

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
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 USED

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

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED


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

BASIX Certificate Notes	
Water Commitments	
Landscape	
NOT APPLICABLE	
Fixtures	The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or 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 development. The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.
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. 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 dam). The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
Energy Commitments	
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	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.

Heating 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 rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0 The heating system must provide for day/night zoning between living areas and bedrooms.	
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 façade or roof; Operation control: manual switch on/off	
Artificial lighting	
The applicant must ensure that the "primary type of artificial lighting" is fluorescent 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: <ul style="list-style-type: none">at least 5 of the bedrooms / study; dedicatedat least 3 of the living / dining rooms; dedicatedthe kitchen; dedicatedall bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated	
Natural lighting	
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	
Other	
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development.	



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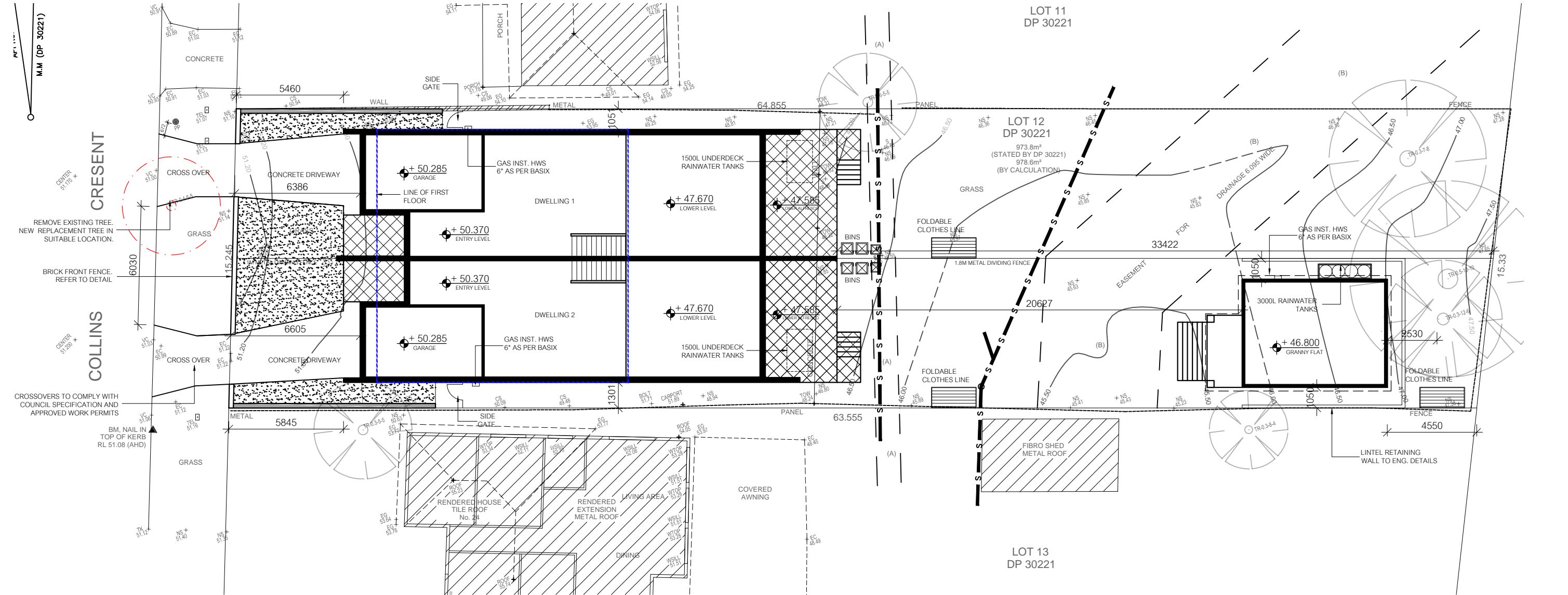


DIAL1100
BEFORE YOU DIG

BUILD AWAY FROM SEWER

AREA CALCULATIONS

Dwelling 1		Dwelling 2	
Site Area:	487.92m ²	Site Area:	490.68m ²
Gross Floor Area		Gross Floor Area	
Lower Floor:	42.60m ²	Lower Floor:	40.90m ²
Ground Floor:	103.00m ²	Ground Floor:	99.00m ²
First Floor:	70.00m ²	First Floor:	67.90m ²
*Garage:	18.00m ²	*Garage:	18.00m ²
*Void:	8.50m ²	*Void:	8.50m ²
(*exclude from GFA):		(*exclude from GFA):	
Secondary Dwelling:	n/a	Secondary Dwelling:	37.00m ²
Total:	215.60m ²	Total:	244.80m ²
Permitted:	243.96m ²	Permitted:	245.34m ²
Floor Space Ratio:	44.1%	Floor Space Ratio:	49.88%



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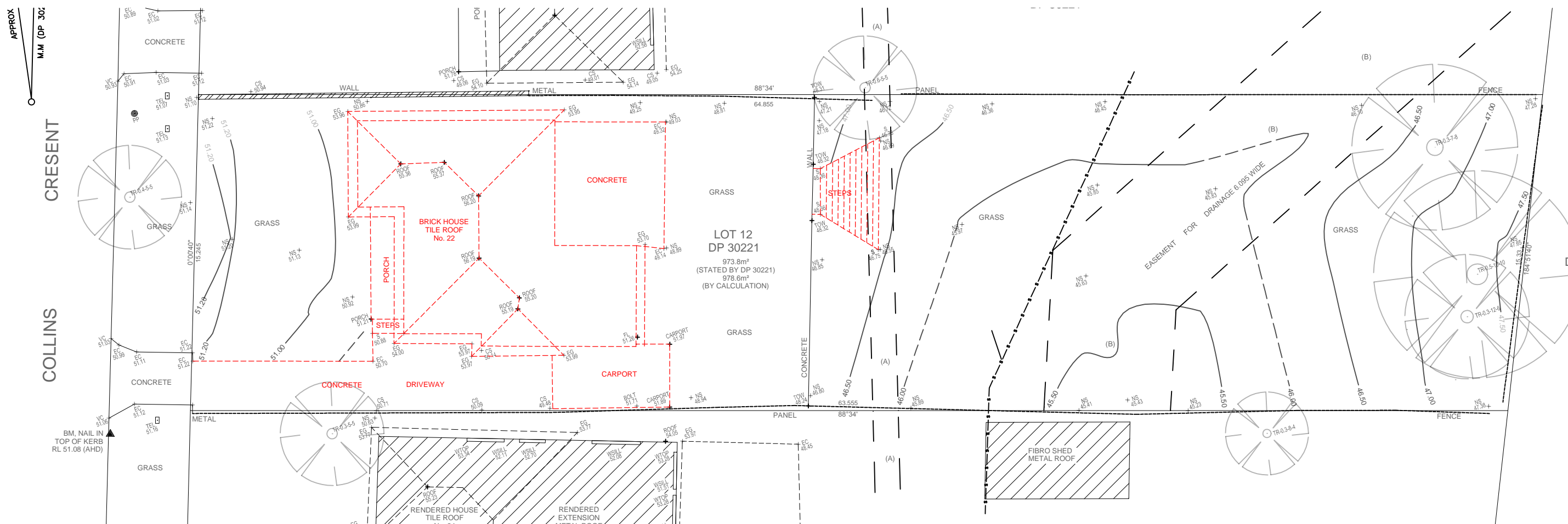
DEVELOPMENT APPLICATION
TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address		drawing			
22 COLLINS CRES YAGOONA		SITE PLAN			
client	project no.	scale A3	drawing no.	issue	
AK GROUP	21672	1:200	001	D	

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.



