PAGE NO.	SHEET NAME
	TITLE PAGE
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
	ELEVATIONS AND SECTIONS
05	SITE ANALYSIS
06	CONCEPT LANDSCAPE PLAN
07	TORRENS TITLE SUB DIVISION

PROJECT: PROPOSED SINGLE & SECONDARY DWELLING TO APPROVED SUBDIVISION LOT B

ADDRESS: 267 MILLER ROAD, BASS HILL NSW 2197

LOT 6 DP 26471

#### **BASIX**\*Certificate

Building Sustainability Index www.basix.nsw.gov.au

#### Single Dwelling

ertificate	numbe	er 135	3759

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.			
The applicant must install a tollet flushing system with a minimum rating of 4 star in each tollet in the development.		_	-
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		_	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.			
Alternative water	1		
Rainwater tank			
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 70 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	V
The applicant must connect the rainwater tank to:			
all tollets in the development			-
the cold water tap that supplies each clothes washer in the development			V
<ul> <li>at 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.)</li> </ul>		_	-
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
General features			
The dwelling must not have more than 2 storeys.	~	~	~
The conditioned floor area of the dwelling must not exceed 300 square metres.	~	~	~
The dwelling must not contain open mezzanine area exceeding 25 square metres.	V	· ·	v
The dwelling must not contain third level habitable attic room.	~	~	~
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	~	~	~
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.		~	~
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.		v	~
The following requirements must also be satisfied in relation to each window and glazed door:	V	~	~
For the following glass and frame types, the certifier check can be performed by visual inspection.			
- Aluminium single clear			
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear			

Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating; gas accordance must install the following cooling system. Or a system with a higher energy rating; in at least 1 living area. 1-phase accordance, it is shall be following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is shall be following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is shall be following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is must record for daylingth zoning behaveen 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. 1-phase accordancing. Energy rating, and a least 1 living area. 1-phase accordancing. Energy rating, and a least 1 living area. 1-phase accordancing. Energy rating and accordancing. Energy rating accordancing. Energy rating and accordancing. Energy rating accordancing. Energy rating accordancing. Energy rating accordancing. Energy rating accordance accordancing. Energy rating accordance ac	Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
instantianeous with a performance of 5 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: 1-phase  are applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase  are applicant must retail the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase  are cooling system must provide for dayinight zoning between living areas and bedrooms.  Heating system  The opplicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase according living from the control install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase according living from the retempts rating, in at least 1 bedroom: 1-phase according rating from the control install the following heating system or a system with a higher energy rating, in at least 1 bedroom: 1-phase according rating from the retempts rating, in at least 1 bedroom: 1-phase according rating from the retempts rating, in at least 1 bedroom: 1-phase according rating from the retempts rating, in at least 1 bedroom: 1-phase according rating from the retempts rating as an according rating from the phase rating rating system must provide for dayingat zoning between living areas and bedrooms.  Ventilation  The applicant must install the following enhanct systems in the development:  At least 1 bathroom: individual fan, ducted to façade or roof. Operation control: manual switch onioff  Artificial lighting  The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting dode (LED) lighting in each of the flooring from a where the voor "redictated" appears, the fittings for those lights must only be capable of accepting fluorescent or lapta emitting dode (LED) lighting in each of the flooring fluorescent or lapta emitting dode (LED) lighting i	Hot water					
The applicant must install the following coding system, or a system with a higher energy rating, in at least 1 birting area: 1-phase accordationing. Energy rating 6 stat (serverge zone)  The coplication must install the following coding system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing. Energy rating 6 stat (serverge zone)  The cooling system must provide for dayinght zoning between living areas and bedrooms.  **Reating system  The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase  **The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase  **The page of the rest relatable for following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing. Energy rating 5 star (servenge zone)  **The heating system must provide for dayinight zoning between living areas and bedrooms.  **Ventilation**  **The paper must install the following chalaust systems in the development:  **At least 1 Bahmoom: individual fain, ducted to forpade or root. Operation control: manual switch onioff  **Artificial lighting**  **Artificial lighting**  **Artificial lighting**  **Artificial lighting**  **The applicant must ensue that the "pinnary type of artificial lighting" is fluorescent or light enriting close (LED) lighting in each of the following rooms, and where the word "described appears, the fittings for those lights must only be capable of accepting fluorescent or layer enriting distributions.  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of the living / dining rooms, dedicated**  **At least 1 of t	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 5 stars.	<b>V</b>	~	~		
accordationing. Energy rating 5 star (average zone) The applicant must install the following coloring system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing. Energy rating 5 star (average zone)  Heating system The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase accordationing. Energy rating 6 star (average zone) The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase accordationing. Energy rating 6 star (average zone) The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing. Energy rating 6 star (average zone) The heating system must provide for dayinight 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 onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual fan, ducted by façade or roof. Operation control: manual switch onlorif  Xidicher: individual	Cooling system					
accordationing. Energy rating 5 star (average Zone) The cooling system must provide for dayninght zoning between living areas and bedrooms.  **Healting system** The applicant must install the following healting system, or a system with a higher energy rating, in at least 1 living area: 1-phase accordationing. Energy rating 5 star (average zone)  **The temporal install the following healting system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing. Energy rating 5 star (average zone)  **The health install the following healting system in the development.  **All least 1 Bathroom: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Lizandry: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Lizandry: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Lizandry: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Lizandry: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Lizandry: individual fain, ducted to façade or roof. Operation control: manual switch on/off  **Artificial lighting:*  **The applicant must ensure that the "primary type of antificial lighting" is fluorescent or light entiting diods (LED) lighting in each of the following rooms, and where the word "fedicialed" appears, the fiftings for those lights must only be capable of accepting fluorescent or light entiting diods (LED) lighting in each of the following rooms, and where the word "fedicialed" appears, the fiftings for those lights must only be capable of accepting fluorescent or light entiting diods (LED) lighting in each of the living a dining rooms, dedicated at a least 2 of the bedrooms / faulty, dedicated  **At least 2 of the bedrooms / faulty, dedicated  **At least 3 of the living a dining rooms, dedicated  **The applicant must install a window andoor skylight in the kitchen of the dwelling for natural lighting.  **The applicant mus	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 star (average zone)		-	~		
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The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing: Energy rating 6 star (wareap zone)  The applicant must install the following heating system with a higher energy rating, in at least 1 bedroom: 1-phase accordationing: Energy rating 6 star (wareap zone)  The heating system must provide for dayinight zoning between living areas and bedrooms.  Ventitation  The applicant must install the following exhaust systems in the development:  At least 1 Bathroom: individual fain, ducted to fispade or roof. Operation control: manual switch on/off  Kitchen: individual fain, ducted to fispade or roof. Operation control: manual switch on/off  Artificial lighting  The applicant must ensure that the "primary type of antificial lighting" is fluorescent or light entiting 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 entiting 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 entitling diode.  Energy Commitments  Show on CCICDC (Paris System)  A tleast 2 of the bedrooms / shuty, dedicated  - at least 1 of the living righting ones, dedicated  - the kitchen; dedicated  - at least 1 of the living righting ones, dedicated  - the kitchen; dedicated  - at least 1 of the living righting in the kitchen of the develing for natural lighting.  The applicant must install a window andoor skylight in 1 bithroom(syltolet(s) in the development for natural lighting.  The applicant must install a gas cooktop & dectric oven in the kitchen of the dwelling.	The cooling system must provide for day/night zoning between living areas and bedrooms.		V	~		
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The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the light distribution of the company of the com	Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		-	~		
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at least 2 of the bedrooms / study; dedicated  Energy Commitments     at least 1 of the living / dining rooms, dedicated     the kitchen; dedicated     the kitchen; dedicated     all bathrooms/toilets, dedicated     Natural lighting  The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.  Other  The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or					
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the kitchen; dedicated     all bathrooms/folets, 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 1 bathroom(syfolet(s) in the development for natural lighting.  Other  The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	Energy Commitments					
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The applicant must install a window and/or skylight in 1 bathroom(s)/tolet(s) in the development for natural lighting.  Other  The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	Natural lighting					
Other The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			V		
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	The applicant must install a window and/or skylight in 1 bathroom(s)/follet(s) in the development for natural lighting.	V		-		
•	Other					
The applicant must install a fixed outdoor clothes drying line as part of the development.	The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.					
	The applicant must install a fixed outdoor clothes drying line as part of the development.		v			

