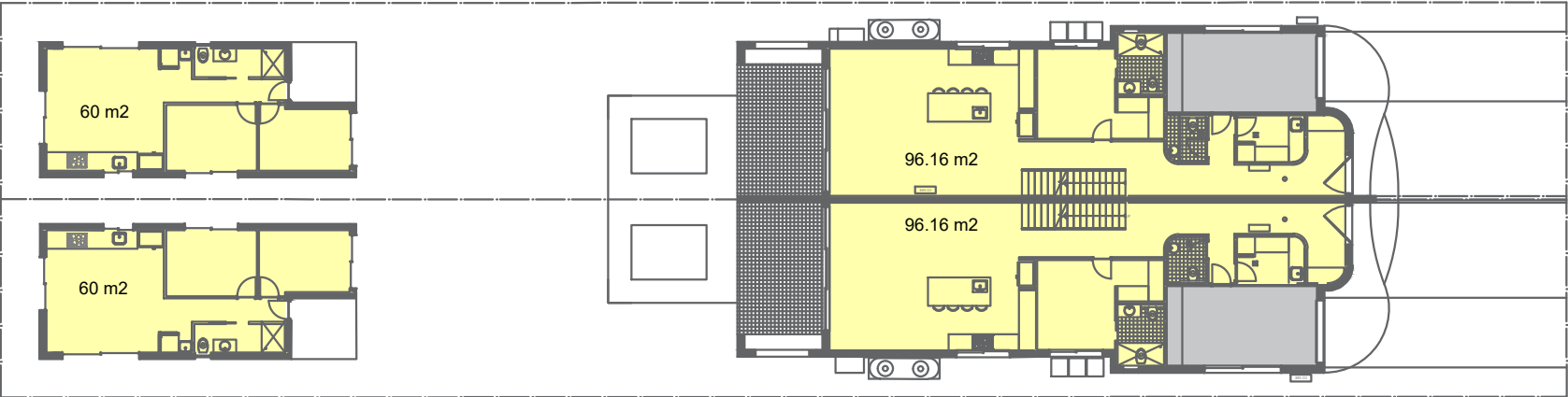
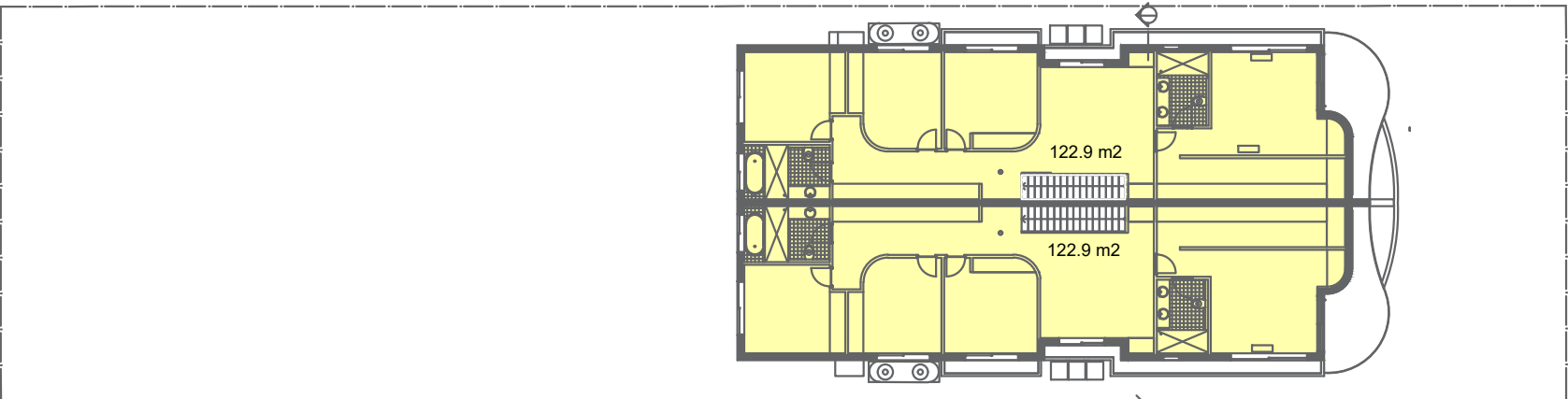


PROPOSAL: DEMOLITION OF EXISTING STRUCTURES, REMOVAL OF TREES AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY DEVELOPMENT WITH SWIMMING POOLS FOLLOWED BY TORRENS TITLE SUBDIVISION AND CONSTRUCTION OF DETACHED SECONDARY DWELLING AT THE REAR OF EACH LOT.

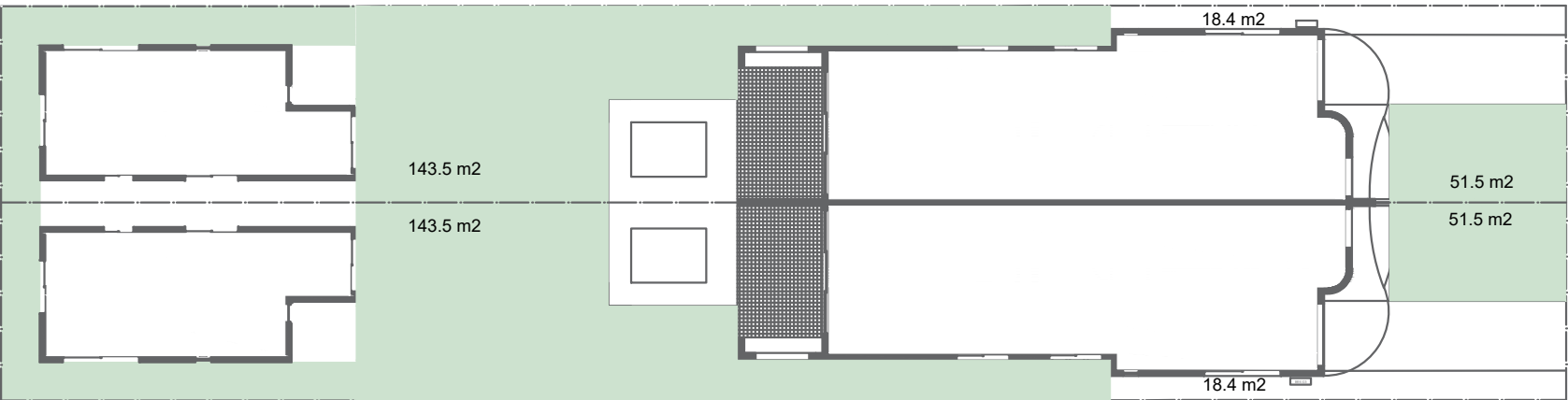
DRAWING LIST		
SHEET NUMBER	SHEET NAME	DRAWN BY
01	COVER SHEET	-
02	COMPLIANCE PAGE	-
03	SITE PLAN	-
04	GROUND FLOOR PLAN	-
05	GROUND FLOOR PLAN GF	-
06	FIRST FLOOR PLAN	-
07	ROOF PLAN	-
08	ROOF PLAN GF	-
09	ELEVATIONS NORTH AND SOUTH	-
10	ELEVATIONS EAST AND WEST	-
11	ELEVATIONS GF	-
12	SECTIONS	-
13	WINDOW SCHEDULE	-
14	DOOR SCHEDULE	-
15	WALL SCHEDULE	-
16	SITE ANALYSIS	-
17	DEMOLITION PLAN	-
	WASTE MANAGEMENT PLAN	-
19	SCHEDULE OF COLOURS AND FINISHES	-
20	LANDSCAPE PLAN/MAINTENANCE PLAN	-
21	LANDSCAPE MANAGEMENT PLAN	-
22	SHADOW DIAGRAMS	-
23	NOTIFICATION PLAN	-
24	THERMAL DETAILS	-
25	SUBDIVISION PLAN (TORRENS TITLE)	-



GFA GROUND FLOOR



GFA FIRST FLOOR



DEEP SOIL

COMPLIANCE TABLE

DUAL OCCUPANCY DP NUMBER - 35673  
COUNCIL- BANKSTOWN LOT NUMBER - 19  
DCP/LEP -BANKSTOWN ZONING - R3 Medium Density Residential

SITE AREA- 921.0 m2		PERMISSIBLE	PROPOSED
50%		460.5 m2	438.12 m2
TOTAL GFA		LOT A	LOT B
GROUND FLOOR GFA		96.16 m2	96.16m2
FIRST FLOOR GFA		122.90 m2	122.90 m2
SECONDARY DWELLING GFA		60 m2	60 m2
TOTAL GFA		219.06 m2	219.06 m2
MAX HEIGHT	8.5m	m	m
SETBACKS			
GROUND FLOOR FRONT SETBACK	6.5 m	m	m
GROUND FLOOR REAR SETBACK	1.5m	m	m
GROUND FLOOR SIDE SETBACK	0.9m 1.5m	m	m
FIRST FLOOR FRONT SETBACK	6.5 m	m	m
FIRST FLOOR REAR SETBACK	>5m	m	m
FIRST FLOOR SIDE SETBACK	1.5 m	m	m
GARAGE SETBACK	9.362m	m	m
PRIVATE OPEN SPACE	m2	m2	m2
LANDSCAPE / DEEP SOIL	360.50 m2	338.50 m2	
		m2	m2
AT LEAST 50% OF THE AREA FORWARD OF THE BUILDING LINE IS TO BE LANDSCAPED	50 m2	51.5 m2	

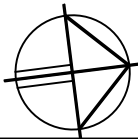
COMPLIANCE PAGE

DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

DATE DRAWN: 21.02.2024

SHEET: 2 OF 24

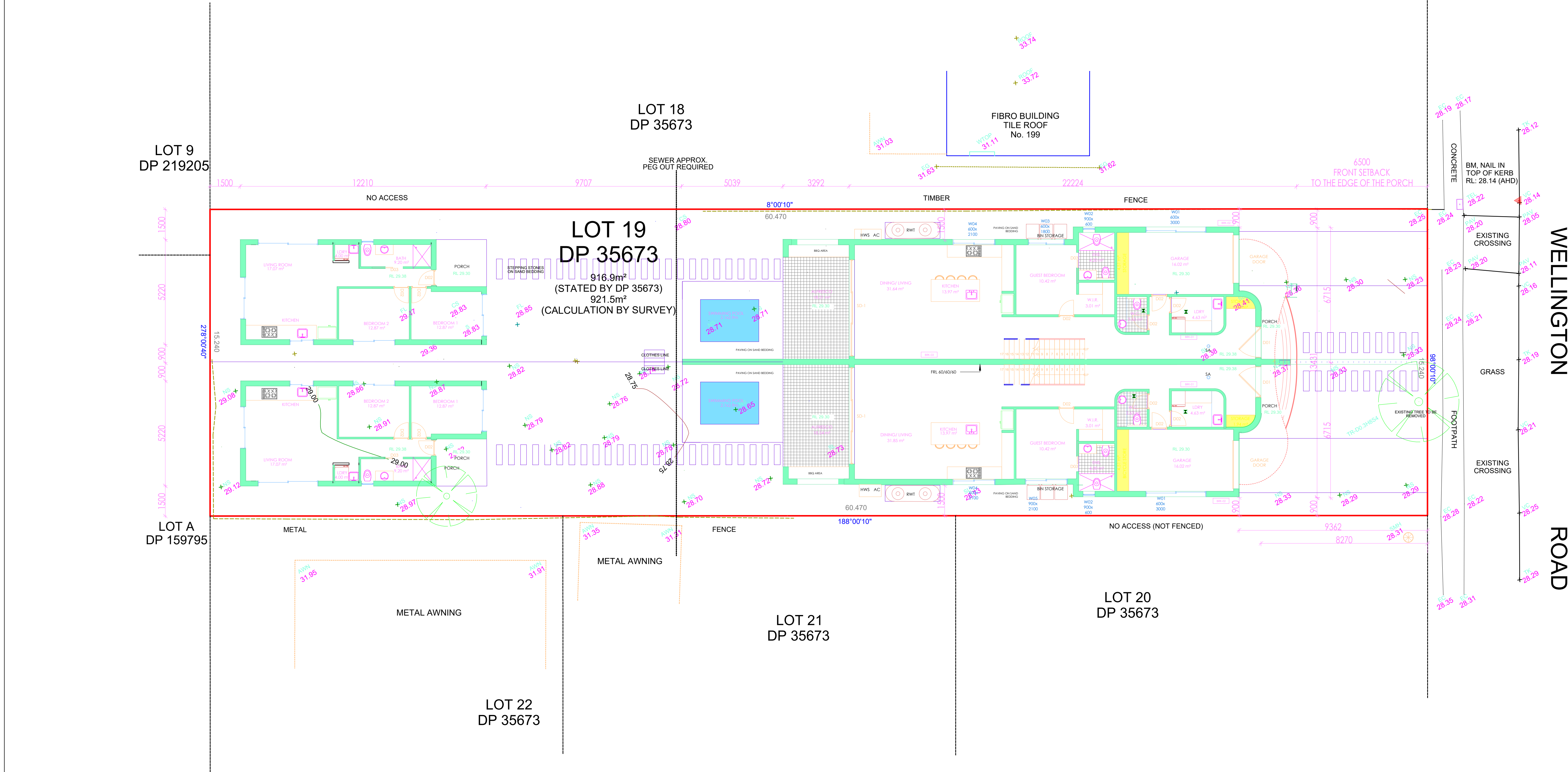
NORTH DIRECTION:



LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

AD ARCH  
M: 0491 075 774  
E: aly.damaj@gmail.com





SITE PLAN		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	NORTH DIRECTION: 	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
SCALE:	1:100 A1					
DATE DRAWN:	21.02.2024					
SHEET:	3 OF 24					

