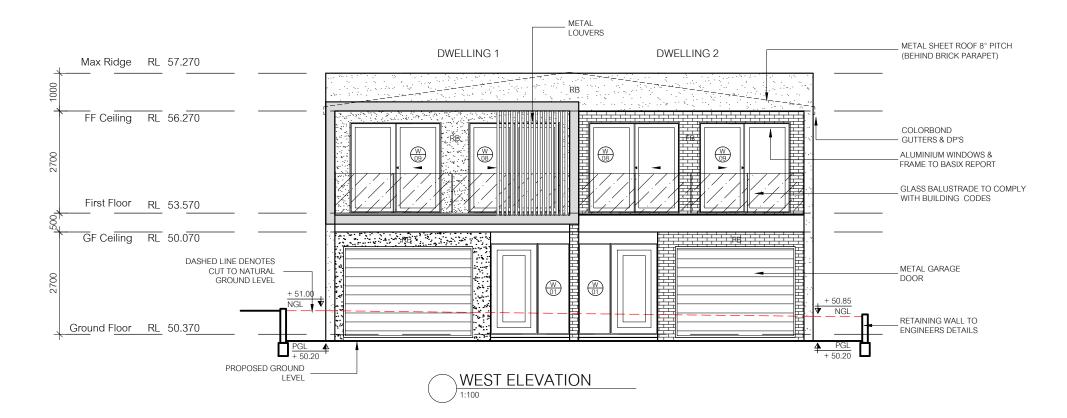
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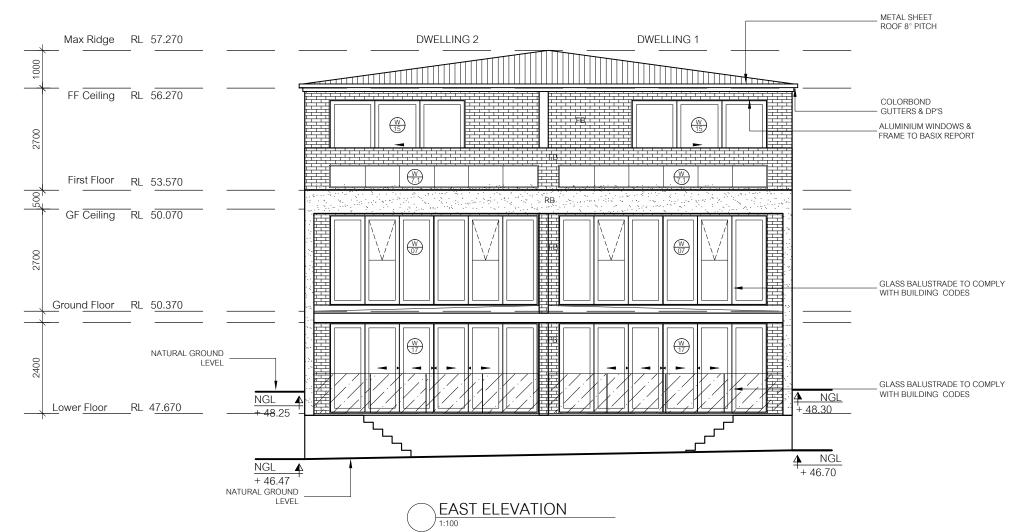
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LEGEND

