

PROPOSED GROUP HOME WITH 8 DWELLINGS & COMMUNITY FACILITY

LOT 64 CRAWFORD STREET, TAMWORTH

GENERAL NOTES

1. BUILDERS/CONTRACTOR NOTE: CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MM. ALL LEVELS ARE TO BE VERIFIED ON SITE.
1. ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC), CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE.
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.
1. ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1. DURABILITY NOTICE TO BE PLACED IN METER BOX INDICATING TYPE OF BARBIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.
1. BUILDERS/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.
1. ALL SITE INFORMATION INCLUDING SERVICES AND LEVELS HAVE BEEN OBTAINED FROM EXISTING PLAN INFORMATION ONLY AND MUST BE CONFIRMED WITH AN UP-TO-DATE SURVEY AND CHECKED ON SITE PRIOR TO CONSTRUCTION.
1. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT, CONFIRM WITH THE RELEVANT CONSULTANT.

SPECIFICATION

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

PLUMBING AND DRAINAGE:

1. ALL PLUMBING WORKS TO BE COMPLETED.
1. ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS.
1. KEEP NON-WALL MOUNTED HWS 100 CLEAR OF WALLS.

FOOTINGS AND SLAB:

1. FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DETAILS. REFER ENGINEER'S DETAILS FOR SOIL CLASSIFICATION.

BRICK VENEER:

1. BRICKWORK SHALL BE STRAIGHT, PLUMB AND LEVEL (AS PER AUSTRALIAN STANDARDS).
1. BRICK VENEER WALLS SHALL BE CONSTRUCTED WITH MEDIUM DUTY WALL TIES:
N2 - 450mm cts HORIZONTALLY & 514mm cts VERTICALLY.
N3 - 450mm cts HORIZONTALLY & 429mm cts VERTICALLY.

1. PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.

FRAMING:

1. TIMBER CONSTRUCTION TO COMPLY WITH AS 1684 - 2010.
1. PROMOTE TERMITE PROTECTED "BLUE PINE" TO WALL FRAME.
1. FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES U.N.O.
1. NOSE LINES AT 135mm cts MAXIMUM VERTICALLY.

WALL LININGS:

1. EXTERIOR LININGS AS NOTED ON DRAWINGS.
1. INTERIOR LININGS: 10mm FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS. WALLS TO VET AREAS TO BE 6mm VILBOARD (U.N.O.).

WINDOWS AND GLAZING:

1. GLASS INSTALLATION TO COMPLY WITH AS 1288 AND AS 32047.
1. ALL WINDOWS AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1. SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:

- (1) ALL ROOMS - WITHIN 600mm VERTICAL OF THE FLOOR
(2) ALL BATHROOMS & ENSUITES
(3) FULLY GLAZED DOORS
(4) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

ROOF FRAMING:

1. ROOF PITCH AS INDICATED ON DRAWINGS.
1. PROMOTE TERMITE PROTECTED "BLUE PINE" TO ROOF TRUSSES.
1. PREFABRICATED TIMBER ROOF TRUSSES SUPPLIED AND FIXED TO MANUFACTURER'S DETAILS AT 600 CTS.
1. CEILING BRACKETS EVERY 1500mm THROUGHOUT CEILING SPACE.
1. NO ANTI-COR UNDER METAL ROOF SHEETING U.N.O.
1. MANHOLE POSITION APPROX. ONLY. DETERMINE ON SITE.

WATERPROOFING IN WET AREAS:

1. WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS 3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS".

ROOF CLADDING:

1. SELECTED COLORBOND SHEET ROOF FIXED TO MANUF'S SPECIFICATIONS.
1. CONCRETE TIE ROOF - ROOF BATTENS FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
1. COLORBOND FASCIA AND GUTTER SYSTEM: 90 DIA. PVC DOWNPIPES U.N.O.



Artist Impression



LOCATION PLAN

SUBJECT SITE

PROPERTY DESCRIPTION

LOT 64 / DP205692
7 CRAWFORD STREET
TAMWORTH REGIONAL COUNCIL
SITE AREA - 4330.m²
SITE COVERAGE - 18.97%



CORPORATE OFFICE
13 Byng Street, Orange NSW 2800
E: design@housingplus.com.au
W: www.housingplus.com.au
ABN: 83 147 459 461

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PROJECT ADDRESS

**LOT 64 CRAWFORD/DAYAL STREET EAST
TAMWORTH, NSW, 2340
DP205692**

DESIGN & ARCHITECTURE
HOUSING PLUS & JAMES BURNS ARCHITECTURE
PH: 0427 487 225
PROJECT MANAGER
DARREN WOODING
PH: 0427 487 225
CONTRACTOR/ENGINEER
TRICEND ENGINEERING
PH: 13 227 476

HYDRAULIC
TRICEND ENGINEERING
PH: 13 227 476
BASE CONSULTANT
MICHAEL KIROH
PH: 0487 481 875
LANDSCAPE CONSULTANT
TBC
PH: TBC

**PROPOSED TAMWORTH GROUP HOME
WITH 8 DWELLINGS & COMMUNITY
FACILITY**

DRAWING TITLE
COVER SHEET

DATE	AMENDMENT	ISSUE	BY	DATE	REVISION
20/03/2023	1.00	1	DA	20/03/2023	1
20/03/2023	1.01	2	DA	20/03/2023	2
20/03/2023	1.02	3	DA	20/03/2023	3
20/03/2023	1.03	4	DA	20/03/2023	4
20/03/2023	1.04	5	DA	20/03/2023	5
20/03/2023	1.05	6	DA	20/03/2023	6
20/03/2023	1.06	7	DA	20/03/2023	7
20/03/2023	1.07	8	DA	20/03/2023	8
20/03/2023	1.08	9	DA	20/03/2023	9
20/03/2023	1.09	10	DA	20/03/2023	10
20/03/2023	1.10	11	DA	20/03/2023	11
20/03/2023	1.11	12	DA	20/03/2023	12

DA SUBMISSION

001

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01 of 12

PROPERTY DESCRIPTION

LOT 64 / DP205692
7 CRAWFORD STREET,
TAMWORTH REGIONAL COUNCIL
SITE AREA - 22.185m²
SITE COVERAGE - 4.13%

SITE NOTES

NOTE: PAD LEVEL TO BE CONFIRMED ON SITE. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3 (SECTION D) IN ADDITION TO AS/NZS. 3500.

ENSURE 100mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SCREENED SILT PITS AS REQUIRED.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

SPOON DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.

THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

PROVIDE ABLEFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.

FILL BATTER GRADIENT @ 1 : 2 WHERE ACHIEVABLE (MAX. 1 : 1.5). CUT BATTER GRADIENT @ 1:1.5

SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES ONLY

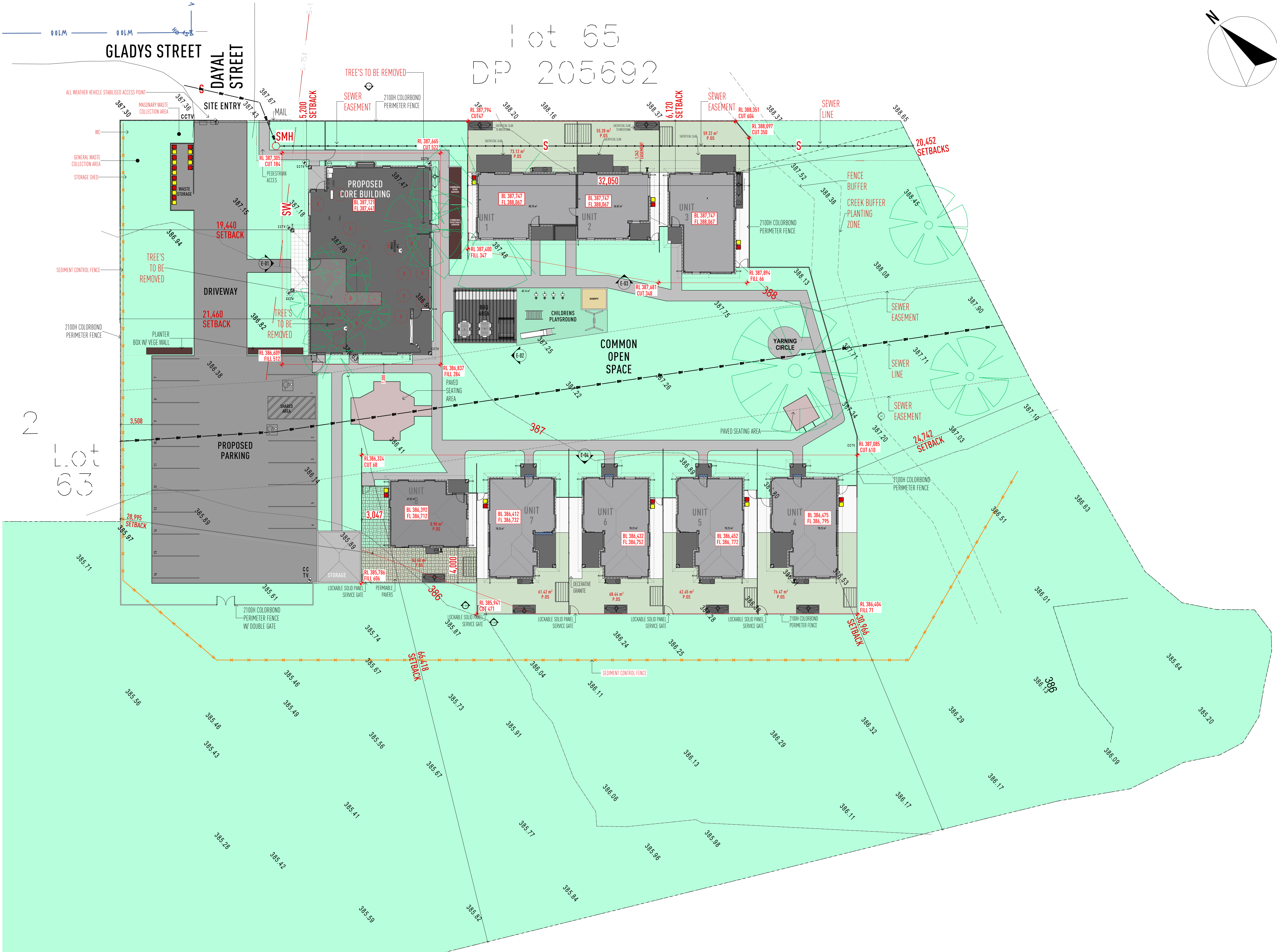
BAL 12.5

To comply with bushfire attack level 12.5 to AS3959-2009

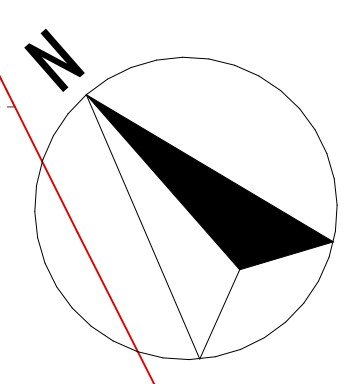
- spark arresters (1x1 mesh) to brickwork weep holes
- water &/or gas supply pipes if above ground shall be metal
- non-corrosive metal flyscreens to the opening section of all windows, sliding doors & hinged external doors
- provide toughened glass to the lowline only of all 2100x2400 high windows to comply with bal 12.5
- hinged entry door frame (stained) with builders sidelight to comply with bal 12.5
- weather seal around garage panel(s) or roller door. max. 3mm gap
- vehicle access doors shall not have ventilation slats
- roofs shall be fully sarked with a flammability index of not more than 5. Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
- gables shall be sarked, have fire resistant external cladding with a 60mm min. thickness
- roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (SS) or eave shields with max. 2mm aperture
- rima wall mounted gas unit shall have a recess metal box assembly
- any materials used to stop leaves collecting in the roof gutter or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)