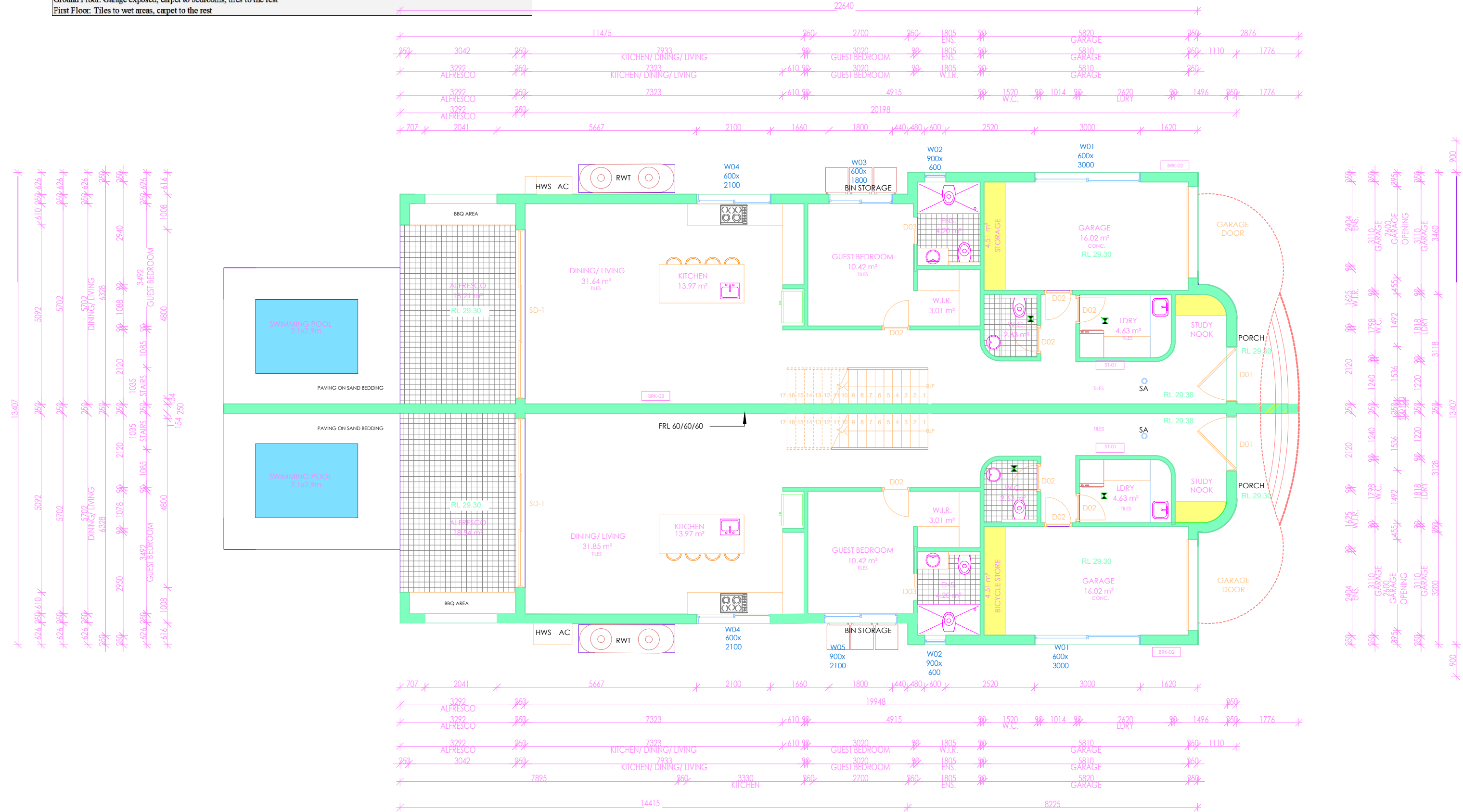
CONSTRUCTION NOTES

Construction of First Floor Floor: Timber Floor Joist

Cavity Brick for partition wall

Ground Floor: Garage exposed, carpet to bedrooms, tiles to the rest

First Floor: Tiles to wet areas, carpet to the rest



GROUND FLOOR PLAN

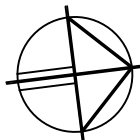
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DATE DRAWN: 21.02.2024

SHEET: 4 OF 24

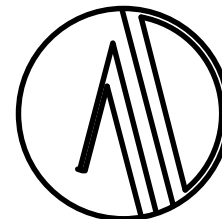
DESIGNED BY: ALI DAMAJ (M.Sc.Arch)

NORTH DIRECTION:



LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

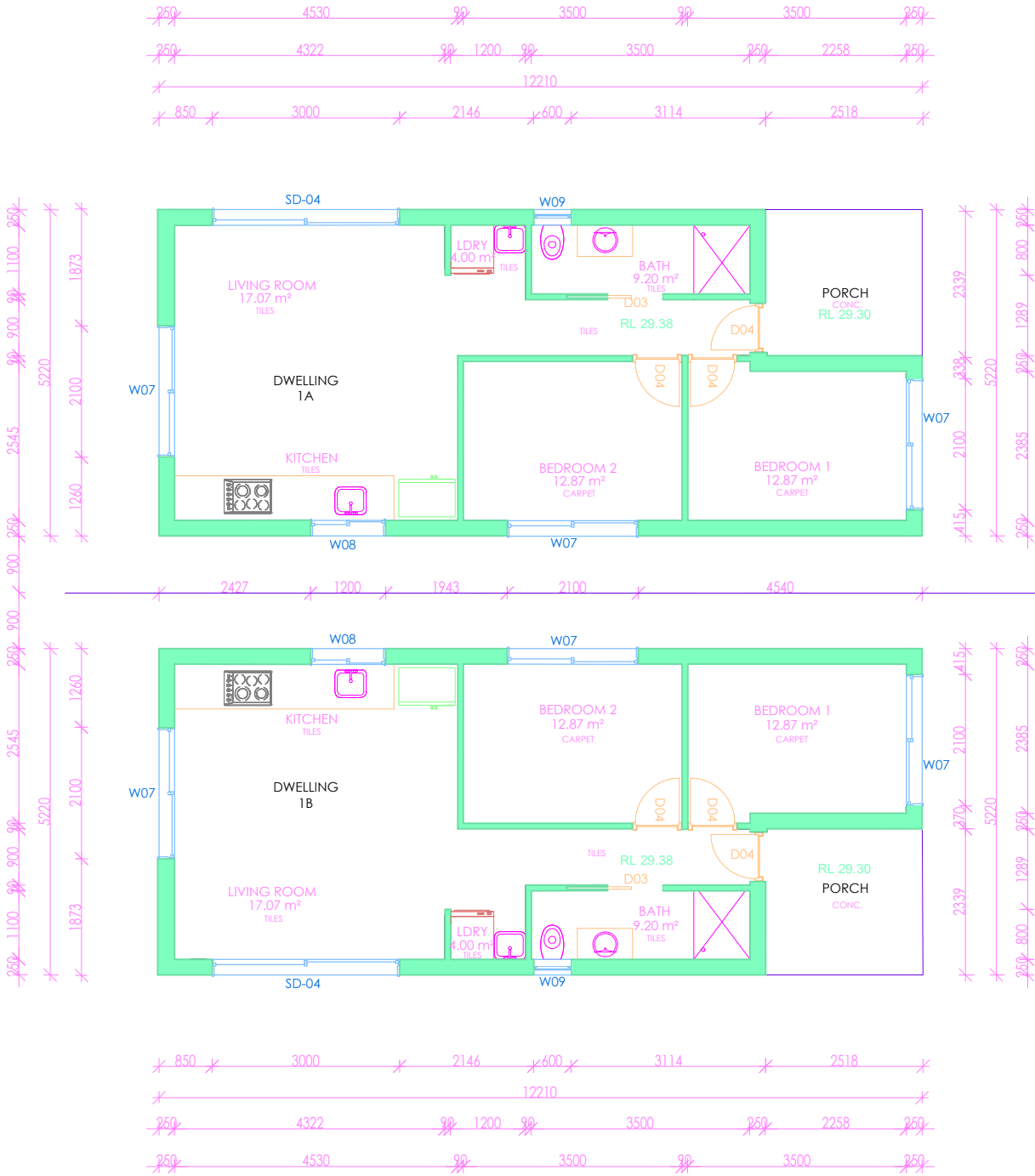
AD ARCH  
M: 0491 075 774  
E: aly.damaj@gmail.com





CONSTRUCTION NOTES

Construction of First Floor Floor: Timber Floor Joist  
Cavity Brick for partition wall  
Ground Floor: Garage exposed, carpet to bedrooms, tiles to the rest  
First Floor: Tiles to wet areas, carpet to the rest



GROUND FLOOR PLAN  
SECONDARY DWELLING

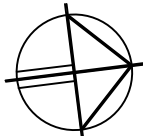
DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

SCALE: 1:100

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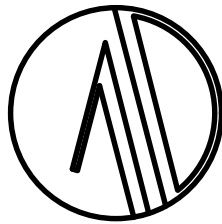
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SHEET: 5 OF 24

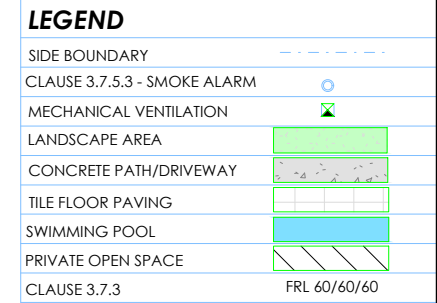


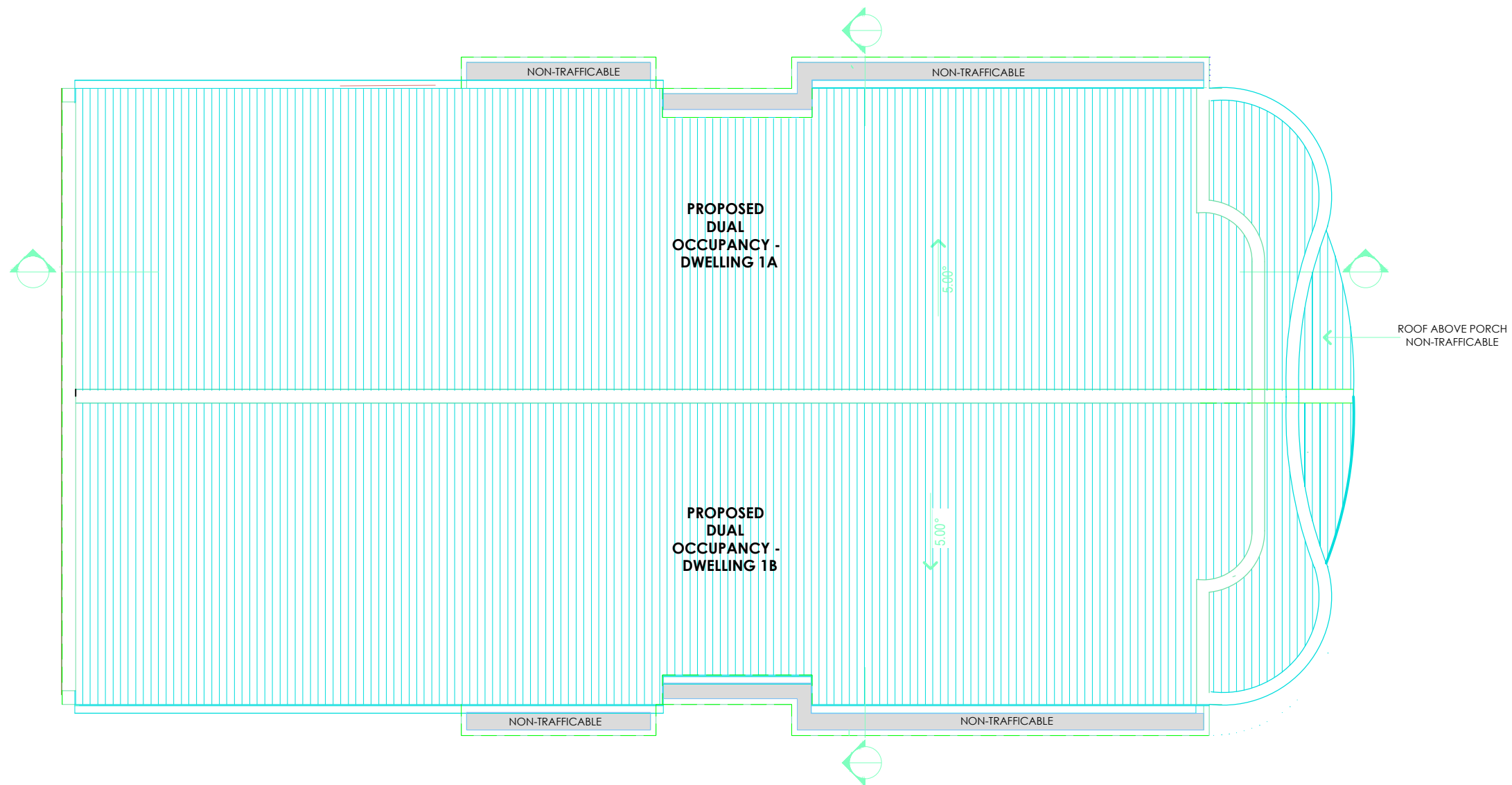
LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

AD ARCH  
M: 0491 075 774  
E: aly.damaj@gmail.com



Construction of First Floor Floor: Timber Floor Joist  
Cavity Brick for partition wall  
Ground Floor: Garage exposed, carpet to bedrooms, 1  
First Floor: Tiles to wet areas, carpet to the rest





ROOF PLAN

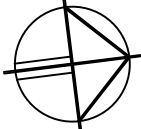
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DATE DRAWN: 21.02.2024