#### Single Dwelling

Certificate number: 1353750S

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		_	v
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		-	Ü
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		-	_
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	-	~	
Alternative water Rainwater tank			
		T	
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 120 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:  all foliets in the development			
		_	~
<ul> <li>at 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.)</li> </ul>		~	~
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
General features			
The dwelling must not have more than 2 storeys.			
The conditioned floor area of the dwelling must not exceed 300 square metres.		•	
The dwelling must not contain open mezzanine area exceeding 25 square metres.	-	~	~
	~	~	~
The dwelling must not contain third level habitable attic room.	~	~	~
Floor, walls and ceiling/roof			
Froot, waits and celling/root.  The applicant must construct the floor(s), walls, and celling/roof of the dwelling in accordance with the specifications listed in the table below.	~	~	V
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC	Certified
Windows, glazed doors and skylights	DA plans	plans & specs	check
variations, giazzed adorts and skyrights  The applicant must install the bine. Relevant overshadowing specifications must be satisfied for each window and glazzed door, and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazzed door.	T	T	
	~	~	~
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	-	~	~
The following requirements must also be satisfied in relation to each window and glazed door:	-		-
<ul> <li>For the following glass and frame types, the certifier check can be performed by visual inspection.</li> </ul>			U
- Aluminium single dear			10.00
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear			
Samuel and Samuel Samuel and Bank Samuel			
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
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 5 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: 1-phase airconditioning. Energy rating: 5 star (average zone)		U	· ·
	_		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating; 5 star (average zone)  The cooling system must provide for davinight zoning between living areas and bedrooms.	-	-	~
SOUTH COMPANY AND ADDRESS OF THE COMPANY AND ADD			~
Heating system  The applicant must install the following heating system, or a system with a higher energy ration, in at least 1 living area: 1 phase	_		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating; 5 star (average zone)		~	V
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 5 star (average zone)		V	v
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		V	V
Lauredon individual fan ducted to facado or mot. Consalina control		-	-
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off			
Natural lighting			V
	~	V	
Natural lighting	~	Š	V
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 2 bathroom(s)tolet(s) in the development for natural lighting.		Show on CC/CDC	
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 2 bathroom(s)tolet(s) in the development for natural lighting.  Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 2 bathroom(s)tolet(s) in the development for natural lighting.		Show on CC/CDC plans & specs	
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 2 bathroom(s)/tolet(s) in the development for natural lighting.  Energy Commitments  Other		Show on CC/CDC plans & specs	

REVISION: DA			©
A	DEVELOPMENT APPLICATION		ALL RIGHTS RESERVED This plan is the property of
			inkon plans # DIMENSIONS TO BE READ IN
			of the drawing shall not be FREFERENCE TO SCALING
			undertaken without written permission from
			inkon plans
			PROPOSED SINGLE AND SECONDARY DWELLING
			TO APPROVED SUB DIVISION LOT B (DA-321/2022
	<b>1</b>	,	1



Phone: (02) 8764 8444 Address: Level 3 Suite 303, Mobile: 0414 671 114 398 Chapel Rd, Bankstown email: charbel@inkonplans.com.au NSW 2200