PROPERTY DESCRIPTION

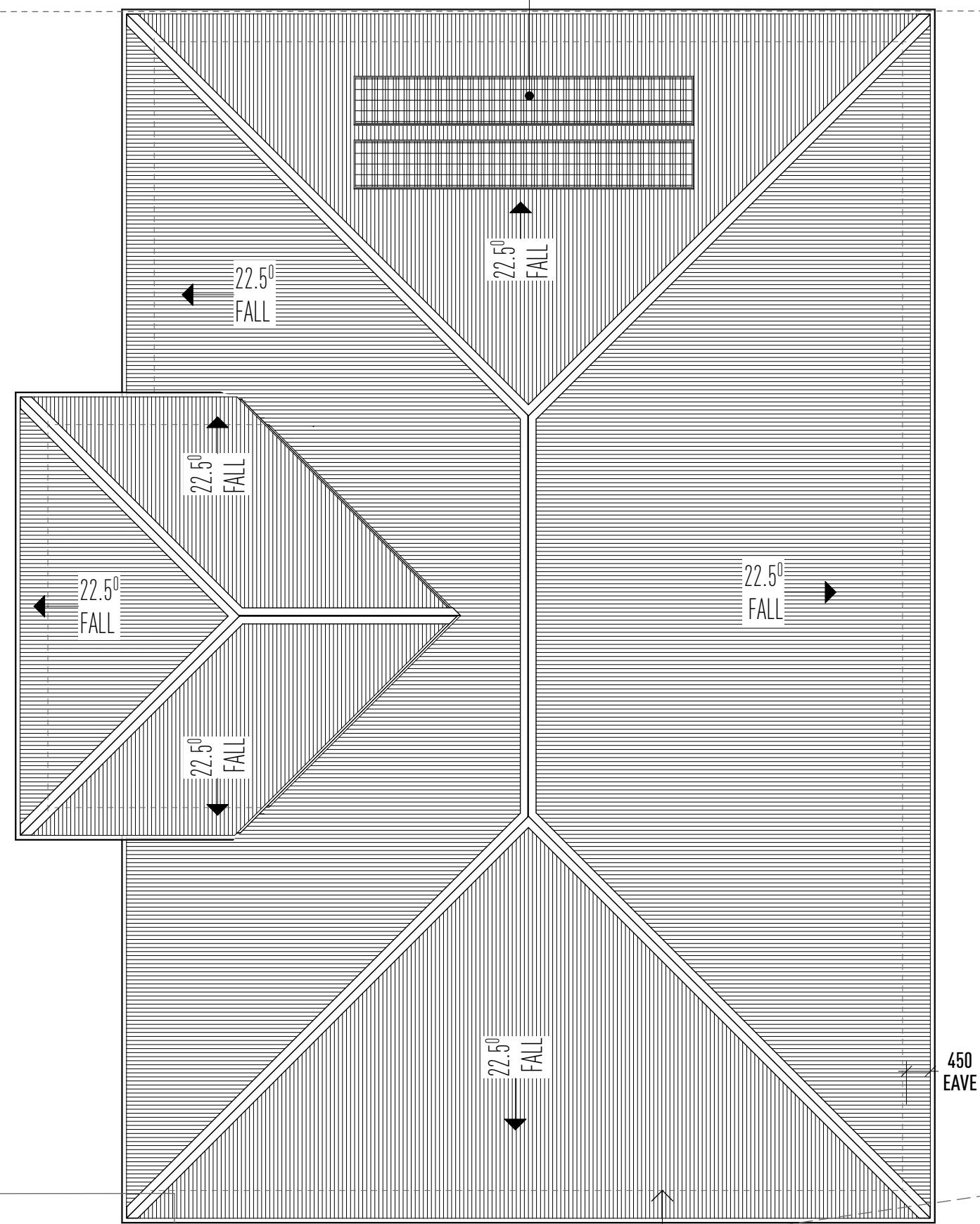
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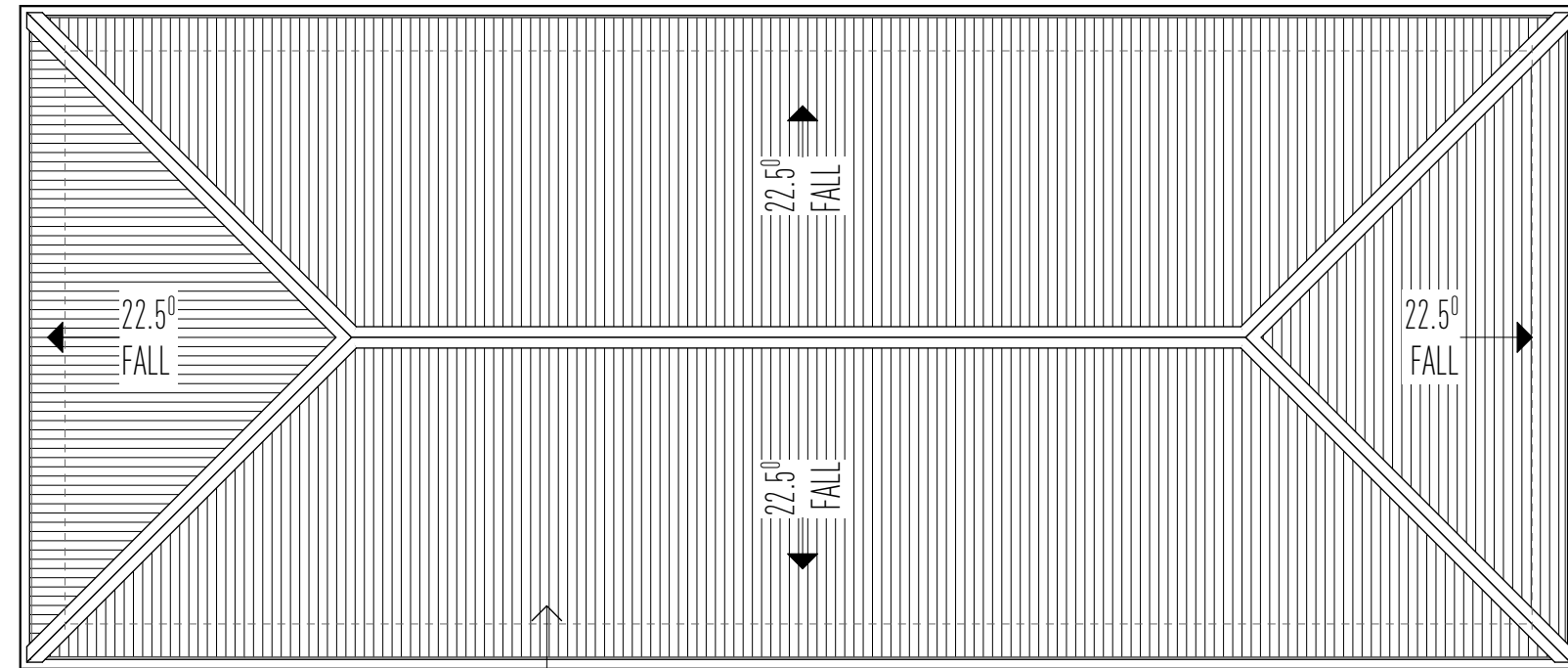
 Housing Plus Member of the Housing Plus Group	CORPORATE OFFICE 13 Byng Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ABN: 83 147 459 461	*THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. *THE WORKS DESCRIBED IN THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF HOUSING PLUS HOUSING PLUS'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FINISHES.	PROJECT ADDRESS LOT 64 CRAWFORD/DAYAL STREET EAST TAMWORTH, NSW, 2340 DP205692	DESIGN & ARCHITECTURE HOUSING PLUS & JAMES BURNS ARCHITECTURE PH: 0427 487 225 PROJECT MANAGER DARREN WOODING PH: 0488 444 474 CONTRACTOR TRICEND ENGINEERING PH: 13 227 476	HYDRAULIC TRICEND ENGINEERING PH: 13 227 476 BASE CONSULTANT MICHAEL KIRBY PH: 0488 444 474 LANDSCAPE CONSULTANT TBC PH: TBC	PROJECT PROPOSED TAMWORTH GROUP HOME WITH 8 DWELLINGS & COMMUNITY FACILITY	DRAWING TITLE PROPOSED SITE PLAN & SEDIMENT CONTROL PLAN	<table><tr><th>DATE</th><th>AMENDMENT</th><th>ISSUE</th><th>BY</th><th>DATE</th></tr><tr><td>20/03/2023</td><td>1.00</td><td>1</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.01</td><td>2</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.02</td><td>3</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.03</td><td>4</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.04</td><td>5</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.05</td><td>6</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.06</td><td>7</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.07</td><td>8</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.08</td><td>9</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.09</td><td>10</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.10</td><td>11</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.11</td><td>12</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.12</td><td>13</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.13</td><td>14</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.14</td><td>15</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.15</td><td>16</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.16</td><td>17</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.17</td><td>18</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.18</td><td>19</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.19</td><td>20</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.20</td><td>21</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.21</td><td>22</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.22</td><td>23</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.23</td><td>24</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.24</td><td>25</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.25</td><td>26</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.26</td><td>27</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.27</td><td>28</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.28</td><td>29</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.29</td><td>30</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.30</td><td>31</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.31</td><td>32</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.32</td><td>33</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.33</td><td>34</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.34</td><td>35</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.35</td><td>36</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.36</td><td>37</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.37</td><td>38</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.38</td><td>39</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.39</td><td>40</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.40</td><td>41</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.41</td><td>42</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.42</td><td>43</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.43</td><td>44</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.44</td><td>45</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.45</td><td>46</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.46</td><td>47</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.47</td><td>48</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.48</td><td>49</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.49</td><td>50</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.50</td><td>51</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.51</td><td>52</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.52</td><td>53</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.53</td><td>54</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.54</td><td>55</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.55</td><td>56</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.56</td><td>57</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.57</td><td>58</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.58</td><td>59</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20/03/2023</td><td>1.59</td><td>60</td><td>DA</td><td>20/03/2023</td></tr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2023	1.51	52	DA	20/03/2023	20/03/2023	1.52	53	DA	20/03/2023	20/03/2023	1.53	54	DA	20/03/2023	20/03/2023	1.54	55	DA	20/03/2023	20/03/2023	1.55	56	DA	20/03/2023	20/03/2023	1.56	57	DA	20/03/2023	20/03/2023	1.57	58	DA	20/03/2023	20/03/2023	1.58	59	DA	20/03/2023	20/03/2023	1.59	60	DA	20/03/2023	20/03/2023	1.60	61	DA	20/03/2023	20/03/2023	1.61	62	DA	20/03/2023	20/03/2023	1.62	63	DA	20/03/2023	20/03/2023	1.63	64	DA	20/03/2023	20/03/2023	1.64	65	DA	20/03/2023	20/03/2023	1.65	66	DA	20/03/2023	20/03/2023	1.66	67	DA	20/03/2023	20/03/2023	1.67	68	DA	20/03/2023	20/03/2023	1.68	69	DA	20/03/2023	20/03/2023	1.69	70	DA	20/03/2023	20/03/2023	1.70	71	DA	20/03/2023	20/03/2023	1.71	72	DA	20/03/2023	20/03/2023	1.72	73	DA	20/03/2023	20/03/2023	1.73	74	DA	20/03/2023	20/03/2023	1.74	75	DA	20/03/2023	20/03/2023	1.75	76	DA	20/03/2023	20/03/2023	1.76	77	DA	20/03/2023	20/03/2023	1.77	78	DA	20/03/2023	20/03/2023	1.78	79	DA	20/03/2023	20/03/2023	1.79	80	DA	20/03/2023	20/03/2023	1.80	81	DA	20/03/2023	20/03/2023	1.81	82	DA	20/03/2023	20/03/2023	1.82	83	DA	20/03/2023	20/03/2023	1.83	84	DA	20/03/2023	20/03/2023	1.84	85	DA	20/03/2023	20/03/2023	1.85	86	DA	20/03/2023	20/03/2023	1.86	87	DA	20/03/2023	20/03/2023	1.87	88	DA	20/03/2023	20/03/2023	1.88	89	DA	20/03/2023	20/03/2023	1.89	90	DA	20/03/2023	20/03/2023	1.90	91	DA	20/03/2023	20/03/2023	1.91	92	DA	20/03/2023	20/03/2023	1.92	93	DA	20/03/2023	20/03/2023	1.93	94	DA	20/03/2023	20/03/2023	1.94	95	DA	20/03/2023	20/03/2023	1.95	96	DA	20/03/2023	20/03/2023	1.96	97	DA	20/03/2023	20/03/2023	1.97	98	DA	20/03/2023	20/03/2023	1.98	99	DA	20/03/2023	20/03/2023	1.99	100	DA	20/03/2023	<table><tr><th>ISSUE</th><th>BY</th><th>DATE</th></tr><tr><td>1</td><td>DA</td><td>20/03/2023</td></tr><tr><td>2</td><td>DA</td><td>20/03/2023</td></tr><tr><td>3</td><td>DA</td><td>20/03/2023</td></tr><tr><td>4</td><td>DA</td><td>20/03/2023</td></tr><tr><td>5</td><td>DA</td><td>20/03/2023</td></tr><tr><td>6</td><td>DA</td><td>20/03/2023</td></tr><tr><td>7</td><td>DA</td><td>20/03/2023</td></tr><tr><td>8</td><td>DA</td><td>20/03/2023</td></tr><tr><td>9</td><td>DA</td><td>20/03/2023</td></tr><tr><td>10</td><td>DA</td><td>20/03/2023</td></tr><tr><td>11</td><td>DA</td><td>20/03/2023</td></tr><tr><td>12</td><td>DA</td><td>20/03/2023</td></tr><tr><td>13</td><td>DA</td><td>20/03/2023</td></tr><tr><td>14</td><td>DA</td><td>20/03/2023</td></tr><tr><td>15</td><td>DA</td><td>20/03/2023</td></tr><tr><td>16</td><td>DA</td><td>20/03/2023</td></tr><tr><td>17</td><td>DA</td><td>20/03/2023</td></tr><tr><td>18</td><td>DA</td><td>20/03/2023</td></tr><tr><td>19</td><td>DA</td><td>20/03/2023</td></tr><tr><td>20</td><td>DA</td><td>20/03/2023</td></tr><tr><td>21</td><td>DA</td><td>20/03/2023</td></tr><tr><td>22</td><td>DA</td><td>20/03/2023</td></tr><tr><td>23</td><td>DA</td><td>20/03/2023</td></tr><tr><td>24</td><td>DA</td><td>20/03/2023</td></tr><tr><td>25</td><td>DA</td><td>20/03/2023</td></tr><tr><td>26</td><td>DA</td><td>20/03/2023</td></tr><tr><td>27</td><td>DA</td><td>20/03/2023</td></tr><tr><td>28</td><td>DA</td><td>20/03/2023</td></tr><tr><td>29</td><td>DA</td><td>20/03/2023</td></tr><tr><td>30</td><td>DA</td><td>20/03/2023</td></tr><tr><td>31</td><td>DA</td><td>20/03/2023</td></tr><tr><td>32</td><td>DA</td><td>20/03/2023</td></tr><tr><td>33</td><td>DA</td><td>20/03/2023</td></tr><tr><td>34</td><td>DA</td><td>20/03/2023</td></tr><tr><td>35</td><td>DA</td><td>20/03/2023</td></tr><tr><td>36</td><td>DA</td><td>20/03/2023</td></tr><tr><td>37</td><td>DA</td><td>20/03/2023</td></tr><tr><td>38</td><td>DA</td><td>20/03/2023</td></tr><tr><td>39</td><td>DA</td><td>20/03/2023</td></tr><tr><td>40</td><td>DA</td><td>20/03/2023</td></tr><tr><td>41</td><td>DA</td><td>20/03/2023</td></tr><tr><td>42</td><td>DA</td><td>20/03/2023</td></tr><tr><td>43</td><td>DA</td><td>20/03/2023</td></tr><tr><td>44</td><td>DA</td><td>20/03/2023</td></tr><tr><td>45</td><td>DA</td><td>20/03/2023</td></tr><tr><td>46</td><td>DA</td><td>20/03/2023</td></tr><tr><td>47</td><td>DA</td><td>20/03/2023</td></tr><tr><td>48</td><td>DA</td><td>20/03/2023</td></tr><tr><td>49</td><td>DA</td><td>20/03/2023</td></tr><tr><td>50</td><td>DA</td><td>20/03/2023</td></tr><tr><td>51</td><td>DA</td><td>20/03/2023</td></tr><tr><td>52</td><td>DA</td><td>20/03/2023</td></tr><tr><td>53</td><td>DA</td><td>20/03/2023</td></tr><tr><td>54</td><td>DA</td><td>20/03/2023</td></tr><tr><td>55</td><td>DA</td><td>20/03/2023</td></tr><tr><td>56</td><td>DA</td><td>20/03/2023</td></tr><tr><td>57</td><td>DA</td><td>20/03/2023</td></tr><tr><td>58</td><td>DA</td><td>20/03/2023</td></tr><tr><td>59</td><td>DA</td><td>20/03/2023</td></tr><tr><td>60</td><td>DA</td><td>20/03/2023</td></tr><tr><td>61</td><td>DA</td><td>20/03/2023</td></tr><tr><td>62</td><td>DA</td><td>20/03/2023</td></tr><tr><td>63</td><td>DA</td><td>20/03/2023</td></tr><tr><td>64</td><td>DA</td><td>20/03/2023</td></tr><tr><td>65</td><td>DA</td><td>20/03/2023</td></tr><tr><td>66</td><td>DA</td><td>20/03/2023</td></tr><tr><td>67</td><td>DA</td><td>20/03/2023</t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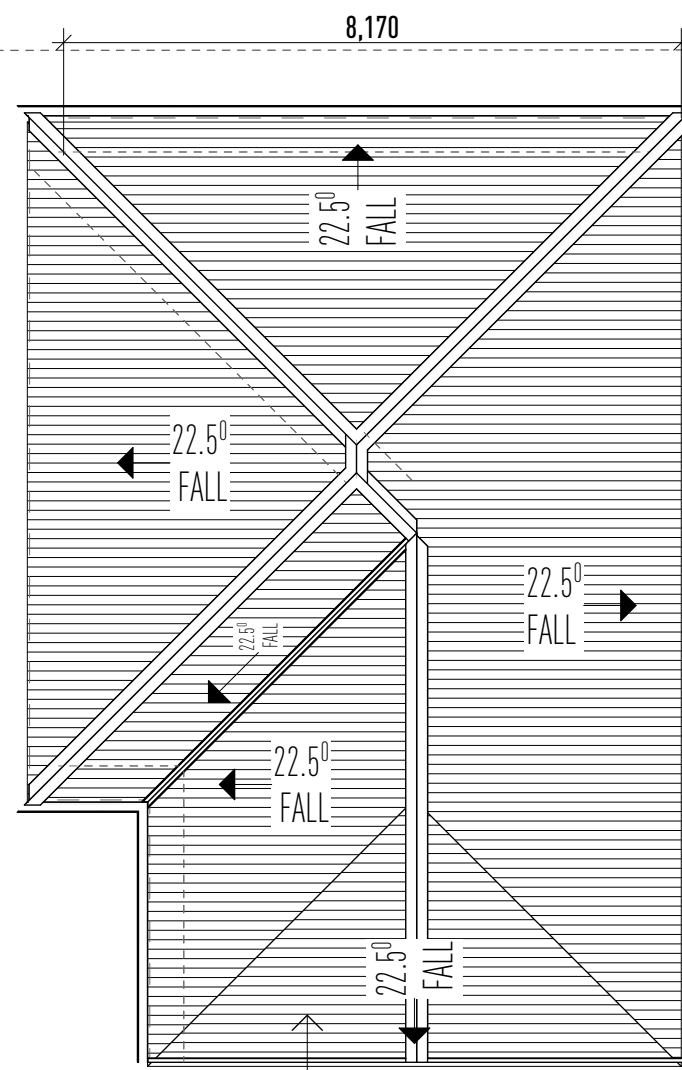
SOLAR PANELS AS PER BASIX REQUIREMENT



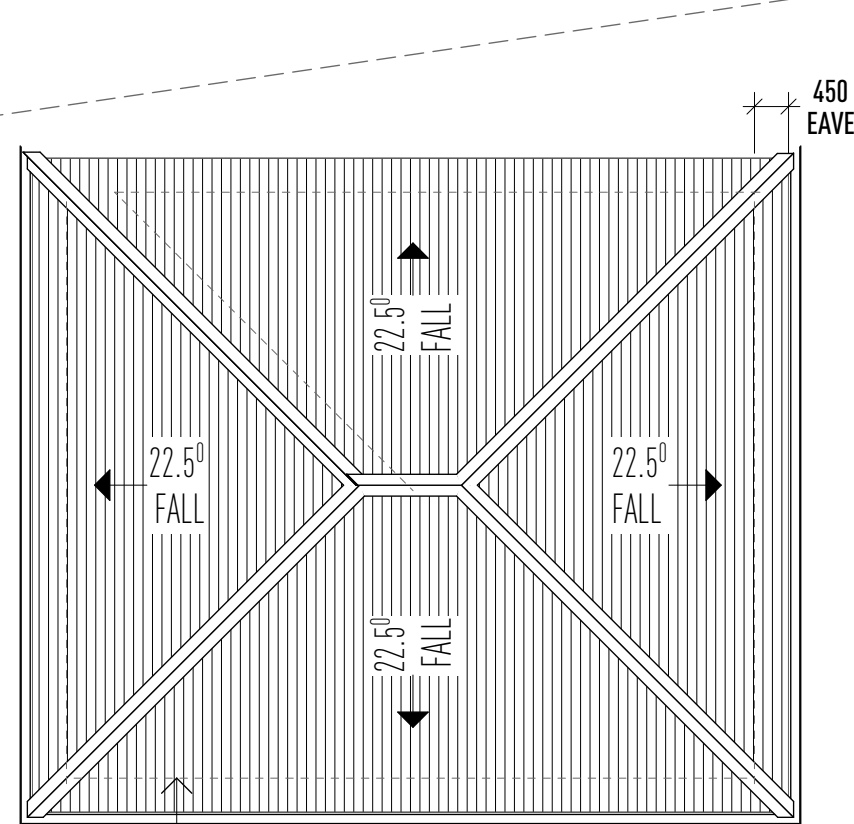
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METAL SHEET ROOF
& GUTTERS



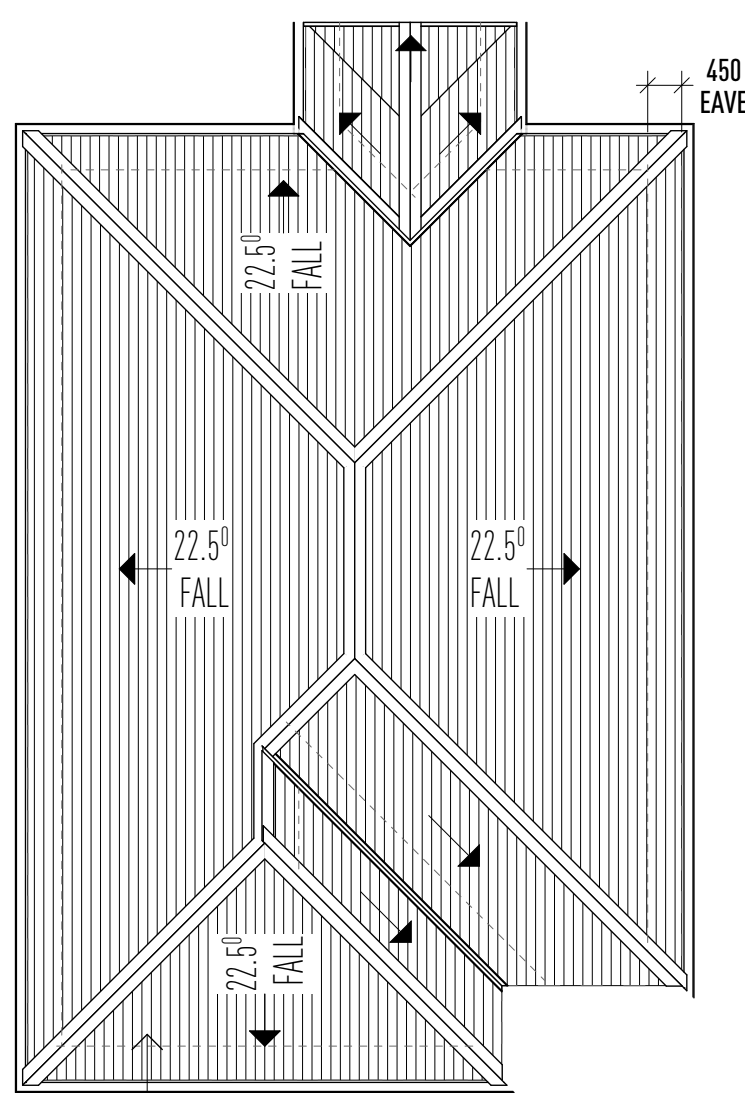
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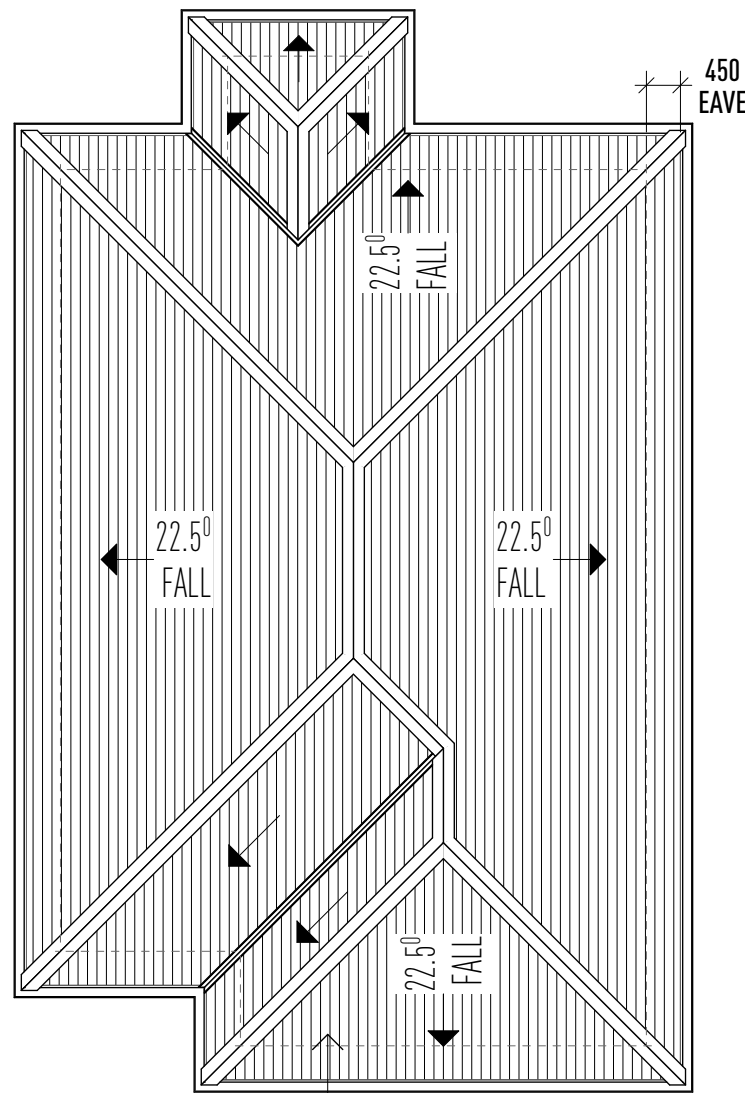
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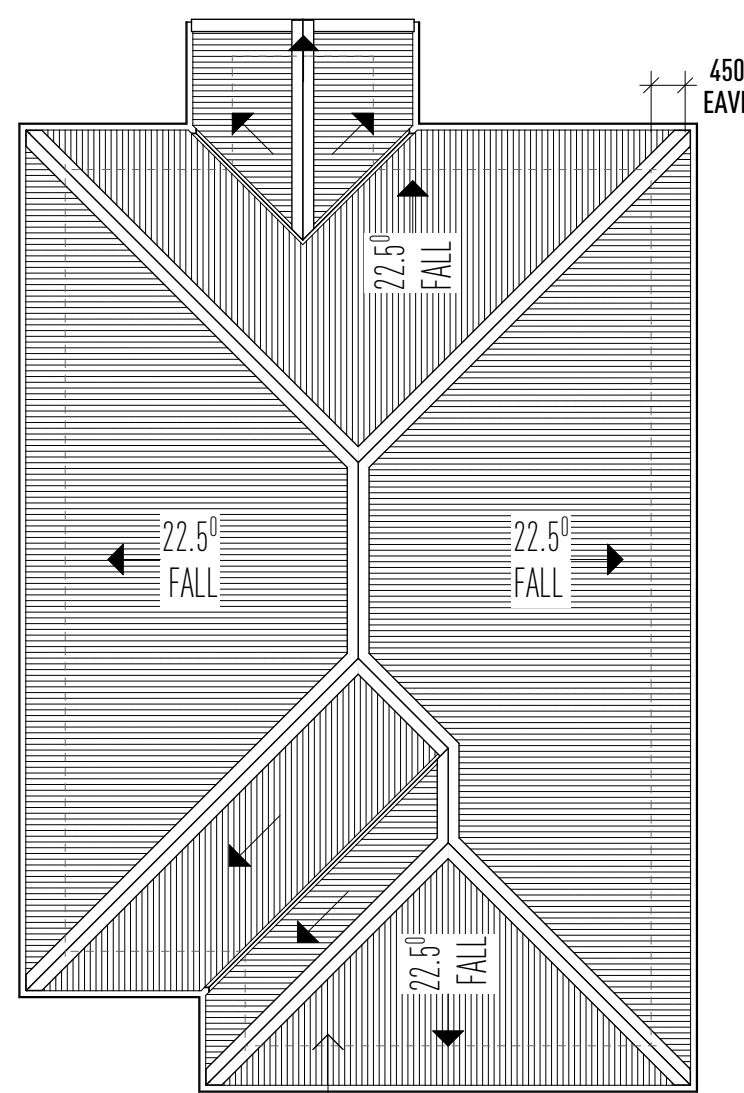
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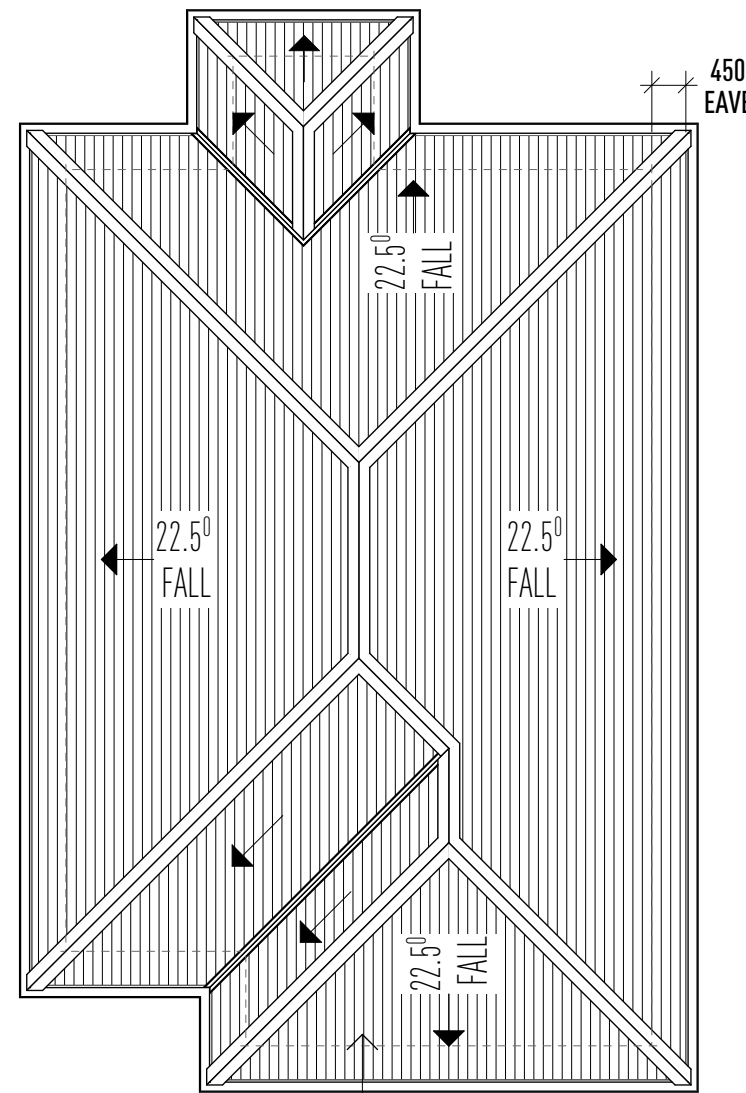
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METAL SHEET ROOF
& GUTTERS