— — — — LINE OF STRUCTURES TO BE DEMOLISHED



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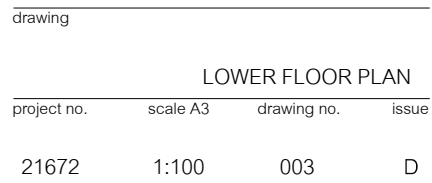
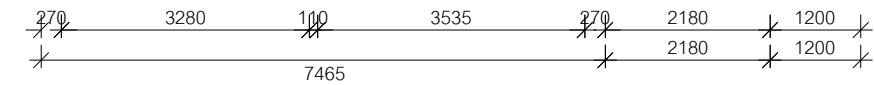
TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

AK GROUP

1:200

D

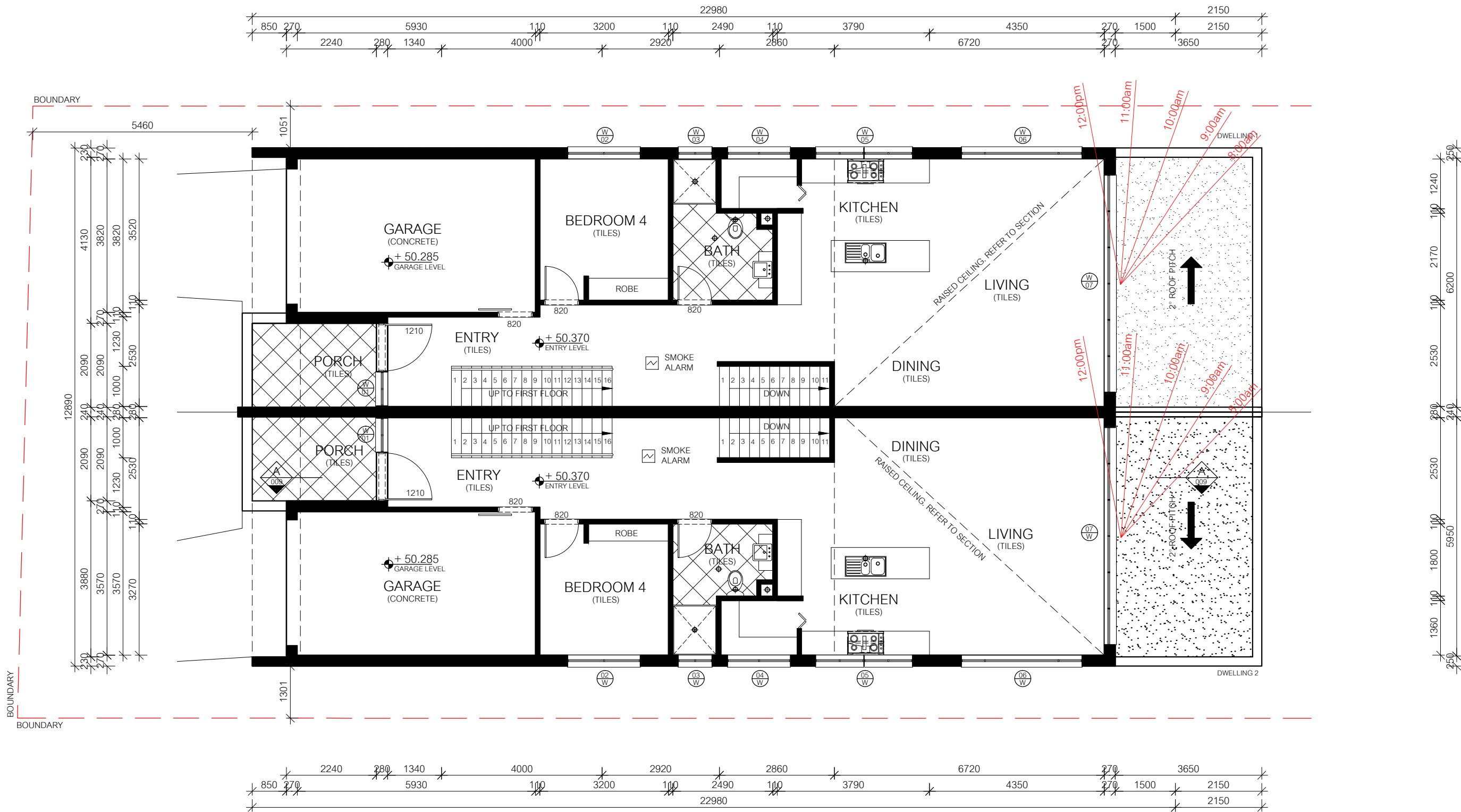
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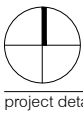
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DEVELOPMENT APPLICATION

project address
22 COLLINS CRES
YAGOONA

client
AK GROUP

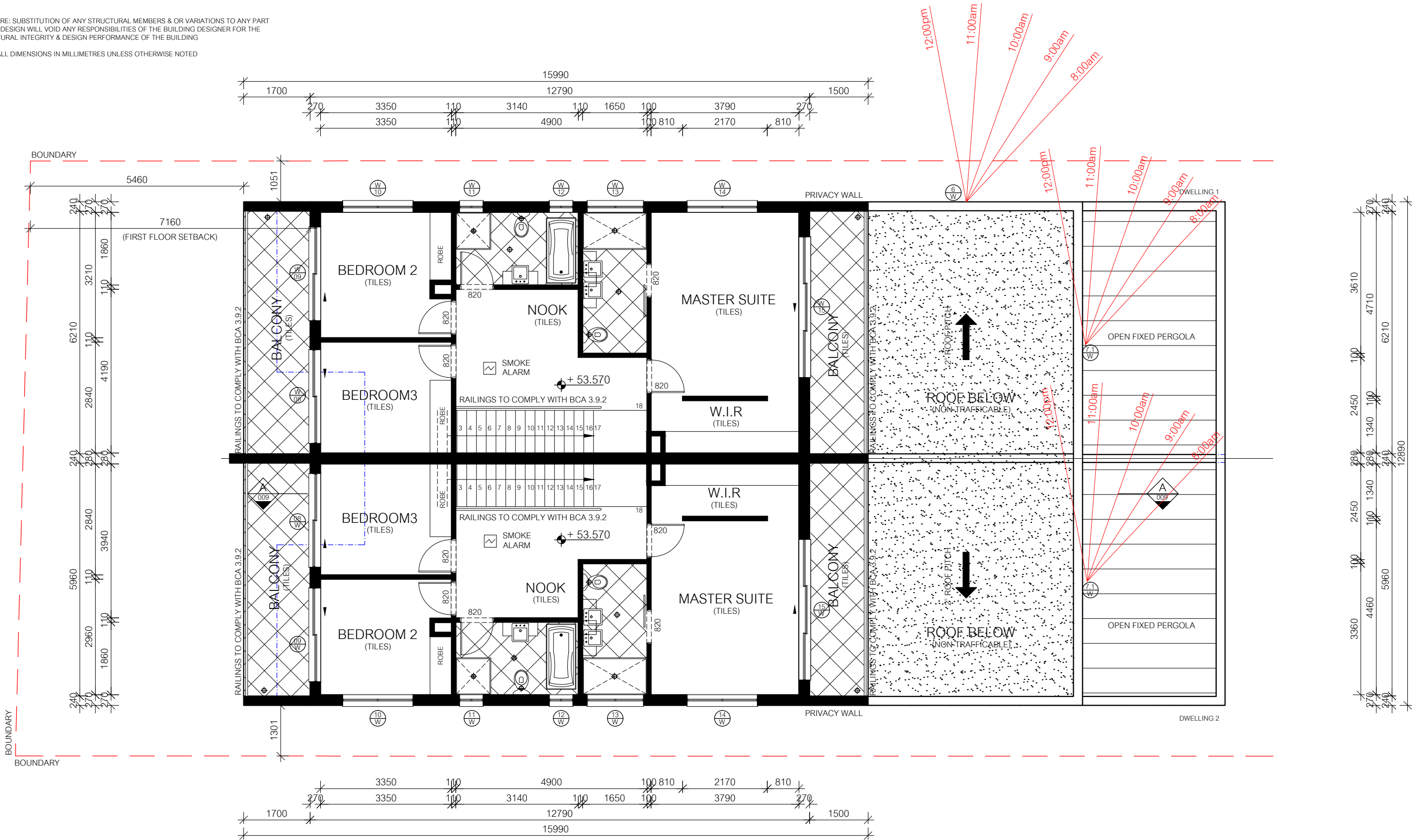
TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address	client	project no.	scale A3	drawing no.	issue
22 COLLINS CRES YAGOONA	AK GROUP	21672	1:100	004	D