SHEET: 7 OF 24

DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

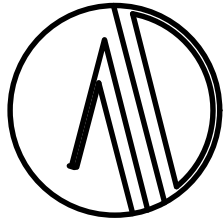
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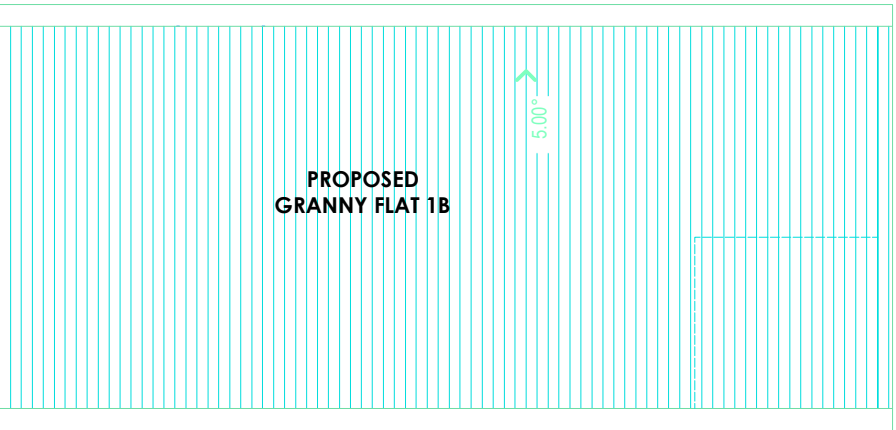


LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

AD ARCH

M: 0491 075 774  
E: aly.damaj@gmail.com





ROOF PLAN  
SECONDARY DWELLING

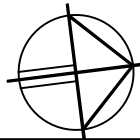
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DATE DRAWN: 21.02.2024

SHEET: 8 OF 24

DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

NORTH DIRECTION:

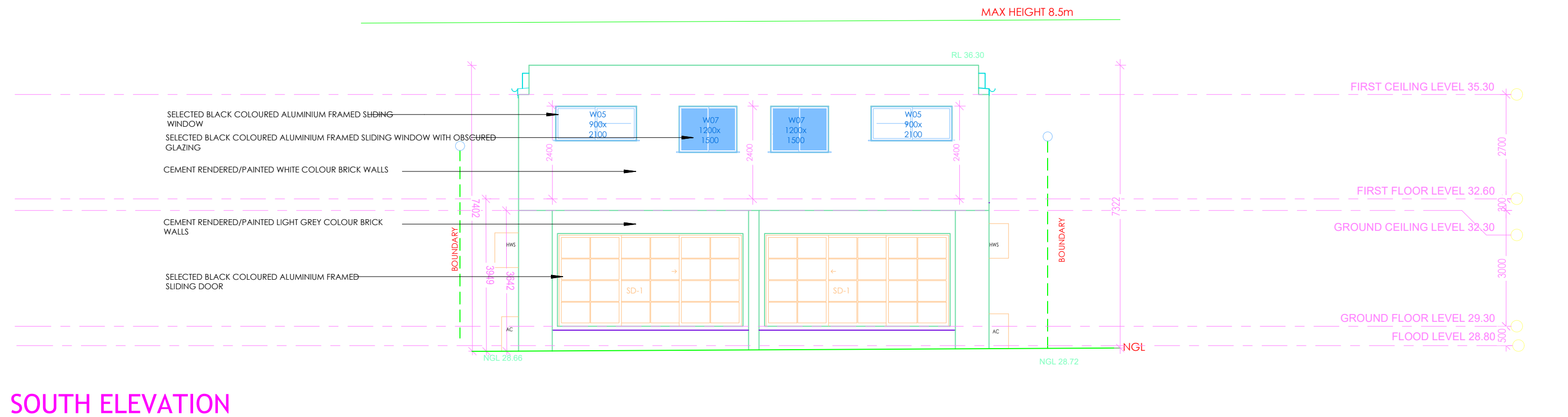
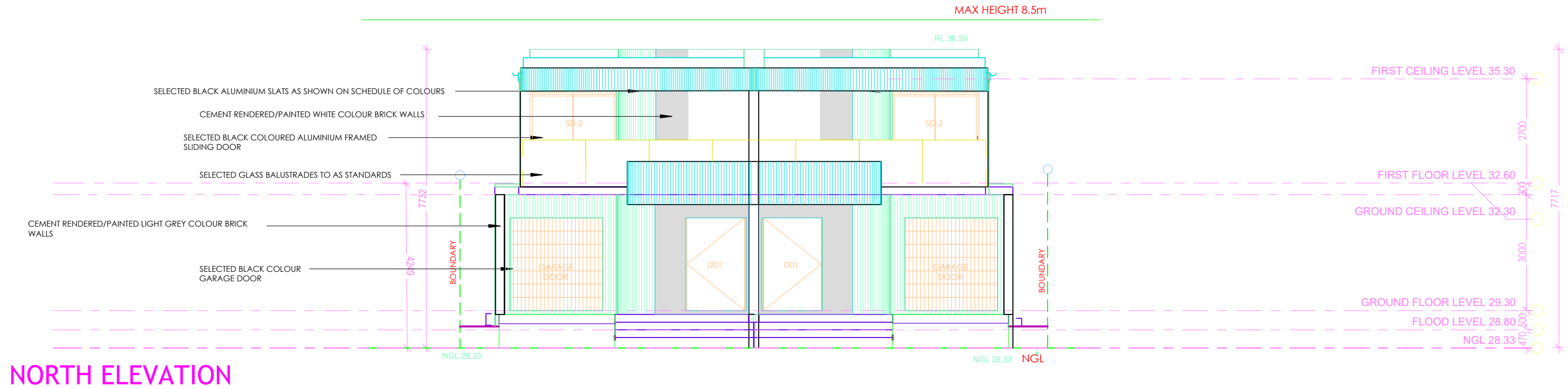




LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

AD ARCH  
M: 0491 075 774  
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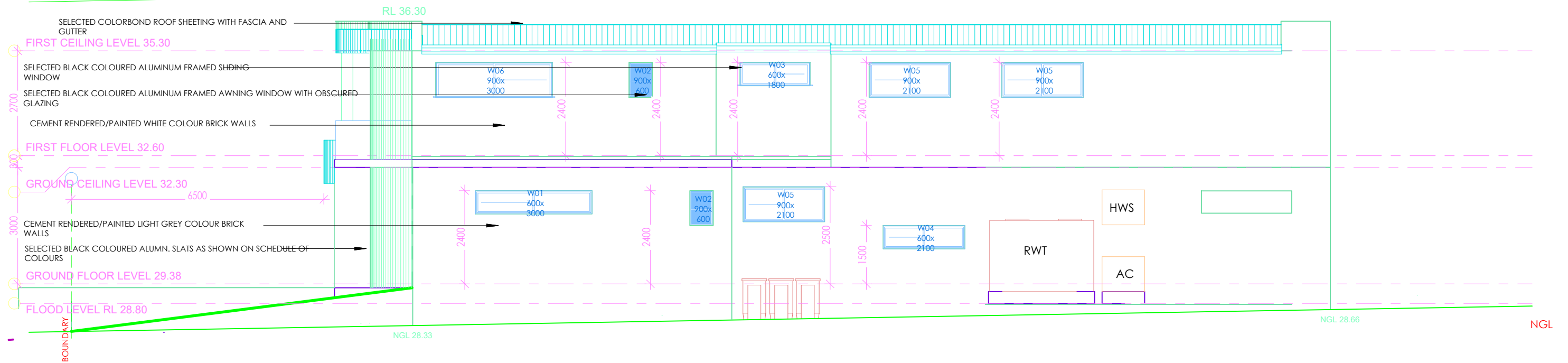






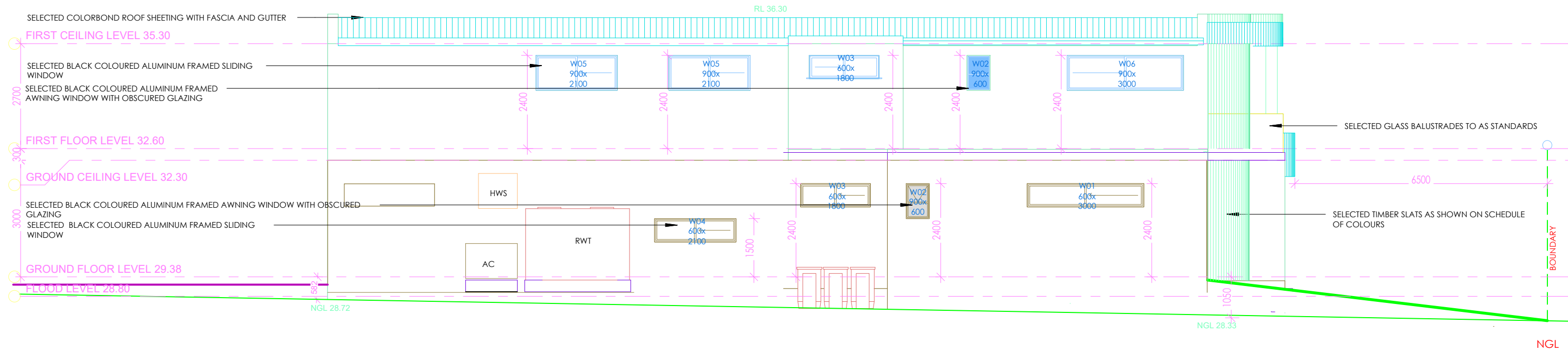
NORTH & SOUTH ELEVATIONS		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
SCALE:	1:100	NORTH DIRECTION:			
DATE DRAWN:	21.02.2024				
SHEET:	9 OF 24				

MAX HEIGHT 8.5m



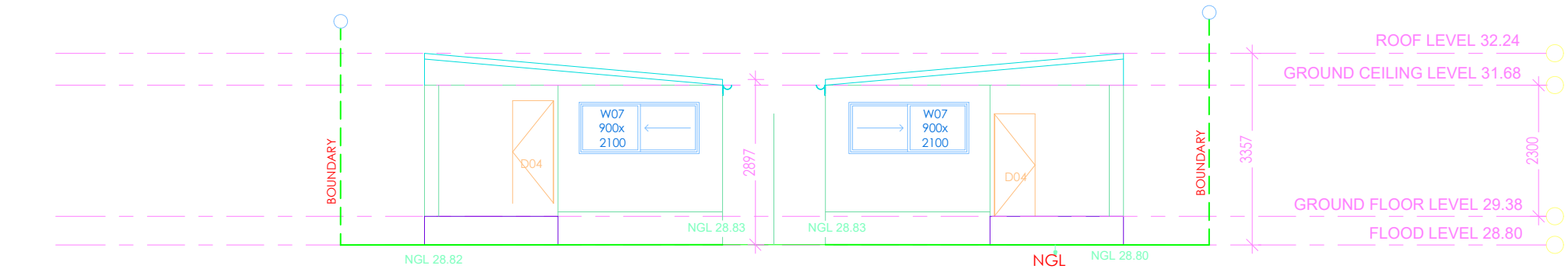
WEST ELEVATION

MAX HEIGHT 8.5m

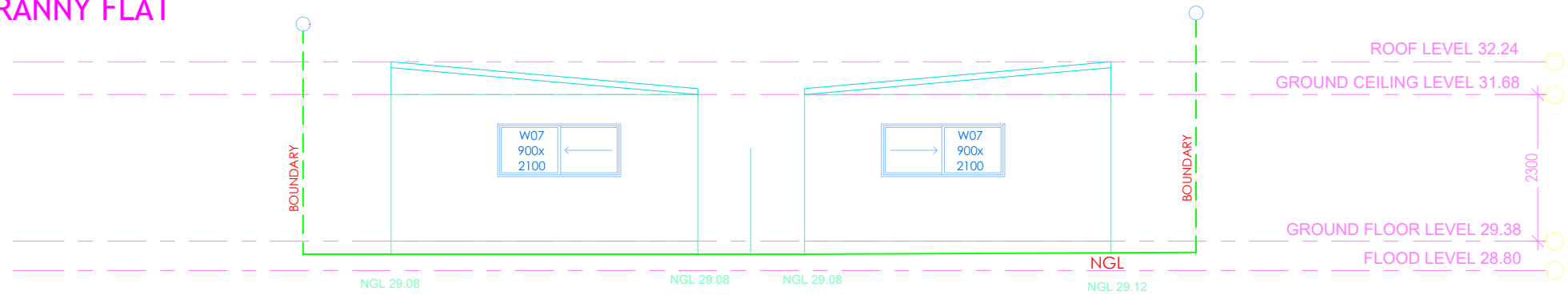


EAST ELEVATION

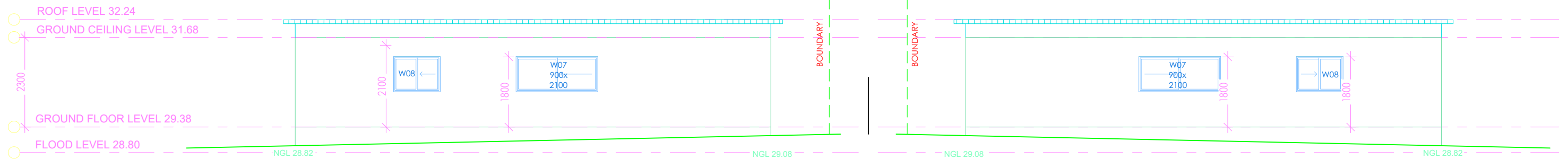
EAST AND WEST ELEVATIONS		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH  M: 0491 075 774 E: aly.damaj@gmail.com	
SCALE:	1:100	NORTH DIRECTION:  			
DATE DRAWN:	21.02.2024				
SHEET:	10 OF 24				