Window Code Face Brick

Rendered Brick Stacked Stone







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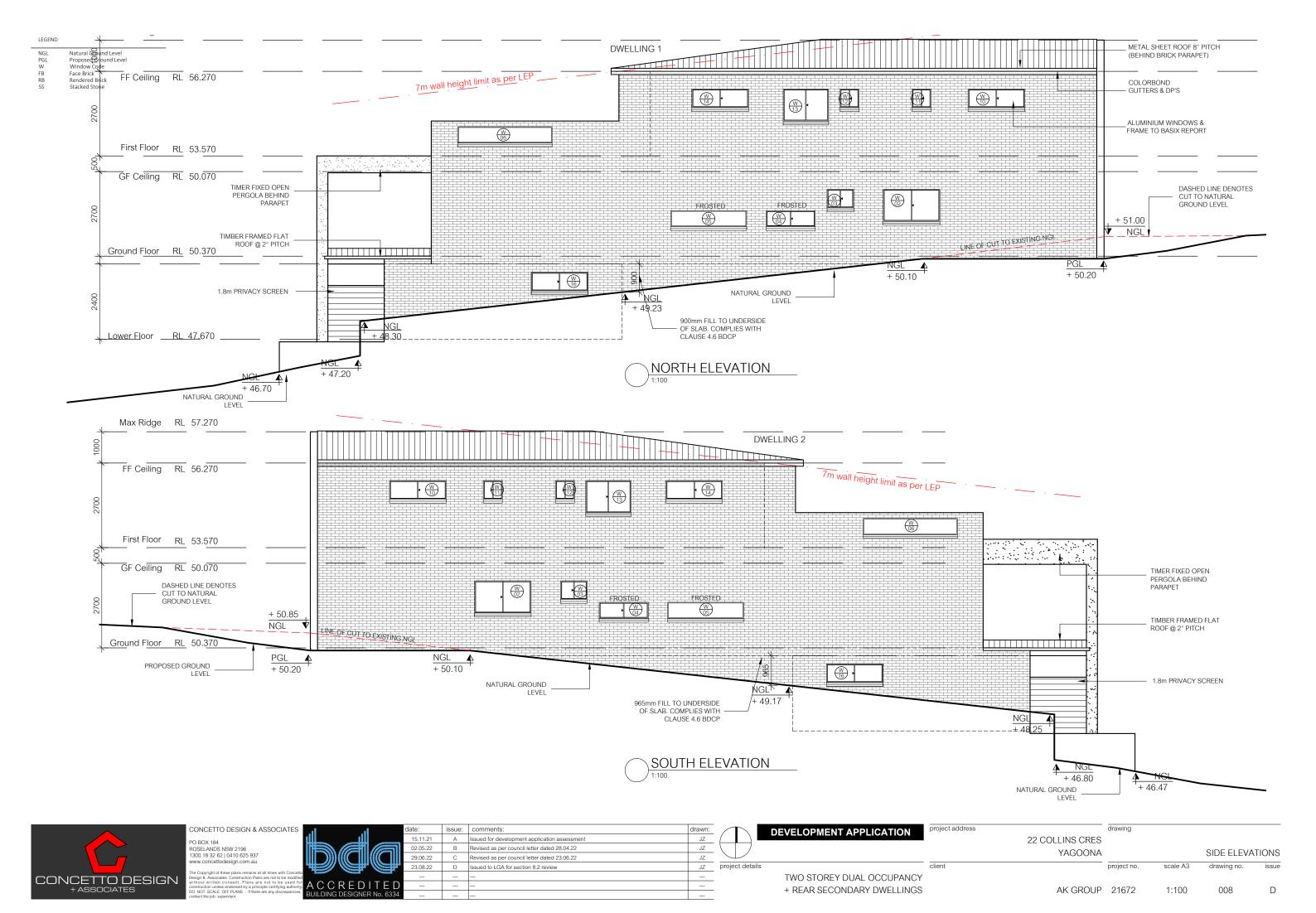
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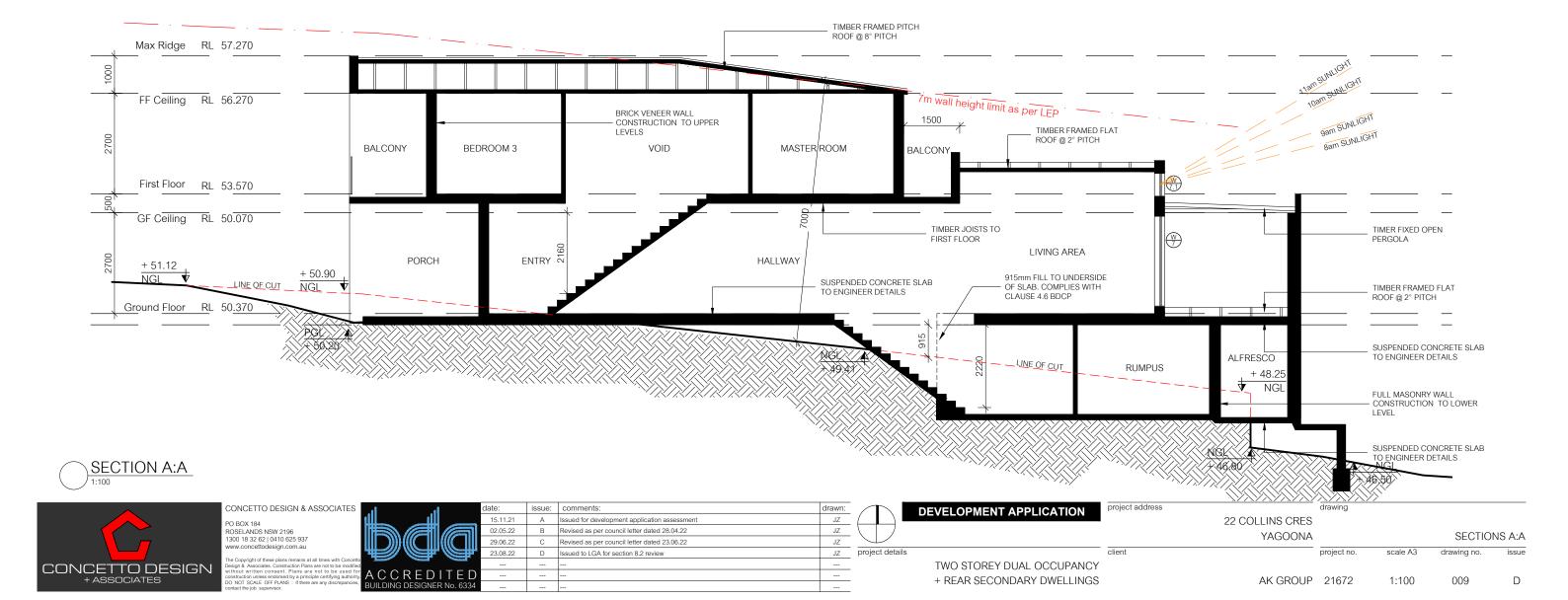
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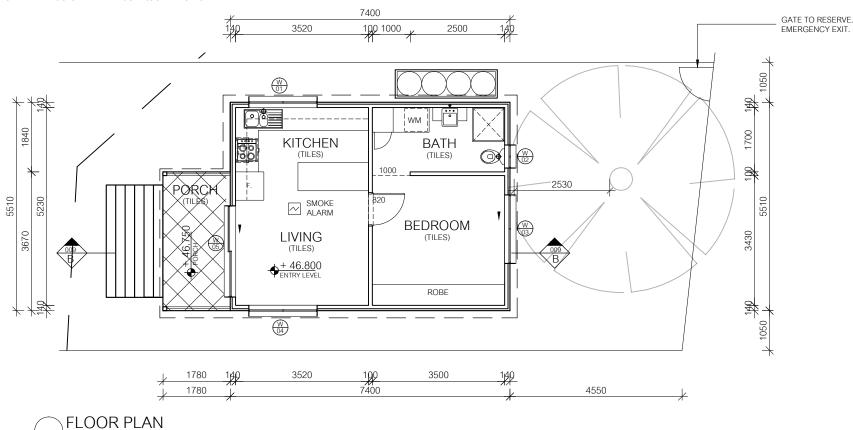
Thermal Comfort Commitments	(DWELLINGS 1 & 2)						DWELLING 1							DWELLING 2		
Floor, walls and ceiling/roof		1 20 0 20 20				WINDOW SC	HEDULE (BRICK	(OPENINGS)					WINDOW SO	CHEDULE (BRICK	(OPENINGS)	
The applicant must construct the floor(s), listed in the table below.	walls, and ceiling/roof of the dwelling in	accordance with the specifications	Window Code	Orientation	Height	Width	Area (m2)	Туре	QTY	Window Code	Orientation	Height	Width	Area (m2)	Туре	QTY
Construction	Additional insulation required (R-Value)	Other specifications					GROUND FLOO	R	1	-				GROUND FLOO	R	
floor - concrete slab on ground, 116 square metres	NIL		W01	W	2400	850	2.04	'REFER TO BASIX/ABSA REPORT'	x1	W01	W	2400	850	2.04	'REFER TO BASIX/ABSA REPORT'	x1
floor - above habitable rooms or mezzanine, 67.5 square metres, other/undecided	NIL		W02	N	1030	1810	1.86	'REFER TO BASIX/ABSA REPORT'	x1	W02	S	1030	1810	1.86	'REFER TO BASIX/ABSA REPORT'	x1