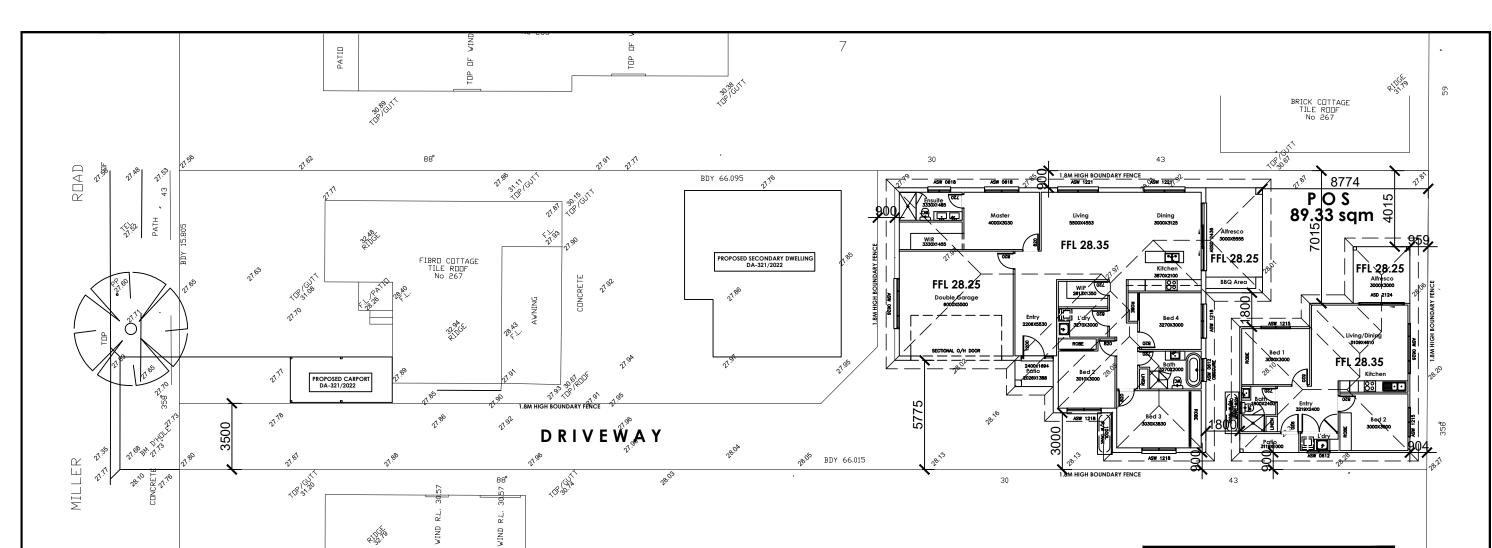
CLIENTS NAME: MR FADI EL ALI

ADDRESS:
267 MILLER ROAD
SUBURB:
BASS HILL
DRAWING TITLE:
COVER- BASIX REQUIREMENTS

DATE DRAWN: 24.03.2021 DRAWN: CH SCALE: 1:100 DRAWING NO:



JOB NO: 20220025



### 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
- D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON

#### IMPORTANT NOTES:

- 1. This detail survey is not a "survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked.
- 2. All bearings and distances are subject to final survey.
- 3. If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately
- 4. Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dial Before You Dig" search MUST be made before any excavation and construction work
- 5. Ridge and gutter heights on subject and adjoining properties are approximate only.
- 6. All tree canopies are to scale
- 7. Contours show indicative relief patterns only and are not to be used for level interpolation
- 8. These general notes should be stored with the supplied CAD drawing

#### NOTE:

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

FLOOR SPACE RATIO	DA-321/2022
SITE:	1044 m²
LOT A SITE AREA:	450.26 m²
EXISTING DWELLING:	74.67 m²
SECONDARY DWELLING:	60.00 m²
TOTAL LIVING AREA:	134.67 m²
(Excl. Garage/ Porch etc.)	_
FLOOR SPACE RATIO:	29.90 %
MAX. ALLOWABLE BY COUNC	IL: 50 %

LOT B SITE AREA: DRIVEWAY:	465.41 m² 128.12 m²
TOTAL SITE AREA:	593.53 m²
DWELLING:	135.25 m²
SECONDARY DWELLING:	60.00 m²
TOTAL LIVING AREA:	195.25 m²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	32.90 %
MAX. ALLOWABLE BY COUNCIL:	50 %

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A	DEVELOPMENT APPLICATION		ALL RIGHTS RESERVED This plan is the property of		
			inkon plans Any copying or altering # DIMENSIONS TO BE READ IN		
			Any copying or altering of the drawing shall not be undertaken without written		
			permission from		
			inkon plans		

5

PROPOSED SINGLE AND SECONDARY DWELLING Phone: (02) 8764 8444 TO APPROVED SUB DIVISION LOT B (DA-321/2022 Mobile: 0414 671 114 Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown n.au NSW 2200 email: charbel@inkonplans.com.au