BAL 12.5

- To comply with bushfire attack level 12.5 to AS3959-2009
- spark arresters (or mesh) to brickwork sweep hoods
 - water &/or gas supply pipes if above ground shall be metal
 - non-combustible metal flyscreens to the opening section of all windows, sliding doors & hinged external doors
 - provide toughened glass to the lowline only of all 2100x2400 high windows to comply with bal 12.5
 - hinged entry door frame (stained) with builders sidelight to comply with bal 12.5
 - weather seal around garage panellet or roller door max. 3mm gap
 - vehicle access doors shall not have ventilation slots
 - roofs shall be fully sarked with a flammability index of not more than 5. Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
 - gutters shall be sarked, have flow correct external cladding with a 5mm min. thickness
 - roof & eave penetrations shall be sarked with non-combustible steel mesh (non-combustible) (SS) or eave sheet with max. 2mm aperture
 - rimna wall mounted gas unit shall have a recess metal box assembly
 - any materials used to stop leaves collecting in the roof gutter or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)



CORPORATE OFFICE
13 Byng Street, Orange NSW 2800
E: design@housingplus.com.au
W: www.housingplus.com.au
ABN: 83 147 459 461

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*HOUSET'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLORS, FITTINGS AND FINISHES.

PROJECT ADDRESS
**LOT 64 CRAWFORD/DAYAL STREET EAST
TAMWORTH, NSW, 2340
DP205692**

DESIGN & ARCHITECTURE
HOUSING PLUS & JAMES BURNS ARCHITECTURE
PH: 0427 487 229
PROJECT MANAGER
DARREN WOODING
PH: 0450297474
CONTRACTOR/COLOR
TRICEND ENGINEERING
PH: 13 227 476

HYDRAULIC
TRICEND ENGINEERING
PH: 13 227 476
BASIS CONSULTANT
MICHAEL KING
PH: 0481 448 815
LANDSCAPE CONSULTANT
TBC
PH: TBC

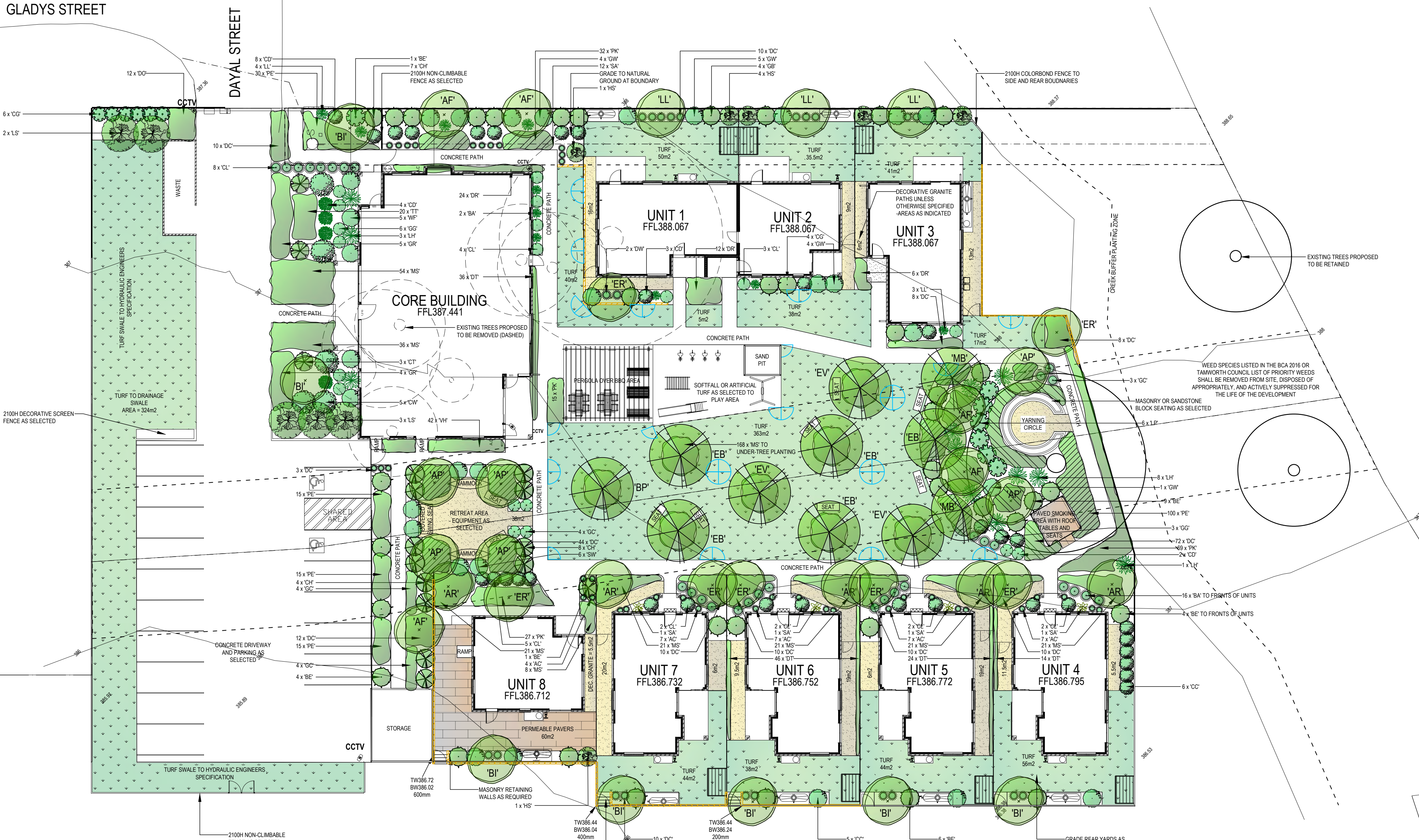
PROJECT
**PROPOSED TAMWORTH GROUP HOME
WITH 8 DWELLINGS & COMMUNITY
FACILITY**

DRAWING TITLE
PROPOSED ROOF PLAN

DATE	AMENDMENT	ISSUE	BY	DATE	REVISION	SCALE
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GLADYS STREET

DAYAL STREET

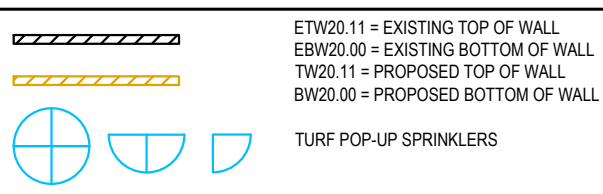


PLANT SCHEDULE

TREES	SYMBOL	QUANTITY	POT SIZE	HEIGHT
ACACIA FIMBRATA (FRINGED WATTLE)*	AR	5	75L	4.6
ACACIA PARRAMATTENSIS (WATTLE)*	AP	6	75L	8-12
ANGOPHORA FLORIBUNDA (ROUGH-BARK APPLE)*	AF	5	75L	8-12
BANKSIA INTEGRIFOLIA (COAST BANKSIA)*	BI	7	75L	8-12
BRACHYCHITON PORULAEUS (KURRAJONG)*	BP	1	75L	12-15
ELAEAGARUS RETICULATUS (BLUEBERRY ASH)*	ER	7	75L	6-10
EUCALYPTUS BLAKELYI (BLAKELY'S RED GUM)*	EB	5	75L	15+
EUCALYPTUS VIMINALIS (REBON GUM)*	EV	3	75L	15+
LEPTOSPERMUM LAEVIGATUM (COAST TEA TREE)*	LL	3	75L	8-12
MELALEUCA BRACATEATA (BLACK TEA TREE)*	MB	2	75L	8-12
NAME				
AJUGA AUSTRALIS (AJUGA)*	AC	32	150MM	0.2
BANKSIA ERICIFOLIA (BANKSIA)*	BE	25	150MM	3
VIOLA HEDERACEA (NATIVE VIOLET)*	VH	42	150MM	0.3
BRACHYCOME ANGIUSTIFOLIA (ROCK DAISY)*	BA	18	150MM	0.3
CALLISTEMON CAPTAN COOK (BOTTLEBRUSH)*	CC	11	150MM	1
CALLISTEMON GREAT BALLS OF FIRE (BOTTLEBRUSH)*	CG	10	200MM	1.5
CALLISTEMON HANNAH RAY (BOTTLEBRUSH)*	CH	19	200MM	3
CALLISTEMON LITTLE JOHN (DWARF BOTTLEBRUSH)*	CL	28	150MM	0.5
CALYTRIX TETRAGONA (FRINGE MYRTLE)*	CT	3	150MM	1
CORREA DUSK BELLS (NATIVE FUCHSIA)*	CD	17	150MM	1
CORREA WINTER GLOW (NATIVE FUCHSIA)*	CW	5	150MM	1.5
DANIELLA CAERULEA (FLAX LILY)*	DC	219	TUBE	0.5
DANIELLA REVOLUTA (FLAX LILY)*	DR	42	TUBE	0.5
DANIELLA TASMANICA (TASMAN FLAX LILY)*	DT	120	TUBE	0.3
DANIELLA WYEMEA (VAREGATED FLAX LILY)*	DW	2	TUBE	0.5
GREVILLEA BARKLYANA (GREVILLEA)*	GB	4	150MM	3
GREVILLEA BRONZE RAMBLER (PROSTRATE GREVILLEA)*	GR	9	150MM	SPREAD
GREVILLEA CAMBERA GEM (GREVILLEA)*	GG	9	150MM	1
GREVILLEA CAMPST QUEEN (PROSTRATE GREVILLEA)*	GC	15	150MM	0.5
GREVILLEA LANGERA (WOOLLY GREVILLEA)*	GL	1	150MM	1
GREVILLEA WIMPYANA GEM (GREVILLEA)*	GW	14	150MM	1.5
HAKEA SALICIFOLIA (SILKY LEAF HAKEA)*	HS	6	200MM	4
LEPTOSPERMUM PETERSONI (LEMON SCENTED TEA TREE)*	LS	5	200MM	4
LEPTOSPERMUM POLYPODIFOLIUM (TEA TREE)*	LP	6	150MM	2.5
LOMANDEA HYSTRUM (FLOWERING MAT RUSH)*	LH	10	150MM	1.5
LOMANDEA LONGIFOLIA (MAT RUSH)*	LL	7	150MM	1
MACRAENA STYPOIDES (WEEPING MEADOW GRASS)*	MS	371	TUBE	0.3
POA ESKDALE (TUSSOCK GRASS)*	PE	175	TUBE	0.5
POA KINGSDALE (TUSSOCK GRASS)*	PK	143	TUBE	0.5
SCHLOTTA KENILUA (FAN FLOWER)*	SA	16	150MM	0.3
SYZYGIUM WILSONI (POWDER PUFF LILLY)*	SW	6	150MM	1.5
THEMEDIA TRIANDRA (KANGAROO GRASS)*	TT	38	TUBE	1
WESTRINGIA FRUTICOSA (COAST ROSEMARY)*	WF	5	150MM	1

* = NATIVE SPECIES
= SPECIES TAKEN FROM 'AUSTRALIAN PLANTS SUITABLE FOR TAMWORTH REGIONAL COUNCIL AREAS' OR THE 'TAMWORTH STREET TREE SPECIES LIST'

LEGEND



ALL PAYMENTS SHALL COMPLY WITH AS/NZS 4586:1999 STANDARDS CLASS W (LOW) FOR SLIP RESISTANCE ON PUBLIC AND PRIVATE PROPERTY

TREES AND SHRUBS TO NOT COMPROMISE 'ASPECTS SUCH AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER VEHICLES... DURING THE LIFE OF THE PLANTINGS' - AS 2860:1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARF WALL DETAILS - MULCH OSD WITH NON FLOATABLE DECORATIVE GRAVEL
ALL FINISHED GROUND LEVELS AS PER HYDRAULICS ENGINEERS DETAILS.

NOTE - D.A. LANDSCAPE PLANS RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE - TO ADO COMPLIANCE WITH BASIX REGULATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE - LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE - CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
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FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM D.A. LANDSCAPE PLANS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.
UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.

RETAINING WALL NOTES

- RETAINING WALL SECTIONS LOCATIONS SHOWN ARE INDICATIVE ONLY.
- RETAINING WALL MATERIAL, SELECTION AND CONSTRUCTION ARE THE OWNERS/CONTRACTORS RESPONSIBILITY.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED TO THE MANUFACTURERS/ENGINEERS SPECIFICATION.
- ALL RETAINING WALLS SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE TO MANUFACTURERS/ENGINEERS AND COUNCIL SPECIFICATION. DRAINAGE SHALL NOT CONNECT TO ANY PIPES LEADING TO A RAINWATER TANK.
- ALL RETAINING WALL CONSTRUCTION SHALL TAKE INTO ACCOUNT SITE CONDITIONS AND ADAPT ACCORDINGLY.
- ALL RETAINING WALLS AND ASSOCIATED WORKS SHALL BE CONSTRUCTED WHOLLY WITHIN THE BOUNDS OF THE SUBJECT PROPERTY, CONSISTENT WITH THE INDICATIVE SECTIONS PROVIDED.
- ALL FILL PLACEMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798:2007 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT'.
- HANDRAILS SHALL BE CONSTRUCTED TO ALL RETAINING WALLS AS REQUIRED BY MCC 3-9.2.
- RETAINING WALL DRAINAGE POINTS, AND ALL OTHER WORKS, SHALL BE INSPECTED AT REGULAR (ONCE YEARLY MINIMUM) INTERVALS AND ALL ISSUES AND BLOCKAGES RECTIFIED IMMEDIATELY, FOR THE LIFE OF THE WALL.

PLANTING/MAINTENANCE NOTES

- GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDING WITHIN THESE SOIL TYPES.
- CONTRACTOR SHALL CHECK AND AMEND pH AS REQUIRED BY SITE CONDITIONS.
- SOIL MIX SHALL MEET AS 4419:2016, AND SOIL CONDITIONS, MULCHES, AND COMPOSTS SHALL MEET AS 4454:2012.
- TREE STOCK SHALL MEET AS 2303:2015.
- PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE.
- PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING, ONCE WEEKLY FOR A PERIOD OF NO LESS THAN 6 WEEKS AND A MINIMUM ONCE MONTHLY THEREAFTER. THE VOLUME OF WATER SHALL BE THE SAME AS THE POT SIZE AT PLANTING TIME.
- PLANTINGS SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY).
- WATER CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER SUPPLIED BY THE PLANT.
- IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 6 - 9 MONTH PLANT FOOD PREFERRED.
- LOW PHOSPHORUS FERTILISER SHALL BE USED FOR ALL NATIVE SPECIES.
- THE OWNER, OR THEIR REPRESENTATIVE, IS TO MAINTAIN THE HEALTH OF THE LANDSCAPED AREAS FOR THE LIFE OF THE DEVELOPMENT.
- ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
- REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- WEEDS SHOULD BE TREATED/REMOVED ON A FORTHWITHING BASIS, IN ACCORDANCE WITH BIODIVERSITY CONSERVATION ACT 2016 AND ANY LOCAL COUNCIL POLICY.
- PEST OR DISEASE SAMPLES SHOULD BE TAKEN TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

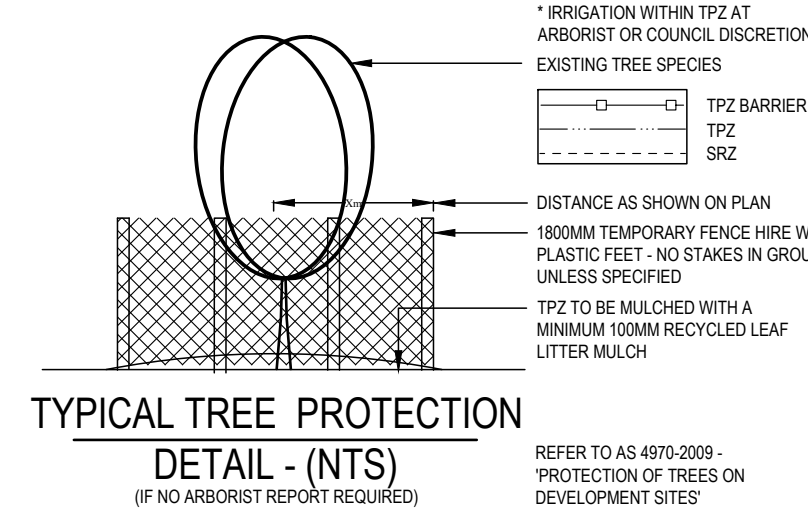
NOTES

- PRIOR TO COMMENCEMENT OF WORKS CLIENT SHALL VERIFY THAT CONTRACTORS ARE LICENSED AND INSURED TO CARRY OUT ALL WORKS.
- LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION AND STAMPED LANDSCAPE PLAN PRIOR TO WORKS COMMENCING.
- CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICE LIDS, PITS, AND VENTS ARE TO BE LEFT EXPOSED AND UNCOVERED BY LANDSCAPE WORKS. ON-SITE ADJUSTMENT OF SERVICES TO ACCOMMODATE LANDSCAPE WORKS SHALL BE WITH THE APPROVAL, AND AT THE DIRECTION, OF THE RELEVANT REGULATORY BODY. ANY DAMAGE TO SERVICES CAUSED BY WORKS SHALL BE MADE GOOD BY CONTRACTOR, AT CONTRACTORS EXPENSE, AND TO PROJECT MANAGER, OR REGULATORY BODIES, SATISFACTION.
- ALL LANDSCAPE WORKS SHALL COMPLY WITH ALL COUNCIL DA & CC SPECIFICATION, AND AUS-SPEC-1-NSW C273 'LANDSCAPING' SPECIFICATION.
- ALL IRRIGATION SHALL COMPLY WITH ALL RELEVANT WATER AUTHORITY REGULATIONS, AS WELL AS AS 2868 SPECIFICATION.
- ALL MATERIALS SHALL BE FIXED TO MANUFACTURERS SPECIFICATION.
- ALL GARDEN BEDS NOT DIRECTLY IN CONTACT WITH THE SOIL SHALL BE PROVIDED WITH SUFFICIENT DRAINAGE.
- EDGING TO BE PROVIDED TO ALL MEETINGS OF DIFFERENT MATERIALS UNLESS OTHERWISE STATED. TRIP HAZARDS ARE TO BE IDENTIFIED AND RECTIFIED AS PART OF THE CONSTRUCTION PROCESS.
- WEEDMATS SUGGESTED UNDERNEATH GRAVEL PATHWAYS.
- GARDEN BEDS IN OSD BASINS TO BE NON-FLOATABLE DECORATIVE GRAVEL.
- BUFFALO OR KNOXLY TURF SUGGESTED.
- CONTRACTOR TO MAKE GOOD NATURE STRIP TURF TO COUNCIL SPECIFICATION.
- REFER TO HYDRAULICS PLAN FOR OSD BASIN, DRAINAGE DESIGN FINAL LEVELS. ALL SITE WORKS AND DRAINAGE ARE TO BE SUBJECT TO ENGINEERS DETAILS AND CERTIFICATION. IN THE ABSENCE OF ENGINEERS SPECIFICATION ALL SITE AREAS ARE TO BE PROVIDED WITH SUFFICIENT PITS AND DRAINAGE, AND ALL AREAS TO BE GRADED TOWARDS SUCH PITS.
- DIMENSIONS SHOULD ALWAYS TAKE PRECEDENCE OVER SCALING.
- ARCHITECTURAL SET OUT NOT TO BE TAKEN FROM LANDSCAPE PLANS.
- ALL PLANS, DESIGNS, AND IDEAS REMAIN THE PROPERTY OF D.A. LANDSCAPE PLANS AND SHOULD NOT BE COPIED, REPRODUCED OR CONSTRUCTED WITHOUT THE WRITTEN PERMISSION FROM THE OWNER.