floor - suspended floor above garage, other/undecided	NIL		W03 W04	N N	600 515	850 1570	0.51	'REFER TO BASIX/ABSA REPORT' 'REFER TO BASIX/ABSA REPORT'	x1 x1	W03 W04	S S	600 515	850 1570	0.51	'REFER TO BASIX/ABSA REPORT' 'REFER TO BASIX/ABSA REPORT'	x1 x1
external wall - other/undecided	2.40 (including construction)		W05	N	515	2410	1.24	'REFER TO BASIX/ABSA REPORT'	x1	W05	S	515	2410	1.24	'REFER TO BASIX/ABSA REPORT'	x1
internal wall shared with garage -			W06	N	515	3010	1.55	'REFER TO BASIX/ABSA REPORT'	x1	W06	S	515	3010	1.55	'REFER TO BASIX/ABSA REPORT'	x1
other/undecided	NIL		W07	E	2400	5410	12.98	'REFER TO BASIX/ABSA REPORT'	x1	W07	E	2400	5410	12.98	'REFER TO BASIX/ABSA REPORT'	x1
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: none	framed; light (solar absorptance < 0.475)	W07.1	E	515	5410	2.79	'REFER TO BASIX/ABSA REPORT'	x1	W07.1	E	515	5410	2.79	'REFER TO BASIX/ABSA REPORT'	x1
IOTES:							FIRST FLOOR							FIRST FLOOR		
VINDOW AND DOOR OPENINGS TO BE	CHECKED ONSITE PRIOR TO ORDER	ING DUE TO STRUCTURAL AND	W08	W	2400	2410	5.78	'REFER TO BASIX/ABSA REPORT'	x1	W08	W	2400	2410	5.78	'REFER TO BASIX/ABSA REPORT'	x1
BUILDING DEVIATIONS.			W09	W	2400	1450	3.48	'REFER TO BASIX/ABSA REPORT'	x1	W09	W	2400	1450	3.48	'REFER TO BASIX/ABSA REPORT'	×1
VINDOW SIZES ARE NOMINAL AND FO LIAISE WITH WINDOW MANUFACTURER			W10	N	600	1570	0.94	'REFER TO BASIX/ABSA REPORT'	x1	W10	S	600	1570	0.94	'REFER TO BASIX/ABSA REPORT'	x1