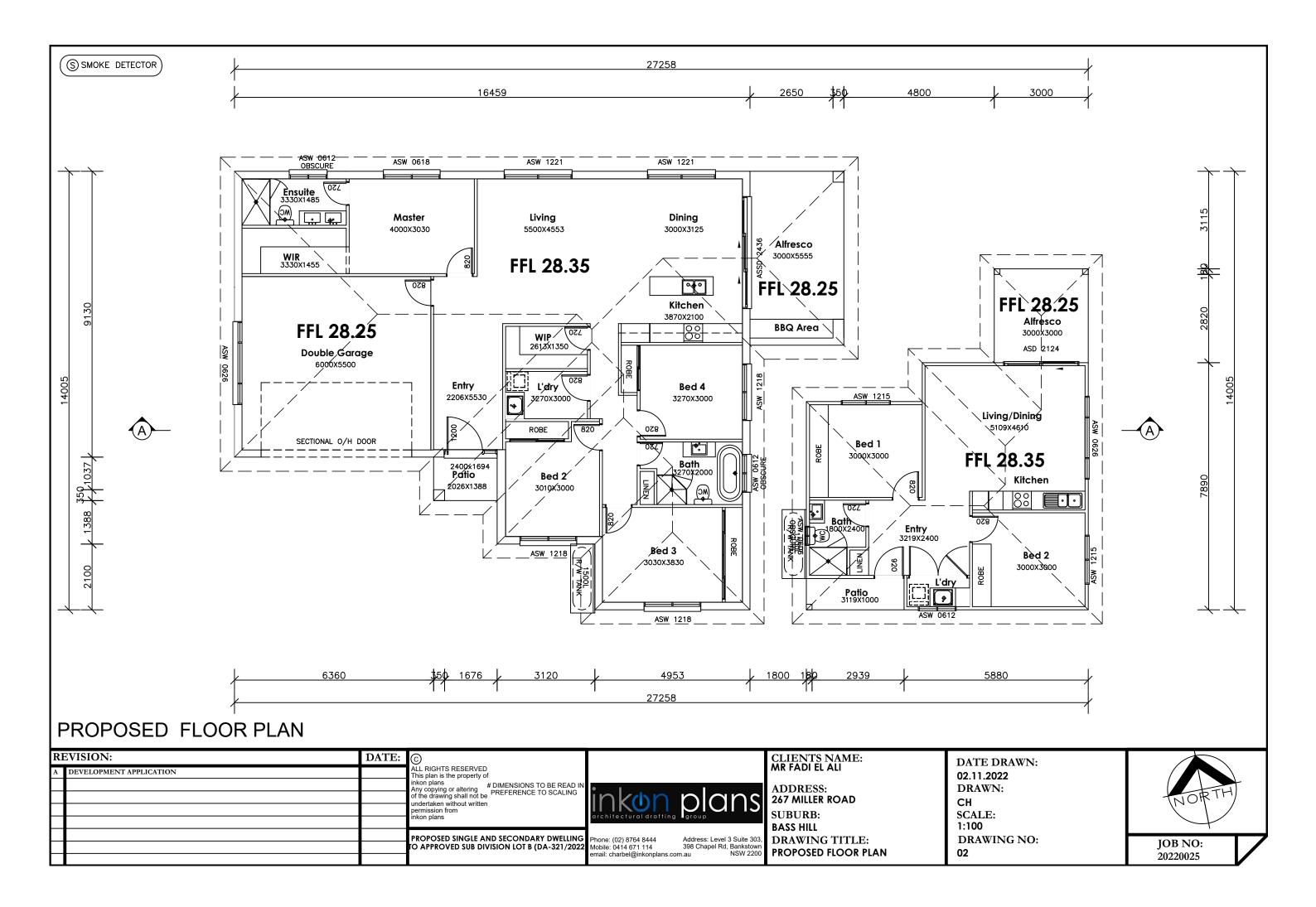
CLIENTS NAME: MR FADI EL ALI

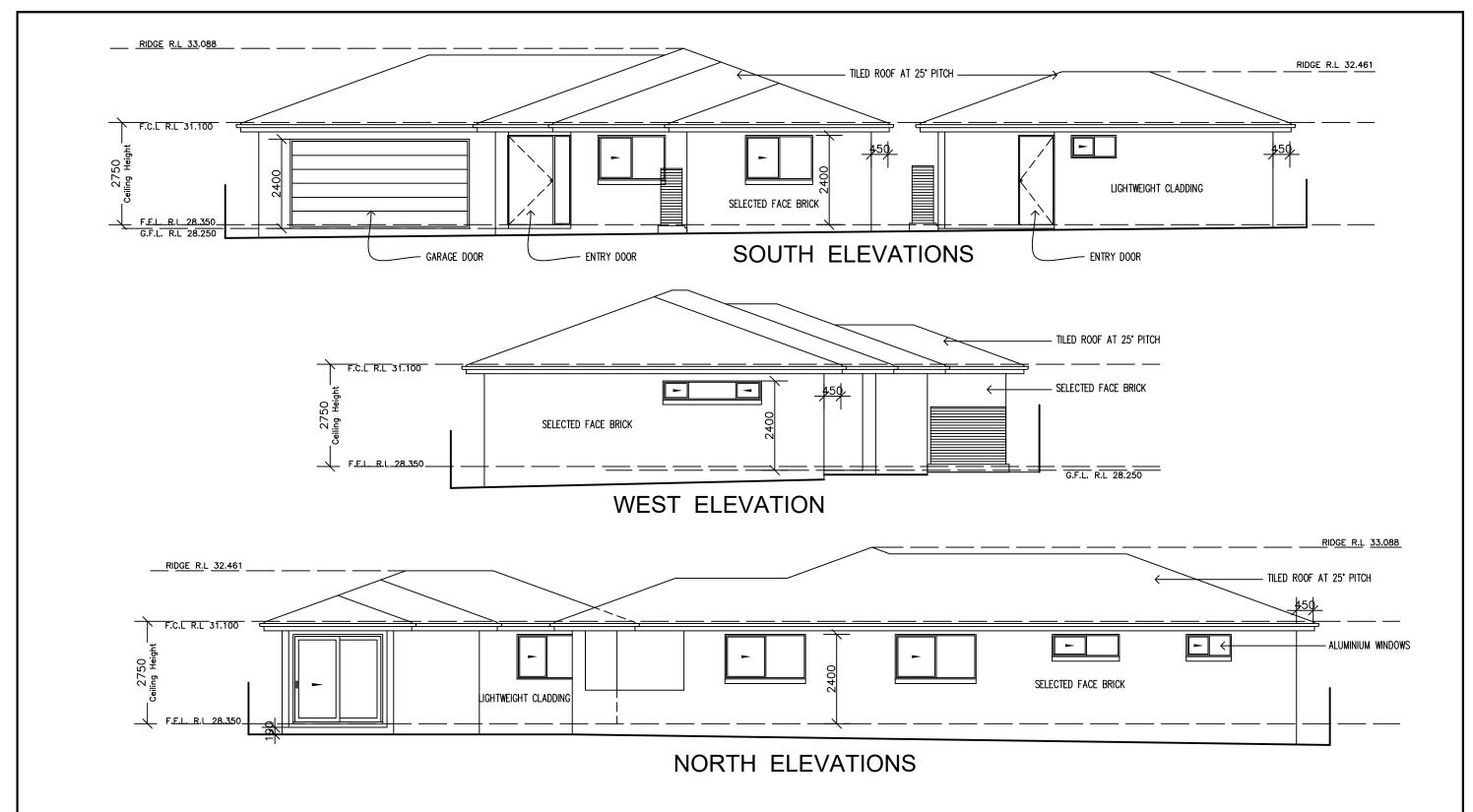
ADDRESS: **267 MILLER ROAD SUBURB: BASS HILL DRAWING TITLE:** SITE PLAN

**DATE DRAWN:** 02.11.2022 DRAWN: CH **SCALE:** 1:100 **DRAWING NO:** 



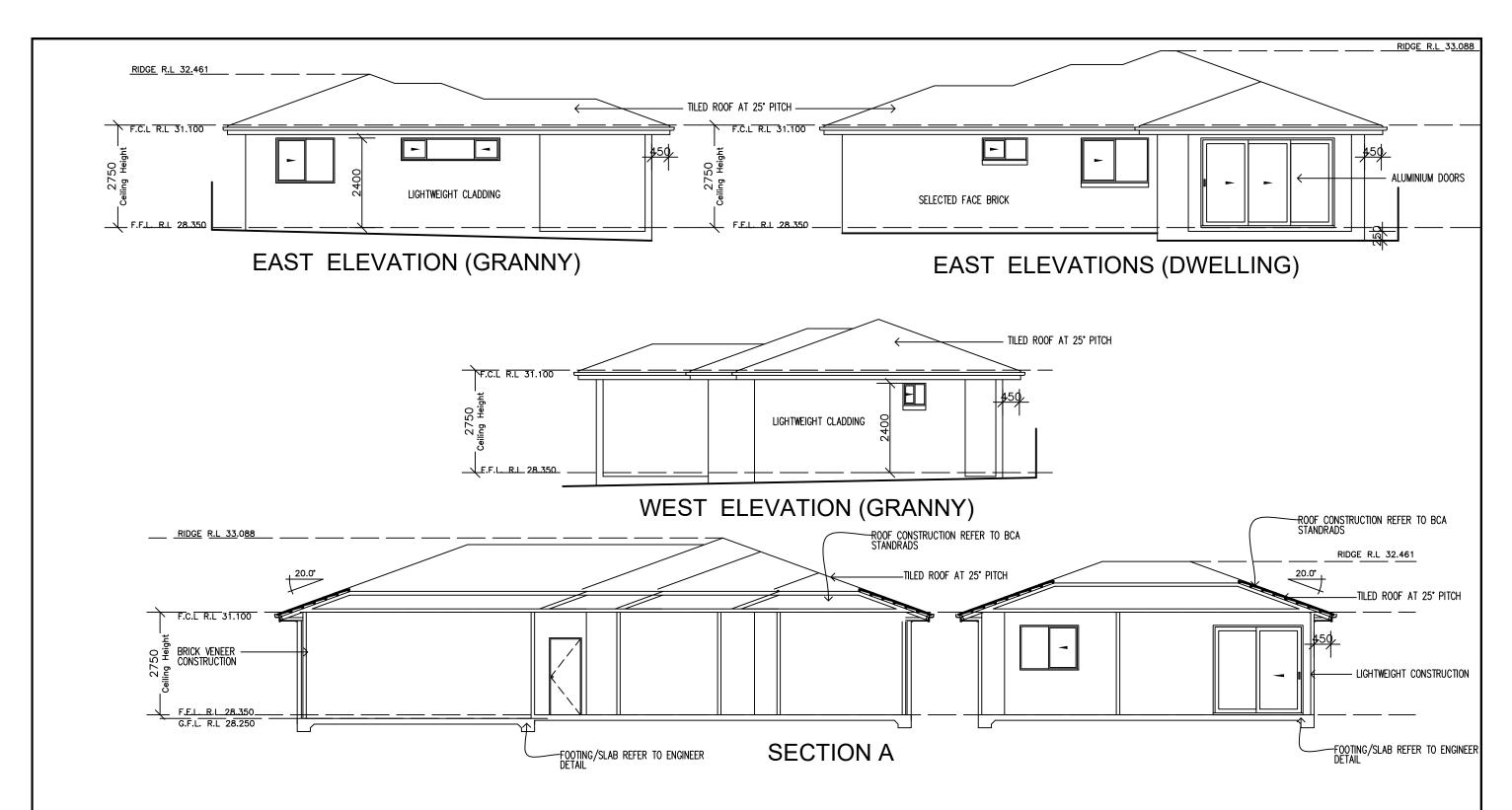
**IOB NO:** 20220025





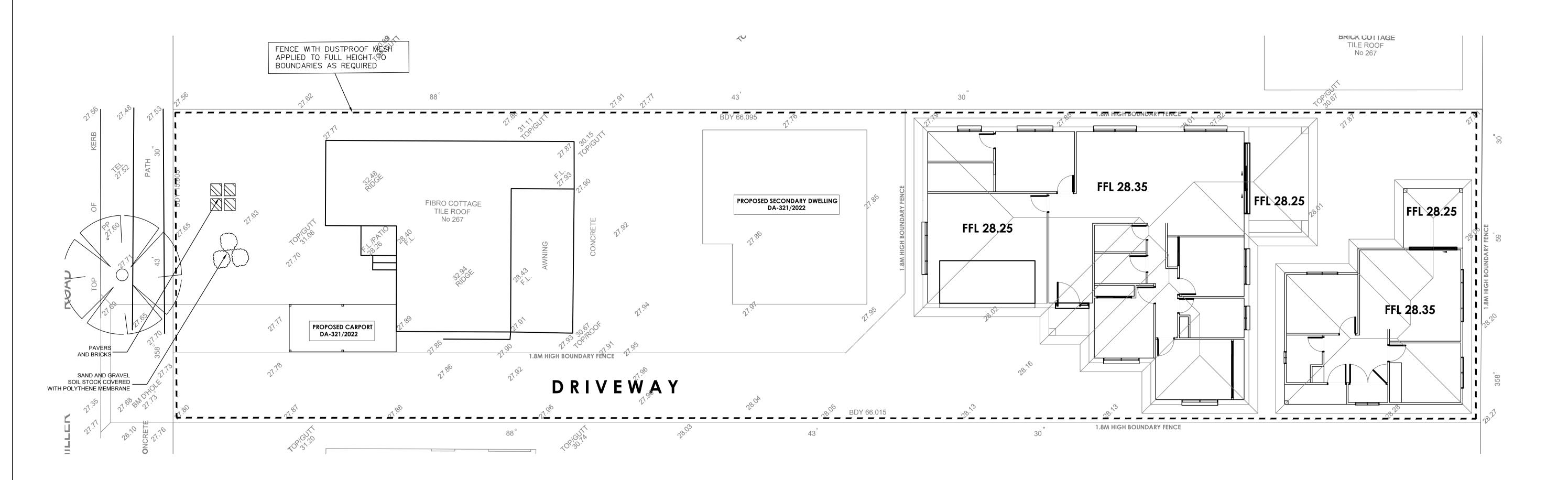
#### PROPOSED ELEVATIONS





## PROPOSED ELEVATIONS AND SECTION A





# MANAGEMENT PLAN

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATON.

