

DEVELOPMENT APPLICATION

24097

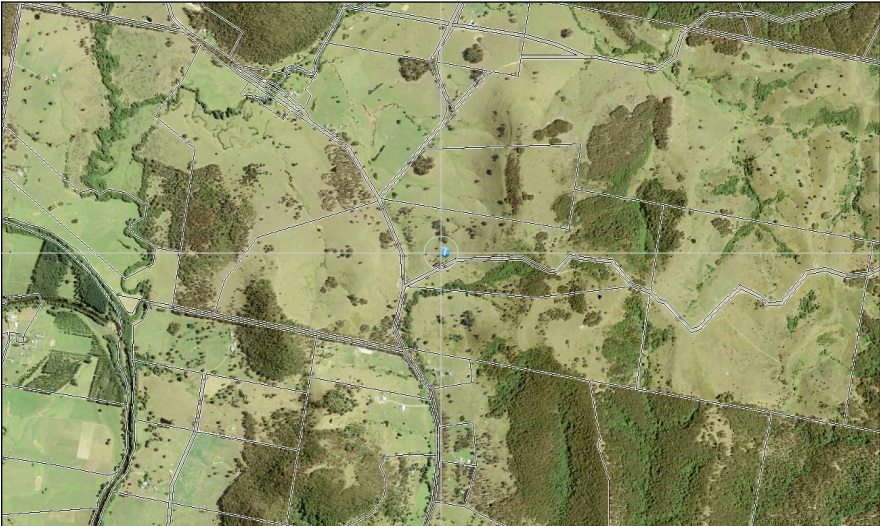
Proposed New Dwelling - 840 Glen Martin Road, Glen Martin

Ben Mudryk

SCHEDULE OF DRAWINGS	
DA000	COVER PAGE
DA010	SITE ANALYSIS PLAN
DA030	SITE PLAN
DA035	SITE PLAN
DA036	SITE COVERAGE PLAN
DA040	PERSPECTIVES
DA100	GROUND FLOOR
DA110	ROOF PLAN
DA200	ELEVATIONS
DA201	ELEVATIONS
DA300	SECTIONS
DA350	EXTERNAL FINISHES
DA910	WINDOW SCHEDULE



SITE LOCATION



SITE CONTEXT

SUMMARY OF BASIX COMMITMENTS			
Ben Mudryk, Proposed New Dwelling, 840 Glen Martin Road Glen Martin			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
Shower Heads	4 Star	Toilet	4 Star
Kitchen Taps	4 Star	Basin Taps	4 Star
Alternative Water			
Rainwater Tank Size (L)	15,000L min Collected from Roof Area (m2)	368	
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	No
Landscaping	No	All Hot Water Systems	No
THERMAL COMFORT COMMITMENTS			
Construction	Insulation	Colour/Detail	
External Wall Construction			
Framed (Metal Cladding)	3.00	Medium	
Internal Wall Construction			
Framed (Plasterboard)	fiber glass batts/roll		
Ceiling Construction			
Framed Raked/Flat	Ceiling 5.3 (up)	Medium	
Roof Construction			
Framed Raked/Flat	Ceiling 5.3 (up)	Medium	
Floor Construction			
Slab on ground			
Windows and doors		Windows and doors to be standard aluminium double glazed as per BASIX certificate requirements.	
ENERGY COMMITMENTS			
Hot Water	Gas instantaneous 4.5 stars		
Cooling System	Living	1 living room, 1 phase ac, ducted 4.5 stars	
	Bedrooms	all bedrooms, 1 phase ac, ducted 4.5 stars	
Heating System	Living	1 living room, 1 phase ac, ducted 4.5 stars	
	Bedrooms	all bedrooms, 1 phase ac, ducted 4.5 stars	
Ventilation	Bathroom	1 ducted to roof, manual on/off	
	Kitchen	1 ducted to roof, manual on/off	
	Laundry	1 ducted to roof, manual on/off	
Artificial Lighting	The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps		
OTHER COMMITMENTS			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. The applicant must install a fixed outdoor clothes drying line as part of the development			