ALL DIMENSIONS TO BE MEASURED (ON SITE PRIOR TO MANUFACTURING.		W11	N	600	2170	1.30	'REFER TO BASIX/ABSA REPORT'	x1	W11	S	600	2170	1.30	'REFER TO BASIX/ABSA REPORT'	x1
ALL GLAZING & FRAME ARE TO BE IN ALL DOORS/ WINDOWS VIEWED FROM	ACCORDANCE WITH BASIX / NATHER		W12	N	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1	W12	S	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1
GROUND FLOOR INTERNAL DOORS A	RE 2.4M IN HEIGHT UNLESS SPECIFIE		W13	N	1030	1810	1.86	'REFER TO BASIX/ABSA REPORT'	x1	W13	S	1030	1810	1.86	'REFER TO BASIX/ABSA REPORT'	x1
FIRST FLOOR INTERNAL DOORS ARE PROVIDE SHOP-DRAWINGS FOR BUIL		E COMMENCING ANY WORK.	W14	N	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1	W14	S	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1
			W15	N	2400	1810	4.34	'REFER TO BASIX/ABSA REPORT'	x1	W15	S	2400	1810	4.34	'REFER TO BASIX/ABSA REPORT'	x1
			W16	N	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1	W16	s	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1
			W17	Е	2400	3610	8.66	'REFER TO BASIX/ABSA REPORT'	x1	W17	Е	2400	3610	8.66	'REFER TO BASIX/ABSA REPORT'	x1
						DOOR SCH	IEDULE (BRICK	OPENINGS)					DOOR SCH	HEDULE (BRICK	OPENINGS)	
			D1	W	2400	1210		ENTRY DOOR	x1	D1	W	2400	1210		ENTRY DOOR	x1
			GD	W	2400	3370		GARAGE DOOR	x1	GD	W	2400	3370		GARAGE DOOR	x1