NORTH ELEVATION  
GRANNY FLAT

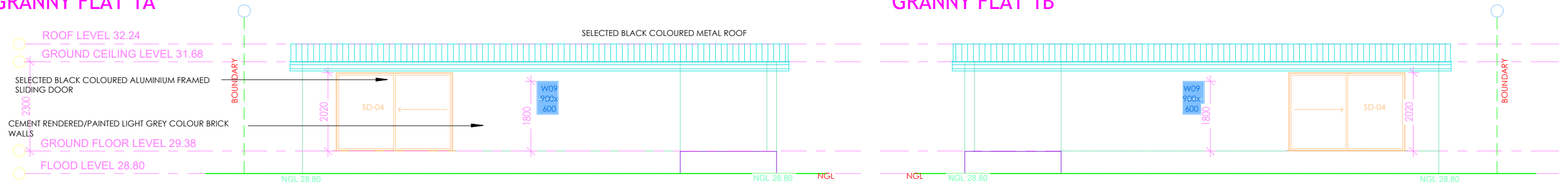


SOUTH ELEVATION  
GRANNY FLAT




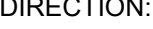
WEST ELEVATION  
GRANNY FLAT 1A

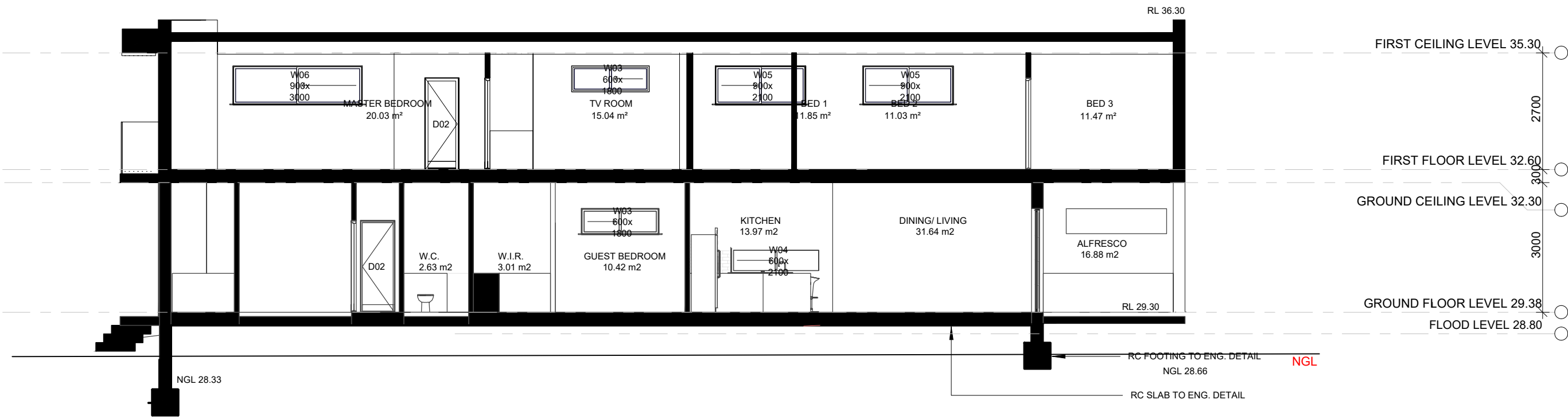
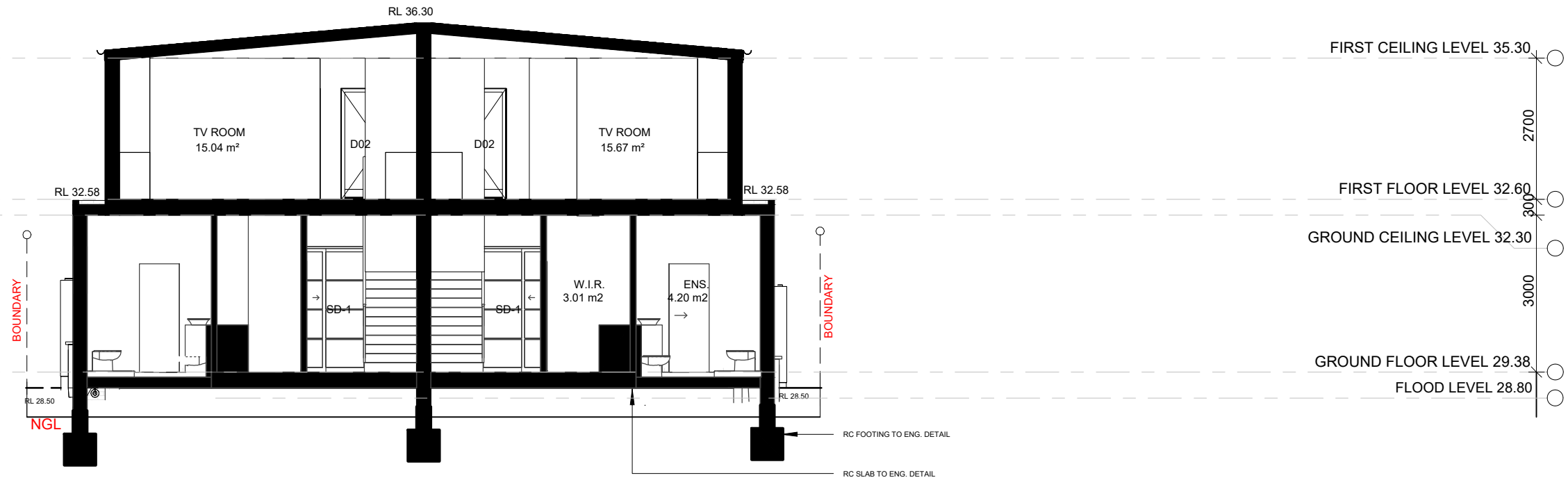
EAST ELEVATION  
GRANNY FLAT 1B





EAST ELEVATION  
GRANNY FLAT 1A

WEST ELEVATION  
GRANNY FLAT 1B

ELEVATIONS SECONDARY DWELLING	DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
SCALE: 1:100	NORTH DIRECTION:			
DATE DRAWN: 21.02.2024				
SHEET: 11 OF 24				



SECTIONS		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)		<div>LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION</div>	<div>AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com</div>	
SCALE:	1:100	<div>NORTH DIRECTION: </div>				
DATE DRAWN:	21.02.2024					
SHEET:	12 OF 24					

NCC and AUSTRALIAN STANDARDS

All aspects of construction to be compliant with relevant performance requirements of the NCC and Australian Standards including, but not limited to the following;

Termite control measures:  
-Redstop pipe penetrations  
-Granite guard application to perimeter walls in accordance with AS3660.1 Clause 6.59 & 6.60

Structural post note:  
-Steel & h/w timber posts to engineers details to support steel beams over, to be located within timber stud wall frames  
-Balcony attachments & supports to be in accordance with Clause 3.10.6 of Volume 2 of the NCC  
-Refer to structural engineers plans for post type & locations

Bricklayer note:  
-Bricklayers to verify all brick dimesions on site before commencing any work. If there is any discrepancy or doubt do not hesitate to contact the builder

Stairs and Balustrade note:  
-The stairs will be constructed in accordance with the requirements of Clause 3.9.1.2 of Volume 2 of the NCC  
-The finish of all stairs will meet the requirements of Clause 3.9.1.4 of Volume 2 of the NCC  
-Any landings will meet the requirements of Clause 3.9.1.5 of Volume 2 of the NCC  
-The stairs will be serviced by a hand rail in accordance with the requiremnts of Clause 3.9.2.4 of Volume 2 of the NCC  
-The baulstrades servicing the dwelling (both Internal & External) to meet the requirements of Clause 3.9.2.3 Volume 2 of the NCC

Note:  
-All first floor bedroom window to be provided with protection in accordance with Clause 3.9.2.7 of Volume 2 of the NCC

Note:  
-Exhaust system to be installed as per flow rates specifed in Clause 3.8.7.3 of Volume 2 of the NCC& must be discharged directly via shaft or duct to outdoor air or ventilated roof space in accordance with Clause 3.8.7.4 of Volume 2 of the NCC

Note:  
-Hard wired photo-electric smoke alarms to be installed in accordance with Clause 3.7.5 of Volume 2 of the NCC and Australian Standard AS3786

Note:  
-Articulation joints will be provided in brickwork in accrdance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and Australian Standard AS4773.1-2015

Note:  
-Lift off hinges to be provided where a door is within 1200mm of a toilet pan in accordance with requirements of Clause 3.8.3.3 of Volume 2 of the NCC

Note:  
-External cladding as selected to be in accordance with Clause 3.5.4 of Volume 2 of the NCC

Note:  
-Waterproofing of the wet areas will be carried out in accordance with AS3740 and Clause 3.8.1.2 of Volume 2 of the NCC

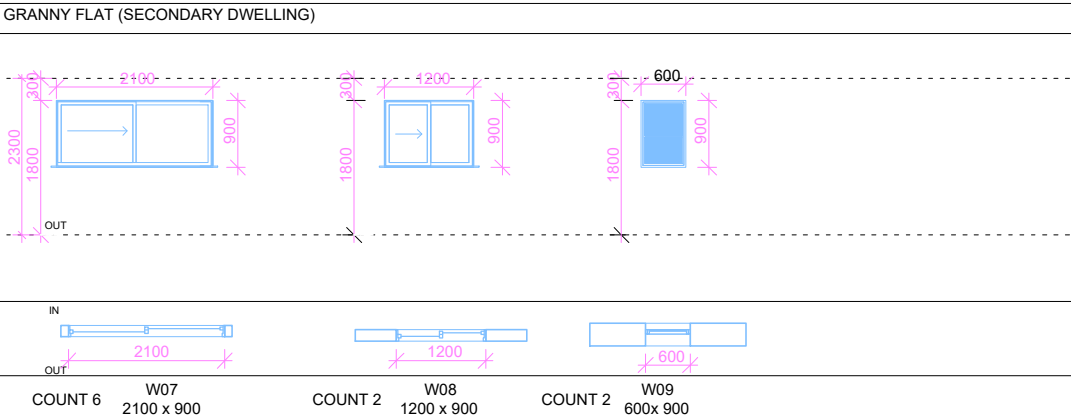
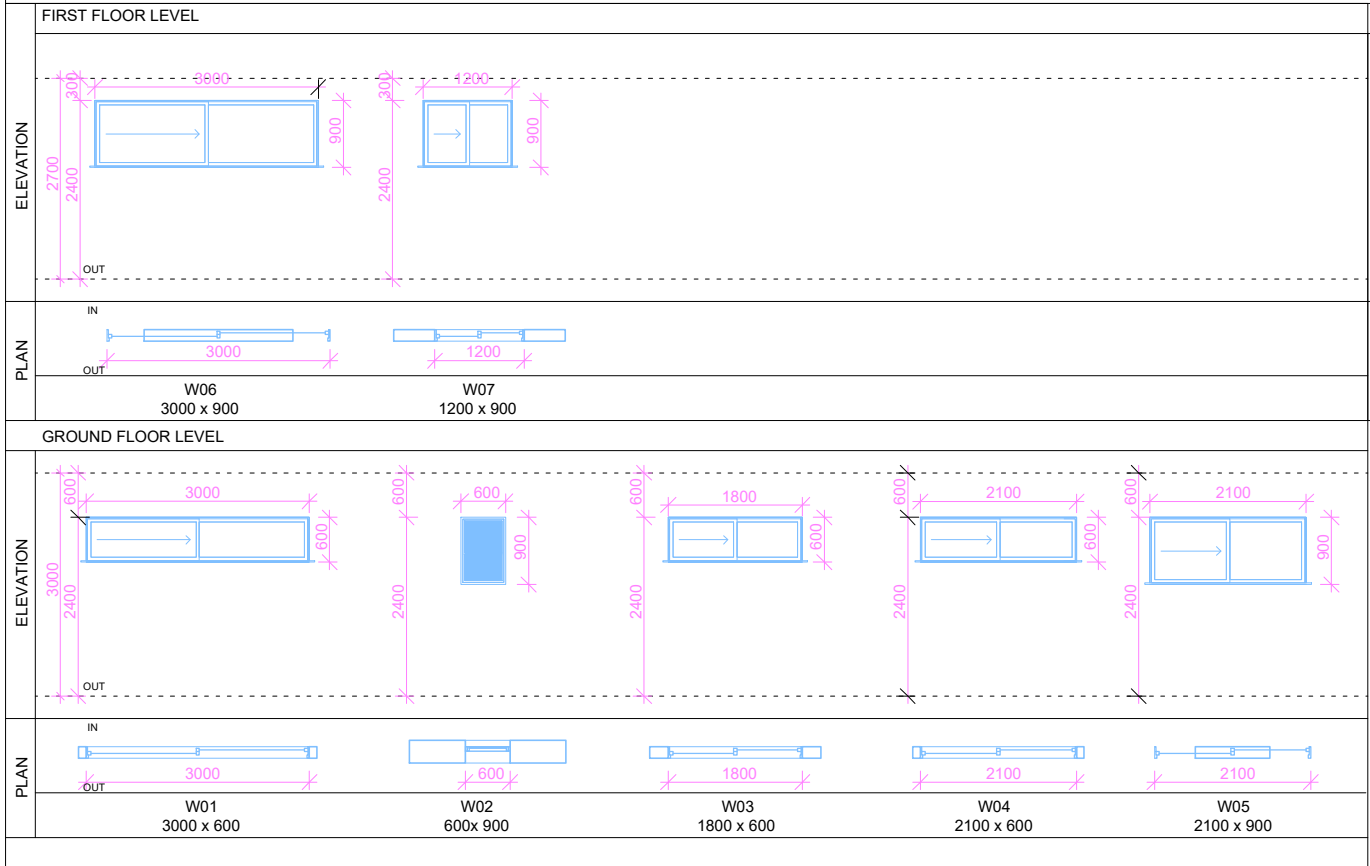
Note:  
-Building sealing to roof lights, external doors and windows and construction of ceilings, walls and floors to