Survey By: Delfs Lascelles
Ref: 24521_DET Date: 17-10-2024

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ISSUE	DESCRIPTION	DATE
P1	Client Review	29/10/2024
P2	Client Review	12/11/2024
P3	Client Review	13/11/2024
P4	BASIX Review	20/11/2024
A	Development Application	16/12/2024

PROJECT
Proposed New Dwelling

LOCATION
**840 Glen Martin Road
Glen Martin**

CLIENT
Ben Mudryk

DRAWING
COVER PAGE

SCALE
@ A3

DRAWN
MW

QA CHECKED
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DRAWING NO.
DA000

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ISSUE	DESCRIPTION
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DATE
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Ben Mudryk

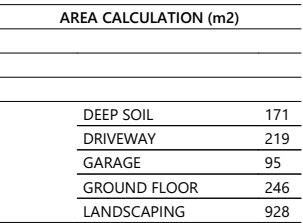
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SITE ANALYSIS PLAN
SCALE
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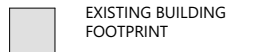
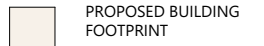
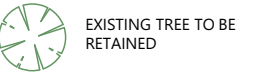
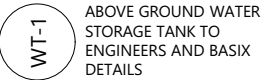
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DA010
ISSUE
A
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AREAS	
SITE AREA	70ha
TOTAL GFA	246m ²

SITE LEGEND



SITE NOTES

1. GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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PROJECT
Proposed New Dwelling

LOCATION
**840 Glen Martin Road
Glen Martin**

CLIENT
Ben Mudryk

DRAWING SITE PLAN

SCALE
1:2000 @ A3

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MW

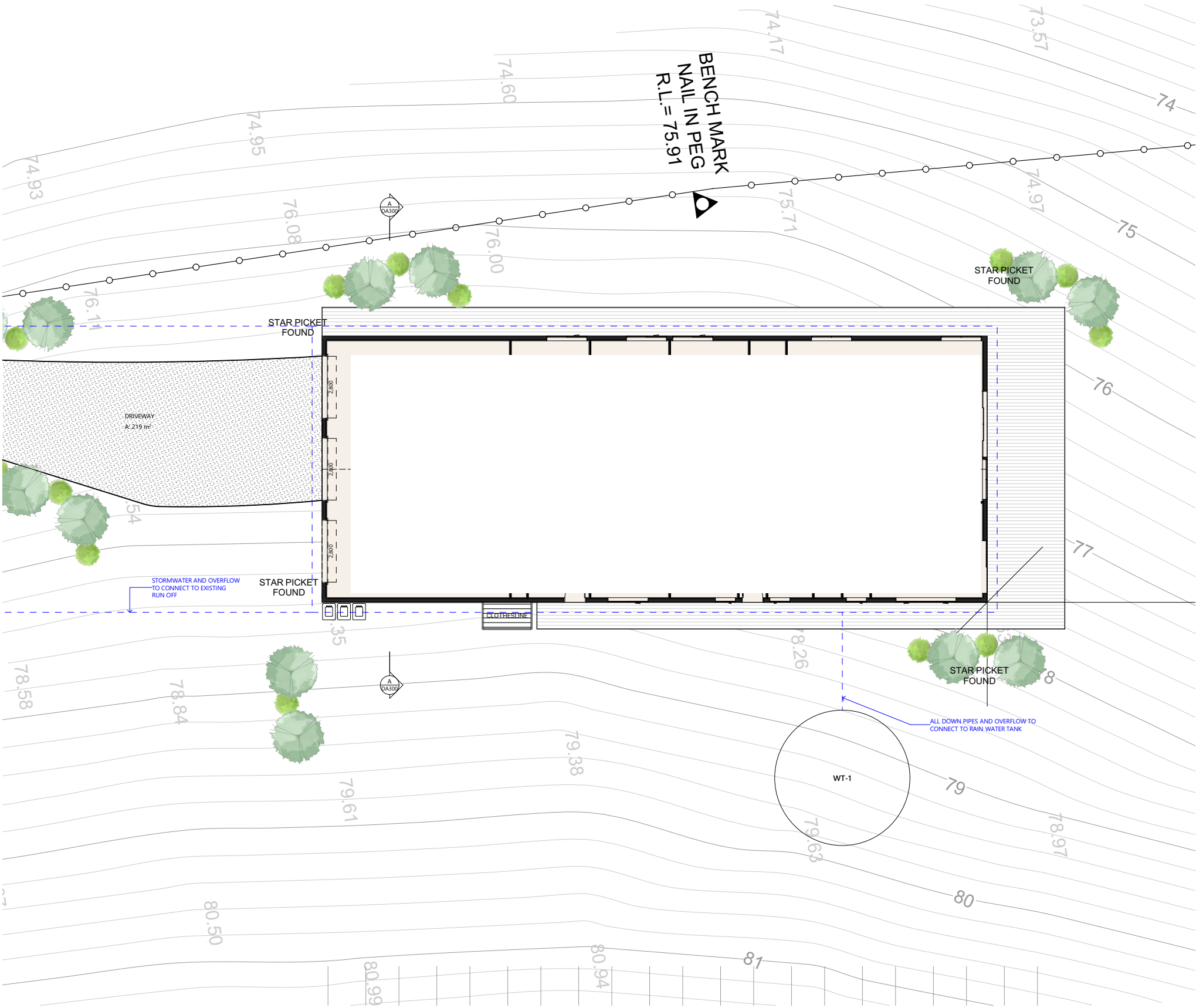
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DA030

