1026.195M2
179.00M2
60.00M2
239.00M2 (23%)





Issue A	Description: Development Application Issue	Date: 22/04/24	All dimensions are to be checked on site prior to work commencement. Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning & Construction and should not be reproduced wholly or in part without their written permission.	Project:	Proposed
				1	[®] 6 Cowlanc East Hills Mr Benjan

d Secondary Dwelling	Scale: 1:250
d Avenue	Drawn: ASV
s NSW 2213	LOT 4/ DP 26756
min Mannah	Drawing No: 240130-01 Sheet: 1 of 8





Issue Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:100
A Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work			
		commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning		Address. 6 Cowland Avenue	Drawn: ASV
		& Construction and should not be reproduced wholly or in part without their written permission.	Builders Lic No: 344761C Phone: 0411 740 629	Client: Mr Benjamin Mannah	Drawing No: 240130-02 Sheet: 2 of 8



Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:100
A	Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work	PARAMOUNT		
			commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings.	PLANNING & CONSTRUCTION	Address: 6 Cowland Avenue	Drawn: ASV
			All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning & Construction and should not be reproduced wholly or in part without their written permission.	window sizes are nominal and should be checked by the builder prior PARAMOUNT PLANNING & CONSTRUCTIO	East Hills NSW 2213	LOT 4/ DP 26756
				Builders Lic No: 344761C Phone: 0411 740 629	^{Client:} Mr Benjamin Mannah	Drawing No: 240130-03 Sheet: 3 of 8









lasus	Description	Deter			Project -	
Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:100
А	Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work			
				PLANNING & CONSTRUCTION		Drawn: ASV
					Address: 6 Cowland Avenue	
			measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior			
			to ordering. This design is the property of Paramount Planning	PARAMOUNT PLANNING & CONSTRUCTION		LOT 4/ DP 26756
			& Construction and should not be reproduced wholly or in part without	Builders Lic No: 344761C	Client: Mr Benjamin Mannah	Drawing No: 240130-04
			their written permission.	Phone: 0411 740 629		Sheet: 4 of 8

 colorbond steel roof sheeting with insulation as specified. Refer to Basix report for details
 horizontal vinyl cladding to external wall finish as selected
 RL 9.80



lssue A	Description: Development Application Issue	Date: 22/04/24	All dimensions are to be checked on site prior to work commencement. Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work	Project:	Proposed
			commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning & Construction and should not be reproduced wholly or in part without their written permission.		6 Cowland East Hills M Mr Benjam

d Secondary Dwelling	Scale: 1:100
nd Avenue	Drawn: ASV
s NSW 2213	LOT 4/ DP 26756
min Mannah	Drawing No: 240130-05 Sheet: 5 of 8

BASIX/NatHERS Project Commitments

Proposed: Proposed Single Storey Dwelling Address: 6 Cowland Avenue, East Hills NSW Lot No. / DP: 4/26756

Note: Refer to certifications for full details and confirmation of all items

Water

Fixtures	Specification
Shower Head Rating Toilet Rating Kitchen Taps Rating Bathroom Taps Rating	4 star (>6 but <= 7,5l/min) 4 star 3 star 3 star 3 star

Alternative Water Details

Fixtures	Specification
Painwator Tank	Minimum 3,000L to collect runoff of at least 89.68som of roof area
Rainwater Tank	Winimum 3,000L to collect runoli of at least 89.885qm of roof area

Thermal Comfort

External Walls	Requirements	
PVC Lightweight, Plasterboard Internal Walls	R2.5 Polystyrene insulation	
Cavity Stud Walls, Direct Fix Plasterboard Ceiling	Nil	
Plasterboard Roof	Glass fibre batt: R6.0	
Sheet Metal Roof Floors	80mm foil backed blanket un	der sheet metal roof
Joists/Bearers Windows (Refer to NatHERS Certificate fo	R4.0 between joists/bearers r locations, confirmation of all	units and substitution tolerances)

Hot Water	Specification	Rating	
Individual system	Gas instantaneous	5 stars	
Ventilation			
Bathroom Ventilation System Kitchen Ventilation System Laundry Ventilation System	Individual fan, ducted to façade or roof (interlocked to light with timer of Individual fan, ducted to façade or roof (manual switch on/off) Individual fan, ducted to façade or roof (manual switch on/timer off)		
Cooling (zoned)			
Individual Systems - Living Areas ndividual Systems - Bedroom Areas Heating (Zoned)	1 phase airconditioning 1 phase airconditioning	3 star 5 star	
Individual Systems - Living Areas Individual Systems - Bedroom Areas Appliances	1 phase airconditioning 1 phase airconditioning	5 star 5 star	

Indoor/Sheltered Clothes Drying Line no

BRD-024-34 A ESS Double Hung Window (52mm) SG 4mmClr ≤ U-value 6.23 and SHGC 0.69 - 0.77 BRD-001-37 A ESS Sliding Window (52mm) SG 4mmClr BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr

≤ U-value 6.38 and SHGC 0.70 - 0.78 ≤ U-value 6.19 and SHGC 0.70 - 0.78

Downlights

Sealed downlight covers

Sealed downlight covers to be used to all downlights where insulation is installed

Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:100
Α	Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work	A PARAMOUNT		
			commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings.	PLANNING & CONSTRUCTION	Address: 6 Cowland Avenue	Drawn: ASV
			All window sizes are nominal and should be checked by the builder prior	PARAMOUNT PLANNING & CONSTRUCTION	East Hills NSW 2213	LOT 4/ DP 26756
			to ordering. This design is the property of Paramount Planning & Construction and should not be reproduced wholly or in part without their written permission.	info@paramountpc.com.au Builders Lic No: 344761C Phone: 0411 740 629	Client: Mr Benjamin Mannah	Drawing No: 240130-06 Sheet: 6 of 8



1

519.0m2 denotes landscape area (50.5%)



Landscape Calculations Plan 1:250

Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:250
A	Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work			
			commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings.	PLANNING & CONSTRUCTION	Address: 6 Cowland Avenue	Drawn: ASV
			All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning	PARAMOUNT PLANNING & CONSTRUCTION		LOT 4/ DP 26756
	& Construction and should not be reproduced wholly or in part without their written permission.	Builders Lic No: 344761C Phone: 0411 740 629	^{Client:} Mr Benjamin Mannah	Drawing No: 240130-07 Sheet: 7 of 8		





- sms Site Material Storage
- sf Silt Fencing
- Security Site Fencing ssf
- Vehicular access to site va









Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project: Proposed Secondary Dwelling	Scale: 1:250
А	Development Application Issue	22/04/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work			
			commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings.		Address: 6 Cowland Avenue East Hills NSW 2213	Drawn: ASV
			All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Paramount Planning	PARAMOUNT PLANNING & CONSTRUCTION info@paramountpc.com.au Builders Lic No: 344761C	Client: Mr Benjamin Mannah	LOT 4/ DP 26756
			& Construction and should not be reproduced wholly or in part without their written permission.	Phone: 0411 740 629		Drawing No: 240130-08 Sheet: 8 of 8