Volume 2 of the NCC

Note:  
-Garage and driveway profiles/ grades to comply in accordance with Australian Standard AS2890

Note:  
-Windows to comply to BCA windows specifications 3.9.2.5

WINDOW SCHEDULE



WINDOW SCHEDULE					
TYPE MARK	Type	COUNT	LEVEL	WIDT H	HEIG HT
W01	2021- Sliding Window 3000x600	1	GROUND FLOOR LEVEL	3000	600
W01	2021- Sliding Window 3000x600	1	GROUND FLOOR LEVEL	3000	600
W03	2021- Sliding Window 1800x600	1	GROUND FLOOR LEVEL	1800	600
W04	2021- Sliding Window 2100x600	1	GROUND FLOOR LEVEL	2100	600
W05	2021- Sliding Window 2100x900	1	GROUND FLOOR LEVEL	2100	900
W04	2021- Sliding Window 2100x600	1	GROUND FLOOR LEVEL	2100	600
W02	2021- Awning Window 600 x 900	1	GROUND FLOOR LEVEL	600	900
W02	2021- Awning Window 600 x 900	1	GROUND FLOOR LEVEL	600	900
W03	2021- Sliding Window 1800x600	1	FIRST FLOOR LEVEL	1800	600
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900

WINDOW SCHEDULE					
TYPE MARK	Type	COUNT	LEVEL	WIDT H	HEIG HT
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900
W02	2021- Awning Window 600 x 900	1	FIRST FLOOR LEVEL	600	900
W02	2021- Awning Window 600 x 900	1	FIRST FLOOR LEVEL	600	900
W03	2021- Sliding Window 1800x600	1	FIRST FLOOR LEVEL	1800	800
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900
W05	2021- Sliding Window 2100x900	1	FIRST FLOOR LEVEL	2100	900
W07	2021- Sliding Window 1200x900 2	1	FIRST FLOOR LEVEL	1500	1200
W07	2021- Sliding Window 1200x900 2	1	FIRST FLOOR LEVEL	1500	1200
W06	2021- Sliding Window 3000x900	1	FIRST FLOOR LEVEL	3000	900
W06	2021- Sliding Window 3000x900	1	FIRST FLOOR LEVEL	3000	900

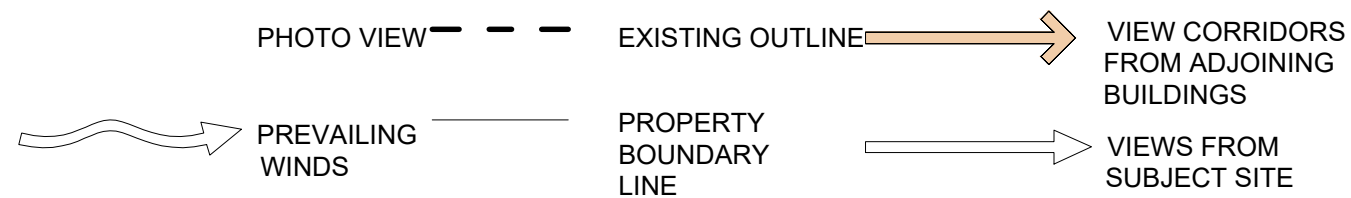
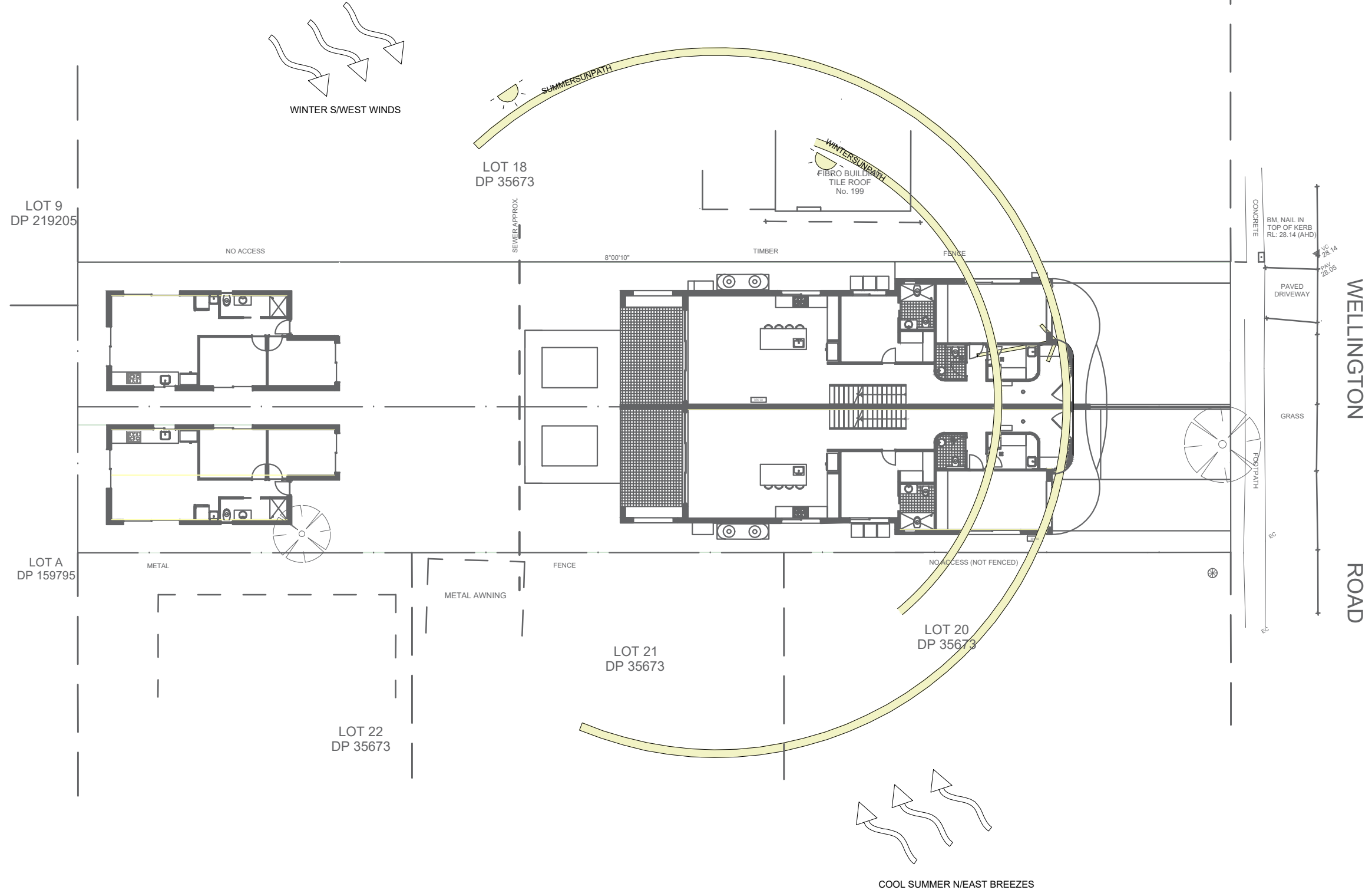
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DOOR SCHEDULE			
FIRST FLOOR LEVEL		GRANNY FLAT	
ELEVATION		ELEVATION	
GROUND FLOOR LEVEL			
ELEVATION		ELEVATION	

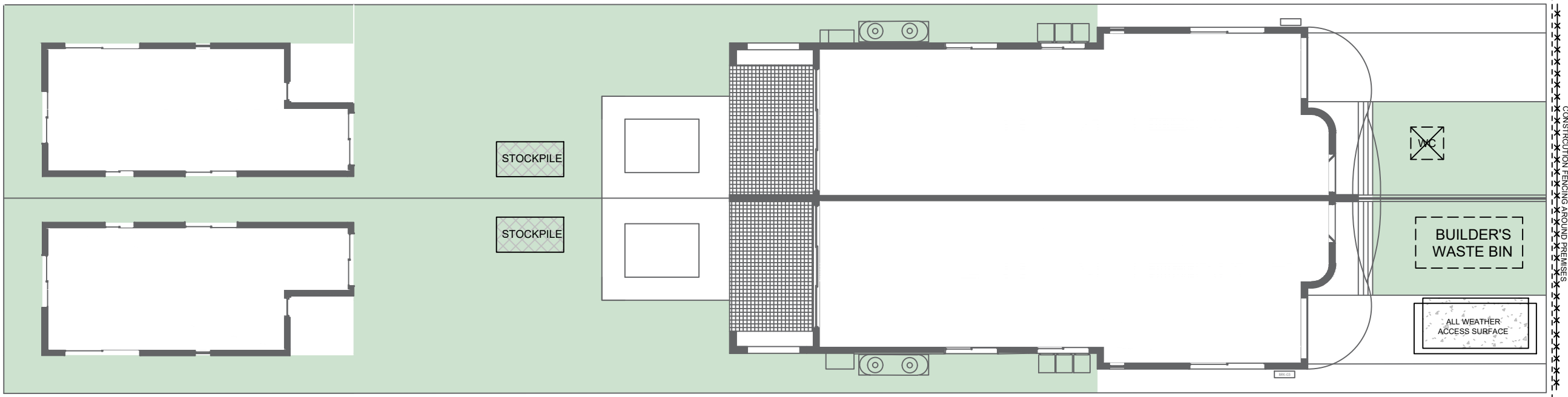
DOOR SCHEDULE					
TYPE MARK	COUNT	LEVEL	Family and Type	WIDTH	HEIGHT
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D03	1	GROUND FLOOR LEVEL	Sliding - Cavity-Single-Flush_rob: 770 x 2100mm	770	2100
D01	1	GROUND FLOOR LEVEL	Pivot_Door: 1000 x 2100	1500	2400
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
SD-1	1	GROUND FLOOR LEVEL	Choo Door - Sliding Tripple Panel -3 Panelled Colonial: 4000 x 2100 mm	4800	2400
SD-2	1	FIRST FLOOR LEVEL	Sliding_Glass_Door_18461: SLIDING DOOR 2	2200	2400
GARAGE DOOR	1	GROUND FLOOR LEVEL	M_Door-Overhead-Sectional: 2400 x 2100mm	2400	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D03	1	GROUND FLOOR LEVEL	Sliding - Cavity-Single-Flush_rob: 770 x 2100mm	770	2100
GARAGE DOOR	1	GROUND FLOOR LEVEL	M_Door-Overhead-Sectional: 2400 x 2100mm	2400	2100
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
SD-2	1	FIRST FLOOR LEVEL	Sliding_Glass_Door_18461: SLIDING DOOR 2	2200	2400
D01	1	GROUND FLOOR LEVEL	Pivot_Door: 1000 x 2100	1500	2400
D02	1	GROUND FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
SD-1	1	GROUND FLOOR LEVEL	Choo Door - Sliding Tripple Panel -3 Panelled	4800	2400
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100
D02	1	FIRST FLOOR LEVEL	21_ALDUS Panelled door_inward: 2100x770	770	2100



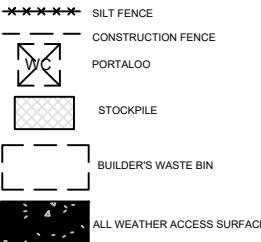
REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT			<div>WALL TYPES</div>	<div>TYPE MARK</div>	<div>DESCRIPTION</div>
			<div></div>	ST-01	STUD WALL -90 mm INTERNAL WALLS -90 mm TIMBER FRAME WITH 13 mm PLASTER LINING
			<div></div>	ST-02	STUD CLADDING -130 mm 40mm CLADDED EXTERNAL WALLS -90 mm STUD INTERIOR
			<div></div>	ST-03	STEEL FRAME CLADDING -130 mm 40mm CLADDED EXTERNAL WALLS -90 mm STEEL FRAME INTERIOR.
			<div></div>	H-01	HEBEL WALL -200 mm 75mm HEBEL EXTERNAL WALLS -90 mm TIMBER FRAME INTERIOR .
			<div></div>	CB-150	CONCRETE BLOCKWORK -200 mm 200mm BLOCK WALL INTERIOR -20MM RENDER FINISH.
			<div></div>	DIN-110	DINCEL WALL -110 mm 110mm DINCEL WALL INTERIOR -RENDER FINISH.
			<div></div>	DIN-200	DINCEL WALL -200 mm 200mm DINCEL WALL EXTERIOR/INTERIOR -RENDER FINISH.
			<div></div>	DIN-275	DINCEL WALL -275 mm 275mm DINCEL WALL EXTERIOR -RENDER FINISH.
			<div></div>	C-100	CONCRETE WALL -100 mm REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
			<div></div>	C-150	CONCRETE WALL -150 mm REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
			<div></div>	C-200	CONCRETE WALL -200 mm REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
			<div></div>	C-300	CONCRETE WALL -300 mm REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
			<div></div>	BRK-01	BRICK WALL -110 mm 110 mm THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 kg/m2.
			<div></div>	BRK-02	BRICK VENEER -250 mm 90 mm TIMBER STUD WALL, MASONRY WALL 110 mm; AND 50 mm THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
			<div></div>	BRK-03	DOUBLE BRICK WALL -270 mm TWO COURSES OF 110 mm CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 mm BETWEEN COURSES AND 50 mm THICK INSULATION OR 50 mm THICK POLYESTER INSULATION IN THE CAVITY.
			<div></div>	P-01	PIER WALL -350 mm MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.