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A

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AREA CALCULATION (m2)	
DEEP SOIL	171
DRIVEWAY	219
GARAGE	95
GROUND FLOOR	246
LANDSCAPING	928

AREAS	
SITE AREA	70ha
TOTAL GFA	246m²

SITE LEGEND

- ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIS DETAILS
- EXISTING TREE TO BE RETAINED
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT

SITE NOTES

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- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- DOWNSPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNSPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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LOCATION
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Glen Martin
CLIENT
Ben Mudryk

DRAWING
SITE PLAN

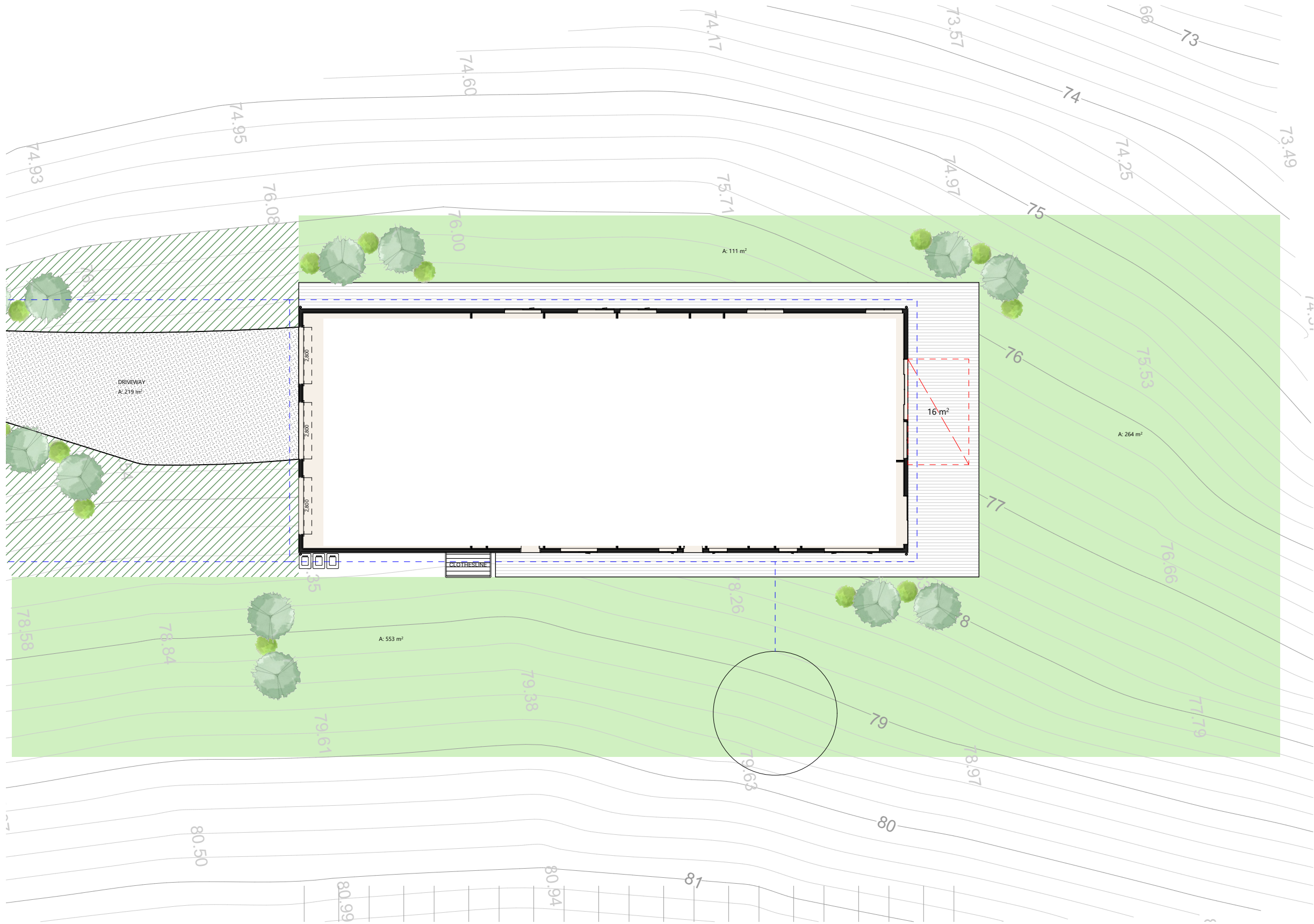
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SITE COVERAGE LEGEND