2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.

3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTON, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH. 4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF. 5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES ADN LOCATIONS. 6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

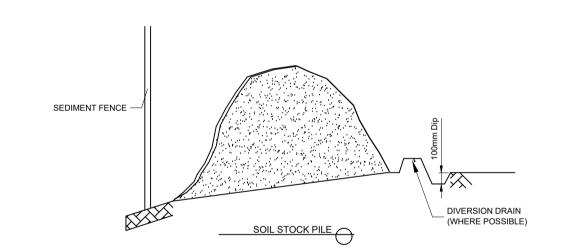
AND EXTENT OF ALL LANDSCAPED AREAS. 7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO). 8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:

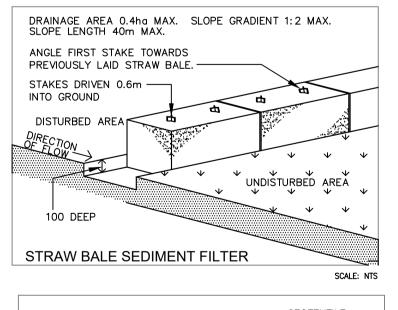
450mm SQ. UP TO 600mm DEEP 600mm SQ. UP TO 1000mm DEEP 9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR

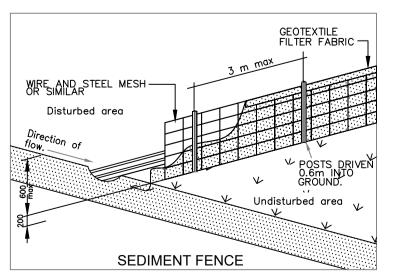
WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS. 10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP. 11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.