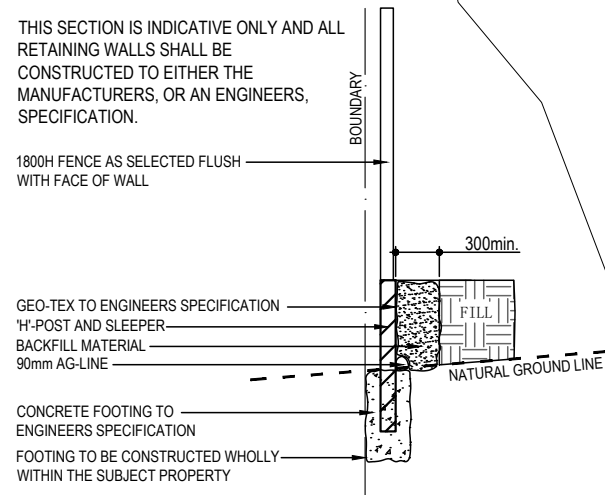
DISCLAIMERS

- SITE SURVEY PROVIDED BY OTHERS. ALL DISCLAIMERS CARRIED BY PROVIDED SURVEY ARE CARRIED OVER TO THIS DOCUMENT.
- ALL LEVELS AND LOCATIONS OF SERVICES MUST BE LOCATED AND PROTECTED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. 'DIAL BEFORE YOU DIG' SHOULD BE CONTACTED FOR RELEVANT INFORMATION.
- EXISTING TREE SPREAD APPROXIMATE ONLY.
- CALCULATED AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION OR TENDERING. STANDARD PERCENTAGES SHOULD BE ALLOWED FOR CUTTING AND WASTAGE.
- NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS, DAMAGE, HARM, OR INJURY, WHETHER SPECIAL, CONSEQUENTIAL, DIRECT, OR INDIRECT, SUFFERED BY YOU OR ANY OTHER PERSON AS A RESULT OF THE USE OF THIS DRAWING.
- D.A. LANDSCAPE PLANS TAKES NO RESPONSIBILITY FOR ANY VARIATIONS IN DESIGN, CONSTRUCTION METHODS, MATERIALS OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL.

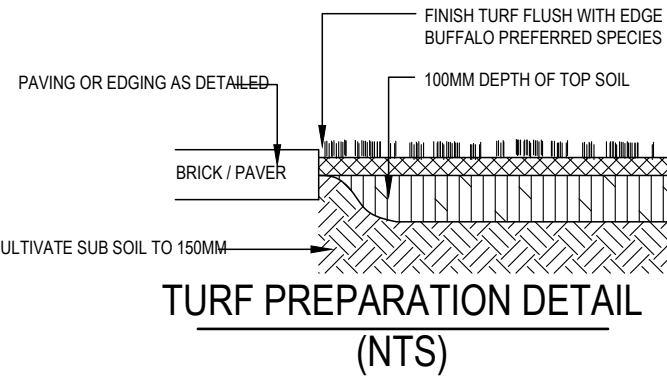
TYPICAL TREE PROTECTION
DETAIL - (NTS)
(IF NO ARBORIST REPORT REQUIRED)



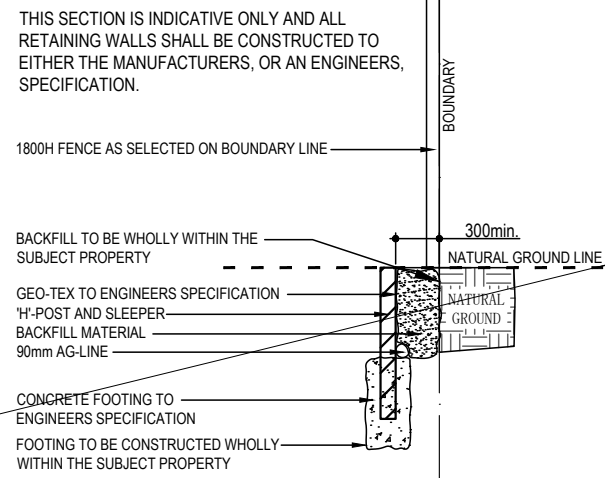
INDICATIVE FILL RETAINING
WALL SECTION
(NTS)



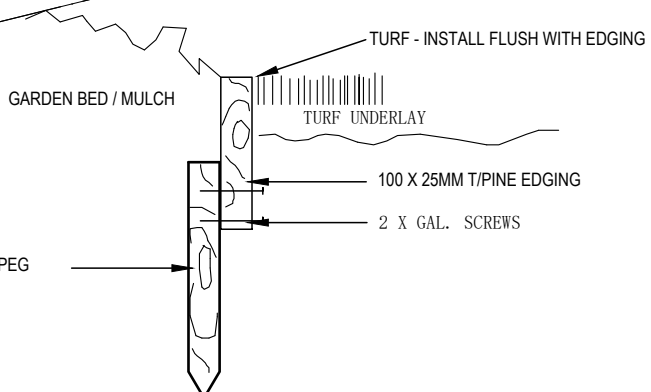
TURF PREPARATION
DETAIL
(NTS)



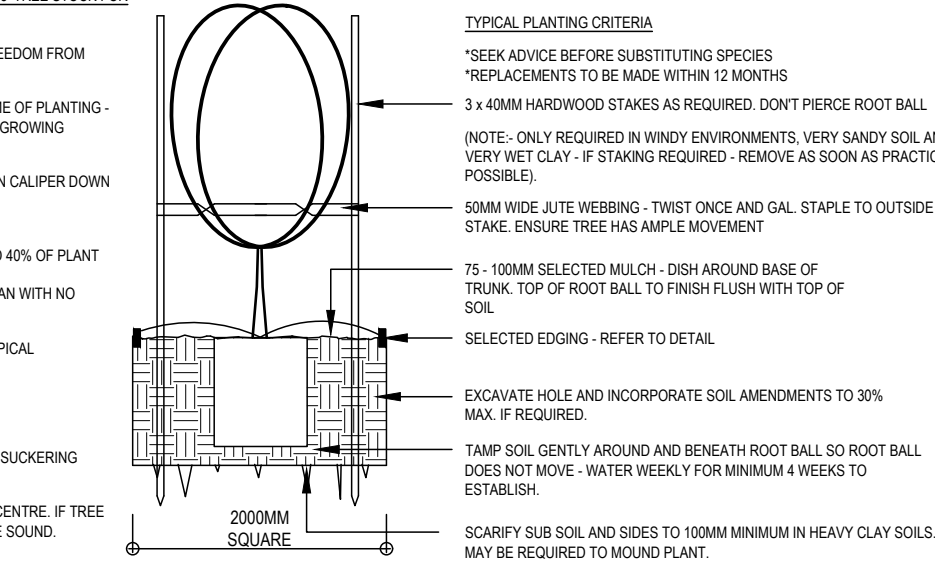
INDICATIVE CUT RETAINING
WALL SECTION
(NTS)



TIMBER EDGING
(NTS)



45-75LTR TYPICAL PLANTING
(NTS)



NOTE - D.A. LANDSCAPE PLANS RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
NOTE - TO ADO COMPLIANCE WITH BASIX REGULATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
NOTE - LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.
CONTRACTORS NOTE - CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
COPYRIGHT - THIS PLAN AND DESIGN IS THE PROPERTY OF D.A. LANDSCAPE PLANS. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE BUSINESS OWNER. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM D.A. LANDSCAPE PLANS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.
UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.



NOT FOR CONSTRUCTION PURPOSES

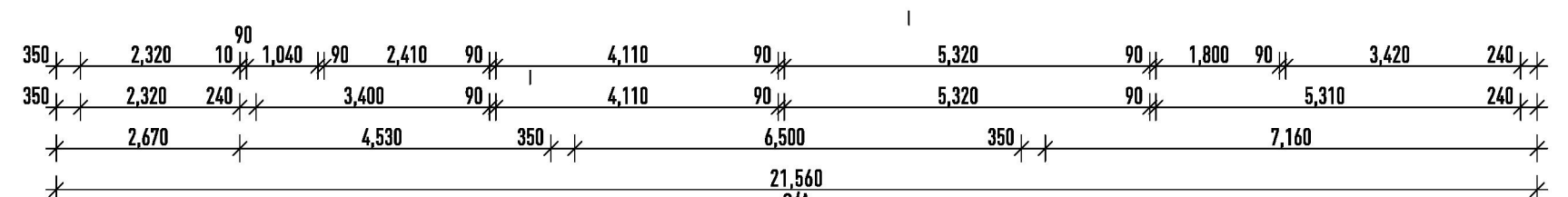
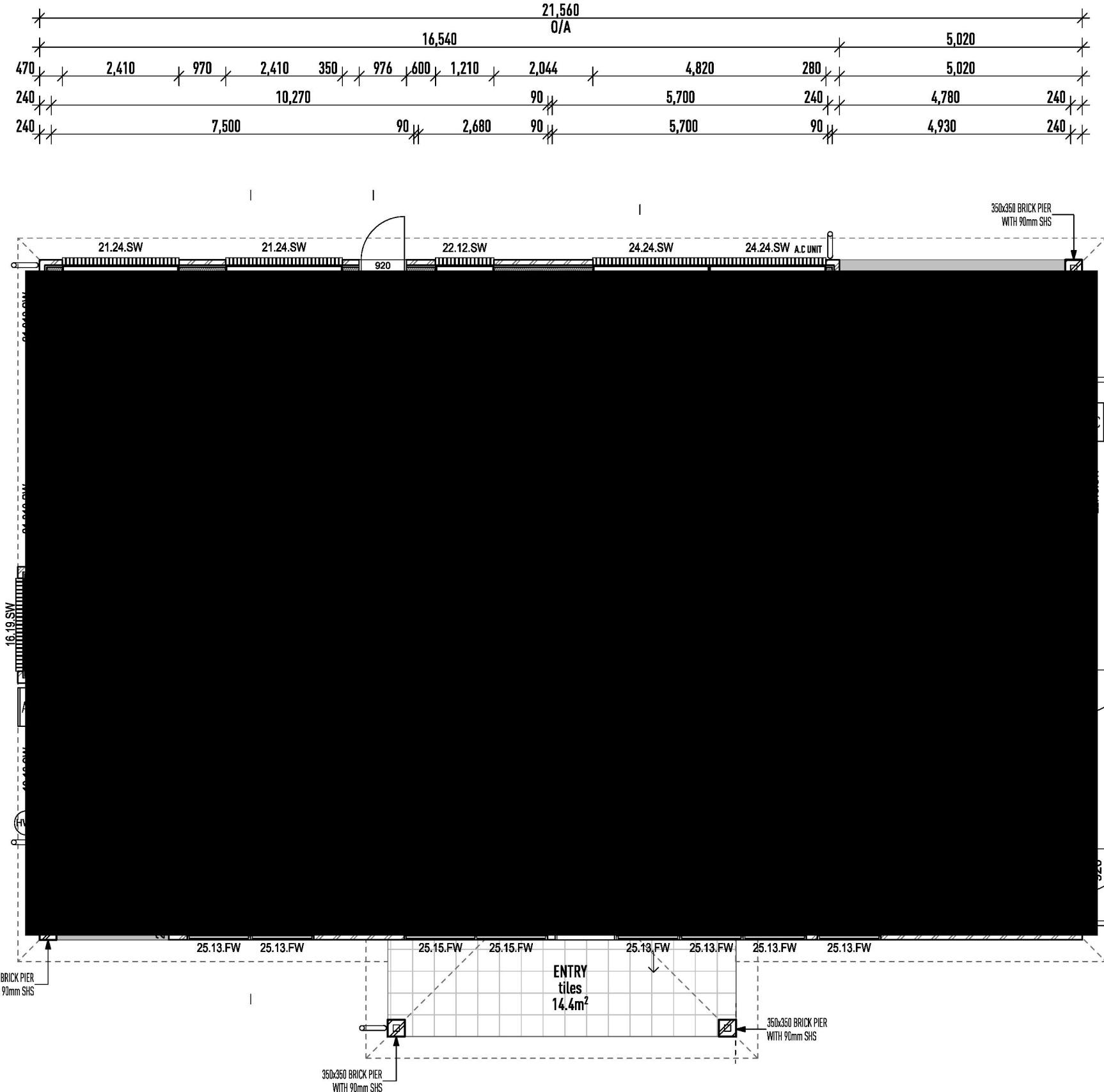
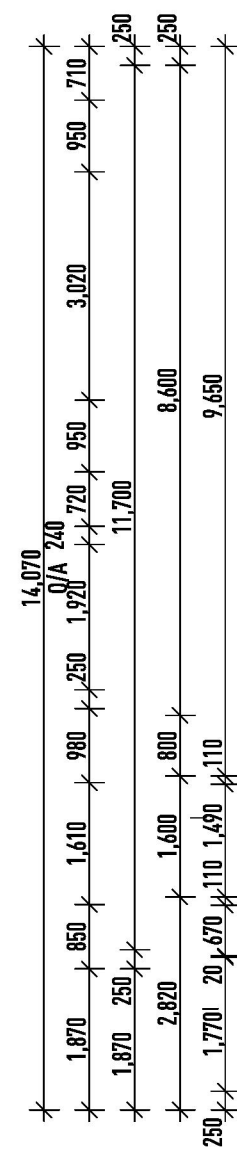
AMENDMENTS:	DATE:	AMENDMENT	DRAWN:
	16 MAR 23	D-ADD DRAINAGE SWALE	CJ



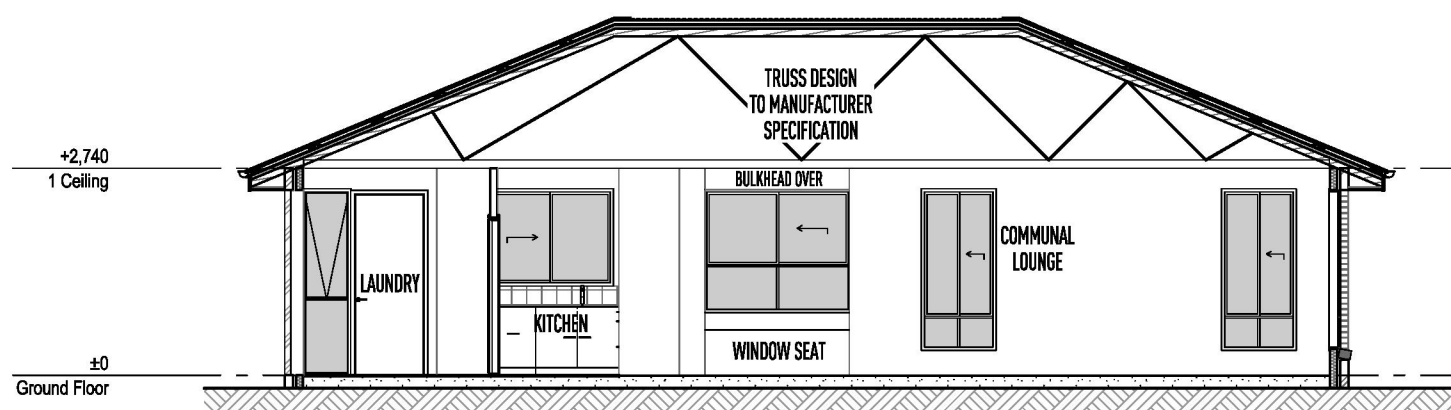
PROJECT:	PROPOSED DEVELOPMENT
DATE:	16 FEB 23
DRAWN:	CJ
SCALE:	1:200 @ A1
REF #:	D1362
SHEET #:	1 of 1