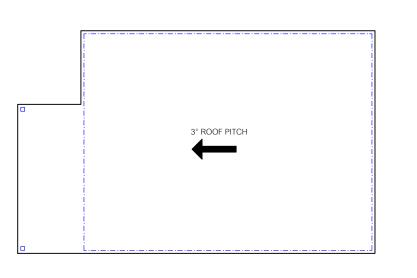


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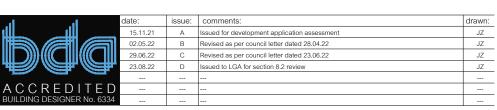
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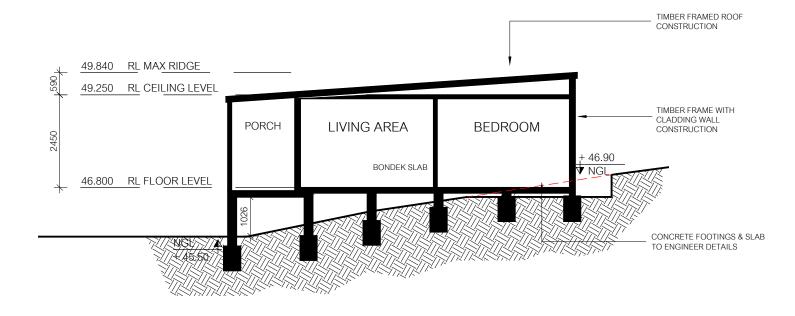


WINDOW AND DOOR OPENINGS TO BE CHECKED ONSITE PRIOR TO ORDERING DUE TO STRUCTURAL AND BUILDING DEVIATIONS.

WINDOW SIZES ARE NOMINAL AND FOR SOLE PURPOSE OF DEVELOPMENT ASSESSMENT. CONTRACTOR TO LIAISE WITH WINDOW MANUFACTURER FOR SPECIFIC SIZES TO SUIT OPENINGS.

- ALL DIMENSIONS TO BE MEASURED ON SITE PRIOR TO MANUFACTURING.
 ALL GLAZING & FRAME ARE TO BE IN ACCORDANCE WITH BASIX / NATHERS / ABSA CERTIFICATES.
 ALL DOORS/ WINDOWS VIEWED FROM OUTSIDE UNLESS OTHERWISE STATED.
 GROUND FLOOR INTERNAL DOORS ARE 2.1M IN HEIGHT UNLESS SPECIFIED.
- \bullet PROVIDE SHOP-DRAWINGS FOR BUILDING DESIGNERS APPROVAL BEFORE COMMENCING ANY WORK.

	SECONDARY DWELLING 1							
	WINDOW SCHEDULE (BRICK OPENINGS)							
Window Code	Orientation	Height	Width	Area (m2)	Туре	QTY		
GROUND FLOOR								
W01	N	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1		
W02	Е	940	610	0.57	'REFER TO BASIX/ABSA REPORT'	x1		
W03	Е	2100	1810	3.80	'REFER TO BASIX/ABSA REPORT'	x1		
W04	w	2100	2410	5.06	'REFER TO BASIX/ABSA REPORT'	x1		
W05	s	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1		





+ REAR SECONDARY DWELLINGS

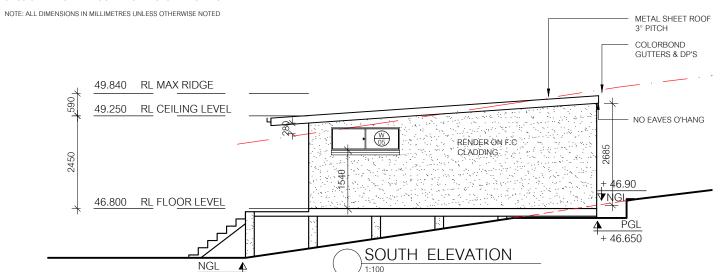
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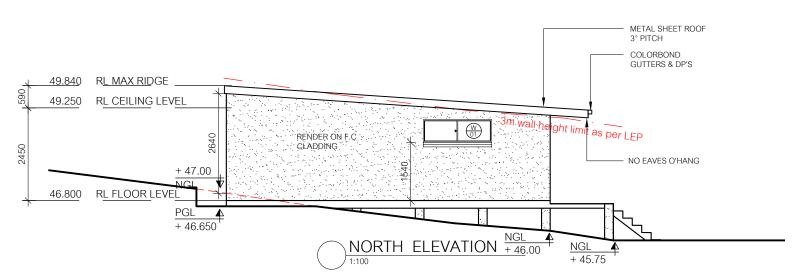
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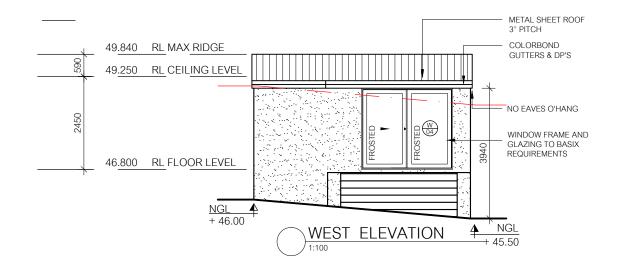
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THE NATIONAL CONSTRUCTION CODE (NCC): THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS

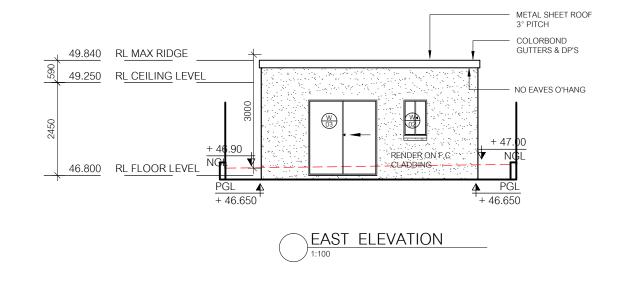
BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

+ 45.50











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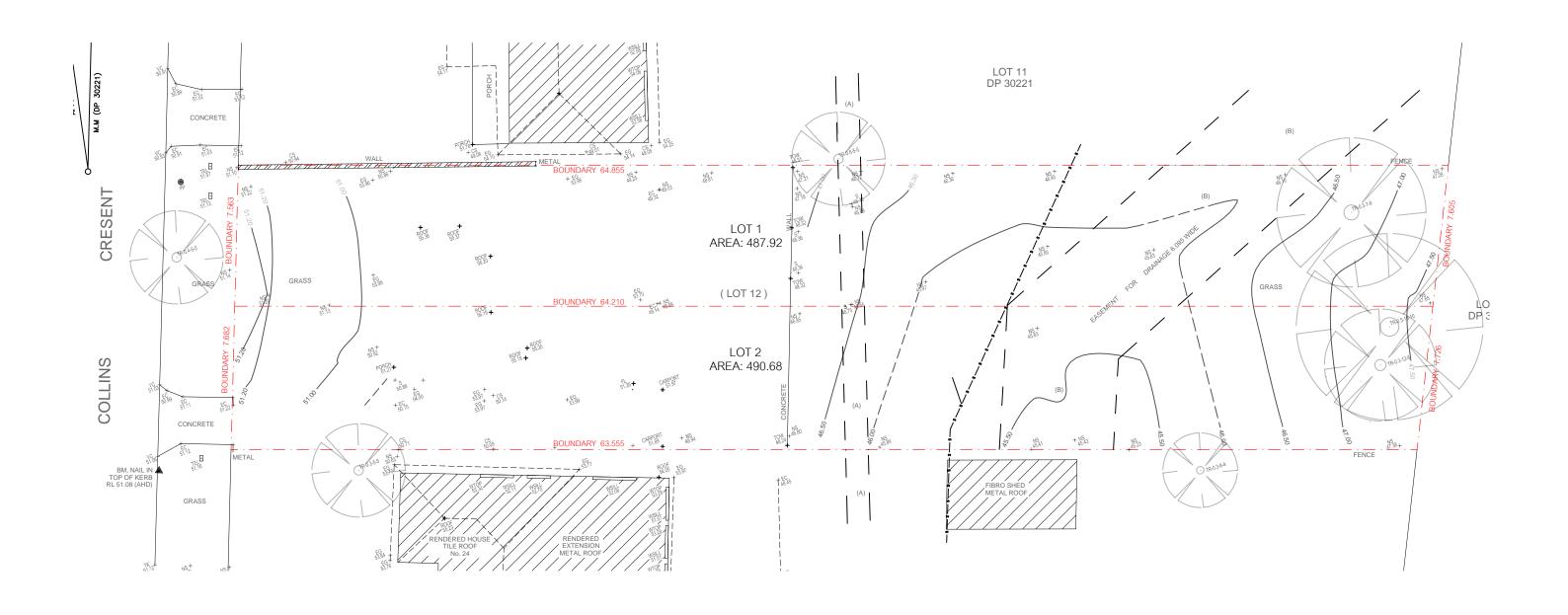
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		02.05.22	В	Revised as per council letter dated 28.04.22	JZ
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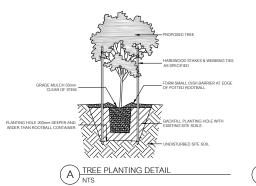
The Copyright of these plans remains at all times with Concetto Design & Associates. Construction Plans are not to be modified without written consent. Plans are not to be used for construction unless endorsed by a principle certifying authority. DO NOT SCALE OF PLANS: If there are any discrepancies.