SITE ANALYSIS	DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
	NORTH DIRECTION:			
DATE DRAWN: 21.02.2024 SHEET: 16 OF 24				



CONST. MANAGEMENT LEGEND:



SEDIMENT CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



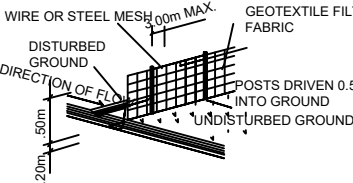
SEDIMENT DAM

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER

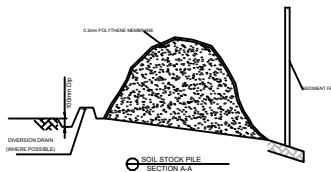
EROSION CONTROL NOTES

1. All erosion and sediment control measures to be installed prior to any site disturbance.
2. All control measure to be inspected and maintained daily by site manager.
3. Stripping of grass and other vegetation shall be kept to a minimum.
4. Topsoil from all areas that will be that will be disturbed to be stripped and stockpiled, and to be kept clear from gutters, drains, stormwater, and footpaths.
5. Drainage to be connected to storm water as soon as possible.
6. Road and footpath to be kept clean, and must be swept daily.
7. All sediment control structures must be inspected after rainfall for any structural damage, all trapped sediment will be removed to a nominated stockpile.

1. Erect silt fence and gravel drain
2. Demolish existing structures
3. Excavate strip footings, according to enginners details.
4. Finish construction
5. Finish landscaping.
6. Silt fences are not to be removed until all construction and vegetation has been completed.

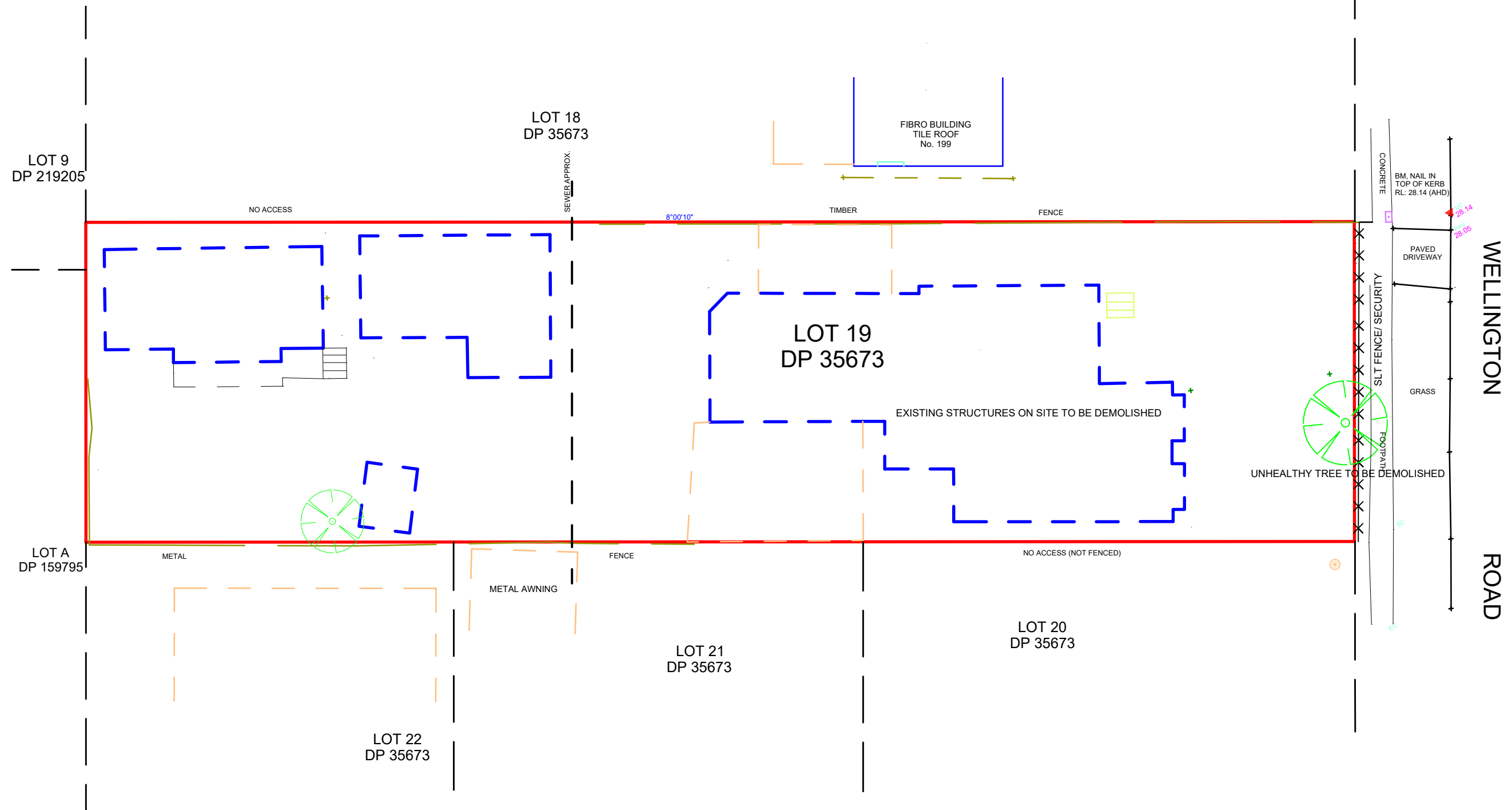


SEDIMENT FENCE



WASTE MANAGEMENT PLAN/  
EROSION SEDIMENT CONTROL PLAN

WASTE MANAGEMENT PLAN		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
		NORTH DIRECTION:			
DATE DRAWN:	21.02.2024				
SHEET:	17 OF 24				



DEMOLITION PLAN	DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
	NORTH DIRECTION:			
DATE DRAWN: 21.02.2024				
SHEET: 18 OF 22				



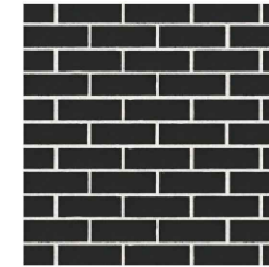
# MATERIAL FINISHES



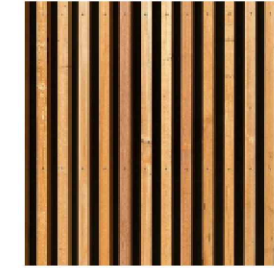
SELECTED MONUMENT GREY COLOUR FOR COLORBOND FASCIA/GUTTER AND EXTERNAL WINDOW FRAMES.



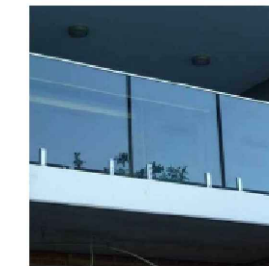
SELECTED DULUX RENDER PAINT:  
-WHITE DULUX  
-OFF WHITE



SELECTED BLACK BRICK FROM BORAL PR PGH BRICKS.



SELECTED CHARRED TIMBER SLATS:  
-DARK WOOD  
-LIGHT WOOD



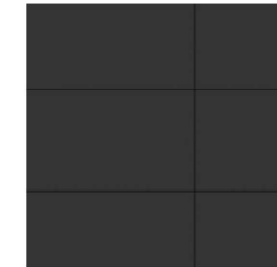
SELECTED FRAMELESS GLASS BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.



SELECTED CHARRED TIMBER SLATS:  
-DARK WOOD  
-LIGHT WOOD



SELECTED NEUTRAL STONE FINISH.



SELECTED MONUMENT GREY FC SHEETING MATRIX.

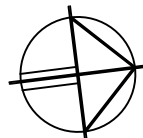


MONUMENT GREY CLOSE PITCHED TRAPEZOIDAL ROOF. (MIN. 2 DEGREE PITCH)

SCHEDULE OF COLOURS & FINISHES

DESIGNED BY: ALI DAMAJ (M.Sc.Arch)

NORTH DIRECTION:

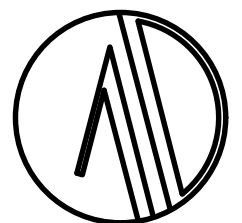


DATE DRAWN: 21.02.2024

SHEET: 19 OF 24

LOT 19 IN DP 35673 LOCATED AT  
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# LANDSCAPE MANAGEMENT PLAN

MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

Item	Action
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
Turf	Returfing
	Seeding
	Treat for disease
	Topdressing
	Weeding
	Mowing/trimming
Soil	Erosion/bank stabilisation
	Additional soil
	Soil conditioner
	Weeding
Mulch	Top up mulch
Rubbish removal	Generally remove bottles, paper, cigarette butts etc.
	Remove leaf, litter from path and paved areas
Irrigation	Replace parts
	Repair
	Clean out
	Adjust
	Clean out subsurface drains
Paving and pathways	Repair dips, hollows, irregularities
	Remove stains and graffiti
	Replace sections of uplift
	Clear main pathway drains of debris
	Weeding
Infant playground	Make sure that all play structures are secure and in working order
Fencing	Repair fencing
Bench/seat	Repair loose or damaged parts
Bollard	Reinstall in original position
Lighting	Replace blown lamps and damaged diffusers
Barriers	Replace broken or dislocated palings or rails

## 4.3 MAINTENANCE PROCEDURE

### Maintenance schedule

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Mow and trim lawns	Mow lawns; weed	Mow lawns	Weed
2	Weed; trim and	Weed; mow lawns,	Weed; mow lawns,	Mow and trim lawns

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December 2020

MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
3	adjust trees and shrubs Mow and fertilise lawns; treat plant material for insects and disease	trim and adjust trees and shrubs Mow lawns; weed; treat plant material for insects and disease	trim and adjust trees and shrubs Mow and trim lawn	Trim and adjust trees and shrubs Weed
4	Weed; topdress, condition lawns and oversow bare patches; issue maintenance report	Weed; mow and trim lawns; issue maintenance report	Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstall mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstall mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report

## 4.4 IRRIGATION

### Irrigation system maintenance schedule

Item	Frequency
------	-----------

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December 2020

MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression – Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	6 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

## 4.5 ANNEXURE - REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 4373	2007	Pruning of amenity trees
AS 4419	2018	Soils for landscaping and garden use
MidCoast Council	2019	Development Engineering Handbook

## 5 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's <i>Development Engineering Handbook</i> . Acceptance is to be obtained in writing from: a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or b) an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.	Variation procedure
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	DA conditions

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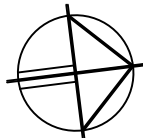
12

December 2020

LANDSCAPE MANAGEMENT  
PLAN

DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

NORTH DIRECTION:



DATE DRAWN: 21.02.2024

SHEET: 20 OF 24

LOT 19 IN DP 35673 LOCATED AT  
197 WELLINGTON ROAD, CHESTER HILL  
ISSUED FOR DA SUBMISSION

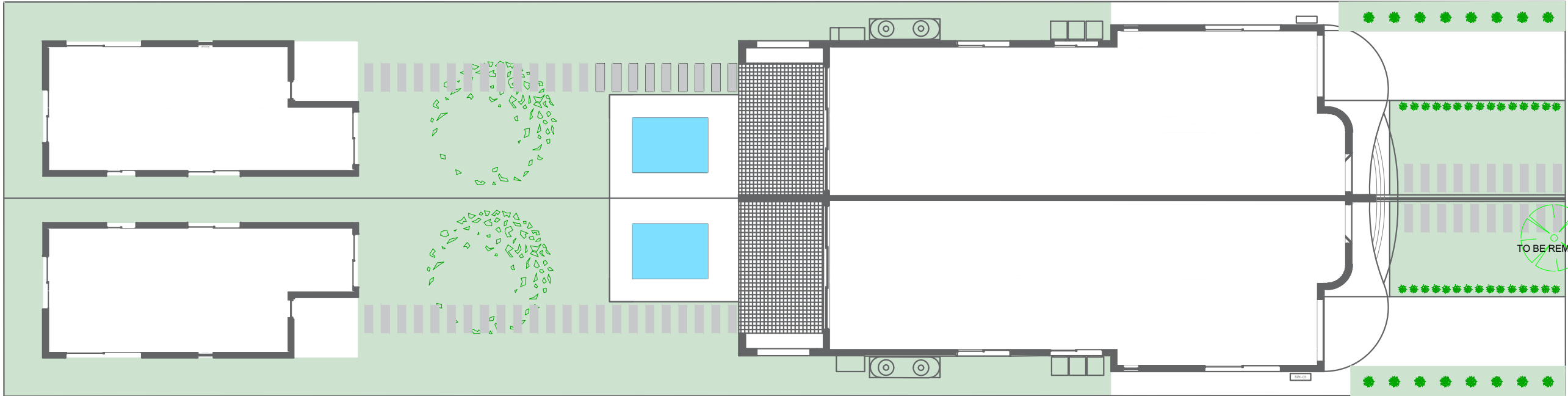
AD ARCH

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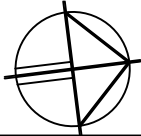
LANDSCAPE PLAN

SYMBOL	SPECIES	MAX. HGT.	IMAGE
	HYMENOSPORUM FLAVUM	15m	
	DODONEA 'MR GREEN SHEEN'	2.5m	
	PHORMIUM TENAX 'BRONZE BABY'	0.75m	
	DIANELLA CAERULEA	1m	
	PYRUS SALICIFOLIA 'NIVALIS' (PLEACHED)	6m	
	MAGNOLIA 'LITTLE GEM' (PLEACHED)	5m	
	LIRIOPE MUSCARI	0.3m	
	LOMANDRA LONGFOLIA 'TANIKA'	0.5m	
	SAPPHIRE BUFFALO TURF		

LANDSCAPE PLAN

DESIGNED BY: ALI DAMAJ  
(M.Sc.Arch)

NORTH DIRECTION:



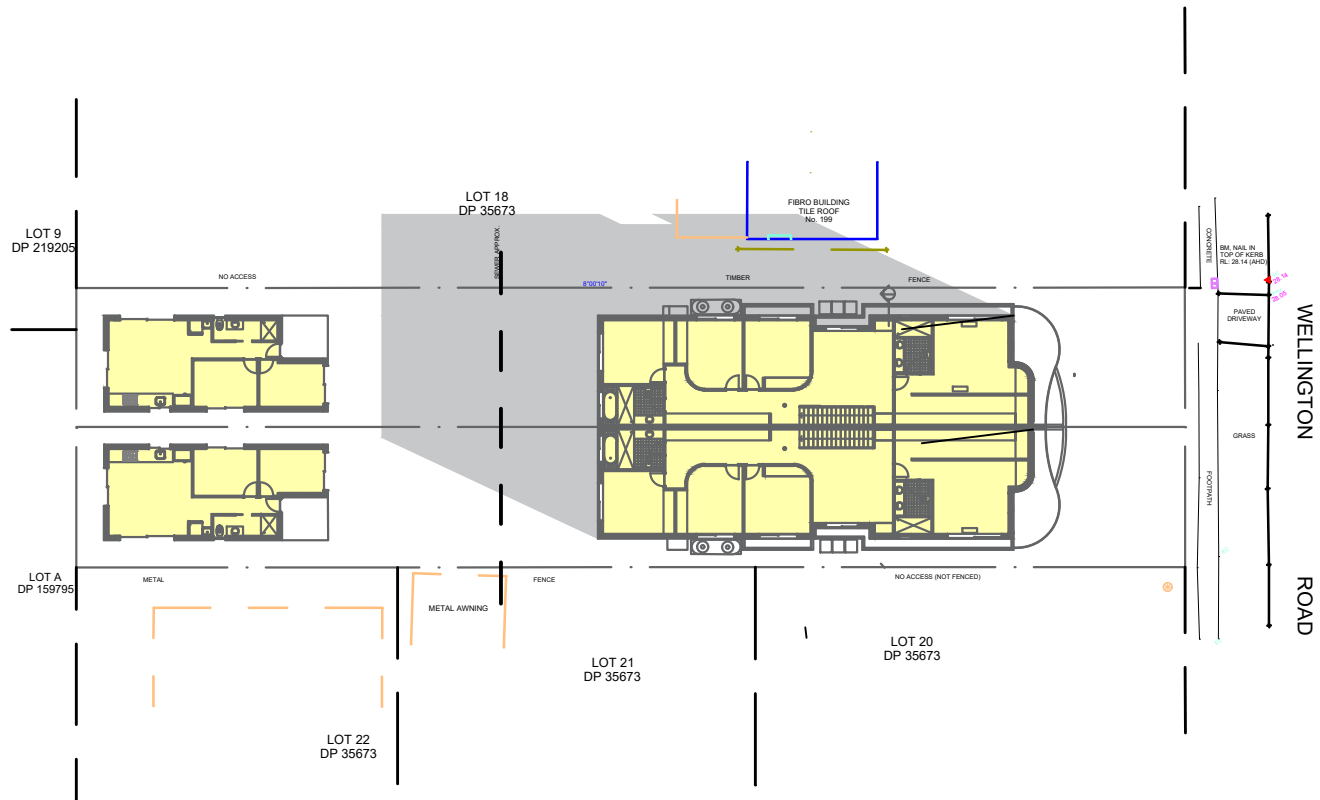
DATE DRAWN: 21.02.2024

SHEET: 21 OF 24

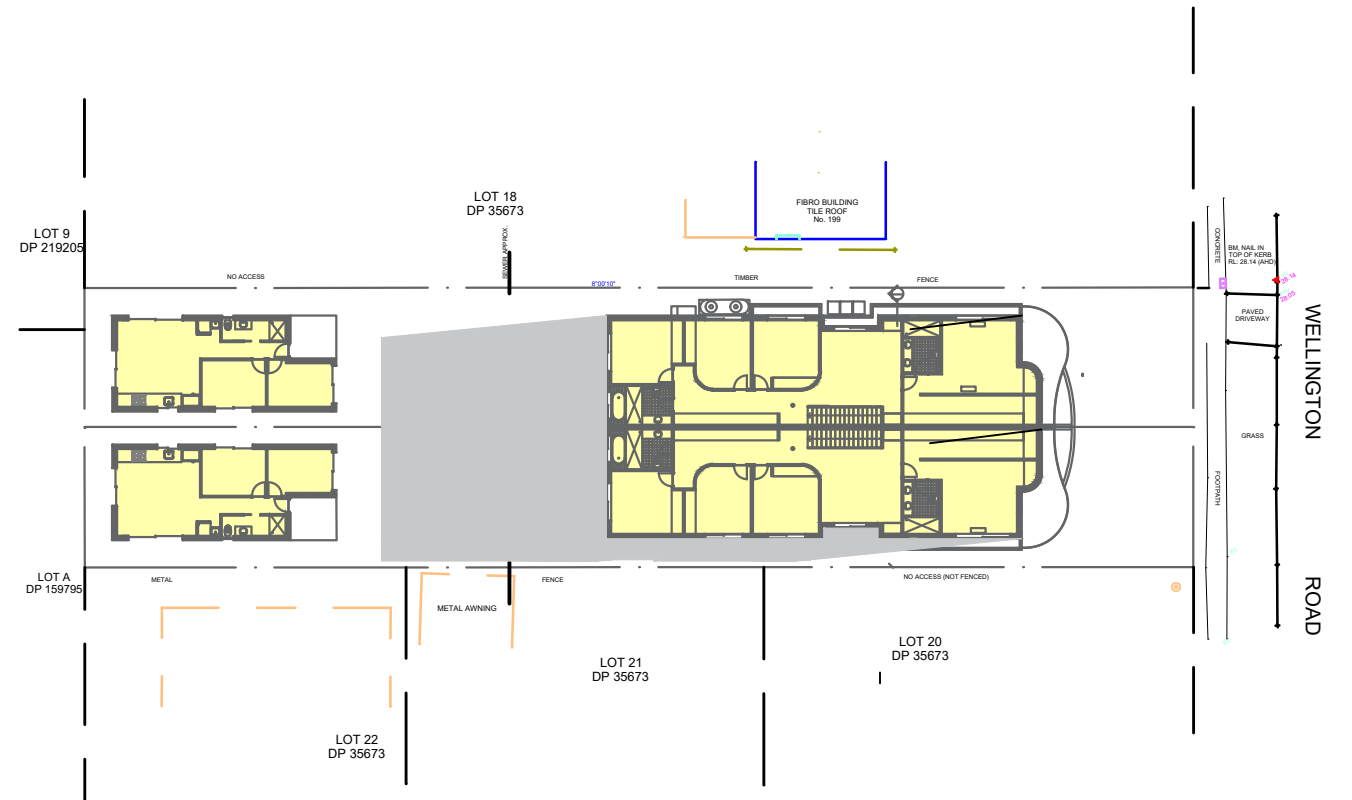
LOT 19 IN DP 35673 LOCATED AT  
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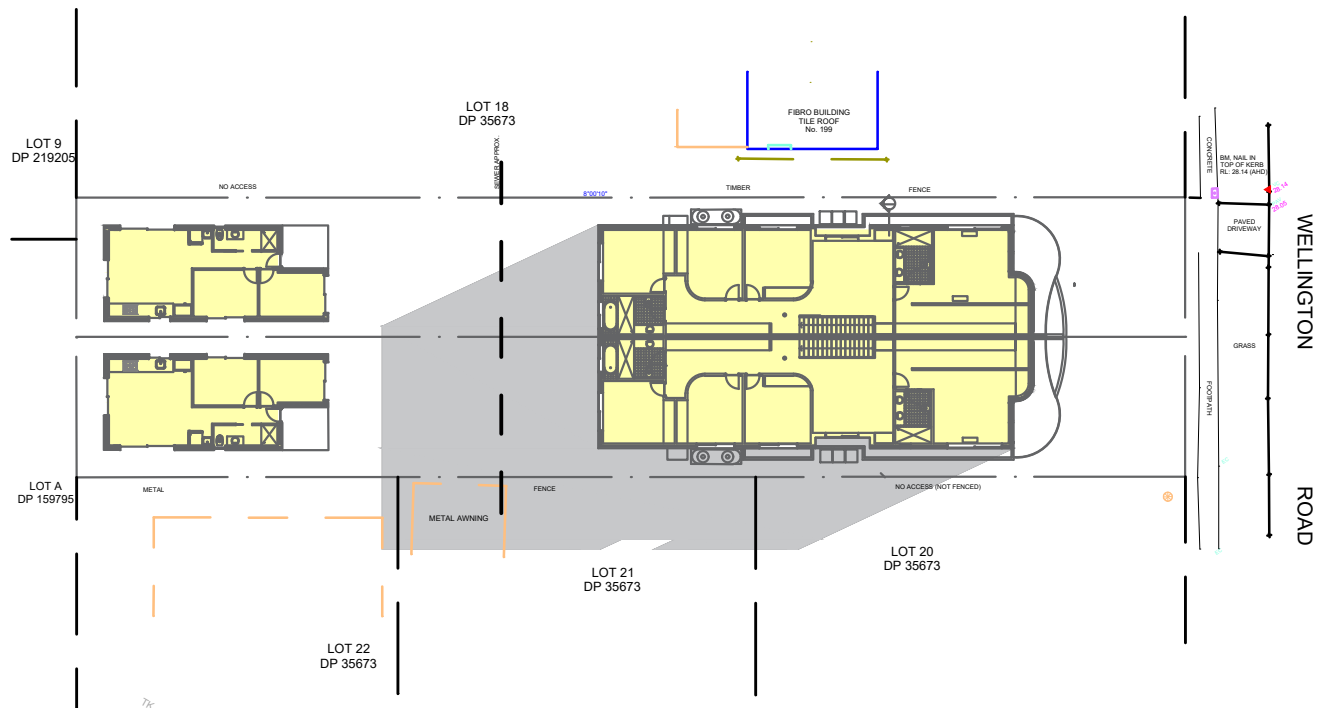