- PROPOSED BUILDING FOOTPRINT
- CALCULATED LANDSCAPED AREAS
- DEEP SOIL AREAS
- PRIVATE OPEN SPACE
- INDICATIVE PLANTING

SITE COVERAGE NOTES

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- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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ISSUE
A
DESCRIPTION
Development Application

DATE
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PROJECT
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LOCATION
840 Glen Martin Road
Glen Martin
CLIENT
Ben Mudryk

DRAWING
SITE COVERAGE PLAN
SCALE
1:200 @ A3
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DA036
ISSUE
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FRONT OF HOUSE



REAR OF HOUSE

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LOCATION
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PERSPECTIVES
SCALE
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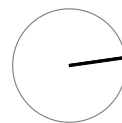
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DATE
23/10/2024
29/10/2024
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20/11/2024
16/12/2024



PROJECT
Proposed New Dwelling

LOCATION
**840 Glen Martin Road
Glen Martin**

CLIENT
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DRAWING
GROUND FLOOR

SCALE
1:100 @ A3

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DA100
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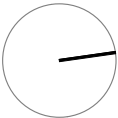
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PROJECT
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LOCATION
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DRAWING
ROOF PLAN

SCALE
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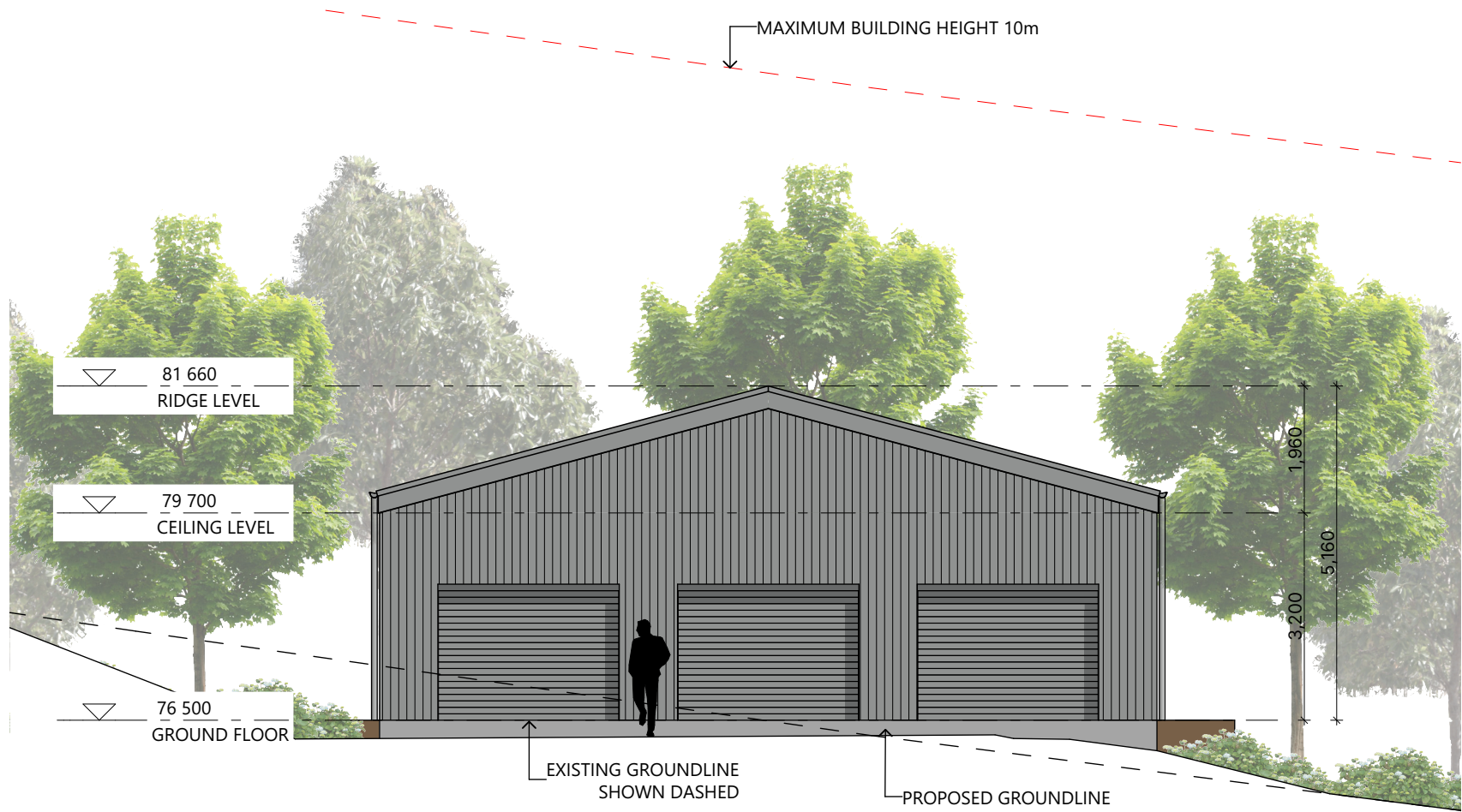
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DA110