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project details

DEVELOPMENT APPLICATION

TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address

22 COLLINS CRES
YAGOONA

client

AK GROUP

drawing

FIRST FLOOR PLAN

project no.

scale A3

drawing no.

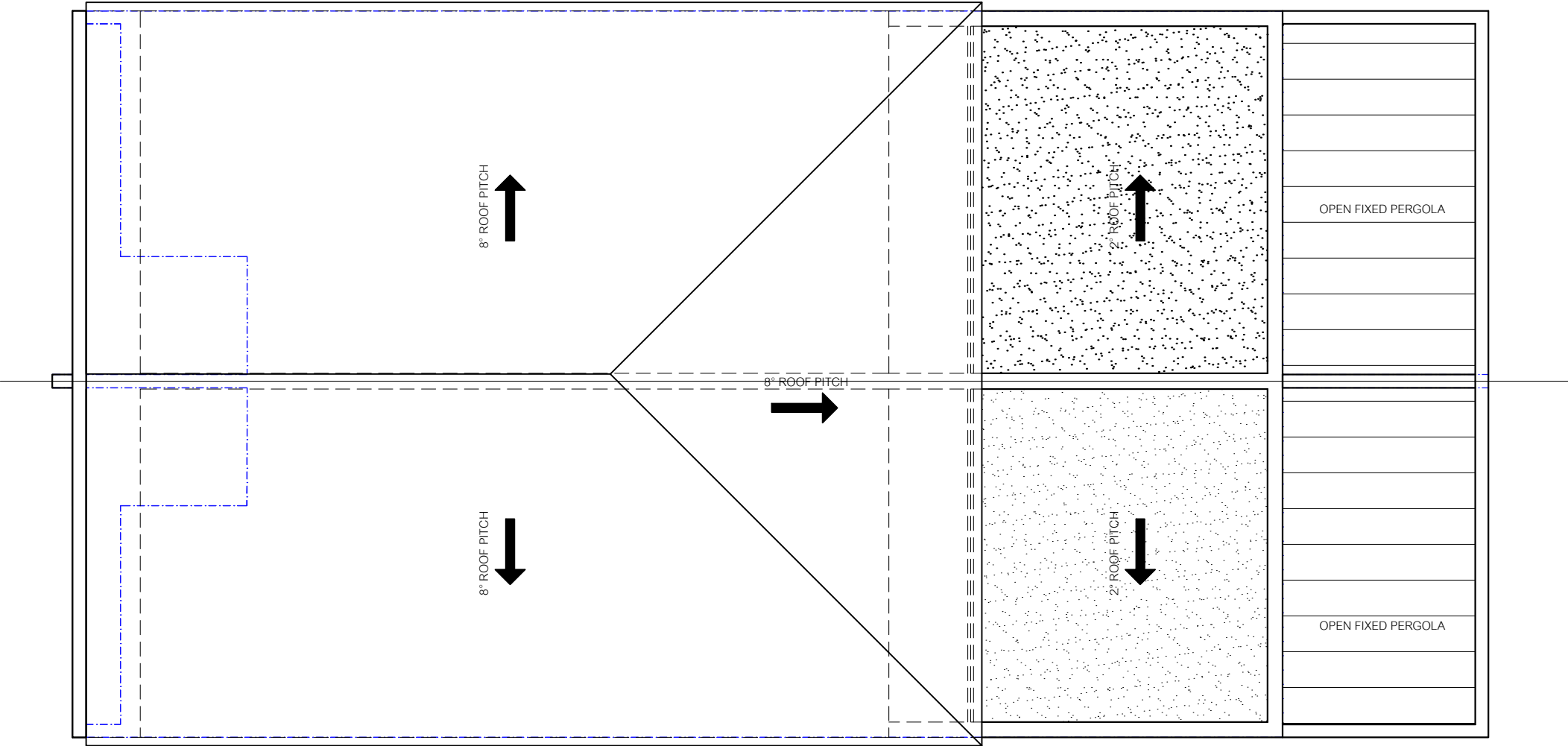
issue

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project details

DEVELOPMENT APPLICATION

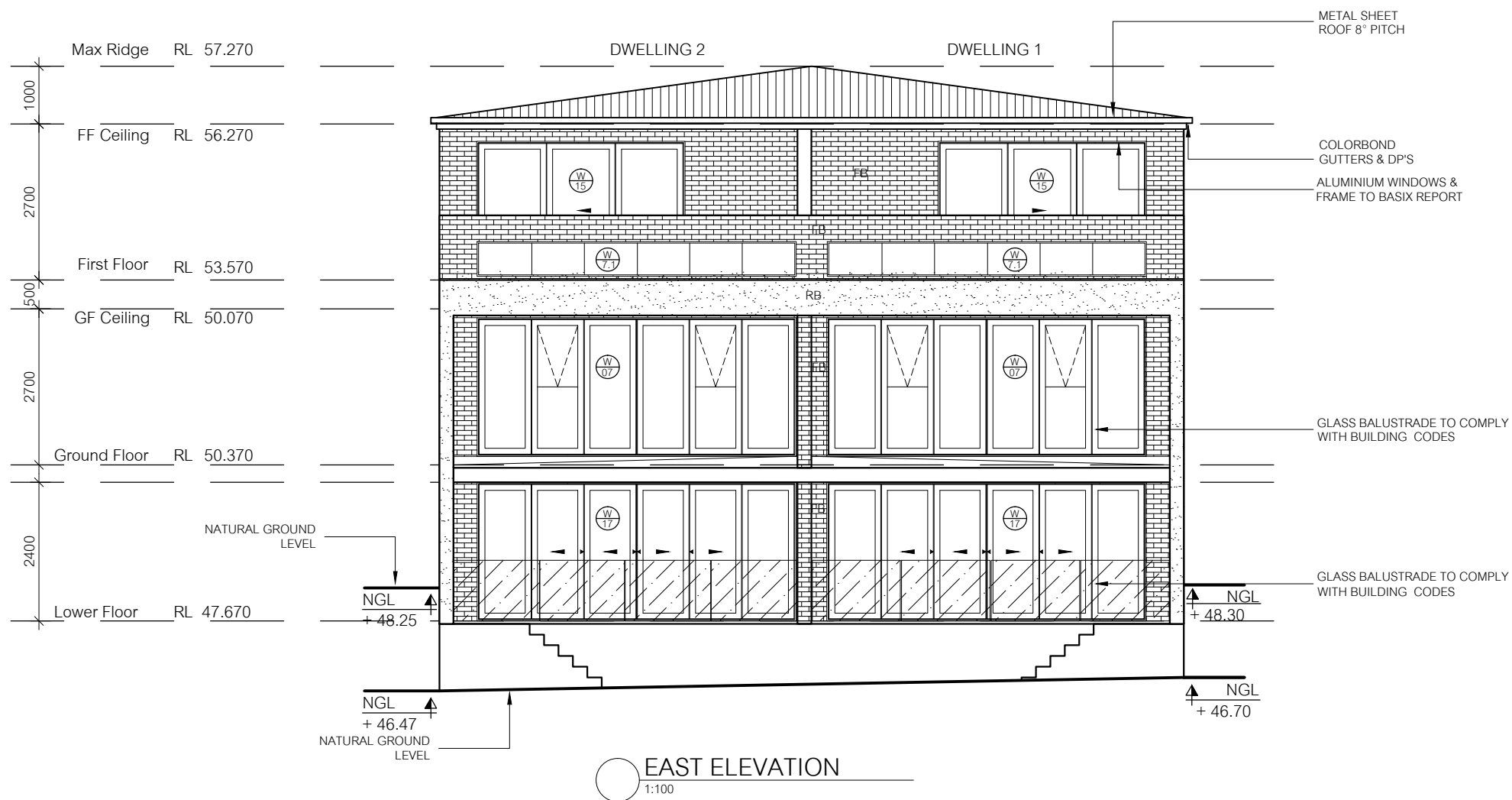
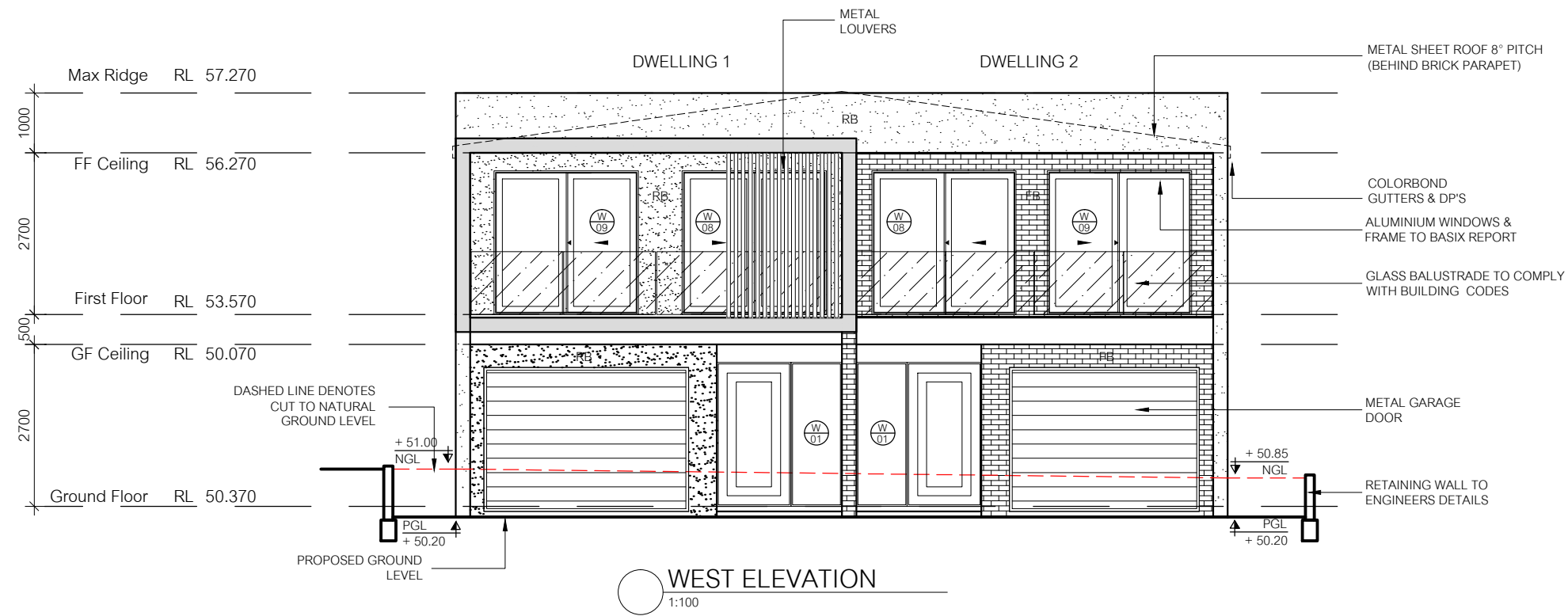
TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address
22 COLLINS CRES
YAGOONA
client
AK GROUP

drawing
ROOF PLAN
project no. 21672
scale A3 1:100
drawing no. 006
issue D

LEGEND

NGL	Natural Ground Level
PGL	Proposed Ground Level
W	Window Code
FB	Face Brick
RB	Rendered Brick
SS	Stacked Stone





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ACCREDITED
BUILDING DESIGNER No. 6334

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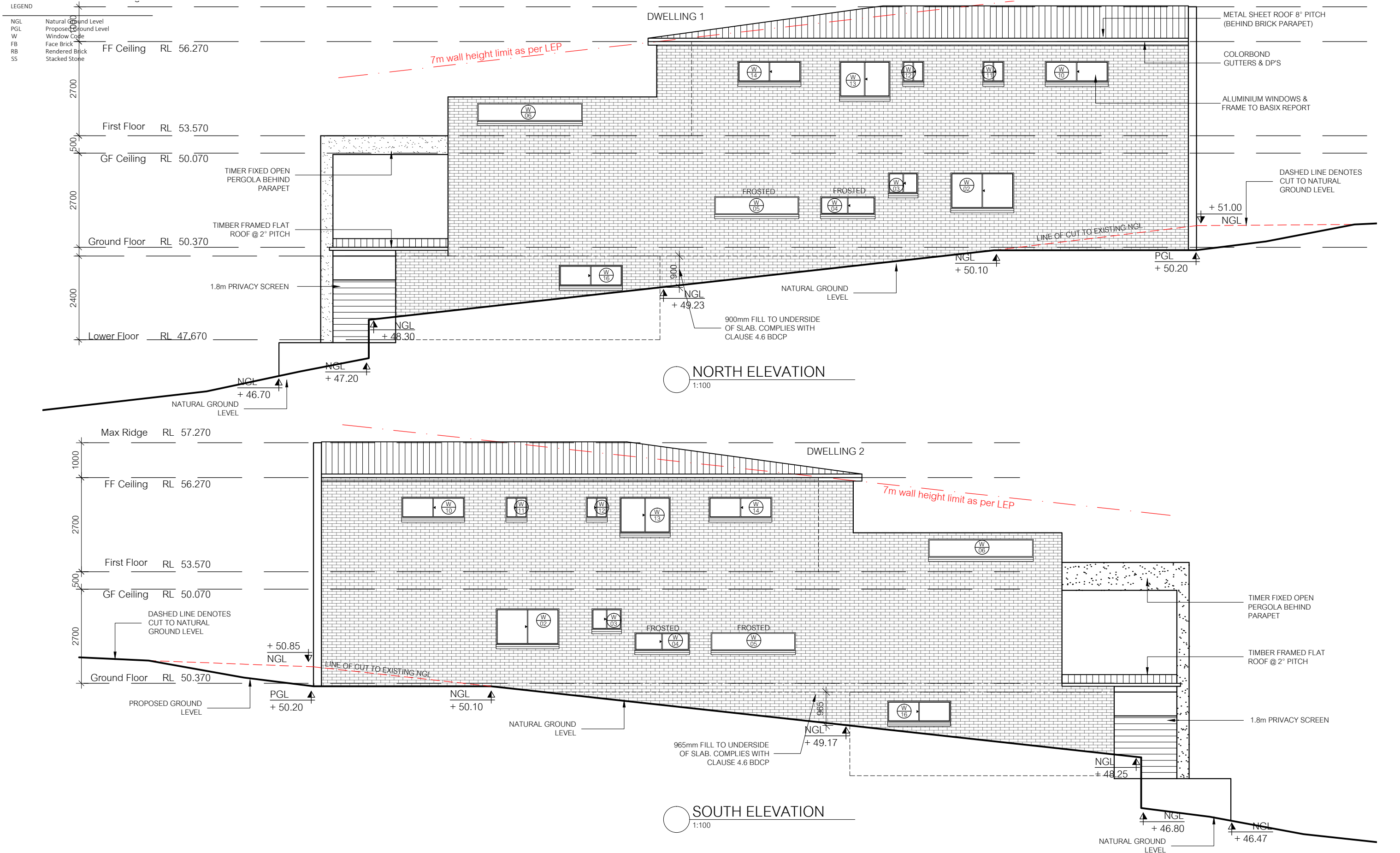
DEVELOPMENT APPLICATION

