SITE AREA	1026.195M2
EXISTING DWELLING FLOOR AREA	179.00M2
PROPOSED SECONDARY DWELLING	60.00M2
TOTAL FLOOR AREA	239.00M2 (23%)





Issue	Description:	Date:	All dimensions are to be checked on site prior to work commencement.		Project:	Proposed
А	Development Application Issue	05/03/24	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 & Construction and should not be reproduced wholly or in part without their written permission. 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.	A PARAMOUNT		
				PARAMOUNT PLANNING & CONSTRUCTION info@paramountpc.com.au Builders Lic No: 344761C		6 Cowland East Hills Mr Benjan

HOUSE Scar	QR code or follow website	link for rating details.
Assessor name Accreditation No. Property Address	Millard Panaz 101510 6 Cowland Avenue, East Hills, NSW, 2213	



Secondary Dwelling	Scale: 1:250
d Avenue	Drawn: ASV
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
Α	Development Application Issue	05/03/24	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. 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.	PARAMOUNT PLANNING & CONSTRUCTION	Address: 6 Cowland Avenue	LOT 4/ DP 26756
					Client: Mr Benjamin Mannah	Drawing No: 240130-02 Sheet: 2 of 8



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.



HOUSE Scar	QR code or follow website	link for rating details.
Assessor name Accreditation No. Property Address	Millard Panaz 101510 6 Cowland Avenue, East Hills, NSW, 2213	



Secondary Dwelling	Scale: 1:100
d Avenue	Drawn: ASV
NSW 2213	LOT 4/ DP 26756
min Mannah	Drawing No: 240130-03 Sheet: 3 of 8







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	05/03/24	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 to ordering. This design is the property of Paramount Planning	PARAMOUNT PLANNING & CONSTRUCTION	East Hills NSW 2213	LOT 4/ DP 26756
			& Construction and should not be reproduced wholly or in part without	info@paramountpc.com.au Builders Lic No: 344761C Phone: 0411 740 629	^{Client:} Mr Benjamin Mannah	Drawing No: 240130-04
			their written permission.			Sheet: 4 of 8





lssue A	Description: Development Application Issue	Date: 05/03/24	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
				PARAMOUNT PLANNING & CONSTRUCTION info@paramountpc.com.au Builders Lic No: 344761C	TION E	6 Cowlanc East Hills Mr Benjan





Secondary Dwelling	Scale: 1:100
d Avenue	Drawn: ASV
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	4 star (>6 but <= 7,5l/min)
Toilet Rating	4 star
Kitchen Taps Rating	3 star
Bathroom Taps Rating	3 star

Alternative Water Details

Fixtures	Specification
Painwator Tank	Minimum 3,000L to collect runoff of at least 89.68sgm of roof area
Rainwater Tank	Winimum 3,000L to collect runoif of at least 89.685qm 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)

Energy		
Hot Water	Specification	Rating
Individual system	Gas instantaneous	5 stars
Ventilation		
Bathroom Ventilation System Kitchen Ventilation System Laundry Ventilation System Cooling (zoned)	Individual fan, ducted to façade or roof (interlocked to light with time Individual fan, ducted to façade or roof (manual switch on/off) Individual fan, ducted to façade or roof (manual switch on/timer off)	r off)
Individual Systems - Living Areas	1 phase airconditioning	3 star
ndividual Systems - Bedroom Areas Heating (Zoned)	1 phase airconditioning	5 star
Individual Systems - Living Areas	1 phase airconditioning	5 star
Individual Systems - Bedroom Areas	1 phase airconditioning	5 star
Appliances		
Cooktop/Oven Outdoor/Unsheltered Clothes Drying Line	Gas cooktop & electric oven yes	

Outdoor/Unsheltered Clothes Drying Line yes Indoor/Sheltered Clothes Drying Line no

BRD-024-34 A ESS Double Hung Window (52mm) SG 4mmClr \leq U-value 6.23 and SHGC 0.69 - 0.77BRD-001-37 A ESS Sliding Window (52mm) SG 4mmClr \leq U-value 6.38 and SHGC 0.70 - 0.78 BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr

≤ 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	05/03/24	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	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	info@paramountpc.com.au Builders Lic No: 344761C Phone: 0411 740 629	Client: Mr Benjamin Mannah	Drawing No: 240130-06
			their written permission.			Sheet: 6 of 8







1

Issue

А

Description:

Development Application Issue

519.0m2 denotes landscape area (50.5%)



Landscape Calculations Plan 1:250

Date:

05/03/24

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 work1

their written permission.

V a	Il dimensions are to be checked on site prior to work commencement. (erify all boundary setbacks by survey where required. Levels shown re approximate only and are to be verified on site prior to work ommencement. Use figure dimensions in all cases in preference to	Project:	Proposed	ç
m A	neasurements scaled off the drawings. Il window sizes are nominal and should be checked by the builder prior PARAMOUNT PLANNING & CONSTRUCTION	1	6 Cowland East Hills	
&	o ordering. This design is the property of Paramount Planning Construction and should not be reproduced wholly or in part without Deir written permission	Client:	Mr Benjam	ni



osed Secondary Dwelling	Scale: 1:250	
wland Avenue	Drawn: ASV	
Hills NSW 2213	LOT 4/ DP 26756	
enjamin Mannah	Drawing No: 240130-07 Sheet: 7 of 8	





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





0) CONTROL MEASURES MAY BE REMOVED WHEN NORTE EROSION IS CONTROLLED AND TORE FORMAENT SOL CONTRACE OF GONARD OVER ALL VERTIGAN DISTURBED AND DISCONTROLLED EXPERIMENT IS TO BE CONTROLLED, EXPOSED SURVICES TO BE ETHER MULCHED CONTROL WHEN ER MUNCHES TO INTER DE AUTHORISMA DE VERTIGATION PORTER OTHORISMO CONTROLLED, EXPOSICE DI AUTHORISMA DE VERTIGATION PORTER OTHORISMO AUTHORIS, DERVISION TO BE CONTROL PORTER 5) STRAVIR MEL SEDMENT TRAVE ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE MUNCHES. BOTTORE LOCATED IN AREAS OF CONCENTRATED FLOW.

v) NOT TO BE LOCATED IN ARISS OF CONCENTINATED FLOW. 9) KORMALLY LOCATED AURON THE CONTON WITH A MAXIMUM CATCHMENT AREA 8.6 HA PER 100M LENGTH OF FENCE. 9) WOVEN FARINGS ARE PREFERRED. NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, LE. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDMENT RUNOFF IS NOT DEVECTION.

(b) WHERE FENCES INCED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO THE TYPICAL LAYOUT ACROSS GRADE DETAIL ABOVE (E) FENCES ARE REQUIRED AN IMIN FROM TOE OF CUT OR FLL BATTERS. WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOR WITH A SECON FENCE IN IMIN MANY, FENCE SHOLD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.

TEMPORART CONSTRUCTION ENTRYTEAT SEDMENT TRAF.
(A) ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRYTEXIT.
(B) WHEEL - WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.

 SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONT SATISFACTION OF THE SUPERINTENDENT.





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	05/03/24	Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work			
		measurements scaled off the drawings.			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		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: 240130-08 Sheet: 8 of 8