ISSUE
A

PROJECT NO.
24097





ELEVATION NOTES

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2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
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DRAWING
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SCALE
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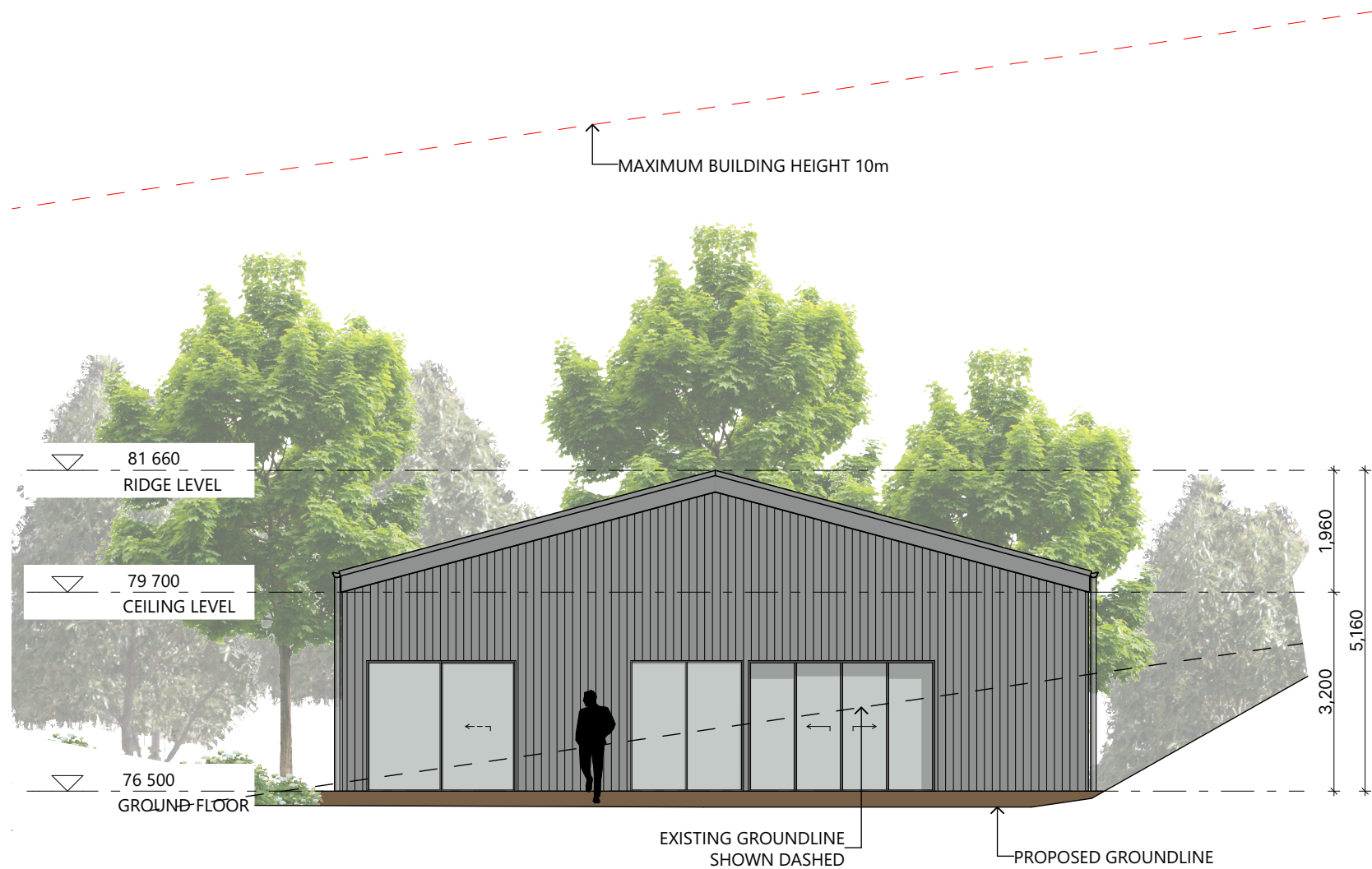
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DA200
ISSUE
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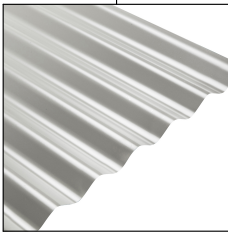
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DRAWING
ELEVATIONS
SCALE
1:100 @ A3
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DRAWING NO.
DA201
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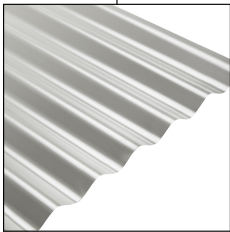
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STEEL SHEET IN
COLOURBOND STEEL
SHALE GREY OR SIMILAR