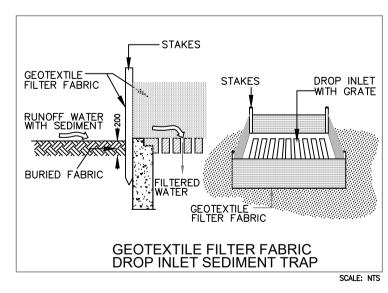
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED. 13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL. 14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL

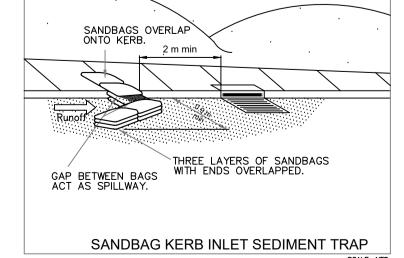
FINAL COMPLETION OF WORKS.

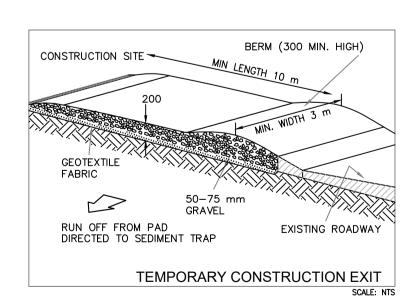


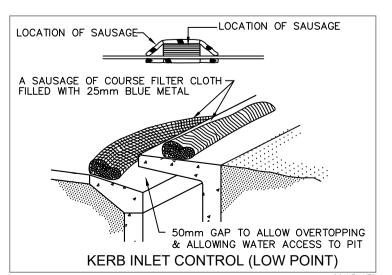












#### SOIL CONSERVATION NOTES

PRIOR TO ANY CLEARING OR EXCAVATION AT THE ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.

CONSTRUCT STEEL SHAKER GRID SIMILAR TO CATTLE FROM STEEL BEDDED ON 50 - 75mm GRAVEL AND AND GEOTEXTILE ACROSS MAIN ACCESS TO SITE AND MAINTAIN UNTIL ALL SURFACES HAVE BEEN REVEGETATED AND PAVED

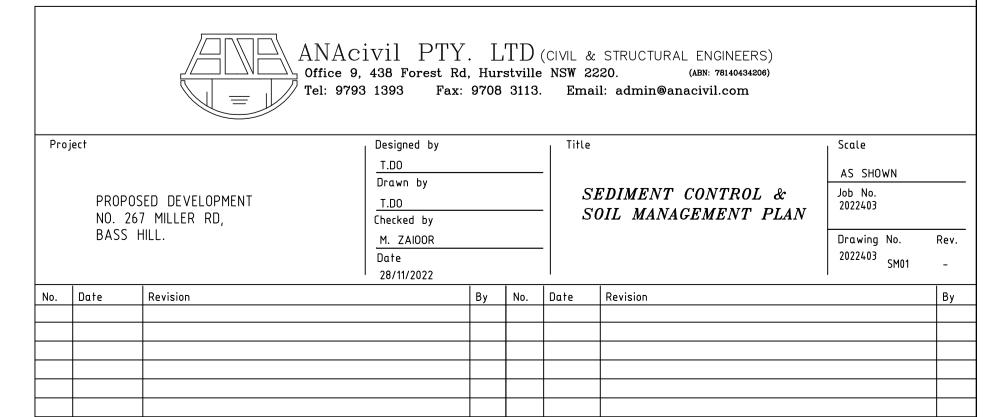
#### B. DURING CONSTRUCTION

- SILTATION PROTECTION DESCRIBED ABOVE SHALL
   BE MAINTAINED DURING THE COURSE OF
- NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.

BE REMOVED WITHOUT COUNCIL APPROVAL.

- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL
- BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
- 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.

SCALE: NTS



## SCHEDULE OF FINISHES 267 MILLER ROAD BASS HILL

TILED ROOF:

Colour: Charcoal



**GUTTERS**:

Colour: Monument



**ALUMINIUM WINDOWS:** 

Colour: Monument



**FACE BRICK:** 

Colour: Grey



**ENTRY DOORS:** 

Colour: Timber