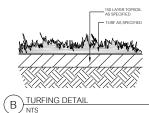
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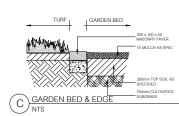
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SURFACE TREATMENT LEGEND

Synthetic Turf Garden Edge (to detail)

Clothes Line (to client requirements) CB/TP Colorbond / Timber Paling (1.8m high) Tile (to client requirements)

RWT Rain Water Tank PV PP Pavers

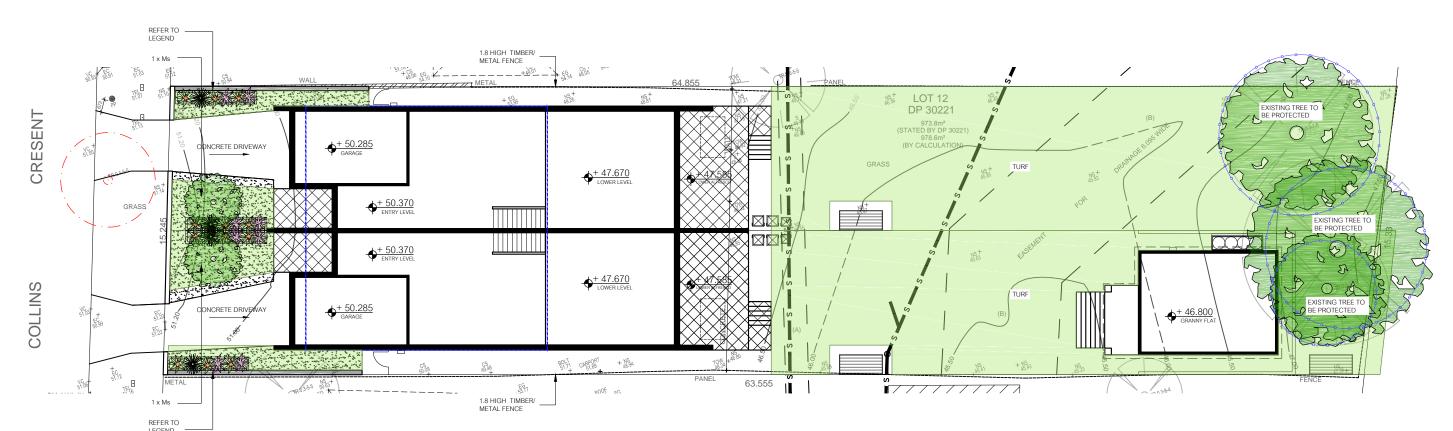
Water Permeable Unit Paver SC Stenciled Concrete (Charcoal / gunmetal) Decomposed Granite finish

Temporary Protection Fence (1.8m chainmesh) Timber Deck TPF TD PLTR Planter (to detail) Concrete Path



TREE TO BE DEMOLISHED

TREE PROTECTION ZONE



NOTES AND SPECIFICATIONS

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be 4 part site topsoil to 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Pine Bark Nuggets as supplied by ANL or similar. Where proposed planting has been located within an onsite surface detention basin mulch layer shall be Nepean River Gravel or other similar material.

topsoil areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running falls to all drainage points. Turf used for this site shall be cultivated 'Sir Walter Buffalo', Unless specified otherwise, turf shall be laid flush with adjacent finished levels. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand.

Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all

GARDEN EDGING

All garden edging is to be constructed using masonry paver over 100 layer mortar.

PROPOSED TREES

All tree planting holes are to be excavated 200mm wider and at least 200mm deeper than rootball size (Container size). All trees are to be staked with 2 x 50 x 50 x 2400 HW stake. Secure tree to stake using 50mm jute webbing tied in figure 8 loop. Drive stakes into ground well clear of rootball. Where trees are planted in turfed areas, ensure a 75mm layer of mulch is placed around the base of the tree to the extent of the excavated area, reduce depth of mulch around stem to form watering dish.