COLOURBOND STEEL
WALLABY OR SIMILAR



STEEL SHEET IN
COLOURBOND STEEL
SHALE GREY OR SIMILAR

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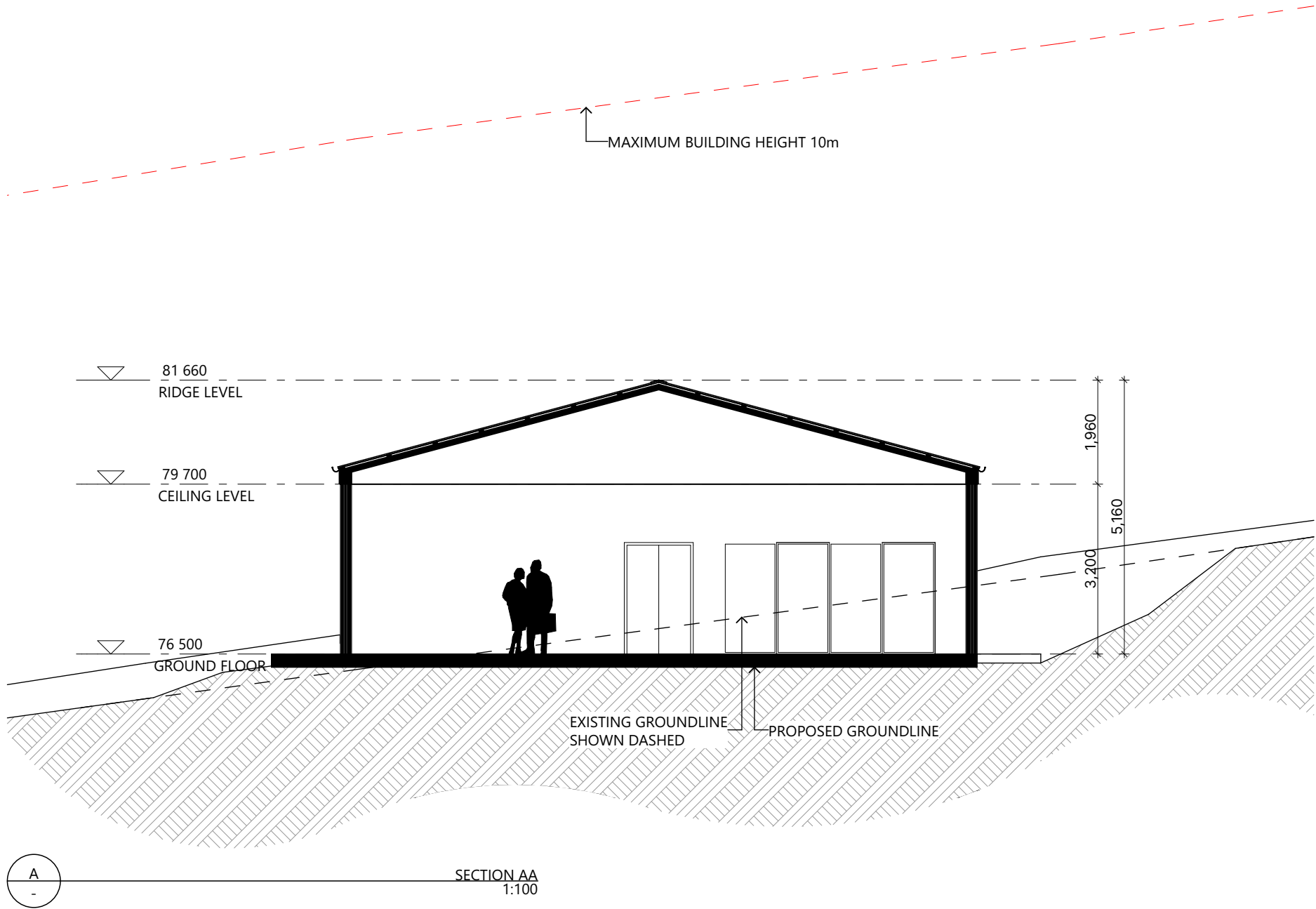
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DRAWING
EXTERNAL FINISHES
SCALE
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DRAWING NO.
DA350
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ISSUE	DESCRIPTION
P1	Client Review
P2	BASIX Review
A	Development Application

DATE
13/11/2024
20/11/2024
16/12/2024

PROJECT
Proposed New Dwelling
LOCATION
**840 Glen Martin Road
Glen Martin**
CLIENT
Ben Mudryk