TWO STOREY DUAL OCCUPANCY
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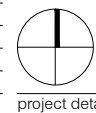
project address
22 COLLINS CRES
YAGOONA

client
AK GROUP

drawing	project no.	scale	drawing no.	issue
FRONT & REAR ELEVATIONS	21672	A3 1:100	007	D



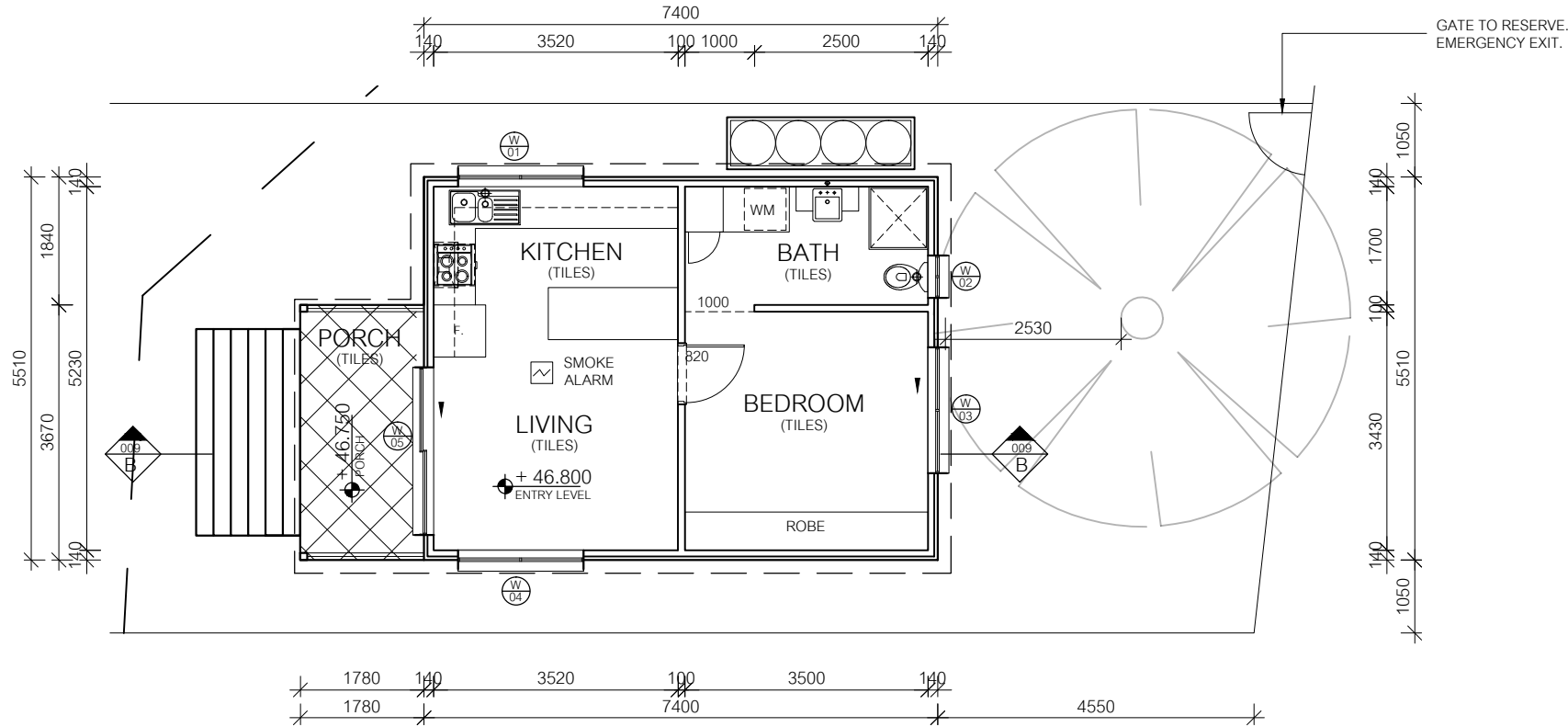
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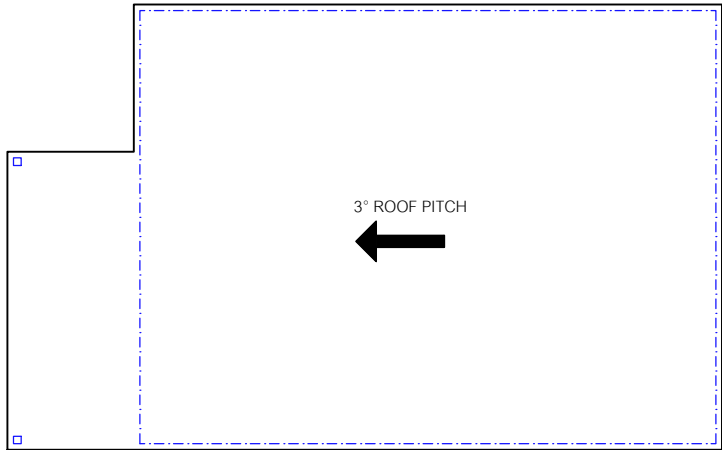
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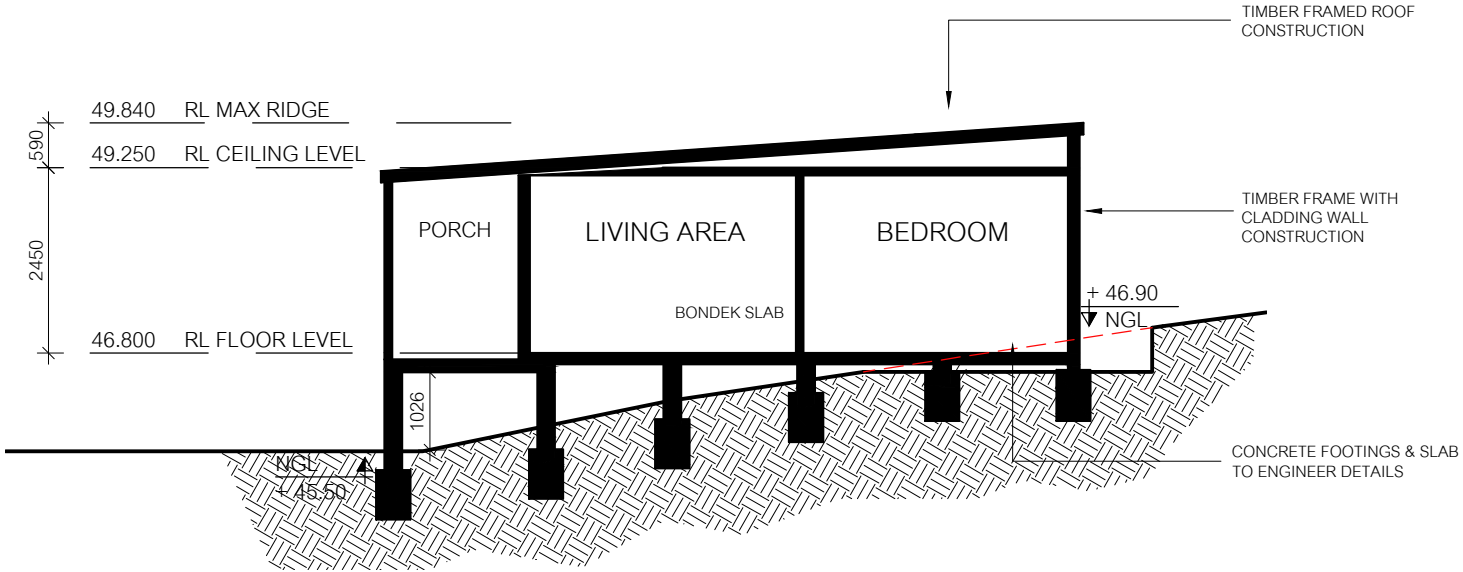
NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED



FLOOR PLAN
1:100



ROOF PLAN
1:100



SECTION B:B
1:100


NOTES:

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.
- 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)	Type	QTY
GROUND FLOOR						
W01	N	600	1810	1.09	'REFER TO BASIX/ABSA REPORT'	x1
W02	E	940	610	0.57	'REFER TO BASIX/ABSA REPORT'	x1
W03	E	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




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BUILDING DESIGNER No. 6334



project details

DEVELOPMENT APPLICATION

TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address

22 COLLINS CRES
YAGOONA

client

AK GROUP

drawing

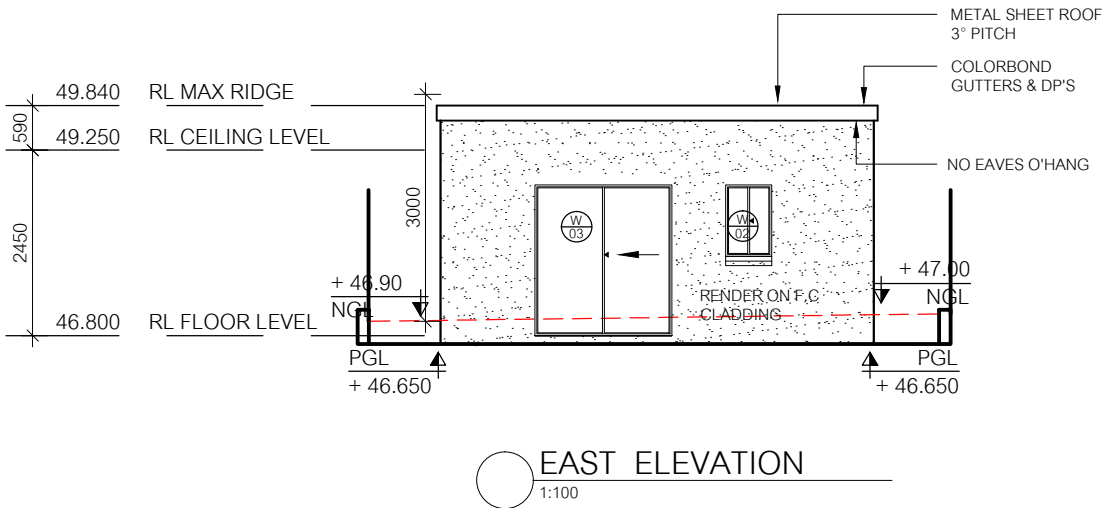
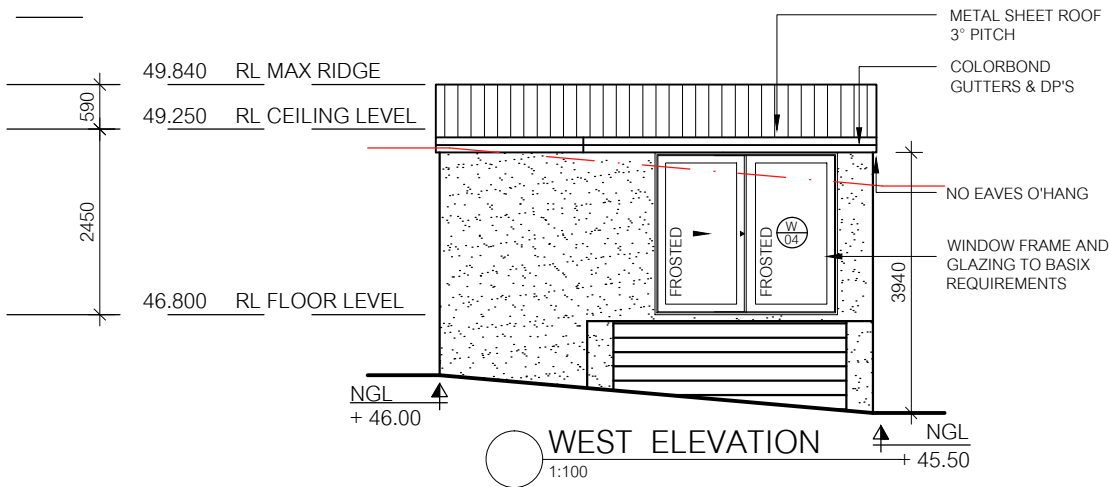
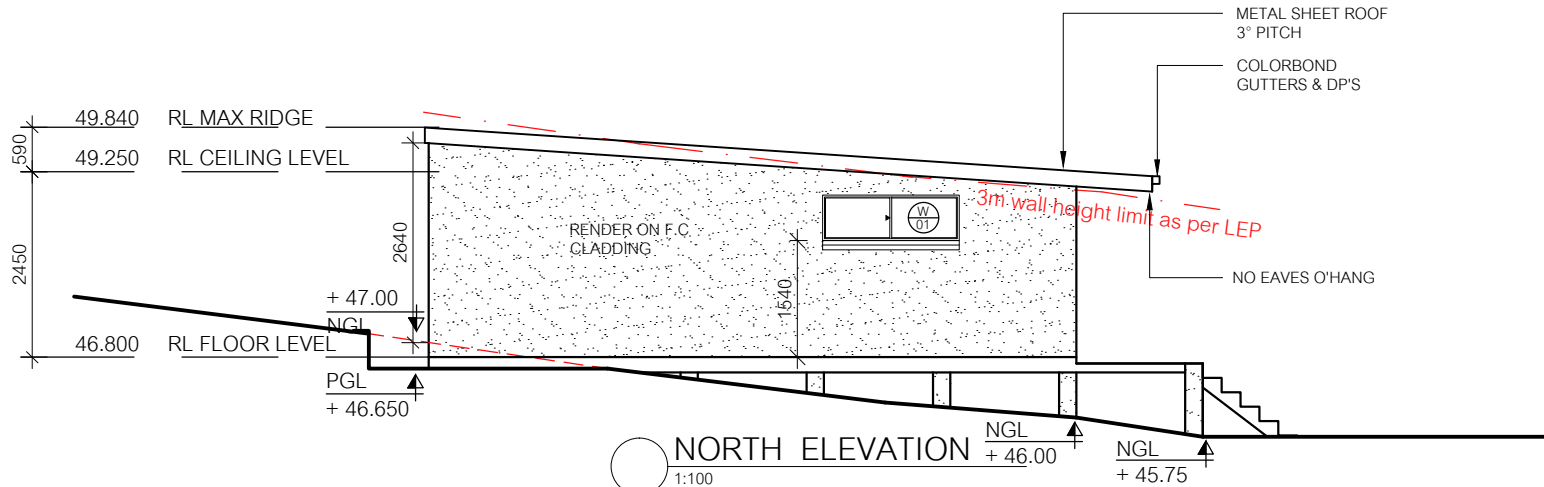
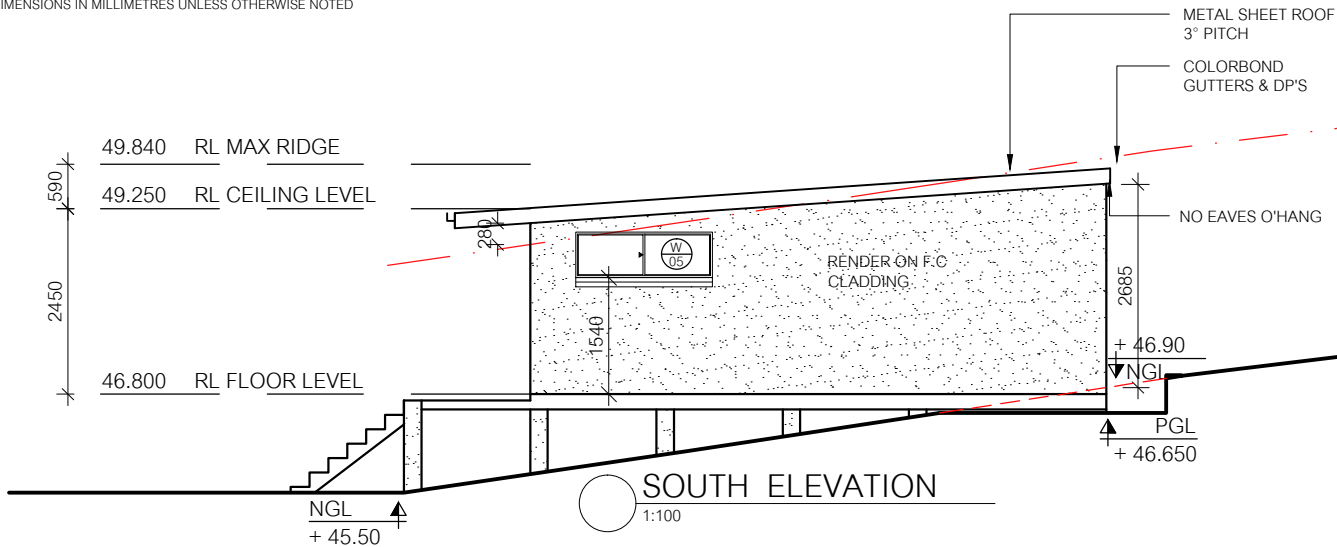
SECONDARY DWELLING
FLOOR PLAN