TITLE:	LANDSCAPE CONCEPT
ADDRESS:	7 CRAWFORD STREET TAMWORTH
CLIENT:	HOUSING PLUS

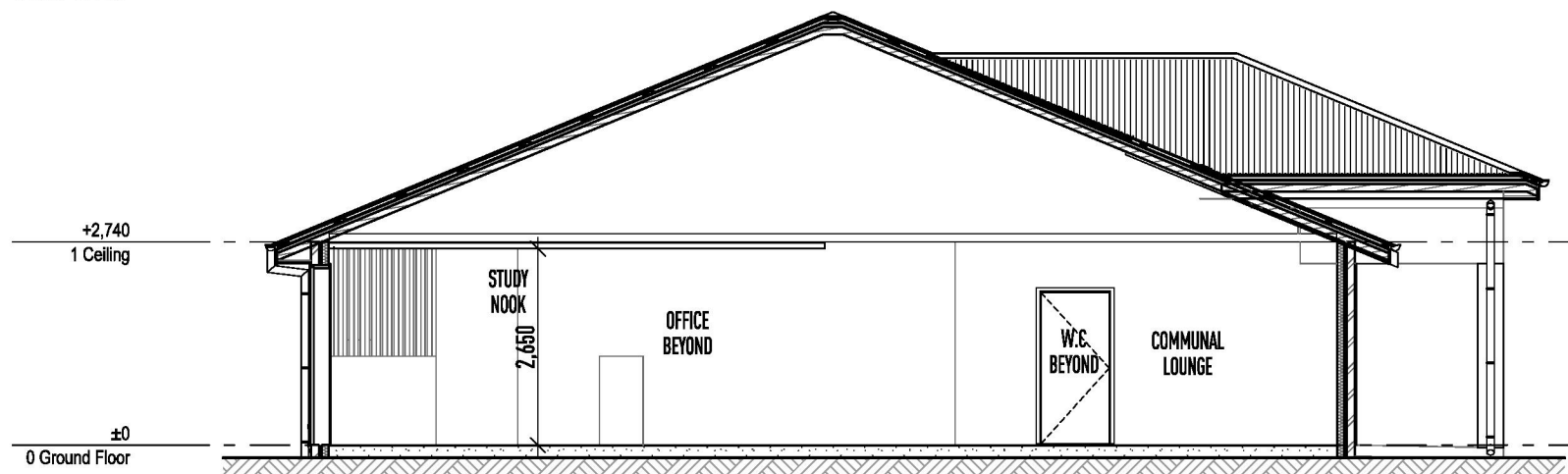
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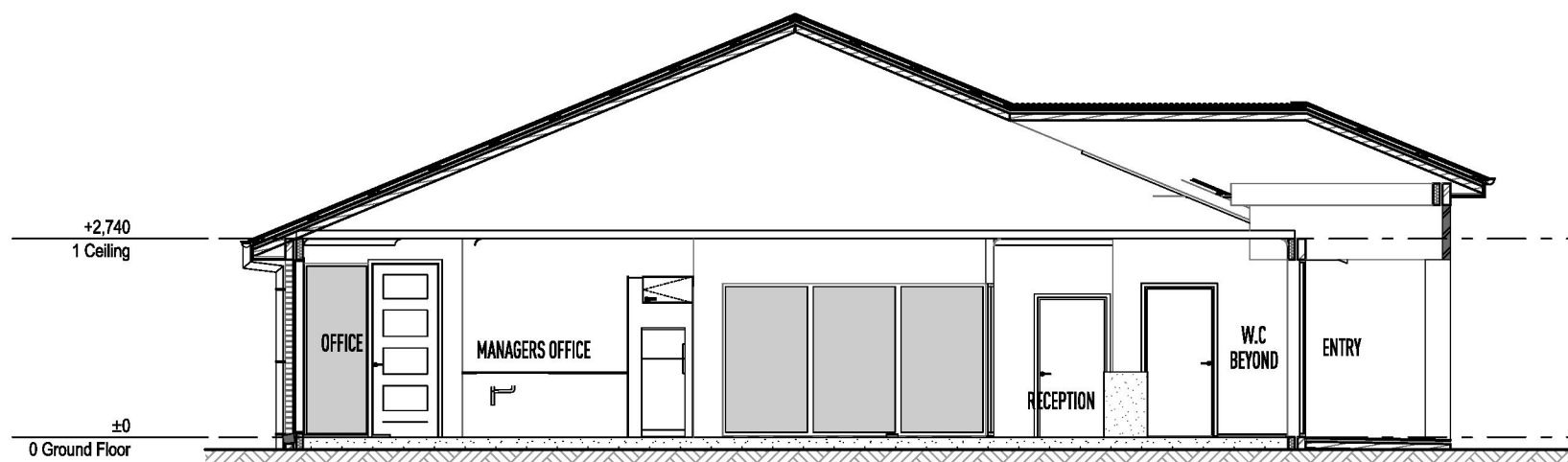
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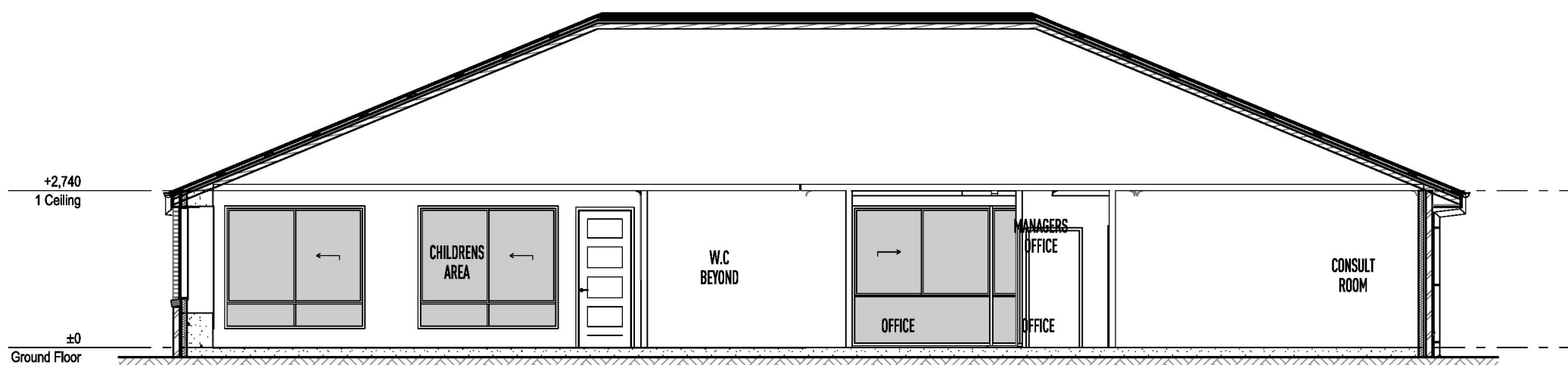
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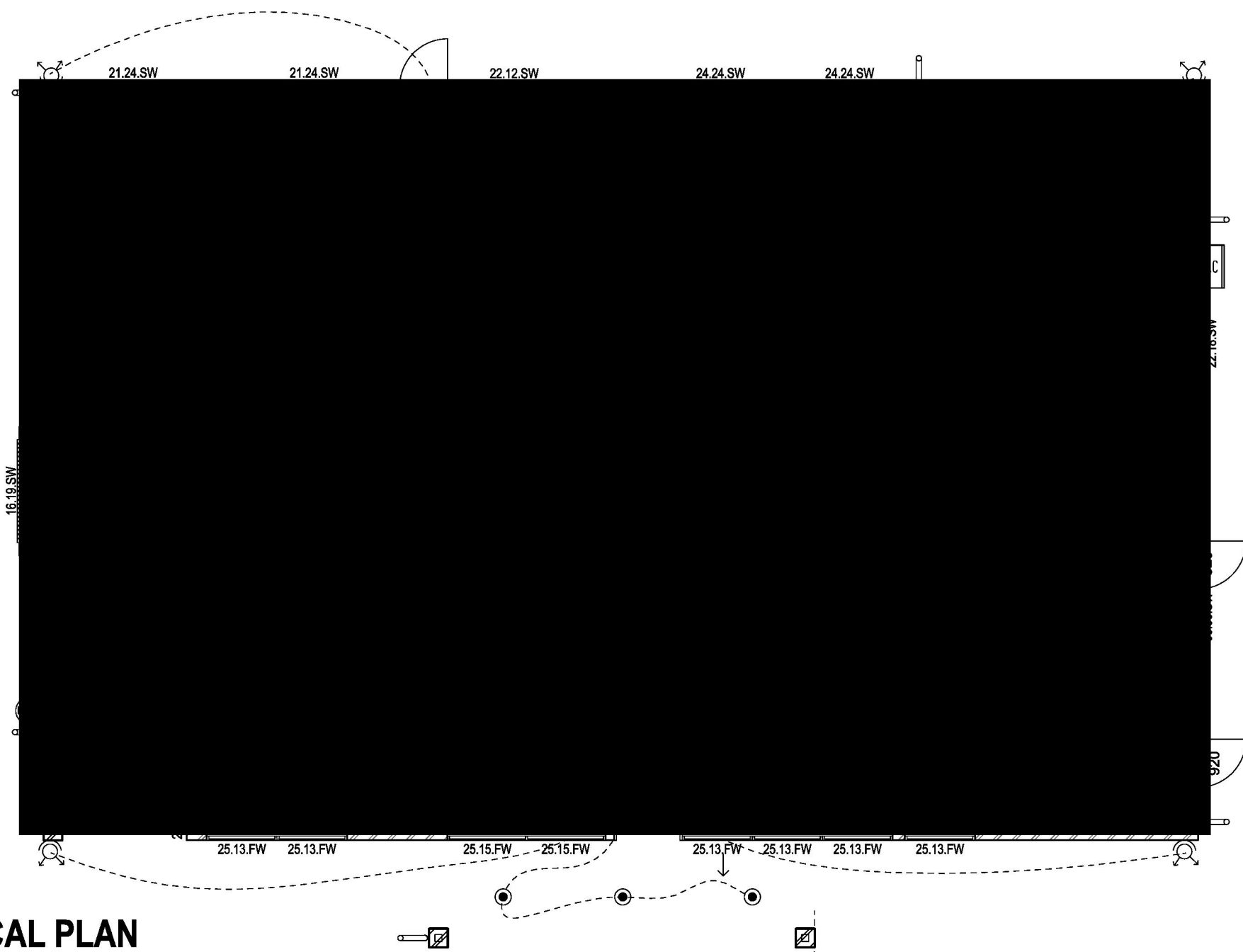
ELECTRICAL SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Air Conditioner 25 Ducted Air Flow	2
	Ceiling Fan Light - 4 Blade	9
	Data Paint	23
	DGPO 1150	5
	DGPO 1850	2
	DGPO 300	5
	DGPO-USB 1050	1
	DGPO-USB 300	6
	DGPO-USB 800	21
	Double Fix Light	4
	Exhaust Fan	3
	NBN Box	1
	Selected Downlight	54
	Smoke Detector	10

Alum. Window & Door List

Qty	Height	Width	Type	Area
1	600	610	.SW	0.37
1	1,250	1,610	.SW	2.01
1	1,600	1,920	.SW	3.07
1	2,100	2,410	.SW	5.06
1	2,150	1,210	.SW	2.60
1	2,150	1,810	.SW	3.89
1	2,400	910	.FW	2.18
1	2,440	610	.SW	1.49
2	2,400	2,410	.SW	5.78
2	2,450	1,500	.FW	3.68
6	2,450	1,310	.FW	3.21

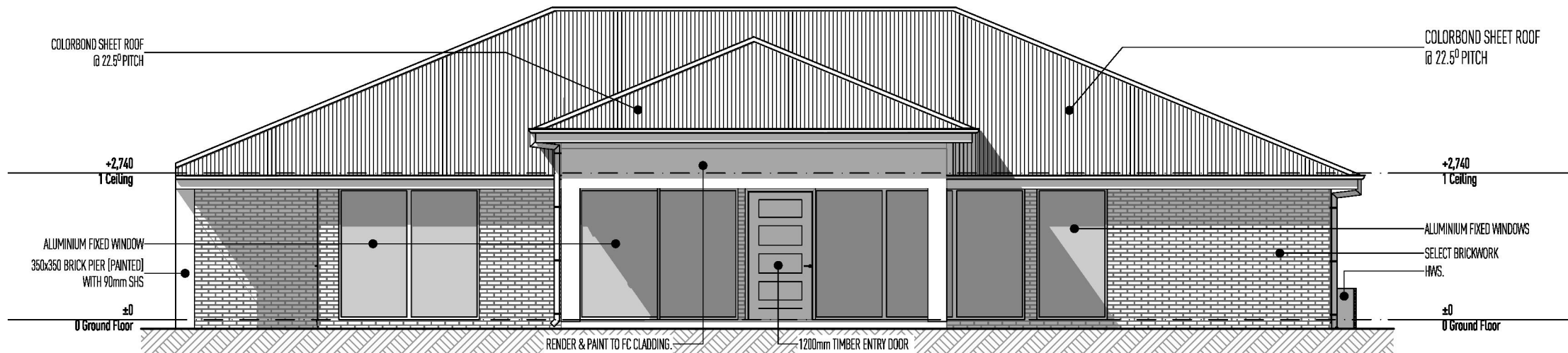
Window List

BAL 12.5

[illegible]

Scale 1:100

DOOR SCHEDULE							
ID	D-91	D-92	D-93	D-94	D-95	D-96	D-97
W x H	1,216 x 4,000	928 x 2,400	6,000 x 2,400	928 x 2,400	928 x 2,400	928 x 2,400	928 x 2,400
R/L	R	L		L	L	L	R
ELEVATION							
QUANTITY	1	1	1	1	1	1	1



Scale 1:100



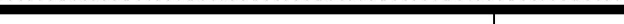
Scale 1:100



Scale 1:100



Scale 1:100

 Housing Plus RESOLVING YOUR PROPERTY ISSUES	CORPORATE OFFICE 13 Brgy Street, Orange NSW 2800 E: design@housingplus.com.au W: www.housingplus.com.au ABN: 83 147 459 461	• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. HOUSING PLUS WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. • THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF HOUSING PLUS. • CLIENTS MUST WRITE UP SPECIFICATIONS AND PRESENTATIONS OVER PLAN DETAILS, COLORS, FITTINGS AND FEATURES.	PROJECT ADDRESS LOT 64 CRAWFORD/DAYAL STREET EAST TAMWORTH, NSW, 2340 DP205692	DESIGN & ARCHITECTURE HOUSING PLUS & JAMES BURNS ARCHITECTURE PH: 147 457 223 PROJECT MANAGER MICHAEL KENNEDY PH: 147 457 223 STRUCTURAL ENGINEER TRICORD ENGINEERING PH: 13 227 076	INTERIOR CL BACH CONSIGNMENT PH: 13 227 076 LANDSCAPE CONSULTANT TBC PH: 13 227 076	PROJECT PROPOSED TAMWORTH GROUP HOME WITH 8 DWELLINGS & COMMUNITY FACILITY	DRAWING TITLE PROPOSED CORE BUILDING	<table><tr><th>DATE</th><th>AMENDMENT</th><th>ISSUE</th><th>BY</th></tr><tr><td>14/07/2023</td><td>01 - SET - CONSULTING</td><td>1</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>02 - ADD BACK COMMENTS</td><td>2</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>03 - PLAN SET - ADDS COMMITMENT, ADDRESS & PLANNING (FINAL LAYOUT)</td><td>3</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>04 - SET - SUBMIT</td><td>4</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>05 - SET - SUBMIT</td><td>5</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>06 - DESIGN CHANGES (SET, SET 2, SET 3, SET 4, SET 5, SET 6, SET 7, SET 8, SET 9, SET 10, SET 11, SET 12, SET 13, SET 14, SET 15, SET 16, SET 17, SET 18, SET 19, SET 20, SET 21, SET 22, SET 23, SET 24, SET 25, SET 26, SET 27, SET 28, SET 29, SET 30, SET 31, SET 32, SET 33, SET 34, SET 35, SET 36, SET 37, SET 38, SET 39, SET 40, SET 41, SET 42, SET 43, SET 44, SET 45, SET 46, SET 47, SET 48, SET 49, SET 50, SET 51, SET 52, SET 53, SET 54, SET 55, SET 56, SET 57, SET 58, SET 59, SET 60, SET 61, SET 62, SET 63, SET 64, SET 65, SET 66, SET 67, SET 68, SET 69, SET 70, SET 71, SET 72, SET 73, SET 74, SET 75, SET 76, SET 77, SET 78, SET 79, SET 80, SET 81, SET 82, SET 83, SET 84, SET 85, SET 86, SET 87, SET 88, SET 89, SET 90, SET 91, SET 92, SET 93, SET 94, SET 95, SET 96, SET 97, SET 98, SET 99, SET 100)</td><td>10</td><td>CKR</td></tr><tr><td>14/07/2023</td><td>07 - 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SET - SUBMIT	4	CKR	14/07/2023	05 - SET - SUBMIT	5	CKR	14/07/2023	06 - DESIGN CHANGES (SET, SET 2, SET 3, SET 4, SET 5, SET 6, SET 7, SET 8, SET 9, SET 10, SET 11, SET 12, SET 13, SET 14, SET 15, SET 16, SET 17, SET 18, SET 19, SET 20, SET 21, SET 22, SET 23, SET 24, SET 25, SET 26, SET 27, SET 28, SET 29, SET 30, SET 31, SET 32, SET 33, SET 34, SET 35, SET 36, SET 37, SET 38, SET 39, SET 40, SET 41, SET 42, SET 43, SET 44, SET 45, SET 46, SET 47, SET 48, SET 49, SET 50, SET 51, SET 52, SET 53, SET 54, SET 55, SET 56, SET 57, SET 58, SET 59, SET 60, SET 61, SET 62, SET 63, SET 64, SET 65, SET 66, SET 67, SET 68, SET 69, SET 70, SET 71, SET 72, SET 73, SET 74, SET 75, SET 76, SET 77, SET 78, SET 79, SET 80, SET 81, SET 82, SET 83, SET 84, SET 85, SET 86, SET 87, SET 88, SET 89, SET 90, SET 91, SET 92, SET 93, SET 94, SET 95, SET 96, SET 97, SET 98, SET 99, SET 100)	10	CKR	14/07/2023	07 - DESIGN CHANGES (SET, SET 2, SET 3, SET 4, SET 5, SET 6, SET 7, SET 8, SET 9, SET 10, SET 11, SET 12, SET 13, SET 14, SET 15, SET 16, SET 17, SET 18, SET 19, SET 20, SET 21, SET 22, SET 23, SET 24, SET 25, SET 26, SET 27, SET 28, SET 29, SET 30, SET 31, SET 32, SET 33, SET 34, SET 35, SET 36, SET 37, SET 38, SET 39, SET 40, SET 41, SET 42, SET 43, SET 44, SET 45, SET 46, SET 47, SET 48, SET 49, SET 50, SET 51, SET 52, SET 53, SET 54, SET 55, SET 56, SET 57, SET 58, SET 59, SET 60, SET 61, SET 62, SET 63, SET 64, SET 65, SET 66, SET 67, SET 68, SET 69, SET 70, SET 71, SET 72, SET 73, SET 74, SET 75, SET 76, SET 77, SET 78, SET 79, SET 80, SET 81, SET 82, SET 83, SET 84, SET 85, SET 86, SET 87, SET 88, SET 89, SET 90, SET 91, SET 92, SET 93, SET 94, SET 95, SET 96, SET 97, SET 98, SET 99, SET 100)	11	CKR	14/07/2023	08 - 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14/07/2023	02 - ADD BACK COMMENTS	2	CKR																																																					
14/07/2023	03 - PLAN SET - ADDS COMMITMENT, ADDRESS & PLANNING (FINAL LAYOUT)	3	CKR																																																					
14/07/2023	04 - SET - SUBMIT	4	CKR																																																					
14/07/2023	05 - SET - SUBMIT	5	CKR																																																					
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DATE	AMENDMENT	BY	ISSUE	PLAN STATUS
14-03-2017	DATE SET - CONSULTANT SIGN	C	CEN	
14-03-2017	ADDED DESIGN COMMENTARY	C	CEN	
14-03-2017	1.14M PERMIT - ADDED CONSULTANT NOTES & TRAINER PERMIT TOLERANCE	C	CEN	
14-03-2017	ADDED STAKEHOLDER COMMENTS	C	CEN	
14-03-2017	DESIGN CHANGES TO CLASH OF C & S JABO CHAPMAN	C	CEN	
14-03-2017	DESIGN CHANGES TO 2.14M	C	CEN	
14-03-2017	DESIGN CHANGES TO ALL PILES IN ROCK FILL	C	CEN	
14-03-2017	ADDED COMMENTS TO 2.14M AND CEN	C	CEN	
14-03-2017	UPDART SITE REVIEW AND LANDSCAPE PLAN	C	CEN	

DA SUBMISSION

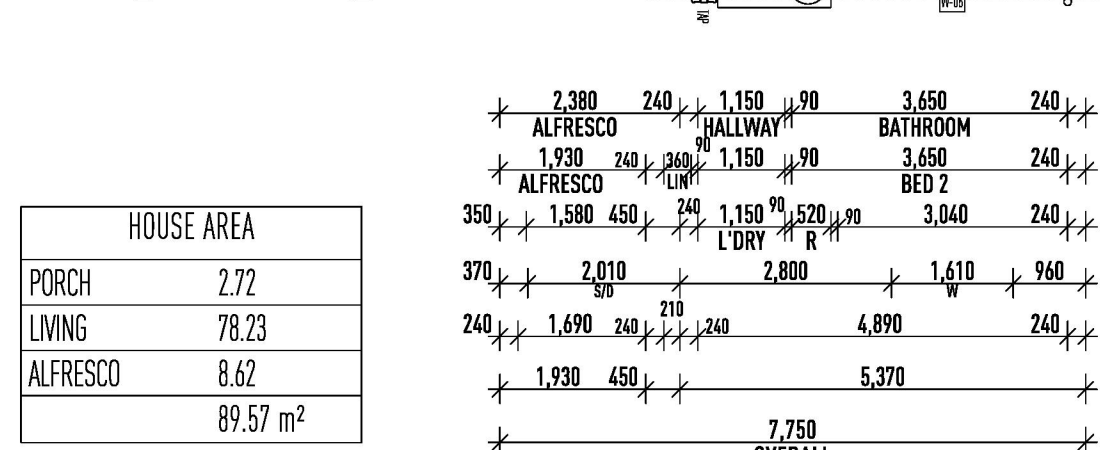
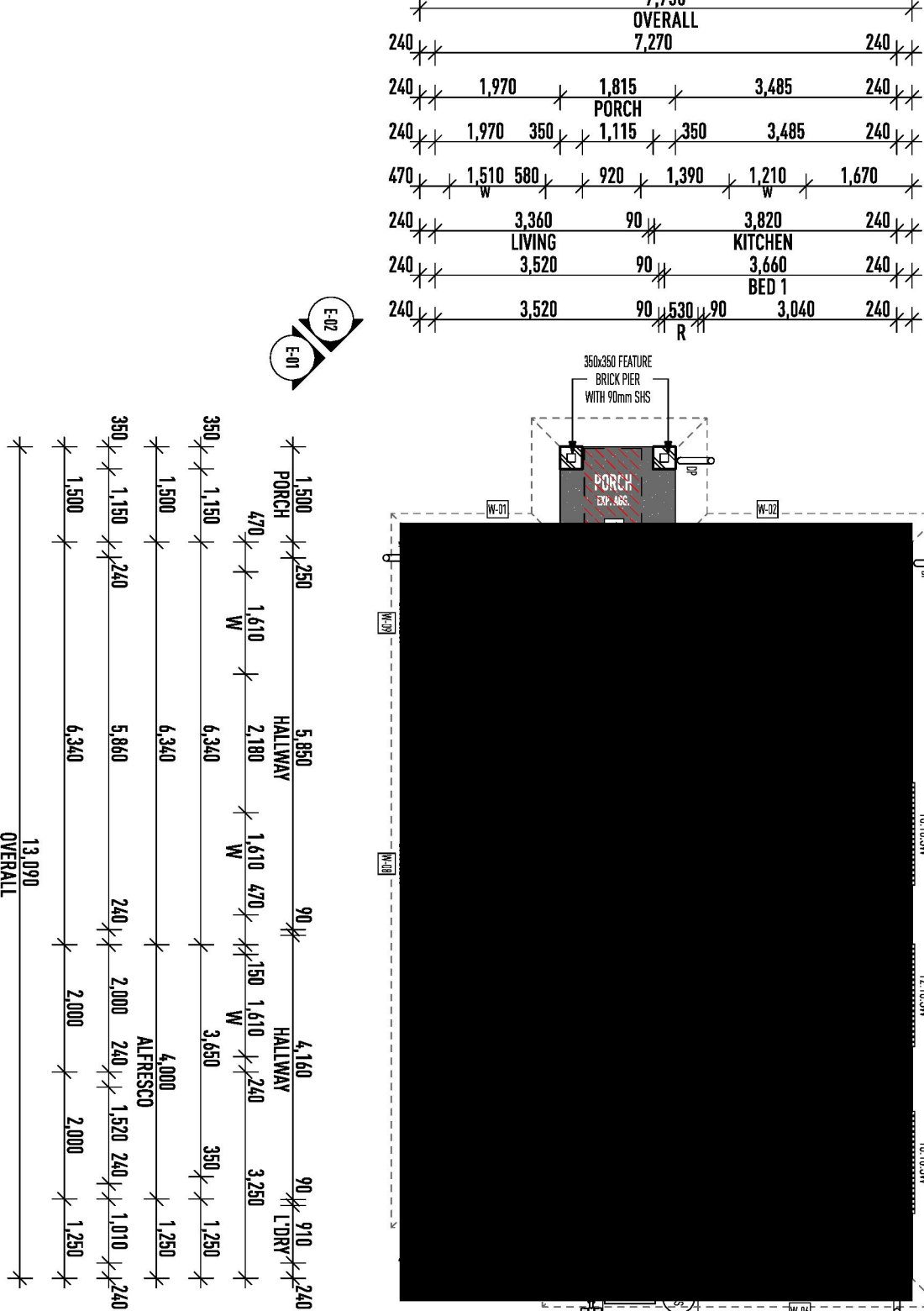
JOB NUMBER: **001** DESIGN NO: **1** SCALE: **1:100, 1:1.25, 1:5**

DRAWN: **CCH** PRINT DATE: **20/03/2018** CHECKED: **08 of 12**

NOTE
TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC. F3.8.3.3
WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC. F3.8.1.2
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC. F.3.7.2
ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
RECESS ALL EXTERIOR DOOR TRACKS/SILLS
FINISHED RL'S TO BE CONFIRMED ONSITE.
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.
THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY.
STRUCTURAL RL'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.
ALL STEP-DOWNS & REBATES TO BE CONFIRMED ONSITE.