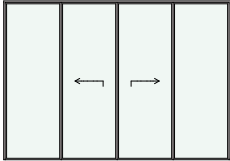
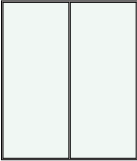
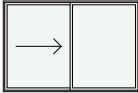
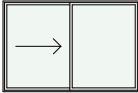
DRAWING
SECTIONS
SCALE
1:100 @ A3
DRAWN
MW

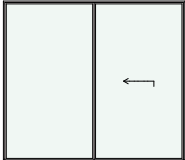
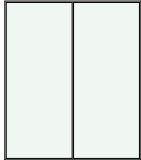
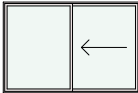
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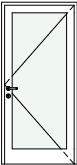
FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

DRAWING NO.
DA300
ISSUE
A
PROJECT NO.
24097



Glazing Schedule					
Elevation					
Window No.	D1	W2	W3	W4	W5
Description	Exterior Glass Slider	Sliding	Fixed	Sliding	Sliding
Quantity	1	3	1	1	2
Height	2,100	1,200	2,100	1,200	1,200
Width	3,000	900	1,800	1,800	1,800
Sill Height	0	900	0	900	900
Additional Notes					

Glazing Schedule				
Elevation				
Window No.	W6	W7	W8	W9
Description	Exterior Glass Slider	Fixed	Sliding	Sliding
Quantity	1	2	1	1
Height	2,100	2,100	900	1,200
Width	2,400	1,800	2,700	1,800
Sill Height	0	0	1,200	900
Additional Notes				

Door Schedule	
Elevation	
Door No.	W10
Description	Hinged External
Quantity	1
Height	2,100
Width	920
Additional Notes	

Sediment and erosion control

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

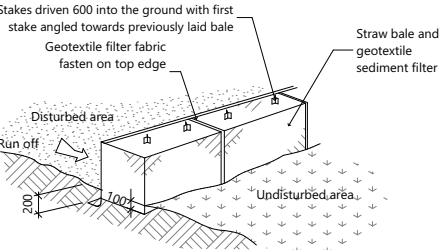
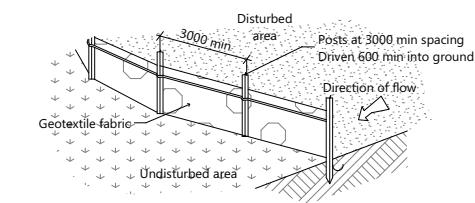
Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

Sediment trap

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

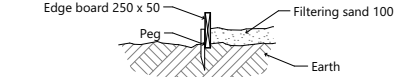
Sediment fence

Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



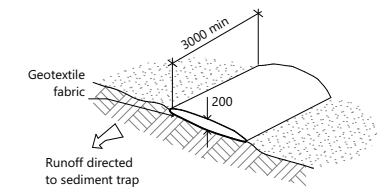
Drainage area 0.5 ha. max. slope gradient 1:2 max. slope length 50m.

Washout area to be 1800 x 1800 allocated for the washing of tool and equipment



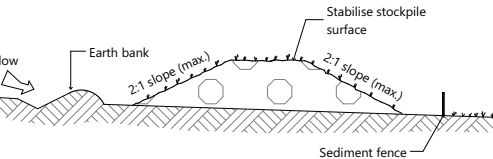
Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



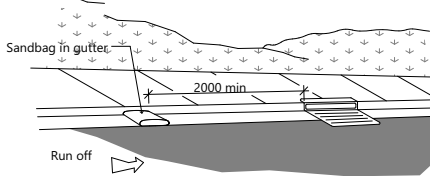
Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. they should never be placed in the street gutter where they will wash away with the first rainstorm.



Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street gutter.



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NOMINATED ARCHITECT Daniel Hadley 8209

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ISSUE	DESCRIPTION	DATE
A	Development Application	16/12/2024

PROJECT
Proposed New Dwelling

LOCATION
**840 Glen Martin Road
Glen Martin**

CLIENT
Ben Mudryk

DRAWING
SEDIMENT CONTROL

SCALE
1:150 @ A3

DRAWN
MW

QA CHECKED
WF

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DRAWING NO.
DA960

ISSUE
A

PROJECT NO.
24097

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