project no.	scale A3	drawing no.	issue
21672	1:100	010	D

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drawing

SECONDARY DWELLING
ELEVATIONS

project no.

scale A3

drawing no.

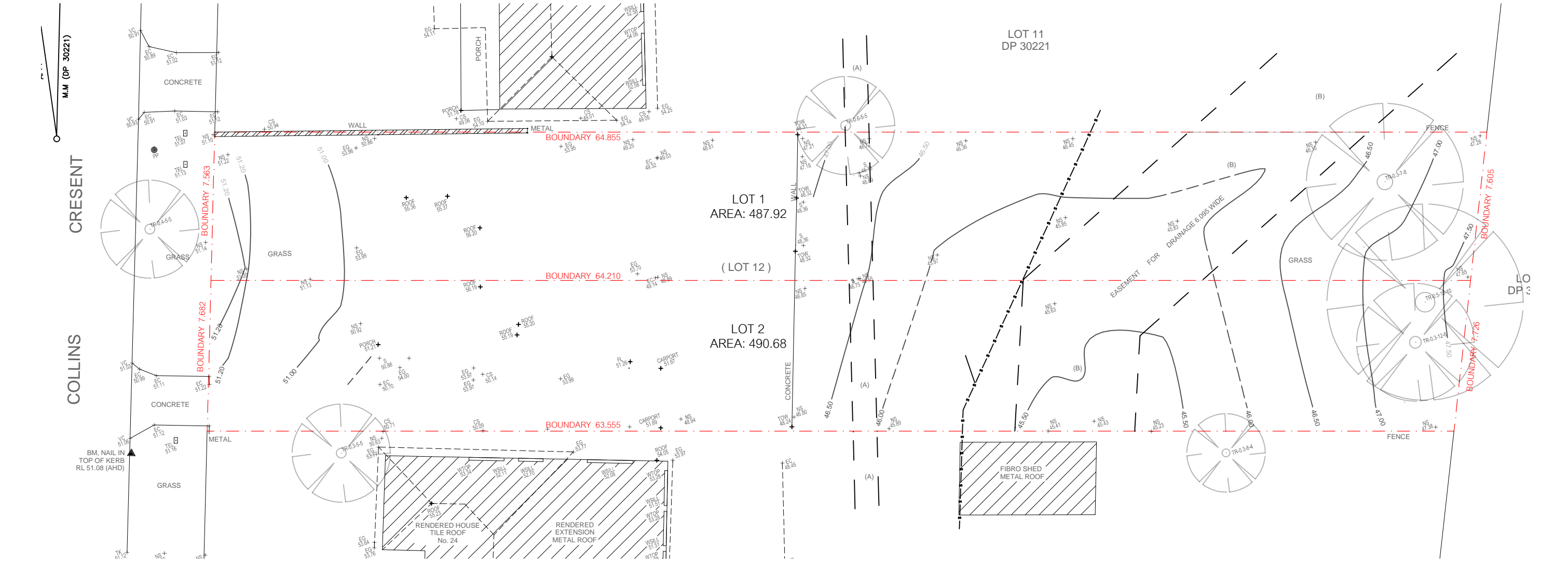
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project address

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YAGOONA

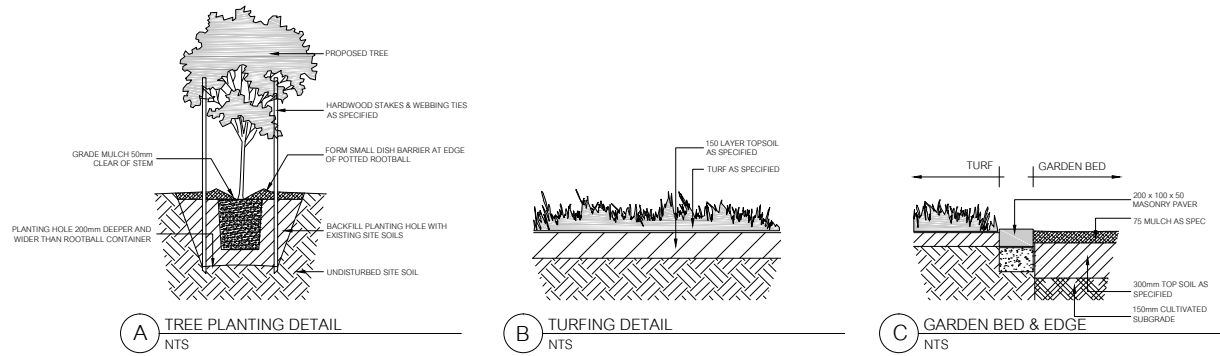
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drawing