9AM SHADOW DIAGRAMS

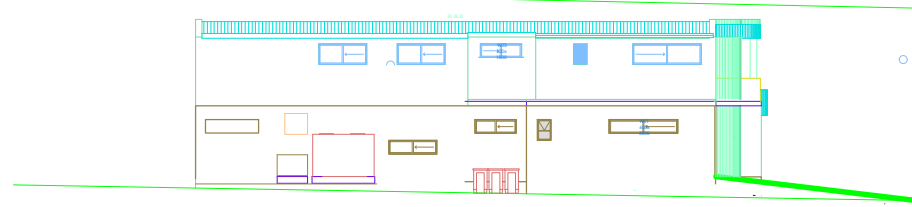
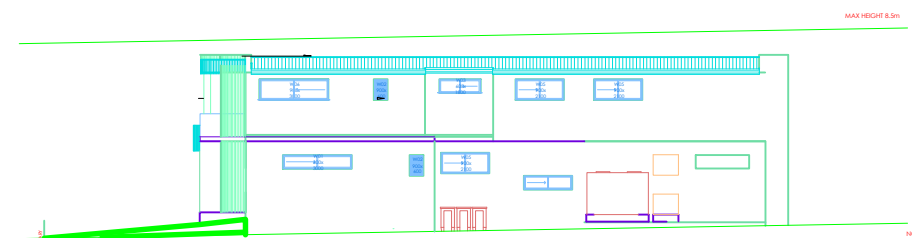
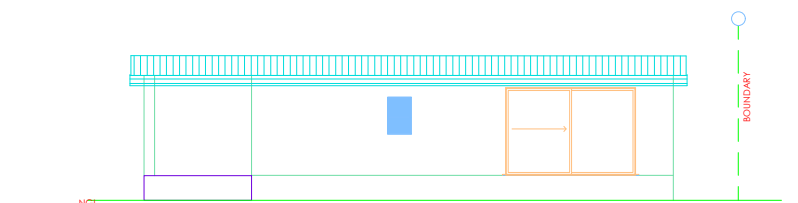
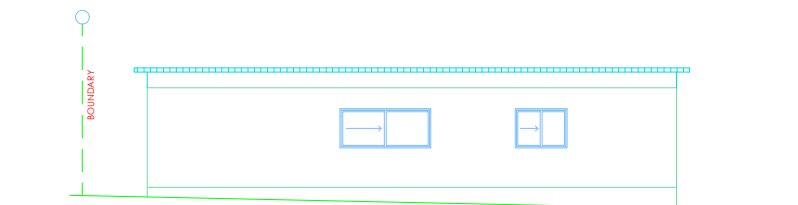
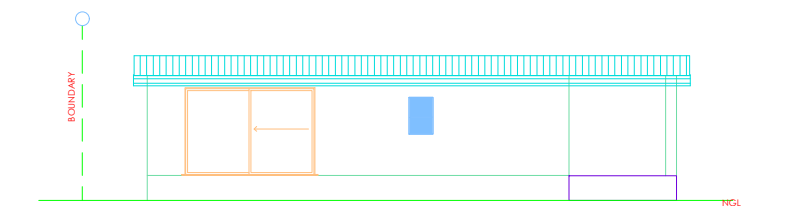
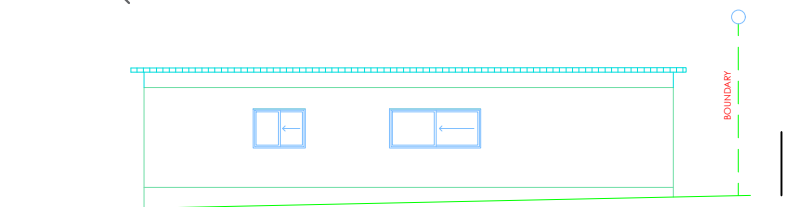
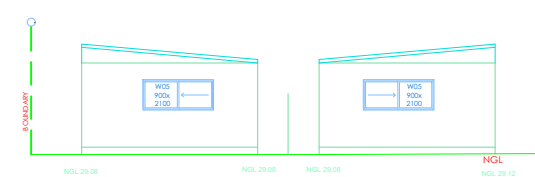
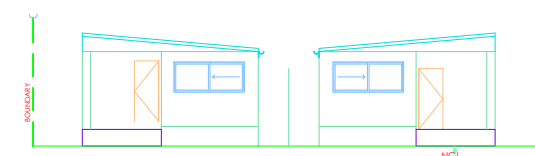
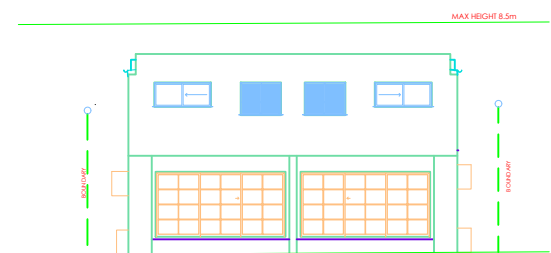
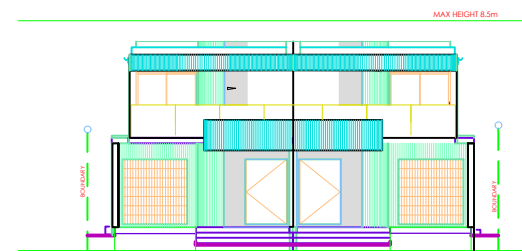
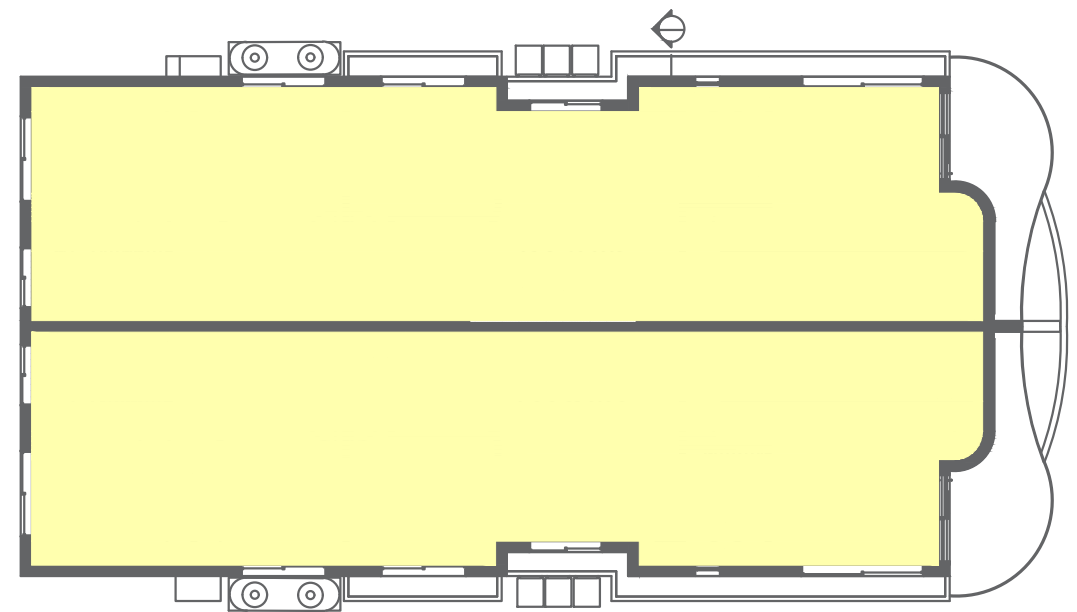
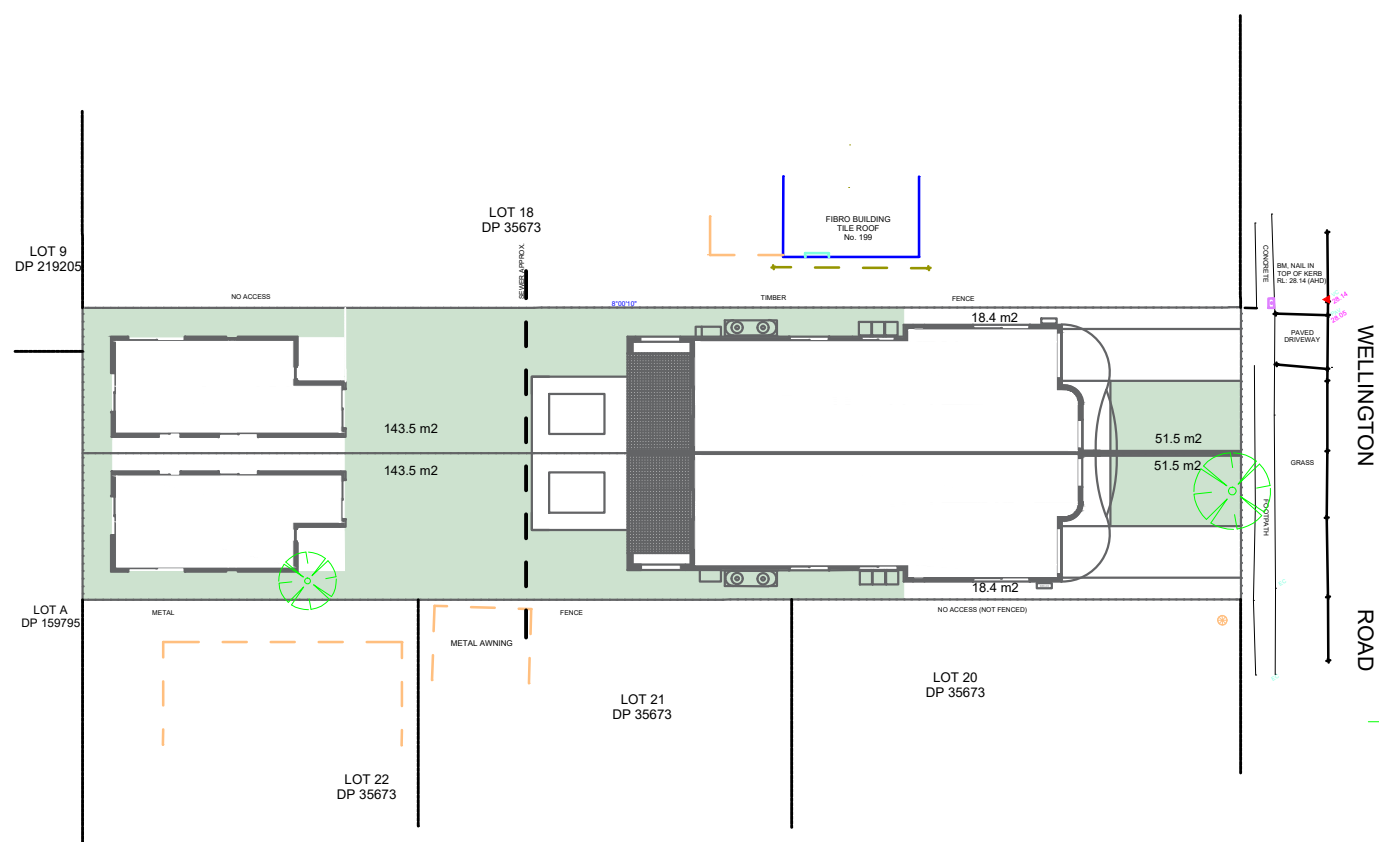



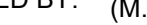
12PM SHADOW DIAGRAMS



3PM SHADOW DIAGRAMS

WINTER SHADOW DIAGRAM	DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com	
DATE DRAWN: 15.02.2024	NORTH DIRECTION:			
SHEET: 22 OF 24				



NOTIFICATION PLANS	DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	<p>LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION</p>	<p>AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com</p>	
	NORTH DIRECTION:			
DATE DRAWN: 21.02.2024				
SHEET: 23 OF 24				

## BUILDING THERMAL PROPERTY DETAILS

### Insulation Details

Roof & Ceilings	<ul style="list-style-type: none"> <li>- R1.3 of 50mm anticon blanket to Ground Floor roof, R2.0 ceiling batts to Ground Floor ceilings with external adjacency</li> <li>- R1.3 of 50mm anticon blanket to Level 1 roof, R2.0 edge batts (430mm roll), R5.0 ceiling batts to the rest of Level 1 ceilings</li> </ul>
External walls	<ul style="list-style-type: none"> <li>- R2.0 wall batts to external walls</li> </ul>
Internal walls	<ul style="list-style-type: none"> <li>- R2.0 wall batts to internal walls adjacent to Garage and Bath for Ground Floor and to Bath of Dwelling 1A and Dwelling 1B only.</li> </ul>
CSOG	<ul style="list-style-type: none"> <li>- NA</li> </ul>

WERS code	Window Details	Max U-value	SHGC	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALM-002-01 A	Aluminium B SG Clear	6.70	0.70	0.67	0.74
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.80	0.59	0.56	0.62
ALM-006-01 A	Aluminium B DG Argon Fill Clear-Clear	4.80	0.59	0.56	0.62
A&L-013-05 A	Al Sliding Door DG 4/10Ar/4EA	2.79	0.60	0.57	0.63
BRD-102-05 A	Signature Sliding Window 100TB DG 4mmSt/12Ar/4mmSt	2.48	0.28	0.27	0.29

**External shading for windows and doors**


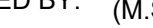
External shading devices are required some doors and windows. Please refer to Nat hers certificates for more details.

**Building sealing**

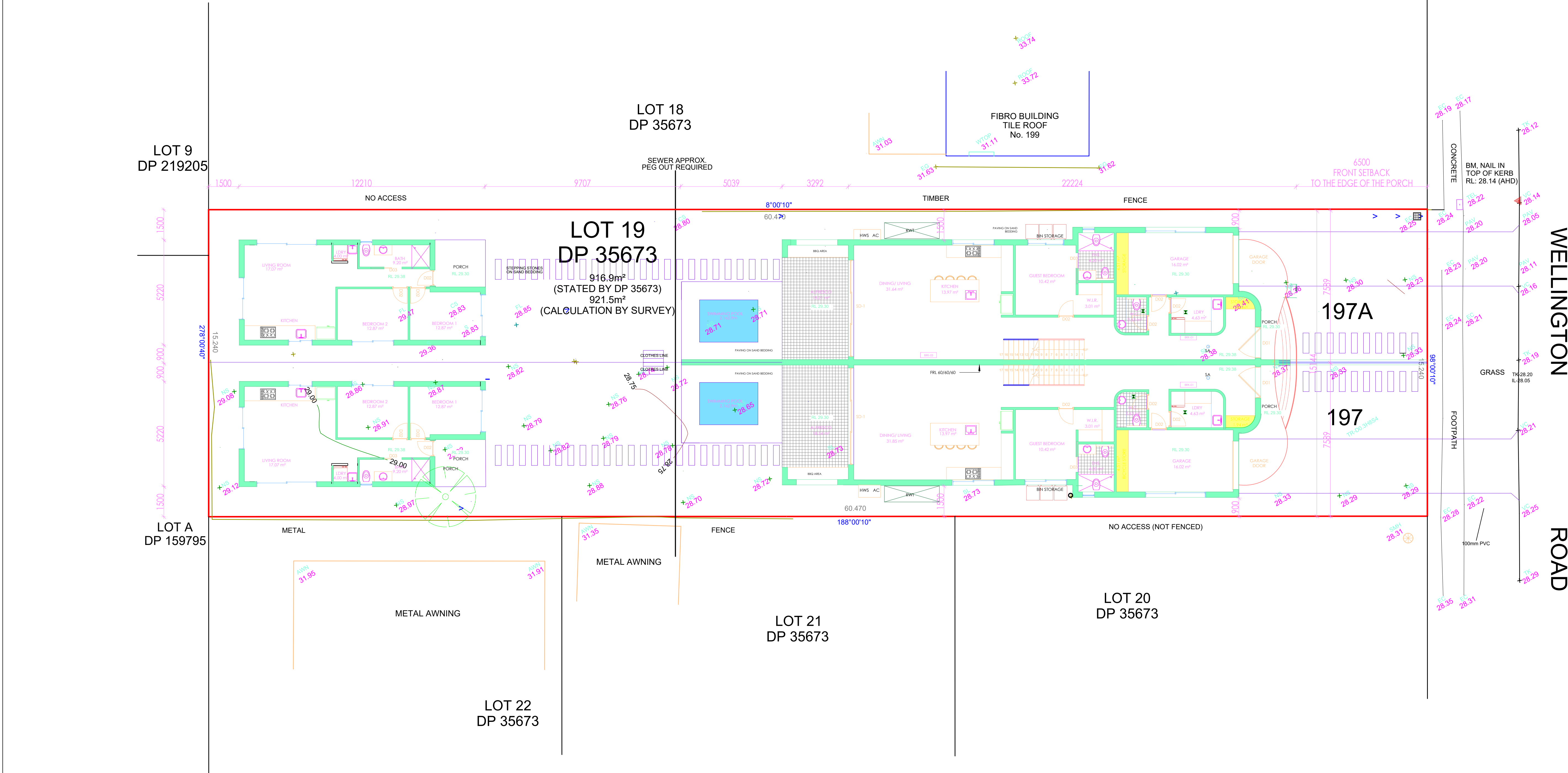
Exhaust fan to have self-closing dampers

Air infiltration seals to external residence and garage internal doors

Downlights as per BASIX protocols

THERMAL DETAILS		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	<p>LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION</p>	<p>AD ARCH M: 0491 075 774 E: aly.damaj@gmail.com</p>	
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SHEET:	24 OF 24				





SUBDIVISION PLAN (TORRENS TITLE)		DESIGNED BY: ALI DAMAJ (M.Sc.Arch)	LOT 19 IN DP 35673 LOCATED AT 197 WELLINGTON ROAD, CHESTER HILL ISSUED FOR DA SUBMISSION	AD ARCH  M: 0491 075 774 E: aly.damaj@gmail.com	
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