2740mm CEILING HEIGHT			
EXTERNAL FINISHES SCHEDULE			
01	 PER BRICKWORK "MOKSOON"	04	 COLORBOND "MONUMENT"
02	 PANEL LIFT DOOR "SUNMIST"	05	 RENDER TEXTURE "SUNMIST"
03	 COLORBOND SHEET ROOF "SUNMIST"	06	 COLORBOND SHEET ROOF "SHALE GREY"
07	 RENDER TEXTURE "DUNE"	10	 COLORBOND ROOF SHEET "DUNE"
08	 PER BRICKWORK "LIGHTNING"	11	 PER BRICKWORK "ZEPHYR"
09	 RENDER TEXTURE "SHALE GREY"	12	 PANEL LIFT GARAGE DOOR "DUNE"
13	 RENDER TEXTURE "DUNE"	16	 PER BRICKWORK "WHIRLWIND"
14	 PER BRICKWORK "SANDHILL WOOD"	17	 PER BRICKWORK "THUNDER"
15	 COLORBOND SHEET ROOF "BASALT"	18	 COLORBOND SHEET ROOF "WOODLAND GREY"
19	 JAMES HARDIE "LINEA" CLADDING		

BAL 12.5
To comply with bushfire attack level 12.5 to AS3899-2009
-spark emitters (as noted) to be below window sills
-water &/or gas supply pipes & above ground shall be metal
-non-convective metal labyrinths to the opening section of all windows, sliding doors & bi-parting external doors
-provide toughened glass to the bullnose only of all 2100x2400 high windows to comply with bal 12.5
-bi-parting entry door frame (clained) with bulkhead sideglide to comply with bal 12.5
-weather seal around garage panel lift roller door, max. 3mm gap
-vehicle access doors shall not have ventilation slots
-roofs shall be fully sealed with a fire-resistance index of not more than 5. Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
-gables shall be sarked, have fibre cement external cladding with a 6mm min. thickness
-roof & eave penetrations shall be screened with non-convective steel mesh (non-combustible) (SIS for eave inlets) with max. 20mm aperture
-fibre seal mounted gas unit shall have a recessed metal box assembly
-any materials used to stop leaves collecting in the roof gutter or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (py cone)



UNIT 6 FLOOR PLAN
Scale 1:100



E-01 NORTH WEST ELEVATION
Scale 1:100



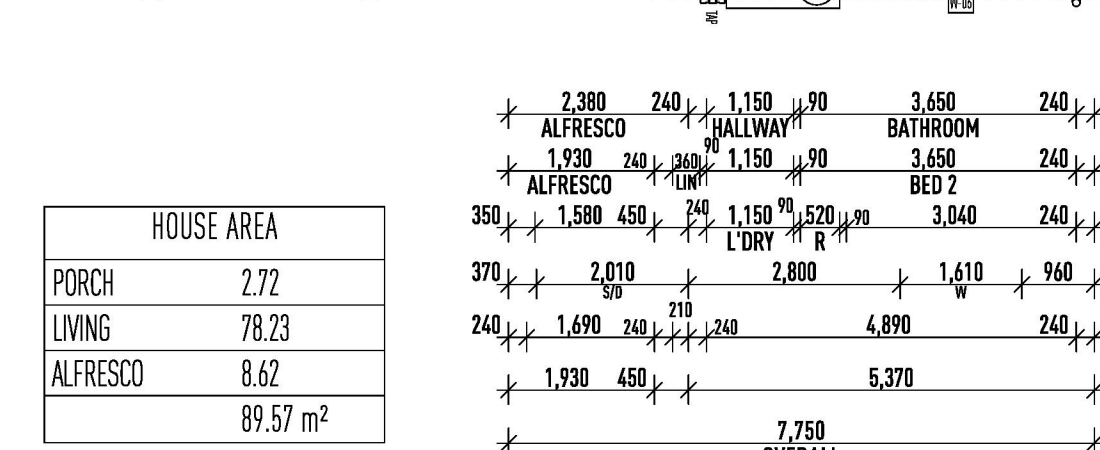
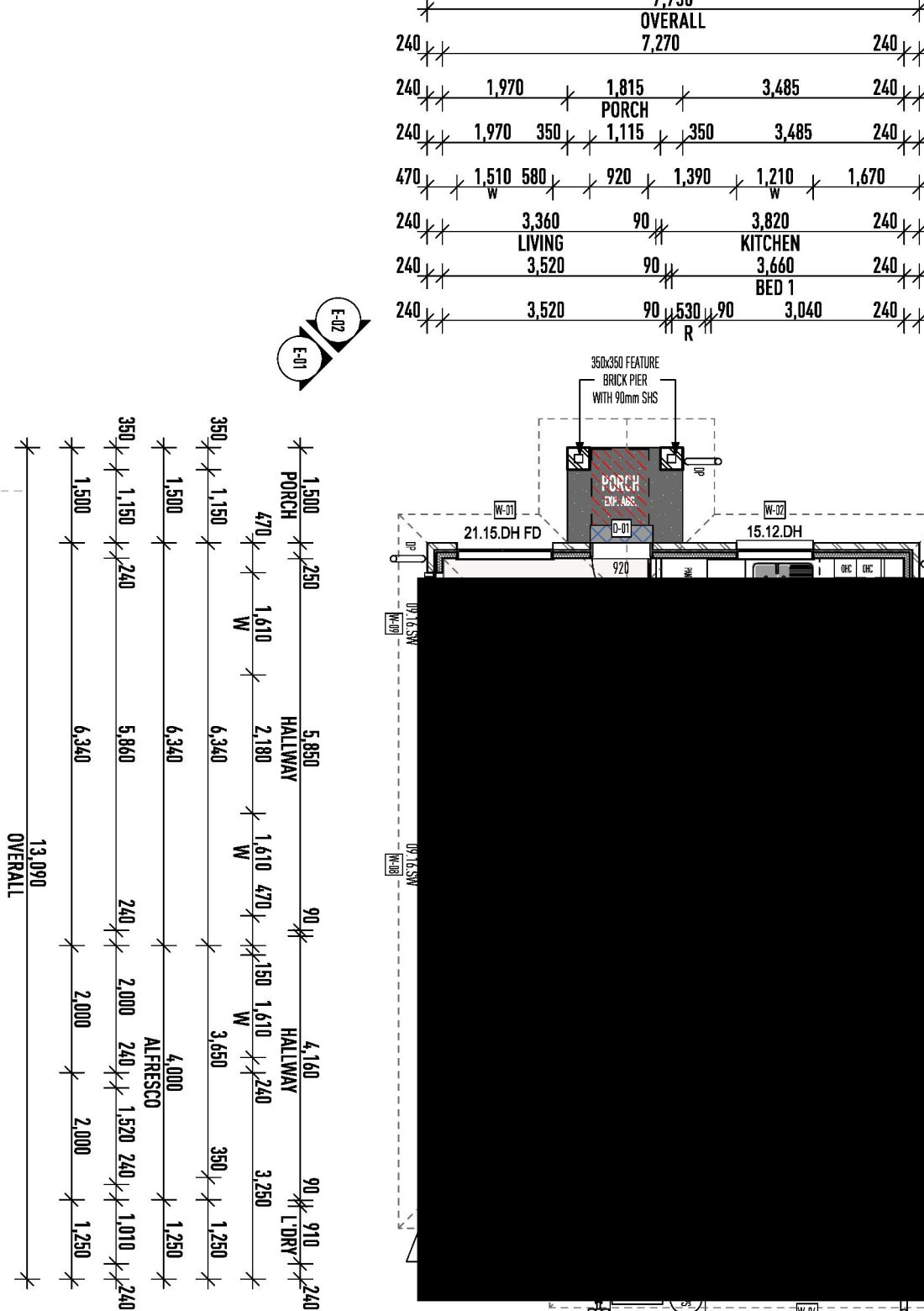
E-02 NORTH EAST ELEVATION
Scale 1:100



E-03 SOUTH EAST ELEVATION
Scale 1:100



E-04 SOUTH WEST ELEVATION
Scale 1:100



UNIT 5 FLOOR PLAN
Scale 1:100



E-01 NORTH WEST ELEVATION
Scale 1:100



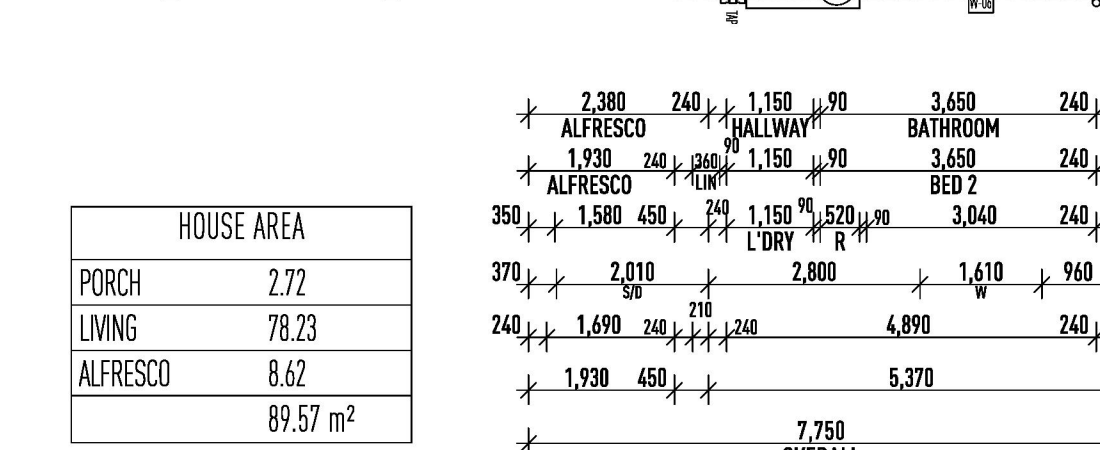
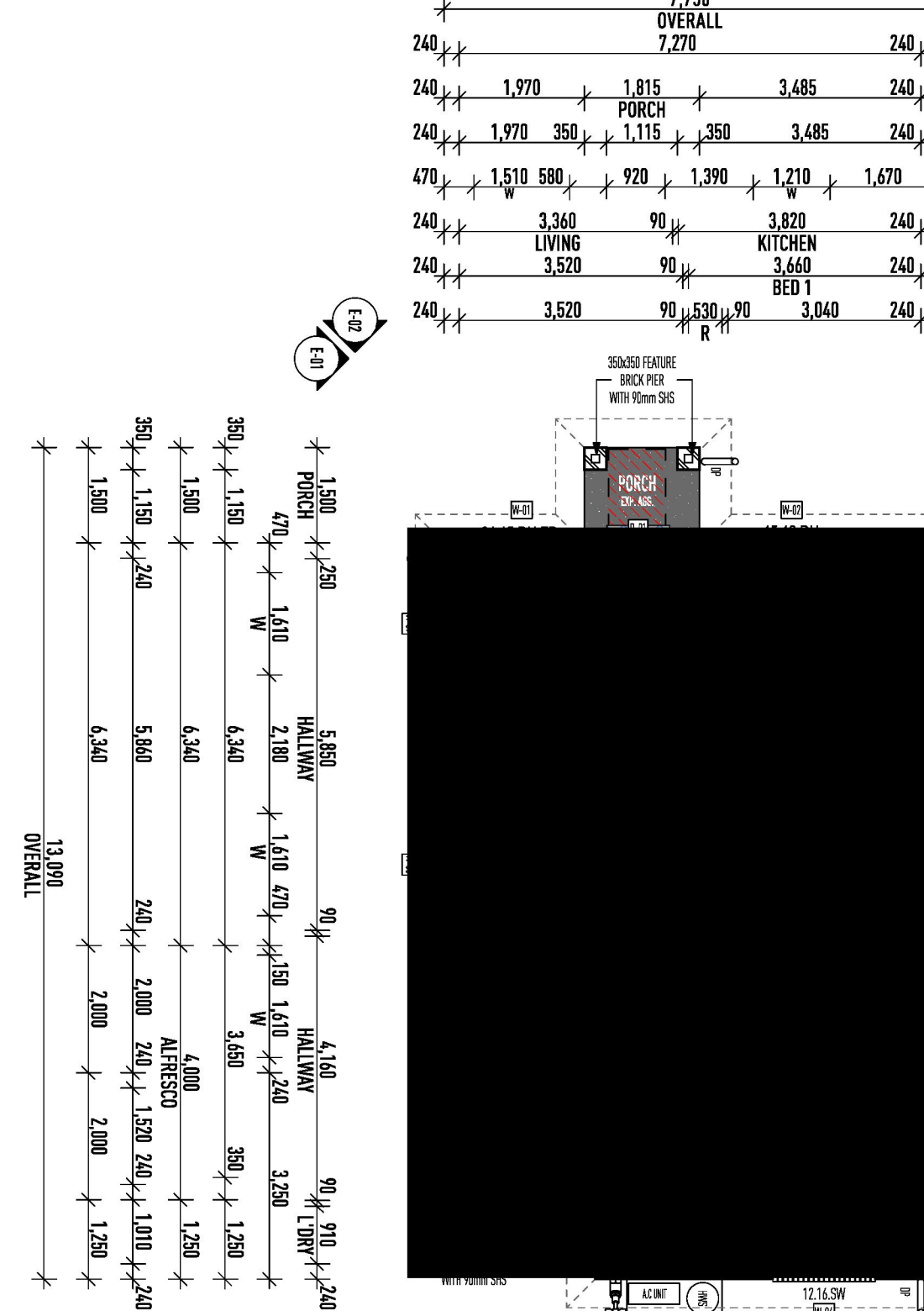
E-02 NORTH EAST ELEVATION
Scale 1:100



E-03 SOUTH EAST ELEVATION
Scale 1:100



E-04 SOUTH WEST ELEVATION
Scale 1:100



UNIT 4 FLOOR PLAN
Scale 1:100



E-01 NORTH WEST ELEVATION
Scale 1:100



E-02 NORTH EAST ELEVATION
Scale 1:100



E-03 SOUTH EAST ELEVATION
Scale 1:100



E-04 SOUTH WEST ELEVATION
Scale 1:100

WINDOW LIST			
ID	W x H	HEAD HEIGHT	ELEVATION
W-01	1,510x2,100	2,480	
W-02	1,210x1,500	2,480	
W-03	1,610x1,800	2,100	
W-04	1,610x1,200	2,100	
W-05	1,610x1,800	2,100	
W-06	1,610x1,200	2,100	
W-07	1,610x1,800	2,100	
W-08	1,610x900	2,100	
W-09	1,610x900	2,100	

DOOR LIST			
ID	D-01	D-02	
W x H	920x2,050	2,010x2,100	
ELEVATION			
NOTES			

INTERNAL DOOR SCHEDULE			
ID	ROOM	W x H	ELEVATION
ID-01	BED 1	920x2,040	
ID-02	BATHROOM	920x2,040	
ID-03	BED 2	920x2,040	



CORPORATE OFFICE
13 Dyrig Street, Orange NSW 2800
E: design@housingplus.com.au
V: www.housingplus.com.au
ABN: 83 147 459 461

LOT 64 CRAWFORD/DAYAL STREET EAST
TAMWORTH, NSW, 2340
DP205692

DESIGN & ARCHITECTURE
HOUSING PLUS & JAMES BURNS ARCHITECTURE
PH: 047 087 225
PROJECT MANAGER
DARREN WOODING
PH: 0488 448 475
STRUCTURAL
TRICEND ENGINEERING
PH: 13 227 455

HYDRAULIC
TRICEND ENGINEERING
PH: 13 227 455
TBC CONSULTANT
TBC
P/L

PROPOSED TAMWORTH GROUP HOME
WITH 8 DWELLINGS & COMMUNITY
FACILITY

DATE	AMENDMENT	ISSUE	BY	FOR SHOTS
20/03/2023	1	1	1	1
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20/03/2023	84	84	84	84
20/03/2023	85	85	85	85
20/03/2023	86	86	86	86
20/03/2023	87	87	87	87
20/03/2023	88	88	88	88
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20/03/2023	91	91	91	91
20/03/2023	92	92	92	92
20/03/2023	93	93	93	93
20/03/2023	94	94	94	94
20/03/2023	95	95	95	95
20/03/2023	96	96	96	96
20/03/2023	97	97	97	97
20/03/2023	98	98	98	98
20/03/2023	99	99	99	99
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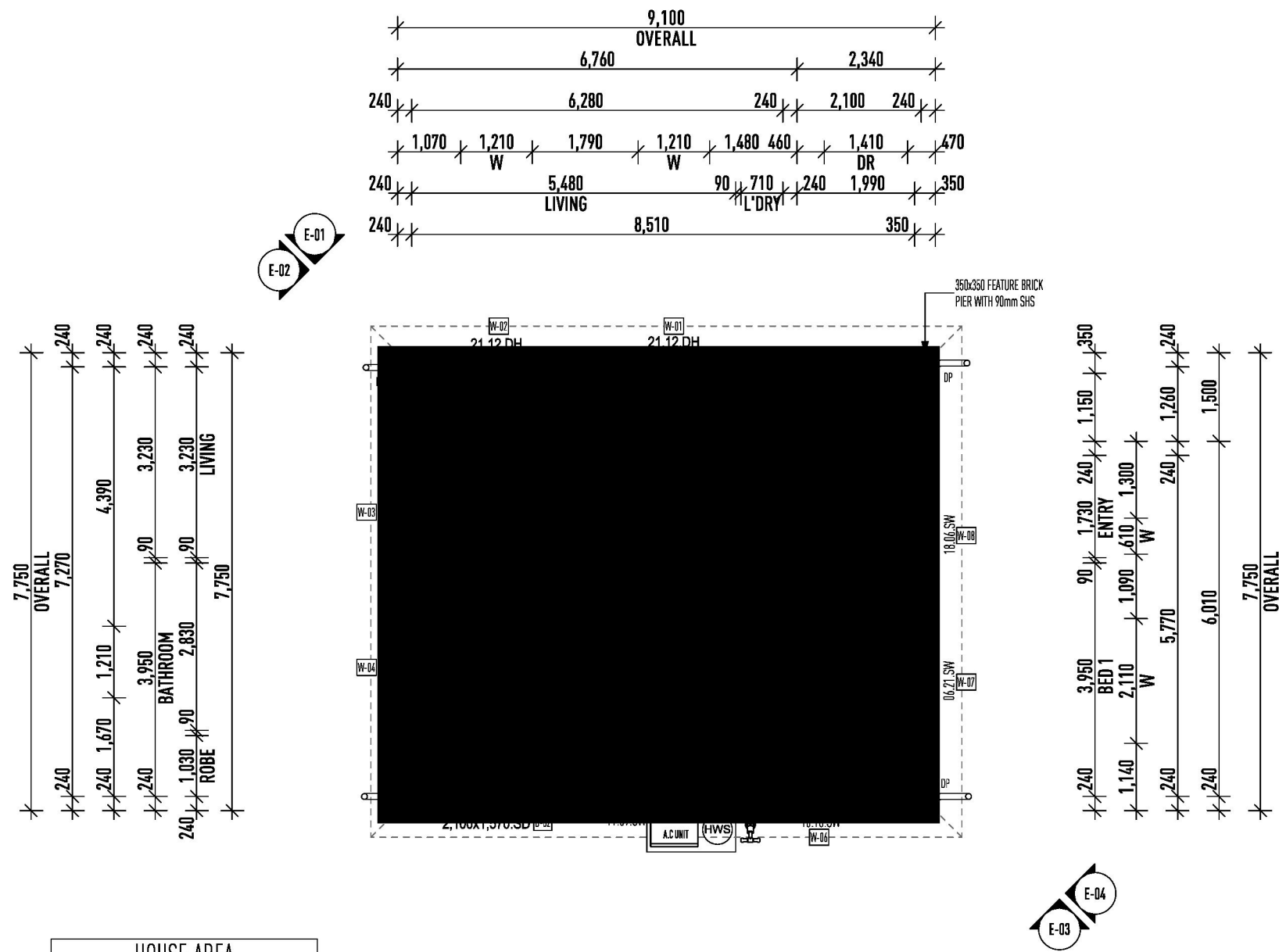
NOTE
TIMBER CONSTRUCTION TO COMPLY WITH AS1684-2010
ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD
TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1 REVISED 2014
W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC. F3.8.3.3
WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC. F3.8.1.2
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC. F.3.7.2
ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC 3.7
REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS
RECESS ALL EXTERIOR DOOR TRACKS/SILLS
FINISHED R/L'S TO BE CONFIRMED ONSITE.
TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.
THRESHOLD DETAIL TO BE CO-ORDINATED WITH WINDOW & DOOR MANUFACTURERS DETAILS TO MAINTAIN WARRANTY.
STRUCTURAL R/L'S & STEP-DOWNS SHOWN UNLESS NOTED OTHERWISE.
ALL STEP-DOWNS & REBATES TO BE CONFIRMED ONSITE.