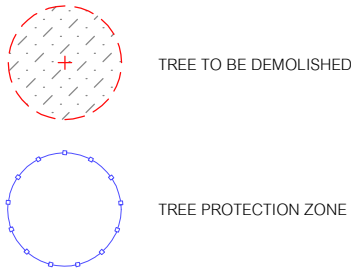
SUBDIVISION PLAN

project no. 21672
scale A3 1:200
drawing no. 012
issue D



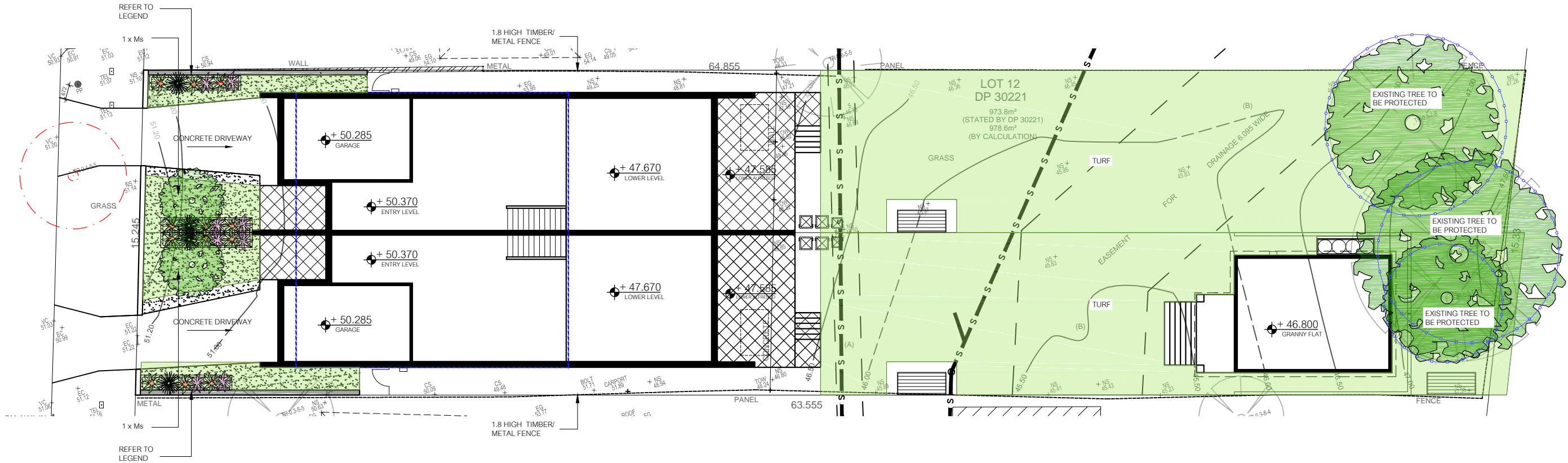
SURFACE TREATMENT LEGEND

STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Line (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8m high)
T	Tile (to client requirements)
RWT	Rain Water Tank
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal / gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
TD	Timber Deck
PLTR	Planter (to detail)
CP	Concrete Path



CRESENT

COLLINS



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.

TURF

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

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.

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 construction period. Install a 1.8m 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 not 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 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.

MAINTENANCE

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.

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						
Ba	Brunoniella australis	Kidney Weed	0.1 - 0.3m	0.1	140mm	4
GRASSES						
TURF	Stenotaphrum secundatum	Buffalo grass				



CONCETTO DESIGN & ASSOCIATES

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date:	issue:	comments:	drawn:
15.11.21	A	Issued for development application assessment	JZ
02.05.22	B	Revised as per council letter dated 28.04.22	JZ
29.06.22	C	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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project details

DEVELOPMENT APPLICATION

TWO STOREY DUAL OCCUPANCY
+ REAR SECONDARY DWELLINGS

project address

22 COLLINS CRES
YAGOONA

client

AK GROUP

drawing

LANDSCAPE PLAN

project no.

scale A3

drawing no.

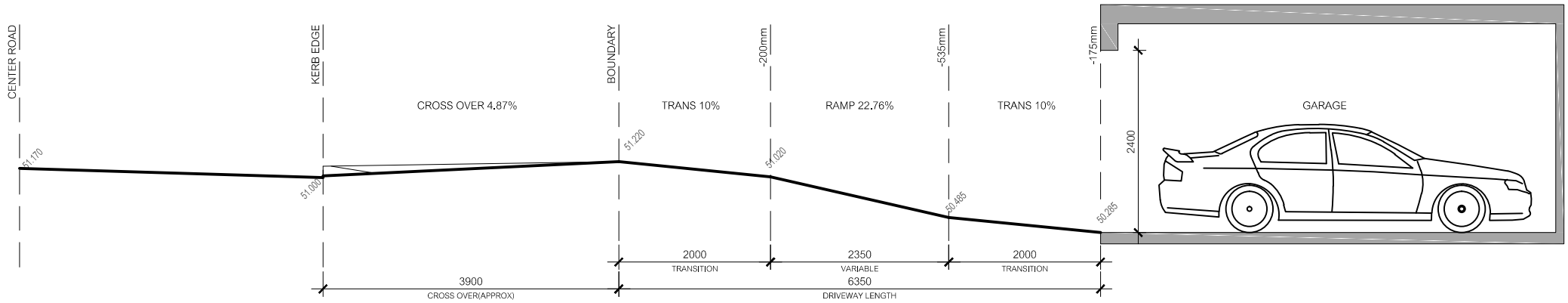
issue

21672

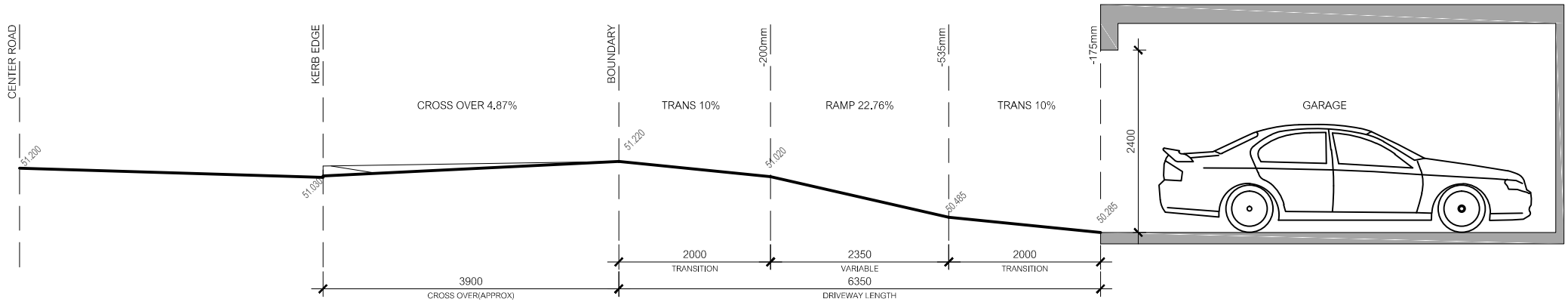
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DWELLING 1 - DRIVEWAY
1:100



DWELLING 2 - DRIVEWAY
1:100

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DRIVEWAY GRADIENTS

scale A3

1:75

drawing no.

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issue

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