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EXISTING TREES TO BE RETAINED

The existing trees shown on the plan which are to be retained are to be protected for the duration of the rine existing trees shown on the part which are to be retained are to be protected for time duration on the construction period. Install a 1.5m high temporary protective fence to the locations as indicated (TPF) on the plans using chain mesh or similar. Attach sign on fence to advise contractors. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do no attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to cut tree roots firstly obtain Council approval. Do not carryout any tree work until all council approvals have been obtained in writing. Once approval has been obtained use means such that cutting of the roots does not unduly disturb the remaining root system. Immediately after cutting, apply a bituminous fungicidal sealant to the cut surface to prevent the incursion of not or disease. All tree work such as not not branch pruning or repair of any damage caused is to be carried. rot or disease. All tree work such as root or branch pruning or repair of any damage caused is to be carried out by a qualified and insured arborist to the satisfaction of Council.

Prior to the occupation of the dwellings all exiting trees to be retained are to be inspected by an arborist and all necessary works such as removal of dead or dying limbs, carried out (only with Council Approval) to ensure safety of the future occupants. Apply 75mm layer of mulch around the base of each tree to be retained.

Maintain all landscape areas to ensure plant health and occupant safety for a period of 6 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the followings activities

- Mowing Edging Top dressing
- Fertilizing all plant material
- Pruning Watering
- Replacing failed planting Treating for pests and diseases Topping up of mulch areas Weeding garden beds and turf areas.
- Note: All trees will require regular ongoing observation and maintenance.

DISCREPANCIES

Should there be any discrepancies on the drawings and / or on site, landscape contractor to notify the site supervisor for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the site supervisor is to notify the landscape designer immediately for correction.

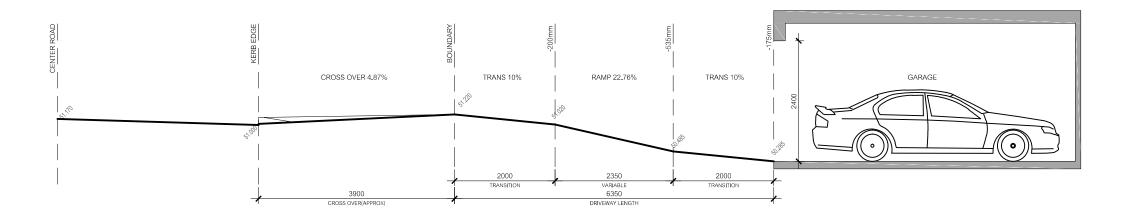
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PLANTING SCHEDULE

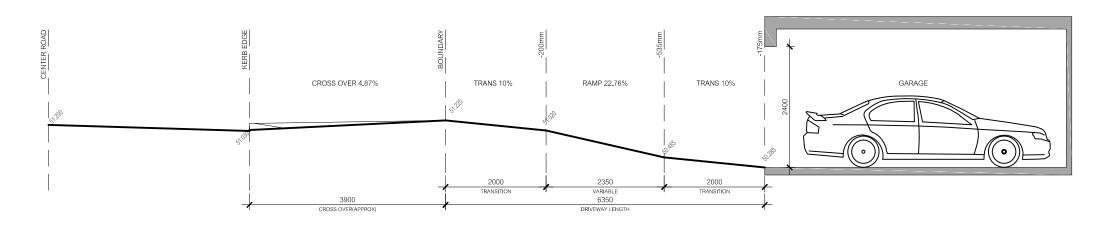
Symbol	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Qty
TREES						
Ms	Magnolia soulangeana	Magnolia	5m	3m	75L	2
TI	Tristaniopsis laurina	Water Gum	8m	5m	75L	1
SHRUBS						
Pr	Pittosporum revolutum (native)	Hairy Pittosporum	1m	0.5m	200mm	14
Rd	Rulingia dasyphylla (native)	Kerrawang	1.5m	0.5m	200mm	26
Cm	Clivia miniata	Bush Lilly	0.5m	0.5m	200mm	10
Ls	Lavandula stoechas	Spanish Lavender	0.7m	0.5m	200mm	34
Ye	Yucca Elephantipes	Spineless yucca	2m	1m	150mm	8
FERNS						
GROUND	COVERS					
Ва	Brunoniella australis	Kidney Weed	0.1 - 0.3m	0.1	140mm	4
GRASSES	5					
TURF	Stenotaphrum secundatum	Buffalo grass				

DEVELOPMENT APPLICATION 22 COLLINS CRES YAGOONA LANDSCAPE PLAN project details project no. scale A3 TWO STOREY DUAL OCCUPANCY + REAR SECONDARY DWELLINGS AK GROUP 21672 1:200 013 D





DWELLING 1 - DRIVEWAY



DWELLING 2 - DRIVEWAY



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