2740mm CEILING HEIGHT EXTERNAL FINISHES SCHEDULE			
01	PGF BRICKWORK "WORKSOP"	04	COLORBOND "WORKSOP"
02	PANEL LIFT DOOR "SURFMIST"	05	RENDER TEXTURE "SURFMIST"
03	COLORBOND SHEET ROOF "SURFMIST"	06	COLORBOND SHEET ROOF "SHALE GREY"
07	RENDER TEXTURE "TUNE"	10	COLORBOND ROOF SHEET "TUNE"
08	PGF BRICKWORK "LIGHTNING"	11	PGF BRICKWORK "2L-PYRE"
09	RENDER TEXTURE "SHALE GREY"	12	PANEL LIFT GARAGE DOOR "TUNE"
13	RENDER TEXTURE "TUNE"	16	PGF BRICKWORK "WORKWIND"
14	PGF BRICKWORK "SANDALWOOD"	17	PGF BRICKWORK "TRUNDER"
15	COLORBOND SHEET ROOF "BASALT"	18	COLORBOND SHEET ROOF "WOODLAND GREY"
19	JAMES HARRIE "LINEA" CLADDING		

BAL 12.5

To comply with bushfire attack level 12.5 to AS3959-2009
spark arresters (90 mesh) to be brickedwork weep holes
water-tight gas supply pipes to be above ground shall be metal
non-corrosive metal flyscreens to the opening section of all windows, sliding doors & large external doors
provide toughened glass to the height only of all 2100x2400 high windows to comply with bal 12.5
hinged entry door frame (closed) with builders siltblast to comply with bal 12.5
weather seal and ground garage panel or roller door, max. 3mm gap
vehicle access doors shall not have ventilation side
roofs shall be fully sealed with a flameability index of not more than 5. Sealing shall cover the entire roof, including the ridge & extend into the gutters & valleys
gables shall be sealed, have flame cement external cladding with a 5mm min. thickness
roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (SS) for eave sheets) with max. 2mm aperture
eave wall mounted gas unit shall have a flameability index of not more than 5. Sealing shall cover the entire roof, including the ridge & extend into the gutters & valleys
gables shall be sealed, have flame cement external cladding with a 5mm min. thickness
any materials used to stop leaves collecting in the roof gutter or valley system shall have a flameability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)

SECURITY SCREENS TO ENTRY DOORS

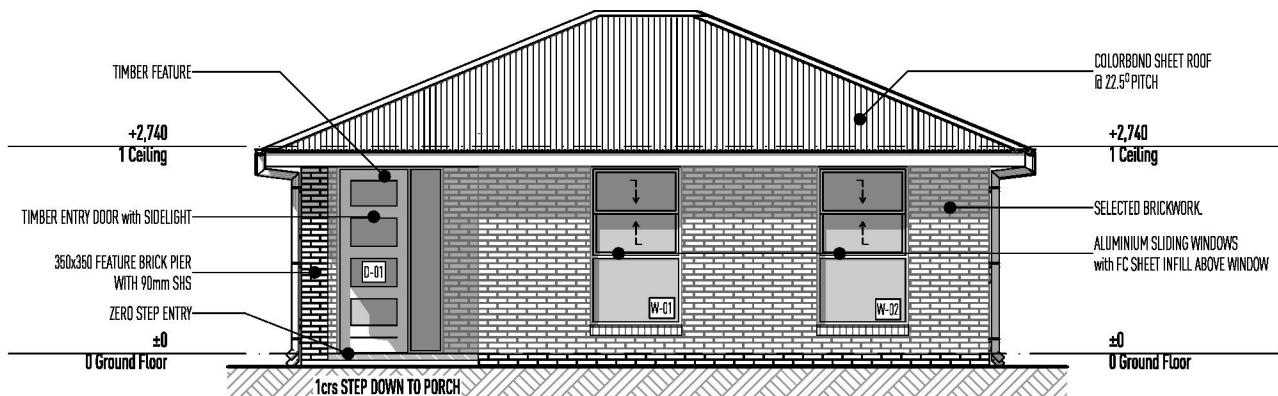


HOUSE AREA	
PORCH	3.51
LIVING	67.02
	70.53 m²
SECURITY SCREENS TO ENTRY DOOR	

UNIT 8 GROUND FLOOR PLAN

Scale 1:100

ELECTRICAL SCHEDULE																
SYMBOL																
DESCRIPTION	Air Conditioner 25	Air Conditioning Unit #1615	Ceiling Fan Light - 4 Blade	Data Point	DGPO 1150	DGPO 1200	DGPO 1850	DGPO 300	DGPO 800	DGPO-DUSB ...	Double Floor Light	Electric Heat Pump HWS	Exhaust Fan	Selected Downlight	SDPO	Smoke Detector
QTY	1	1	2	1	4	1	2	1	1	2	1	1	2	8	1	1



E-01 NORTH EAST ELEVATION

Scale 1:100



E-03 SOUTH WEST ELEVATION

Scale 1:100

DOOR LIST			INTERNAL DOOR SCHEDULE		
ID	D-01	D-02	ID	ID-01	ID-02
W x H	920x2,450	1,570x2,100	ROOM	BATHROOM	BED 1
R/L	R	L	W x H	920x2,060	920x2,060
ELEVATION			ELEVATION		
QTY	1	1	NOTES		
NOTE	SECURITY SCREEN REQUIRED				

WINDOW LIST								
ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08
W x H	1,210x2,100	1,210x2,100	910x2,100	1,210x1,200	910x1,100	1,810x1,800	2,110x400	610x1,800
HEAD HEIGHT	2,400	2,400	2,272	2,272	2,272	2,272	2,272	2,272
ELEVATION								
NOTES								

HOUSE AREA	
PORCH	3.51
LIVING	67.02
	70.53 m²
SECURITY SCREENS TO ENTRY DOOR	

UNIT 8 GROUND FLOOR PLAN

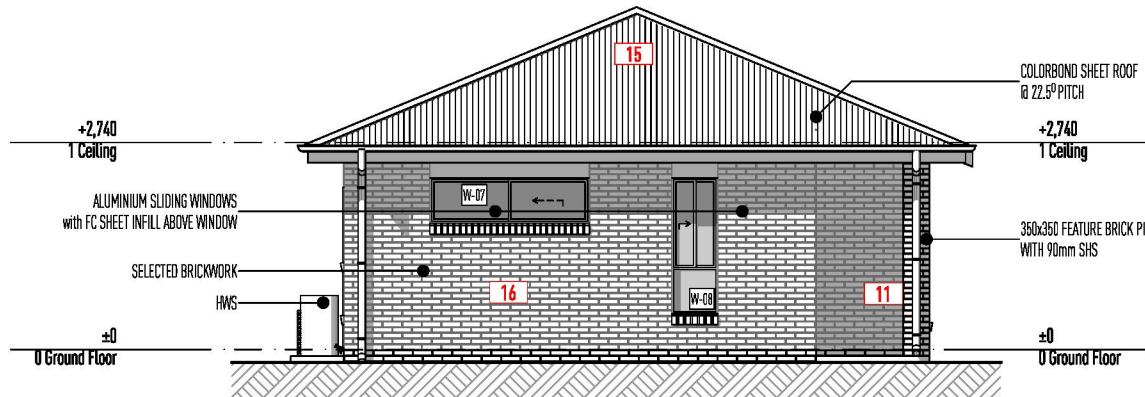
Scale 1:100

ELECTRICAL SCHEDULE																
SYMBOL																
DESCRIPTION	Air Conditioner 25	Air Conditioning Unit #1615	Ceiling Fan Light - 4 Blade	Data Point	DGPO 1150	DGPO 1200	DGPO 1850	DGPO 300	DGPO 800	DGPO-DUSB ...	Double Floor Light	Electric Heat Pump HWS	Exhaust Fan	Selected Downlight	SDPO	Smoke Detector
QTY	1	1	2	1	4	1	2	1	1	2	1	1	2	8	1	1



E-01 NORTH WEST ELEVATION

Scale 1:100



E-03 SOUTH EAST ELEVATION

Scale 1:100

HOUSE AREA	
PORCH	2.72
LIVING	78.23
ALFRESCO	8.62
	89.57 m²
SECURITY SCREENS TO ENTRY DOOR	

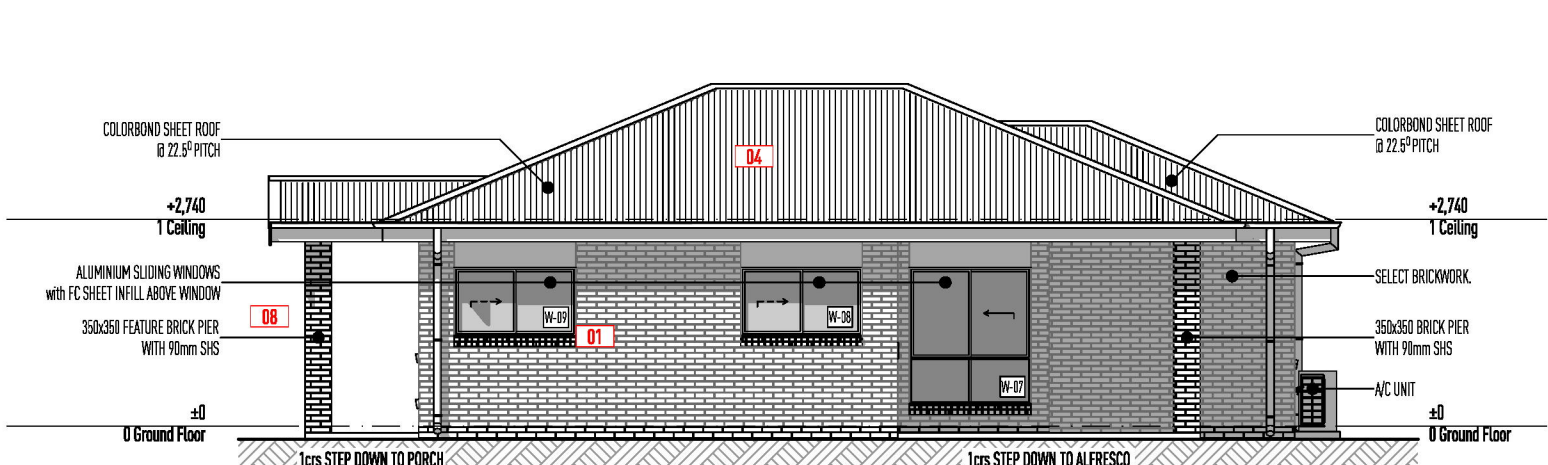
Ground Floor Plan

Scale 1:100



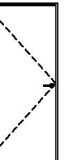
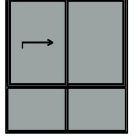
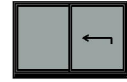
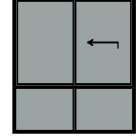
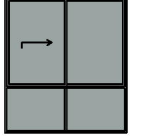
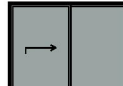
E-01 SOUTH EAST ELEVATION

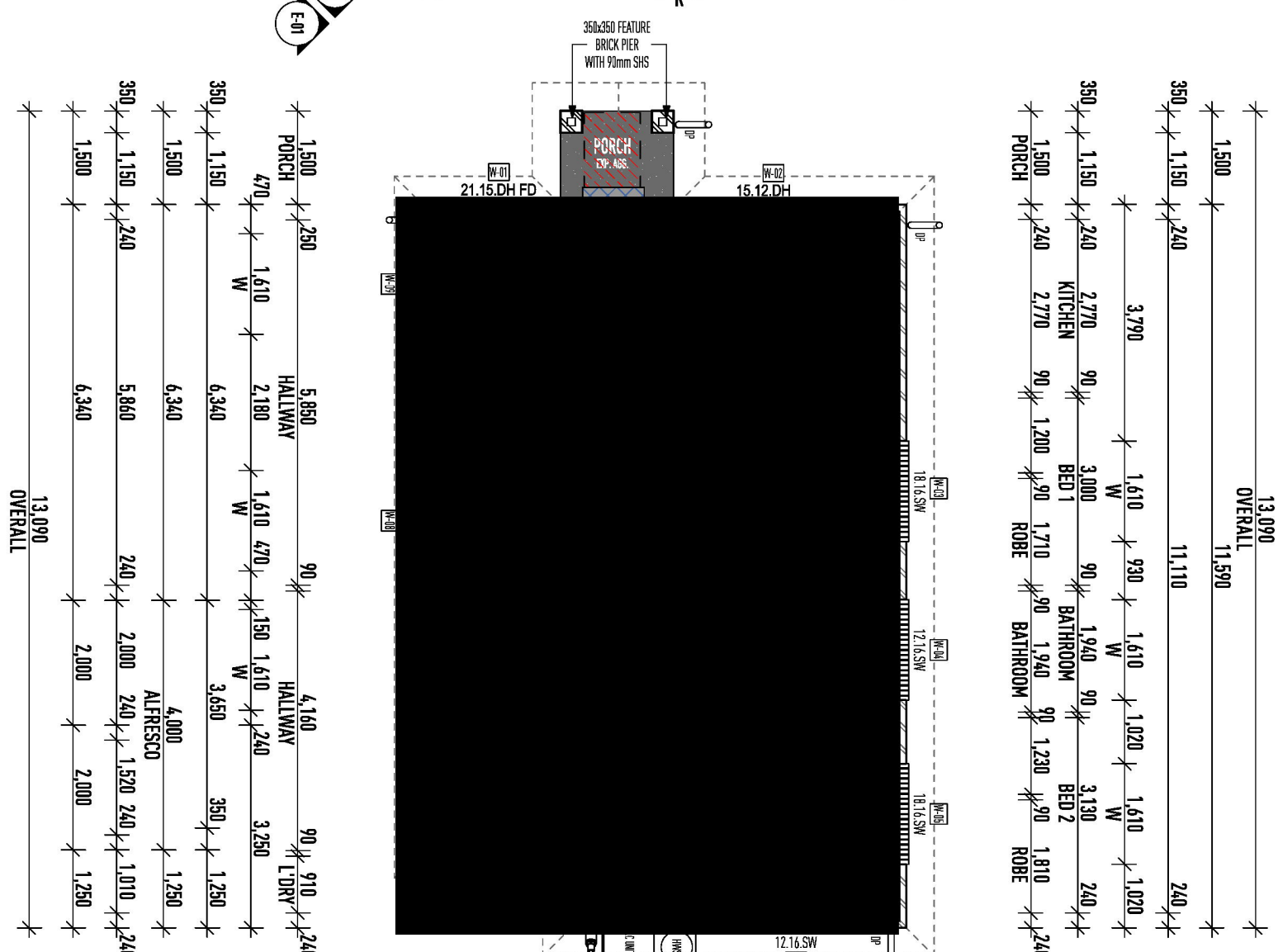
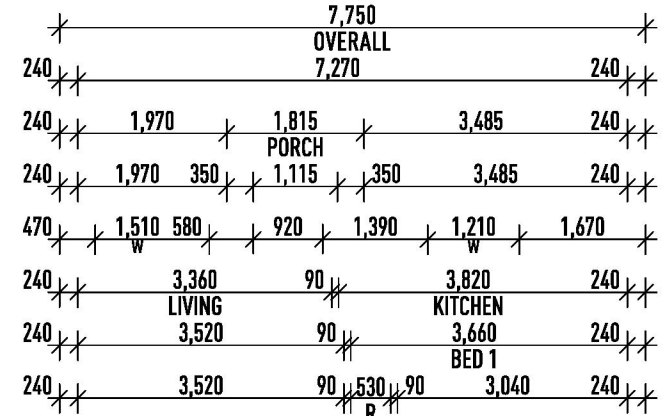
Scale 1:100



E-03 NORTH WEST ELEVATION

Scale 1:100

DOOR LIST			INTERNAL DOOR SCHEDULE			
ID	D-01	D-02	ID	ID-01	ID-02	ID-03
W x H	920x2,650	2,010x2,100	ROOM	BED 1	BATHROOM	BED 2
ELEVATION			W x H	920x2,060	920x2,060	920x2,060
ELEVATION			ELEVATION			
NOTES	SECURITY SCREENS TO ENTRY DOOR					
WINDOW LIST						
ID	W-01	W-02	W-03	W-04	W-05	W-06
W x H	1,610x1,800	1,510x1,800	1,610x1,800	1,610x1,200	1,610x1,800	1,610x1,200
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100
ELEVATION						
NOTES						



HOUSE AREA	
PORCH	2.72
LIVING	78.23
ALFRESCO	8.62
	89.57 m²
SECURITY SCREENS TO ENTRY DOOR	

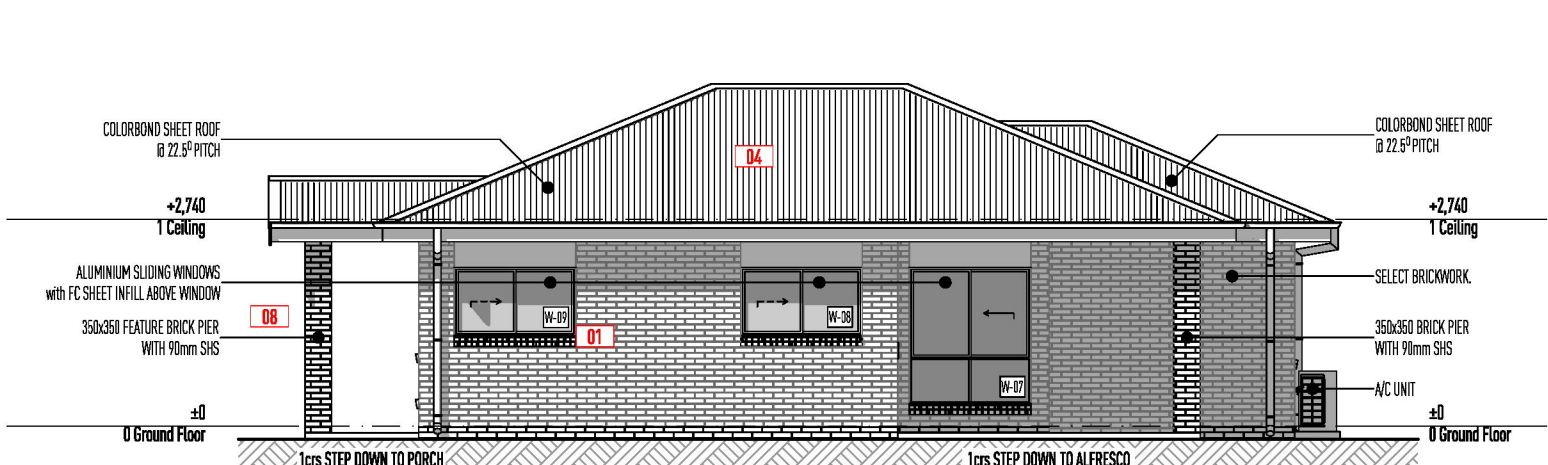
Ground Floor Plan

Scale 1:100



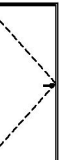
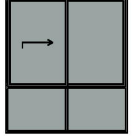
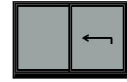
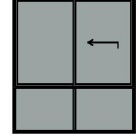
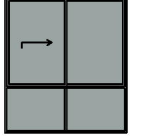
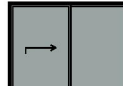
E-01 SOUTH EAST ELEVATION

Scale 1:100



E-03 NORTH WEST ELEVATION

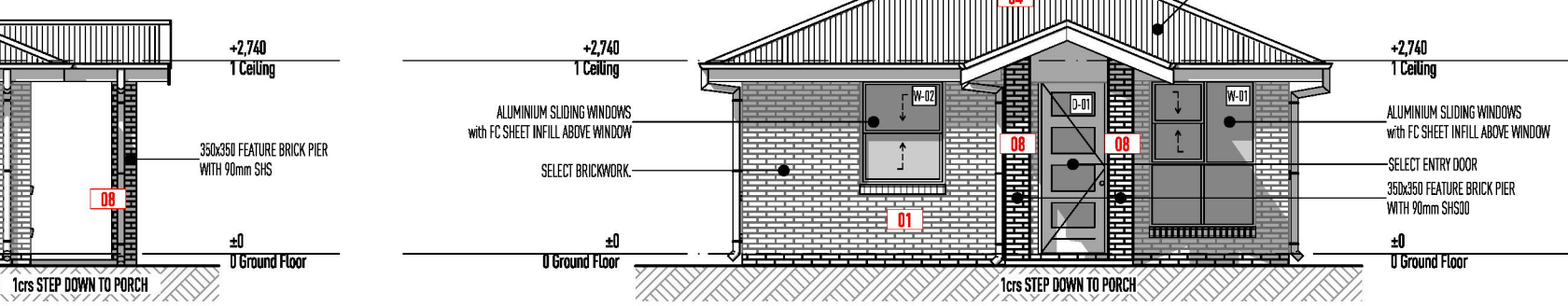
Scale 1:100

DOOR LIST			INTERNAL DOOR SCHEDULE			
ID	D-01	D-02	ID	ID-01	ID-02	ID-03
W x H	920x2,650	2,010x2,100	ROOM	BED 1	BATHROOM	BED 2
ELEVATION			W x H	920x2,060	920x2,060	920x2,060
ELEVATION			ELEVATION			
NOTES	SECURITY SCREENS TO ENTRY DOOR					
WINDOW LIST						
ID	W-01	W-02	W-03	W-04	W-05	W-06
W x H	1,610x1,800	1,510x1,800	1,610x1,800	1,610x1,200	1,610x1,800	1,610x1,200
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100
ELEVATION						
NOTES						

HOUSE AREA	
PORCH	2.72
LIVING	78.23
ALFRESCO	8.62
	89.57 m²
SECURITY SCREENS TO ENTRY DOOR	

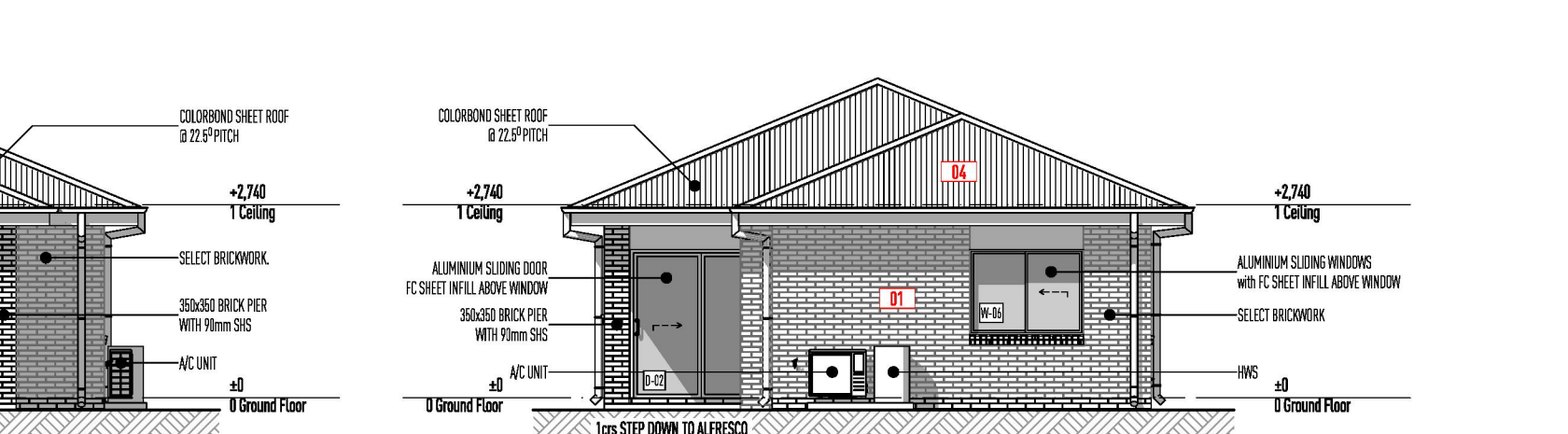
Ground Floor Plan

Scale 1:100



E-02 NORTH EAST ELEVATION

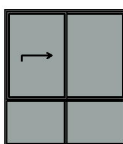
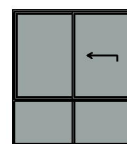
Scale 1:100



E-04 SOUTH WEST ELEVATION

Scale 1:100

SCHEDULE	
ID-02	ID-03
BATHROOM	BED 2
920x2,060	920x2,060
	

ST				
W-05	W-06	W-07	W-08	W-09
1,610x1,800	1,610x1,200	1,610x1,800	1,610x900	1,610x900
2,100	2,100	2,100	2,100	2,100
				

ELECTRICAL SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	Access Panel 20 #102	1
	Air Conditioning Unit #1615	1
	Air Source Heat Pump 25	1
	Ceiling Fan Light - 4 Blade	3
	Data Point	1
	DGPO 1150 (NANV10)	3
	DGPO 1150	2
	DGPO 1200	1
	DGPO 1850	3
	DGPO 300	1
	DGPO-DUSB 300	3
	Double Floor Light	1
	Electric Heat Pump HWS	1
	Exhaust Fan	2
	Heat Tap #162	1
	Selected Downlight	8
	Smoke Detector	2
	Television Point	1

Electrical Plan

Scale 1:100



2740mm CEILING HEIGHT

NOTE

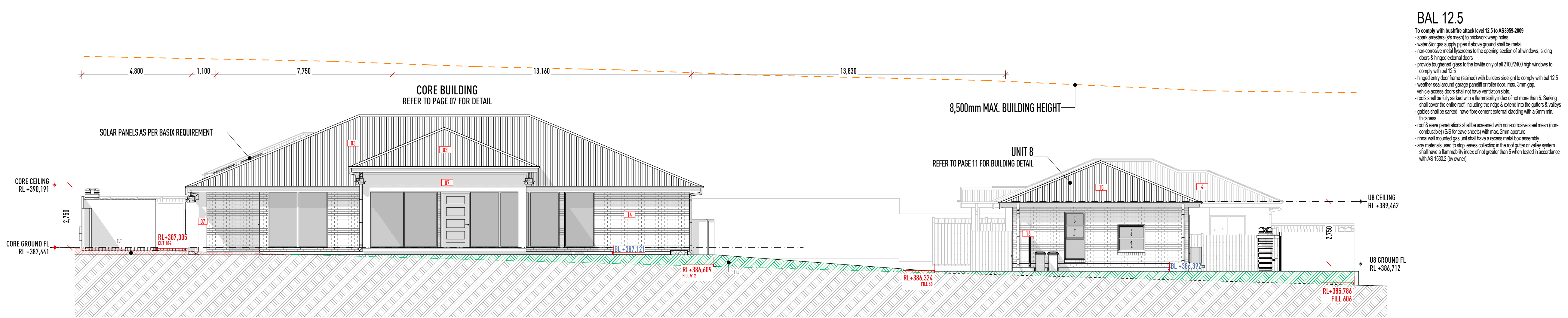
GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ENGINEER'S WIND RATING CONDITIONS

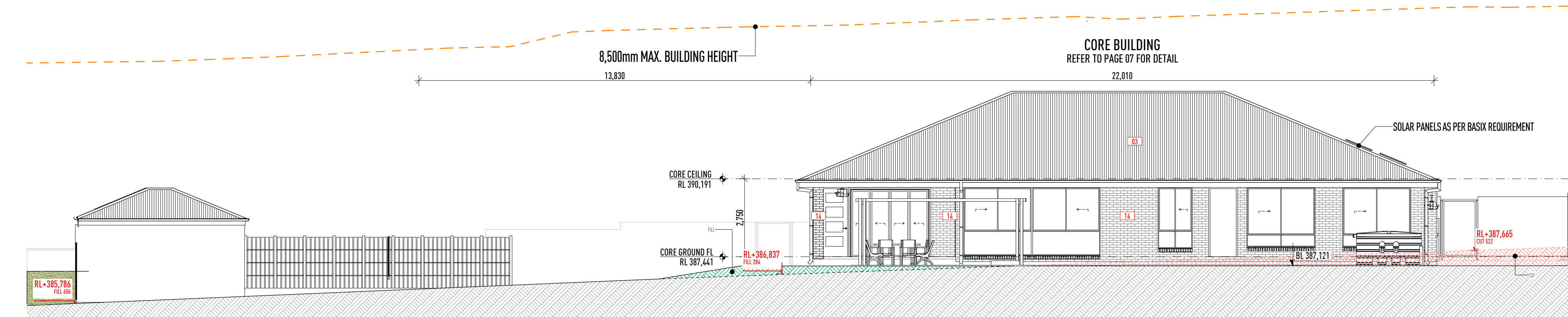
STEEL ROOFING TO COMPLY WITH AS1562.1

PROVIDE ALCOA BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.

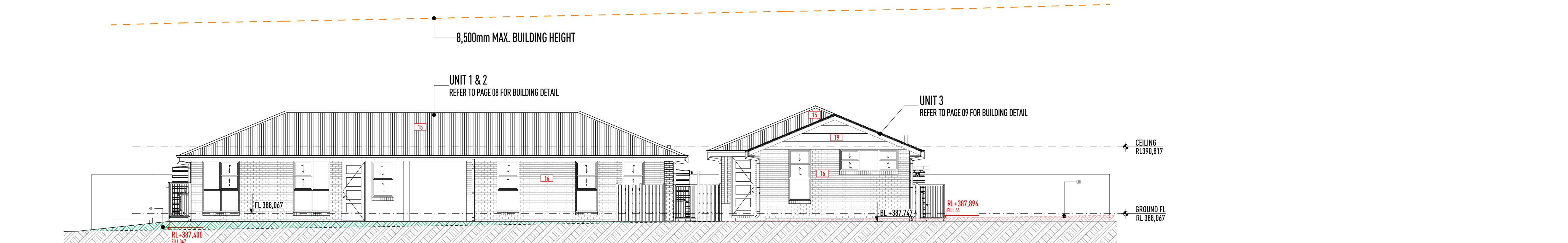
2740mm CEILING HEIGHT			
EXTERNAL FINISHES SCHEDULE			
01		04	
02		05	
03		06	
07		10	
08		11	
09		12	
13		16	
14		17	
15		18	
19			



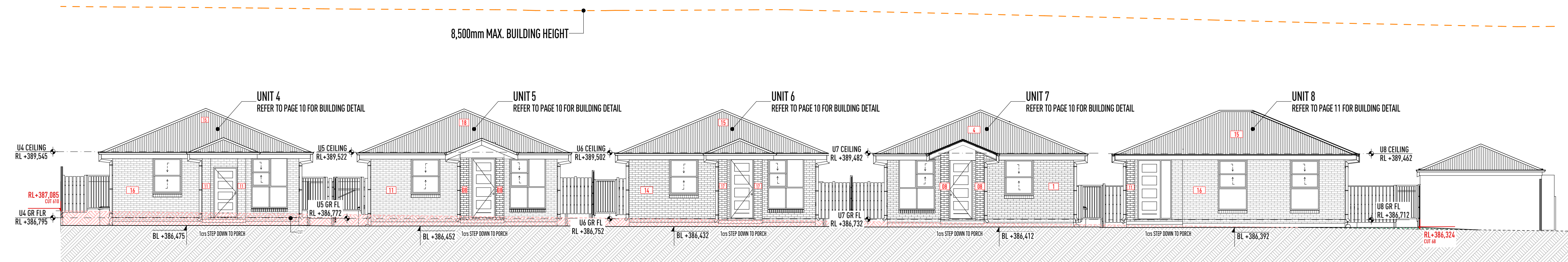
E-01 ELEVATION
Scale 1:100



E-02 ELEVATION
Scale 1:100



E-03 ELEVATION
Scale 1:100



E-04 ELEVATION
Scale 1:100

BAL 12.5

- To comply with bushfire attack level 12.5 to AS1959-2009
- spark arrestors (sis mesh) to brickwork weep holes
- water for gas supply pipes if above ground shall be metal
- non-corrosive metal hangers to the opening section of all windows, sliding doors & hinged external doors
- provide toughened glass to the bowtie only of all 2100x2400 high windows to comply with bal 12.5
- hinged entry door frame (slatted) with builders sealant to comply with bal 12.5
- weather steel around garage panel or roller door, max. 3mm gap
- vehicle access doors shall not have ventilation slats
- roofs shall be fully sarked with a flammability index of not more than 5. Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
- gables shall be sarked, have fire cement external cladding with a 50mm min. thickness
- roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (SIS for eave sheets) with max. 2mm aperture
- rimed wall mounted gas unit shall have a recess metal box assembly
- any materials used to stop flames collecting in the roof gutter or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)

CORPORATE OFFICE
13 Byng Street, Orange NSW 2800
E: design@housingplus.com.au
W: www.housingplus.com.au
ABN: 83 147 459 461

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*HOUSSER'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLORS, FITTINGS AND FINISHES.

PROJECT ADDRESS

LOT 64 CRAWFORD/DAYAL STREET EAST
TAMWORTH, NSW, 2340
DP205692

DESIGN & ARCHITECTURE

HOUSING PLUS & JAMES BURNS ARCHITECTURE
PH 0427 487 225

PROJECT MANAGER

DARREN WOODING
PH 0427 487 225

DRAWING AUTHOR

TRICEND ENGINEERING
PH 13 227 476

HYDRAULIC

TRICEND ENGINEERING
PH 13 227 476

BASIC CONSULTANT

MICHAEL KING
PH 0481 481 815

LANDSCAPE CONSULTANT

TBC
PH TBC

PROJECT

PROPOSED TAMWORTH GROUP HOME
WITH 8 DWELLINGS & COMMUNITY
FACILITY

DRAWING TITLE

PROPOSED SITE ELEVATIONS & EXTERNAL
COLOURSCHEME

DATE	AMENDMENT	ISSUE	BY	DATE
20/03/2023	1.00	1	DA SUBMISSION	20/03/2023
20/03/2023	1.01	1	DA SUBMISSION	20/03/2023
20/03/2023	1.02	1	DA SUBMISSION	20/03/2023
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20/03/2023	1.04	1	DA SUBMISSION	20/03/2023
20/03/2023	1.05	1	DA SUBMISSION	20/03/2023
20/03/2023	1.06	1	DA SUBMISSION	20/03/2023
20/03/2023	1.07	1	DA SUBMISSION	20/03/2023
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20/03/2023	1.55	1	DA SUBMISSION	20/03/2023
20/03/2023	1.56	1	DA SUBMISSION	20/03/2023
20/03/2023	1.57	1	DA SUBMISSION	20/03/2023
20/03/2023	1.58	1	DA SUBMISSION	20/03/2023
20/03/2023	1.59	1	DA SUBMISSION	20/03/2023
20/03/2023	1.60	1	DA SUBMISSION	20/03/2023
20/03/2023	1.61	1	DA SUBMISSION	20/03/2023
20/03/2023	1.62	1	DA SUBMISSION	20/03/2023
20/03/2023	1.63	1	DA SUBMISSION	20/03/2023
20/03/2023	1.64	1	DA SUBMISSION	20/03/2023
20/03/2023	1.65	1	DA SUBMISSION	20/03/2023
20/03/2023	1.66	1	DA SUBMISSION	20/03/2023
20/03/2023	1.67	1	DA SUBMISSION	20/03/2023
20/03/2023	1.68	1	DA SUBMISSION	20/03/2023
20/03/2023	1.69	1	DA SUBMISSION	20/03/2023
20/03/2023	1.70	1	DA SUBMISSION	20/03/2023
20/03/2023	1.71	1	DA SUBMISSION	20/03/2023
20/03/2023	1.72	1	DA SUBMISSION	20/03/2023
20/03/2023	1.73	1	DA SUBMISSION	20/03/2023
20/03/2023	1.74	1	DA SUBMISSION	20/03/2023
20/03/2023	1.75	1	DA SUBMISSION	20/03/2023
20/03/2023	1.76	1	DA SUBMISSION	20/03/2023
20/03/2023	1.77	1	DA SUBMISSION	20/03/2023
20/03/2023	1.78	1	DA SUBMISSION	20/03/2023
20/03/2023	1.79	1	DA SUBMISSION	20/03/2023
20/03/2023	1.80	1	DA SUBMISSION	20/03/2023
20/03/2023	1.81	1	DA SUBMISSION	20/03/2023
20/03/2023	1.82	1	DA SUBMISSION	20/03/2023
20/03/2023	1.83	1	DA SUBMISSION	20/03/2023
20/03/2023	1.84	1	DA SUBMISSION	20/03/2023
20/03/2023	1.85	1	DA SUBMISSION	20/03/2023
20/03/2023	1.86	1	DA SUBMISSION	20/03/2023
20/03/2023	1.87	1	DA SUBMISSION	20/03/2023
20/03/2023	1.88	1	DA SUBMISSION	20/03/2023
20/03/2023	1.89	1	DA SUBMISSION	20/03/2023
20/03/2023	1.90	1	DA SUBMISSION	20/03/2023
20/03/2023	1.91	1	DA SUBMISSION	20/03/2023
20/03/2023	1.92	1	DA SUBMISSION	20/03/2023
20/03/2023	1.93	1	DA SUBMISSION	20/03/2023
20/03/2023	1.94	1	DA SUBMISSION	20/03/2023
20/03/2023	1.95	1	DA SUBMISSION	20/03/2023
20/03/2023	1.96	1	DA SUBMISSION	20/03/2023
20/03/2023	1.97	1	DA SUBMISSION	20/03/2023
20/03/2023	1.98	1	DA SUBMISSION	20/03/2023
20/03/2023	1.99	1	DA SUBMISSION	20/03/2023
20/03/2023	2.00	1	DA SUBMISSION	20/03/2023

DA SUBMISSION

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To comply with bushfire attack level 12.5 to AS3959-2009

- spark arresters (s/s mesh) to brickwork waste holes
- water & gas supply pipes if above ground shall be metal
- non-corrosive metal hangers to the opening section of all windows, sliding doors & bi-parting doors
- provide burglarised glass to the lowline only of all 2100x2400 high windows to comply with cl 12.5
- hinged entry doors (stained) with builders sighthold to comply with cl 12.5
- weather seal around garage panel or roller door. max. 3mm gap.
- where access doors do not have ventilation slots.
- roof cladding fully secured. No removable items on roof.
- Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
- gables shall be sarked, have fire eave external cladding with a 6mm min. thickness
- roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (SS) or fibre sheets) with max. 2mm aperture
- metal roof cladding get-into have a recess metal box assembly
- any materials used to stop leaves collecting in the ridge or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)

